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Please visit http://www.summerland.ca/planning-building/banks-crescent to view District of Summerland Reports, Legislation, Policy, Assessments, Studies, and Drawings on the proposed development.

Jeremy Denegar
Corporate Officer

File Planning & Development

6410-01

Karen Jones

Action

File: _____
Acknowledged: _____
Copy to:
___ Mayor
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___ CAO
___ Council Correspondence
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___ Agenda Item: _____
Referred to _____
IM - development
from file
Completed by: _____

From: Mayor
Sent: June 6, 2016 7:58 AM
To: Karen Jones
Subject: Fw: QUESTION
Attachments: Valley of Heaven_2_Lower Town_July20_2015_b.jpg; 21- Summerland & Surroundings.jpg

Importance: High

Sent from Windows Mail

From: Aart Dronkers
Sent: Sunday, June 05, 2016 4:29 PM
To: Mayor, Erin Trainer, Janet Peake, Richard Barkwill, Toni Boot, Erin Carlson, Doug Holmes
Cc: Aart and Jos Dronkers

Dear Mayor Waterman, Dear Council Members,

Please see the attached, we came across these photos on our computer this morning.
Assuming that you know about the project that is being proposed, our question for you is as follows:

Would you want to attach your name to a project that destructs this pristine valley rather than preserve it?

It is very hard to believe that this beautiful valley, actively used for agricultural purposes, would have any less value than the ALR land you preserved as the leadership team of Summerland. This very issue, as you well know, was a much debated agenda item during the election campaign.

Even if the only option would be to develop something in this valley, we kindly ask you to build low profile rather than a 4-6 story monster, and preserve as much as possible of its present status.

Sincerely,
Aart & Josefa Dronkers

Karen Jones

From: A&H SIELMANN [redacted]
Sent: November 10, 2016 3:22 PM
To: Mayor and Council
Subject: Bristow Valley

Importance: High

Greetings Council Members! I have recently received an email indicating a proposed development in an area known as "Bristow Valley" between Solly Road and Faircrest Street.

I checked the location on Google Maps and it truly is a beautiful spot currently used as a vineyard. Although I am **not opposed** to development in some areas, I am concerned that a 640 senior complex in that location is not only inappropriate but virtually inaccessible and complicated for seniors to travel to town and be part of our Community.

Are there not other areas in town that would be more suitable and convenient for that type of construction?

I remember the controversy surrounding the ALR land when our Council took office. Many of you agreed with keeping the ALR landscape and indeed made changes to that effect. I hope you still have the same mindset.

A complex of that size (640 seniors) may be better placed in an area where services, residents and transit have an easier time accessing the property.

Thanks!
Best regards,
Angela & Henry Sielmann

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To: Mayor Peter Waterman

Summerland Council Members

Re: Destruction of a Pristine Valley

Date: July 27, 2016

Dear Mayor,
Dear Council Members,

We, the undersigned, would appreciate if you would give serious consideration to the following:

We just learned from a friend who spoke to our Mayor, that the Bristow Valley Project is a "done deal". That is shocking, to say the least, and disappointing, particularly because there has not been any form of public hearing/discussion regarding a major change to our fragile environment. Allow us to quote Doug Holmes in regard to the mature tree discussion in Trout Creek, which we feel is quite clearly a drop on a hot plate in comparison to the Bristow Valley Project: QUOTE "It boggles my mind that in 2016 someone can have such a disregard for the trees and the environment" UNQUOTE. We agree with Doug and hence feel that his statement strongly applies to the Bristow Valley project. We hope however that it does not apply to our City Council.

Following are excerpt from an email we sent to Doug Holmes, Toni Boot and Janet Peake a while ago after a presentation by the developers from Surrey Vancouver. The developers gave out a brochure that looked, as it turned out, deceivingly romantic, without any details about the very large structures they are proposing to build.

It is now time, hopefully not too late, to distribute our considerations to the wider Council audience and the public if needed.

DEVELOPERS PRESENTATION:
There was a heated debate and questioning. The reception of this proposal was not a happy one. In addition, several had heard about this meeting second hand, others had received a brochure in the mail box.

ENVIRONMENT:
This valley is one of the last pristine natural beauty areas left in Lower Town. It offers stunning views from all sides. The views are part of the Summerland signature Centennial Trail, used by locals and tourists alike. The developers proposal is to build three 4-6 story buildings there for

senior living. The valley is used for agricultural purposes (there are actively worked vineyards there). The plan would call for rezoning an agricultural area into a residential one. We just went through a near civil war over the ALR swap plan and principally this is a similar problem. With due respect, in our opinion the ALR area pales in comparison with the Bristow Valley in terms of use and beauty. Our mayor and council were elected for their strive to protect our environment and revitalize the Summerland core. To our knowledge, a 4-6 story complex will be the highest in Summerland (except maybe for the one at the round-a-bout) and will do very little, if anything at all, to revitalize the Summerland core and protect our environment. We were informed that our mayor is a proponent of this project because it will give the city some CAD125,000 in revenue. Additional revenue should never justify the destruction of our pristine environment, particularly if there are alternatives.

SENIOR LIVING:
If seniors age 55-80+ (avg 70, that is what the developers said) would live there, they will be isolated and cut off from the lively-hood of downtown Summerland. Some may have a view, but we would expect that that is overshadowed by their wish to be part of a living community, see children in the street, be able to walk to the shops, restaurants, the bank, etc. It should be Summerland's objective to revitalize the downtown core with more activity and diversity in terms of people and businesses and strive to enable our seniors to have all the main service and amenities within easy access. This development will not do that at all. In fact we have heard the words "Senior Ghetto" many times to describe this project.

TRAFFIC/NOISE:
About 320 living units are planned. If we assume that 2 people live in each uuit, a total of more than 600 seniors will live there with an additional 50-60 staff members. The planned pickle ball courts and "fine diniug" restaurant will be public.
Two key questions arise:

1) the traffic & noise on the access roads Solly and Latimer (Cars, buses, ambulances, trucks, etc), will increase significantly, not only from residents but from service personnel (staff, ambulances, doctors, visitors, etc).
2) Access will be an issue, both Solly and Latimer are narrow and steep. This will not be seasonal, but year around. The 600 seniors will live in an isolated area connected only through Latimer/Solly. They will not have a direct connection to Lake Shore and will always have to take the bus (?)/car to get out.

NEEDS AND CARE:
How do we know that there is a need for 600+ seniors to buy and live there? These units will undoubtedly not be cheap (what does a luxurious 1300 sqft condo cost in Summerland?). Also, at least as important, where are all the doctors coming from needed to treat 600+ senior citizens. New people coming to Summerland face a major hurdle to find a doctor, let go 600!

GEO-TECHNICAL:
Virtually all of the Lower Town substratum is Glacial Till with high risk of slumping and sliding and foundation problems. This is why we designated Red, Orange and Green zones. Most of the Senior's buildings would be surrounded by potentially unstable Glacial Till Cliffs. A Geo-Technical study would be needed to ensure that there is no risk of instahility, not just in the

valley where the senior village is proposed, but certainly also for the surrounding higher residential areas. High impact building activity could cause instability in the surrounding higher ground and cliffs.

STRUCTURES & VIEWS:
Buildings are planned with 4-6 stories, which, as far as we know, is higher than anywhere else in Summerland! On top of these building will likely be A/C units. All views from the surrounding neighborhoods on Solly Road, Latimer, Bristow and Faircrest will be impacted by the big structures proposed. Either the residences will look at the high buildings themselves or look at the roofs. The developers showed a profile of the height of the buildings in comparison with the elevation of the crossing of Solly and Bristow, but that is the highest point of the valley view and thus deceiving. The most beautiful view from this point (where the bench is for the Centennial Trail), will undoubtedly be ruined. All other areas surrounding this valley are either similar elevation (Bristow) or lower and thus impacted more by the proposed development. They did not show a comparison with Faircrest, which is lower than Solly and Bristow. They promised to make an elevation plot for Faircrest, but so far no such information has been communicated.

MARKET IMPACT:
It is very likely that the residences surrounding the valley where this huge complex is proposed will lose value. Most of these residences derive their value for a significant part from their views.

ALTERNATIVES:
Along the Lake Shore we have large old warehouses that stand empty/are not utilized, which areas could be used for new development. They are then not directly connected to Main Town either, but at least the seniors can walk to the beach, to the yacht club, to the Local restaurant, to the parks, the pickle ball courts at the municipal campground, and, they can also if they are physically fairly fit, use the new connection with Trout Creek, etc. This seems a much better idea than what is presented now. The developers have not thought about alternatives. Best would of course be, provided there is a need, to build close to downtown, to revitalize our downtown core, a strategy for which the current council was elected!

Even if the only option would be to develop something in this valley, we kindly ask you to build low profile rather than a 4-6 story monster, and preserve as much as possible of the valley's present pristine status.

Furthermore, may the undersigned hope that our mayor and council are not driven by commercial considerations when it comes down to protecting our fragile environment?

Sincerely Yours,

Arend J. Dronkers & Josefa L. Dronkers
Summerland

Tricia Mayea

To: Karen Jones
Subject: RE: Icasa Resort

-----Original Message-----
From: Peter Waterman
Sent: November 6, 2016 5:59 PM
To: billlyle [redacted]t>
Cc: Linda Tynan <ltynan@summerland.ca>; Karen Jones <kjones@summerland.ca>
Subject: RE: Icasa Resort

Bill - I understand your concern. I and council are committed to land in the ALR. I am sending your concern on to our CAO for further comment on this parcel's status.

Regards,

Peter Waterman l Mayor

Ph: 250 404-4042 Fax: 250 494-1415
PO Box 159, 13211 Henry Avenue
Summerland BC V0H 1Z0
www.summerland.ca

Facebook: facebook.com/SummerlandBC
Twitter: twitter.com/SummerlandBC

-----Original Message-----
From: billlyle [redacted]
Sent: November 4, 2016 11:39 PM
To: Peter Waterman <pwaterman@summerland.ca>
Subject: Icasa Resort

Mr Mayor: This is agricultural land. Inside the ALR nothing more needs to be said. Find another place if you must but leave our agricultural land alone.

regards

Bill Lyle
[redacted]

Action

Karen Jones

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Acknowledged: 11/14
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From: Bernadine Jacobs [redacted]
Sent: November 13, 2016 5:38 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Mayor and Council
Subject: Bristow Valley
Importance: High

Good evening,

I am strongly opposed to the rezoning of "Bristow Valley" to allow the construction of high rises for a number of reasons:

1. The amount of traffic that will be generated during construction – concrete trucks, heavy earth moving equipment, dump trucks back and forth with cause congestion on Solly Road and Latimer Avenue. Solly Road is extremely busy now and even busier in the summertime. Once the development is done then there would be service vehicles, delivery trucks and employees coming and going and adding to the congestions.

2. Currently the site has one access to it off of Latimer Avenue and just before entering the site there are three blind corners. Accessing the site from Gillespie is also off a blind corner, and the percentage of grade to access it off Lakeshore Drive would require a switchback or two.

3. Hazard zone: The homes located on the south side of the valley are in the "Red Zone". Any disturbance of the soils could have catastrophic effect on these homes and cause potential slides. If this were to happen the only place the soil is going to go is down to the lakeshore and the fish hatchery.

4. Fire – Any building over 3 stories requires a ladder truck, something which Summerland does not have currently. Who will pay for this, the taxpayers, the developers?

Personally I think that this development is wrong for "Lower Town". It is adding too many residences in a small area with limited access. I have lived on Solly Road for 11 years. I moved here from the Lower Mainland for the peace and quiet. I spent my childhood here with my grandparents and remember when I could ride my bike from the top of Hospital Hill to the bottom and not meet a car! I don't want to see the quiet neighbourhood change.

I think that there needs to be environmental impact, soil stability and traffic studies done and more public input from the neighbours.

We need to keep what little agricultural land we have in Summerland agricultural!

Bernadine Jacobs

From: Brian Wilkey [redacted]
Sent: May 17, 2016 12:26 PM
To: Karen Jones <kjones@summerland.ca>; Ian McIntosh <imcintosh@summerland.ca>
Cc: 'Brian Wilkey' <[redacted]
Subject: Summerland Mayor, Council, and Development Services

This email is in regards to the planned development of a complex off of Latimer for hundreds of condos and long term care facilities.

It was an interesting meeting last night. I am glad the developer held the meeting.
I think this is nothing more than a development of far too many units, 270 units for sale and lease, and yes then they will eventually , maybe, have 60 to 80 long term care units or beds developed which will be nice, but it is simply a huge development complex being proposed until the guise of a health care facility of such for seniors. The Real estate people were already there ready to start selling the units and lining their pockets too.

The traffic that this construction will create and the traffic that will be with us forever after it is built is going to be un believable. Solly Road is already a hazard with people walking up and down it and cars and trucks having to swerve to the other lane to avoid them, it is NOT good.

This is nothing more than a very large housing complex jammed into a bowl in the middle of lower town. If and when this or any project on this piece of land moves forward, they need to have access from the bottom, from Lakeshore and Gowans and Phillips.

PLEASE be Very Cautious about this project. The developer talked about traffic studies and other studies that had been done, means nothing to us as we have not seen anyone do any type of study. This will also negatively affect our property values. There were a lot of not very happy people at the meeting last night.
This project can be stopped by simply not rezoning the property from agricultural to high density housing.

Thank you
Brian Wilkey

Brian W. Wilkey
Wilkey Consulting (1996) Ltd.
[redacted]

Tricia Mayea

Subject: FW: re senior's facility on Banks-Reply

From: Janet Peake
Sent: November 23, 2016 4:12 PM
To: 'Carla Ohmenzetter' [redacted]a>
Subject: RE: re senior's facility on Banks-Reply

Hi Carla,

Thanks for your suggestion. I will pass it along for inclusion in the public correspondence.

Regards,
Janet

From: Carla Ohmenzetter [redacted]
Sent: November 23, 2016 8:41 AM
To: Janet Peake <jpeake@summerland.ca>
Subject: re senior's facility on Banks

Good morning Janet, thank you again for passing on your info to me on Conkle Mountain. I note in the media that there was a fair amount of opposition to the proposed development on Banks. A suggestion was made at the APC and in the media that the development is a good idea but not in this location. Is it possible that in light of the support council could work with staff and the developer to look at alternate areas where land can be swapped within the context of the ALR? I know this council is very supportive of not taking land out of ALR but this might be a unique situation. The Straffel property on Victoria Road or the property near Sumac Ridge, on the east side of highway both are in the ALR but have farming constrictions.
Again thank you for your ear. Enjoy your day, carla

6410-01 Plan Dev.

Development

Karen Jones

From: Karen Jones
Sent: May 10, 2016 3:56 PM
To: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Karen Jones; Linda Tynan; Mayor; Richard Barkwill; Toni Boot
Subject: FW: Proposed development

Please see the inquiry from Mr. Whitton below and Linda's response.

Karen Jones | Confidential Secretary | Municipal Hall

DISTRICT OF SUMMERLAND

Ph: 250 404-4042 Fax: 250 494-1415
PO Box 159, 13211 Henry Avenue
Summerland BC V0H 1Z0
www.summerland.ca

Facebook: facebook.com/SummerlandBC
Twitter: twitter.com/SummerlandBC

From: Linda Tynan
Sent: May 10, 2016 3:44 PM
To: [redacted]
Cc: Karen Jones <kjones@summerland.ca>
Subject: Proposed development

Hello Mr. Whitton,

Thank you for your inquiry regarding the proposed development. Your email has been forwarded to me for response on council's behalf.

The proponents for the proposed development recently presented their concept to council. At the time of the presentation, no applications for development had been received by the District as the proposed development was in conceptual stages.

Developers are generally encouraged to present their ideas to their neighbours (ie the community when the nature of the development is large) to determine what kind of issues, support, resistance, suggestions, etc. the neighbours/community may have when they are presented with the concept. I understand that this is the intent of the open house/presentation they have scheduled.

This is the developer's meeting and is not associated with council. Council has not discussed the development, considered any applications for the development or reviewed the specifics of the proposed development. They are also simply aware that the developers intend to submit an application for development. At that time, staff and council will review the application taking into consideration many factors including District bylaws, Official Community Plan, etc. and ensure that an adequate public consultation process is undertaken.

Please let me know if you have further questions.

Regards, Linda

Linda Tynan
Chief Administrative Officer

From: info@summerland.ca [mailto:info@summerland.ca]
Sent: May 10, 2016 1:55 PM
To: General Information Website <info@summerland.ca>
Subject: Summerland Contact Us submission

Name:	Dave Whitton
Email:	[redacted]
Phone:	
Address:	
City:	Summerland
Postal Code:	V0H1Z1
Contact Me by:	[X] Email
Department:	Administration
Comments:	I am shocked by the recent proposed development I received in the mail particularly as my house is on the market. This initiative and the way it has been released appears to contravene many aspects of the REDMA. What is councils position in this regard.

Linda Tynan
Chief Administrative Officer
District of Summerland
Phone 250.404.4043
www.summerland.ca

Karen Jones

From:	DIANA SMITH [redacted]
Sent:	November 13, 2016 2:14 PM
To:	Peter Waterman; Janet Peake; Erin Trainer; Toni Boot; Doug Holmes; Richard Barkwill; Mayor and Council
Cc:	Mary & Ken MacDonald; Ellen Woodd; Gena & Shane Lowe; Diane Colman & Jeff Ambery; Frank Marton; Jenny & Tyler Chick; Rodney And Greta Workun; Robert Walker; Rita & Stuart Connacher; Nancy & Jim Goudy; Jeanette & Ray Rourke; Valli & Mike Scheuring; Larry and Donna Young; Jill & Peter Patton; Orville & Barbara Robson; Julia & Vince Law; Diane & Glen Witter; Brian Wilkey; Marian & Tim Dunn; Paul & Charlotte Barber; Les Brough; Gerard Obbema; Deb Vanbeek; Gail Mc. Auliffe; Tony Cottrell; Connie Denesiuk
Subject:	OCP Amendment and Rezoning fof 13610 Banks Crescent

We live on the corner of Latimer and Solly and have been watching the Summerland Council bury this project since the Developers open house in May so that we can be blindsided when they slide through the development. Brian had an article published in the Summerland review after the May information session and sent the same letter to council which he had no response from.Transparency has not been the objective of council with this project, as we heard first hand in the summer that this was a 'done deal'.

The development is known under different guises (names). The developer promoting is as Icasa. The Town referring to it as Rezoning of 13610 Banks Crescent. The OCP identifying it as Shaugnessy Springs. No wonder there's been difficulty following this proposal

Although there is a need for Summerland to expanded its tax base, and perhaps provide more seniors housing, this is not the right location for 350 units of mixed use accommodation, or responsible use of existing agricultural and bio-diverse land.

In the Council document for OCP Amendment and Rezoning of 13610 Bank Crescent there are a number of red flags as to why this development should be stopped, and an alternative site found. Council should be following their own Community Plan. There is conflicting information as to the zoning of this property. In one instance it states applying for land use designation of High Density Residential (Apartments and Townhouses) and in another creating a new CD8 Comprehensive Development zone, (Apartments, Group Home Major) both having different development regulations.

The report admits that the proposed development does not appear to be directly compatible with the OCP requirements of land use designations, including not being connected to downtown and having no public transportation. No amount of widening the roads or developing sidewalks along Solly and Latimer is going to change the hilliness of the area and the difficulty for seniors to be physically and community engaged.

The proposal totally ignores the guidelines in the OCP (Official Community Plan)

The RGS (regional growth strategy) aims to protect the integrity of agricultural lands and the character of rural areas and preserving and enhancing agricultural character. Lower Town is a distinct neighborhood with specific design regulations

Schedule C Proposed – Land Use *map shows the Shaugnessy Springs area as Agricultural*

Lower Town Strategic Plan - Section 16
Approve only developments that are compatible with the form and character of Lower town and then the Summerland Community
Protect the integrity of Lower towns unique and compact residential neighborhoods
Shaugnessy Springs lands are not within the ALR, new development must be sensitive to surrounding character of the neighborhood, hazard conditions, safe access

Lower Town Development Permit Area – Section 19
Justification of development to consider Protection of the natural environment, its ecosystem and biological diversity

Interior Health's report as included in the OCP amendment and Rezoning of 13610 Banks Crescent states that due to the areas topography the site has limited opportunities for seniors to engage in physical activity and connect with other residents (narrow, hilly roads) and a less than desirable location being away from the towns' main amenities. Increase in water usage will either mean the need of an increase in the capacity of the existing treatment plant or to find an alternative water source.

The population focus for seniors is wrong in this location, and the development too dense. Changing Solly Road from a No Truck Route will alter the residential feel of the neighborhood, put additional pressure on the utilities and negatively affect property values. According to this document Lark Construction has recently entered into an agreement with the Crawford's at the end of Latimer to sell their property.....

The 230 market housing plus truck delivery and staff traffic for an additional 100 independent and 50 assisted living units will put undue pressure on Solly Road which is currently a local road for residents, and not a collector road like Peach Orchard.

Our neighborhood must stop the sliding forward motion of this project and be an integral part of any development, rezoning and change to the Summerland OCP Plan.

Diana Smith

Action

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Acknowledged: 11/17
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Karen Jones

From: Diane Ambery [redacted]
Sent: November 4, 2016 10:50 AM
To: Peter Waterman; Mayor and Council
Subject: No to Rezoning of Bristow Valley!

Dear Mayor and Council,

We are shocked and dismayed to hear that you would even *consider* rezoning the Bristow Valley for development. It is a stunning vista and home to deer, bear, marmots and other wild creatures. It is gorgeous. Before you listen to anything about redevelopment, make sure you see for yourself. This is not a beautiful place that can he 'made over'. Year round people pull over in their vehicles to sit on the bench near the mailboxes at Solly Road and MacDonald Place just to look at the gorgeous view. That's how special it is.

There are so many more reasons why this area should be preserved. The beauty, the animals, the tourism value, the fact that there are no sidewalks on Solly Road and the traffic would increase significantly. You would be the Mayor and Council remembered for ruining a beautiful place.

We voted for you because you took a stand against the land swap. Your job is to represent us. We say NO. Purchase the land for Summerland residents to enjoy in perpetuity if you must but do NOT let it be developed.

Diane Colman and Jeff Ambery
6510 MacDonald Place
Summerland

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File: _____
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December 12, 2016

Mayor Waterman and Councillors:

Re: Banks Crescent development

PHILOSOPHY OF SUMMERLAND

This council was elected on the basis of their philosophy of Summerland, the future of development and agriculture in our town, and the fact that you will listen to the citizens and give them a voice. We hope you are listening to the voices being raised in opposition to the Amendment to the Official Community Plan and the Zoning Bylaw for 13610 Banks Crescent.

Among the objectives for Summerland is that residential neighbourhoods are to be preserved and protected. The Official Community Plan states that high-density residential developments should be in locations that offer commercial needs, community facilities and parks. They should be compatible with adjoining uses, integrate with the surrounding uses, have direct access to a major collector road, and provide pedestrian access to nearby parks, and commercial /institutional facilities. We believe that these objectives are even more important for a development for seniors, and this proposal is none of those.

VEHICLE TRAFFIC

The proposed units will generate an increase of 1825 trips per day (based on 380 units rather than the Watt Projection using 346 units). This will increase the traffic on Solly Road to 3325 vehicles per day.

We live at the corner of Bristow and Solly Roads. Residents of Bristow Road, Faircrest Street and Webb Crescent will all agree that the intersection of Solly and Bristow is already very dangerous and challenging. It is not a right angle intersection, but rather a sharp "V" to enter Solly. To increase traffic to 3325 vehicles per day, plus delivery trucks, service trucks, ambulances and staff for the development would make this intersection a high-potential location for accidents.

The CTQ traffic review states that the number of visitors is minimal in this type of independent and assisted living development. We do not agree. The photos attached show the weekday congestion on streets outside Summerland Senior's Village. That facility has many empty units and is not even at its full capacity. Parking is difficult to find for both staff and visitors. Is this what Latimer and Gillespie Streets will look like when this development is in place?

ROAD CLASSIFICATION

Solly Road is not a Collector Road, it is classified as a Local Road (OPC Schedule F) for good reason. It runs through a residential neighbourhood. Because of the steepness, narrowness and tight curves of Solly, Latimer and Gillespie Streets, this route is not suitable to be designated either a Truck Route OR a Collector Road. A Local Road has a threshold of 1000 vehicles per day vs a Collector Road which has a threshold of 8000 vehicles per day. This is a steep road <u>through a residential neighbourhood</u>, Its current classification as a <u>local</u> road a day is well justified and should not be changed.

TRUCK ROUTES

Solly Road is regulated for "no truck access" from Highway 97, it is steep and has several tight curves. The CTQ Consultants Traffic Review states that Gillespie Road to Lakeshore Drive is not recommended for truck routes due to the steep, narrow and tight curves along the route. And yet the Lark Group is asking you to change these roads to a Truck Route just to accommodate them.

At the next snowfall, please drive from the top of Solly road to Banks Crescent, Gillespie Road and down to Lakeshore Drive, and imagine 3325 service trucks and vehicles a day driving that route. We do not agree that Solly, Latimer and Gillespie should become a truck route.

PEDESTRIAN CONNECTIVITY

The traffic study states the following: the residential area adjacent to the site is made up of rural open shoulder local roadways, and do not include sidewalks or bike lanes. The development of sidewalks would be problematic given the topography of the area. The limited cross section width available for the roadways, means that without retaining the adjacent embankments there is minimal room available for the addition of sidewalks.

The study further states that even though they recommend a stairway "be investigated", the suitability of the soil and the embankment material is not ideal. The Watt study notes that a stairway would not be accessible to those with mobility impairments, that the surrounding topography is generally challenging, and that "Pedestrian travel through the constrained horizontal alignment is not encouraged and there is insufficient lighting.

To walk to town on this hill is challenging, and to walk to Lakeshore Drive is even more so because of the steep narrow roads. The roads are steep and not conducive to pedestrians, and the location is far from the downtown core. No amount of stairs, walkways or sidewalks will make this location more accessible to our town, library, stores, pool, curling, shops, restaurants, services and everything else that our seniors should be able to walk to easily.

FUTURE COSTS

Yes, the Lark Group will pay for certain infrastructure changes required for the Bylaw changes, but the large and ongoing increase of truck and vehicle traffic on Solly Road will create a huge stress on our local roads with ongoing costs to the District of Summerland. Add to this the cost of maintaining new walkways, stairs and sidewalks. In her reply letter from Interior Health (see attached) Pam Moore stated "While not addressed in our response letter, ensuring that snow clearing priority is considered with this development is the responsibility of the District of Summerland." Fire trucks and fire hall could also become future costs in order to address the height of the buidings.

AGRICULTURE ZONING

Both the Agriculture Advisory Committee and Interior Health DO NOT SUPPORT the re-zoning. Summerland has always been a community that is proud of its agriculture. The Lark Group presents that the land is an isolated parcel, the only property zoned Agriculture in the Lower Town designation. However only 200 yards from this property is a huge block of Agriculture Zoned properties bordering Solly Road, between Hwy 97 and Peach Orchard Road. An arbitrary line on a map does should not negate the fact that there are many large blocks of Agriculture land in the immediate area.

NOISE

This property is shaped like a large amphitheatre. The noise of construction and the finished development will disturb the whole hillside neighbourhood, not just those properties bordering the land. The 'natural buffer' will not prevent this, but rather the shape of the land fact will amplify the sounds. The Lark Group proudly mention that they will be installing pickleball courts – this is a very noisy sport and that noise will reverberate across the hillside. The noise from the many years of construction of this huge development, and future noise from the number of cars, trucks, residents, staff and visitors is definitely not compatible with the current character of the neighbouhood,

There are so many other reasons that you should not approve this development, as you will continue to hear from the public. We have a severe shortage of doctors in Summerland, new residents cannot find a doctor to accept them. Lack of suitable fire trucks. The fact that there are underground springs and waterways on this property – hence the names Shaughnessey Springs and Banks Creek. Why take a chance that our renowned Fish Hatchery could be affected. There are environmentally sensitive areas on this land, a large portion of it is Red Zone high hazard. Bordering homes and hillsides could be affected by the excavation of 3 stories below grade and 6 above. Can you guarantee that land will not shift or that silt cliff will not slip because of this construction? These reasons and more. But mostly the simple fact that the proposal is just too large for the adjoining zonings, the location, the neighbourhood, and the site.

In closing, we have a short real estate story to tell you about the unsuitability and potential impact of this development on the current residential neighbourhood.. A few months ago we were showing a couple through a home on Faircrest Street. They thought the location was great, loved the layout of the home. We then walked out to the front lawn and looked at the beautiful view. We said that in full disclosure the property right below is proposed for a senior's development of 380 units including assisted living and independent living. They immediately said that there was no way they would live near a seniors development and couldn't leave the property fast enough. That was the end of their interest in the home. She is a nurse at a similar development in Surrey and said it is noisy, parking is congested, and ambulances come and go at all hours. She explained that seniors will most often call an ambulance before checking with staff or calling TeleHealth. This couple ended up purchasing a similar home, but in an area without the prospect of 380 units of senior's housing nearby.

Development in Summerland should conform to the surrounding area, and residents of Summerland should feel the security that their neighourhoods are preserved and protected. Development should conform to the current infrastructure, and should not be a future burden of the taxpayers of Summerland. High density housing for seniors should be close to downtown where they can be a vibrant part of our community. This huge development it is not compatible with adjoining uses, it does not integrate with the surrounding residential area, and the property is not in a location suitable for high-density housing. There are other sites far more suited to senior's housing. Please listen to the many voices of Summerland and do not vote for these changes.

Regards,
Donna and Larry Young
13420 Bristow Road, Summerland

Attachments:
Nov. 24/16 letter from Interior Health
photos

Interior Health
Every person matters

November 24, 2016

Donna Young
13420 Bristow Road, Summerland BC
[redacted]

Dear Mrs. Young

RE: Okanagan Vistas, Shaughnessy Greens, Summerland

Thank you for your email of November 22, 2016, regarding the proposed development, Shaughnessy Greens and the Interior Health response letter.

You have brought up a number of points which we hope to address.

Mrs. Young's comments

1. *First, the road from Banks Crescent along Solly Road to Highway 97 is very steep, and no amount of construction of sidewalks and pedestrian walkways will be able to change the fact that most seniors can NOT walk or cycle 3.6 km up an extremely steep hill to the town center. To even suggest that constructing a sidewalk up a very steep hill will encourage activity in the daily lives of seniors living in this development and connect them to the downtown core is ludicrous.*

2. *The traffic impact report presented to you in support of this development indicates that the development would "not result in any system or capacity issues". I do not agree for the following reasons:*
   Currently Solly Road is currently a no-truck road. That restriction would have to be removed to allow the huge number of cement trucks, construction trucks and traffic during many years of construction. As well, when completed, the eventual added strain of increased traffic of staff, delivery/service trucks, ambulances, fire trucks, visitor and resident traffic is not compatible with the current adjoining residential and agricultural uses, and would hugely increase the potential for increased pedestrian and vehicle accidents.

In our response letter the impact to the pedestrian and traffic impacts were addressed;

"Walking/cycling from the site is limited by narrow roads (Latimer/Banks Crescent and topography; accessing Solly Road/MacDonald Place). Enhancing connectivity can encourage people to walk or cycle for either recreational or transportation purposes. Safety concerns are common barriers to physical activity across smaller communities."

Bus: (250) 469-7070 ext 12284
Email: Pam.Moore@interiorhealth.ca
Web: www.interiorhealth.ca

INTERIOR HEALTH
Population Health
505 Doyle Avenue
Kelowna, BC V14 6V8

Interior Health
Every person matters

The recommendations below, which were supported by Interior Health, would address reducing the walking distance and improve the ability of seniors to recreate and use active transportation as part of their daily activities.

- Construction of a sidewalk from the development site north to Latimer Avenue then west up Solly Road to connect to the existing sidewalk, then further west to connect to the existing pedestrian underpass at Solly Road and Highway 97
- Construction of a pedestrian walkway complete with stairs (if required) within the MacDonald Place right-of-way connecting Solly Road to Gillespie Road.

Mrs. Young's comments:

3. *Then add winter conditions with snow and ice on the sidewalks and roadways of Solly and Gillespie Roads, along with increased traffic, and the conditions become even more treacherous. To add up 600-800 residents and staff driving these roads on a daily basis in icy winter conditions is dangerous. To imagine pedestrians on the roads in these conditions is frightening.*

While not addressed in our response letter, ensuring that snow clearing priority is considered with this development is the responsibility of the District of Summerland.

For your review, the District of Summerland staff report provides details on how the District intends to address increased traffic and the no-truck road designation.

Mrs. Young's comments:

4. *This proposed development, is zoned Agriculture. Interior Health has an interest in preserving farmland to help maintain a level of food production that contributes to food self-sufficiency and a sustainable food system. Removing this land from an Agriculture zoning to a Multi-Family zoning seems totally contrary to the interest of Interior Health.*

Interior Health has expressed the importance of protecting agricultural land in the response letter. Evidence shows that farmland preservation helps to maintain a level of food production that contributes to food self-sufficiency, and food self-sufficiency increases food security and supports healthy eating. This statement implies that in the interest of food security and health, it would be best if the land remained zoned as agriculture.

We hope that the information that has been provided addresses your concerns. Please contact either Pam Moore or Jill Worboys if you have any additional questions or comments.

Sincerely,

Jill Worboys

Pam Moore
Healthy Built Environment Team
Pam.moore@interiorhealth.ca

Jill Worboys, RD
Public Health Dietitian
Jill.worboys@interiorhealth.ca

Bus: (250) 469-7070 ext 12284
Email: Pam.Moore@interiorhealth.ca
Web: www.interiorhealth.ca

INTERIOR HEALTH
Population Health
505 Doyle Avenue
Kelowna, BC V14 6V8

Karen Jones

From: Frank Flanagan [redacted]>
Sent: November 14, 2016 7:56 AM
To: Mayor and Council
Subject: Bristol Valley Development

Simple thought - the Bristow Valley development proposal makes no sense to me on so many levels that I'm shocked and dismayed that it's being considered. I'm a Summerland resident who lives no where near that area, but I know it and strongly oppose its development.
Gail McAuliffe

Sent from Frank's eyePad

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Karen Jones

From: gerard obbema [redacted] >
Sent: November 13, 2016 10:16 PM
To: Peter Waterman
Subject: Bristow valley (de)construction

Dear Mayor of Summerland and district

I am totally flabbergasted mayor and counsel even considering such devastating plan.

*The vital water source supply/passage for the Fish Hatchery
*Producing ALR resource
*High steep silt banks to the north and south
* Valley floor relative small and significantly pitched east west

Dear mayor, I do not want to take more of your time and bore you to death will all the hundreds of arguments for not to build this proposal.

On a final note, your platform was always to preserve ALR properties within Summerland, as mentioned this is even a producing one.
There are a number of ALR propery locations in Summerland that are not being utilized and have not been for a long time
(by Kinsman Ball park area, 10 acres flat good building dirt, great access very little interference), that are superior to the proposed location.

Trusting Major you will do the right thing for Summerland and vote this proposal down.

Sincerely,

Gerard Obbema

[redacted]

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Karen Jones

From: Glen Witter <[redacted]>
Sent: November 23, 2016 1:50 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Cc: Karen Jones
Subject: Banks Crescent "Bristow Valley"proposed development

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To Mayor and Council, City of Summerland

Re: Banks Crescent "Bristow Valley" proposed development for Seniors

Dear Mayor and Council Members,

Summerland and the Camel's Nose

As one who will be affected by the Bristow Valley development proposal to build 320 wood frame housing units reaching 4-6 stories, I share the same concerns already well voiced – especially concern for geo stability, traffic increase and isolation of seniors.

However, the issue of fire safety for the residents of the proposed complex is also a concern. Once upon a time I was a Fire Chief of a volunteer fire hall and I can see another issue akin to the ancient parable of the Camel's Nose. Remember it? *Do not allow a camel to put its nose under the edge of your tent for soon you will have the camel in your tent.*

Summerland does not (yet) have a ladder truck with the capability of extending ladders or aerial sprays above three stories (say, 40 feet). How will our fire personnel be able to attack a fire that goes into the roof of a six story building? One answer is the Mutual Aid agreement with Pentiction whereby Penticton Fire may dispatch their ladder truck and crew to assist ONCE mutual aid has been approved and if the vehicle is available. Very good, but it will probably take more than twenty minutes after the decision to call for help before they can reach the scene and set up. Then it may not be able to get close enough if the layout of the buildings and roads are not well thought out. With some upper floor fires, especially in wood frame apartment buildings, the flames tend to run into the roof (even in buildings well up to the latest fire prevention code) and the fire can gain quite a hold in that space of time. May as well bring along some hot dogs and marshmallows.

A current idea with planners is to have "vaults" of fire equipment stored on each floor for fire personnel to access during a fire. That has proven to be ineffective with wood structures – just ask any fire fighter who has been there and tried that. It doesn't work too well trying to fight a roof fire where you've got to get on the roof to vent (open the roof to attack the flames) and you want a safety factor for your own life if you're standing on the roof trying to vent and the roof starts to cave in. You need a way to get personnel off the roof quickly and safely. Current fire code calls for at least two stairwells going to the roof and often firefighters may turn one into a vent with the intent to use the other as a means of egress – still scary if you're working on a roof and the fire has a firm hold. Will the egress still be there for us if we're not winning the battle? A ladder can help not only with a means of egress but also by providing a heavy aerial spray to help douse the fire.

Without a ladder truck in Summerland, fire underwriters may down rate our fire department's ability, and we may expect fire insurance rates to increase. I can see the argument for Summerland to have its own aerial fire truck IF 6 story buildings are approved (especially wood buildings). That's expensive. The vehicle will probably be in the million and a half dollar plus range that, hopefully, may be little used (a camel or a white elephant?). Oh! And then we have to house it and our current Fire Hall is probably inadequate. If so, add on big dollars for a new fire hall. Wasn't this proposed before? Now, here's an excuse to require a new fire hall. Our taxes will go up for a good cause.

Will Summerland Council rezone to allow six stories? Hey, it's a great chance to leave a mark on the town, not only with a development isolating six hundred plus seniors in a cramped valley, but also with a new, expensive fire hall and an aerial truck they can point to down the road and say that's their legacy. Tempting for some – the edifice legacy.

Glen Witter

13415 Bristow Road,

Summerland

[redacted]

[redacted]

November 23, 2016

To Mayor Waterman and Members of the Summerland Council:

Normally my wife and I do not write comments on the developments which come before the council and may affect the community and its surrounding neighborhood. This latest proposal by the Lark Group for the construction of a shared market housing complex tied in with a senior care health facility is something that Summerland needs, and is reinforced by statistics released on our population of age 55 and over and being I believe as reported, the highest in B.C. per capita. However hearing of this proposal brings concerns of other properties to mind, which bear similarities and have had interests by developers as this latest one does. The latest proposal is located in a environmentally sensitive area, falling into the category of high hazard red zone stability. Looking at this latest proposal it is clear by its visual appearance that the shape and elevation of this land, it is likely a catchment basin for the waters that flow beneath the ground to supply the Summerland Fish Hatchery with its fish rearing capabilities. Because of its unique temperature and quality, this source demands environmental protection. Inevitable re contouring of the land and adding considerable paved areas can hardly be considered sensible for this prised and hugely important source for our trout hatcheries needs. This is extremely important as the hatchery supplies fish stocks to many of our

mountain lakes within our area. I would think that an environmental impact study on the immensity of this project would not meet council or the provincial governments criteria at this present site let alone the complexities of building in a high hazard red zone. This is simply too large a project for this location.

Little more than half a mile north of this latest proposal finds another plot of land with similar situations, with regards to possible ground water complications. This area leads eventually downhill towards the present Irvine Adams Bird Sanctuary. The surrounding area is noticeably wet and produces some visible springs and wet lands. The land that faces development some day is located mid way up Switchback Road and generated much opposition for its inability to provide suitable traffic increases both in and out of the development. Being close to Peach Orchard Road, it at least offered access to shopping up town with safe passage under the highway 97, something which the current proposal fails to do. Impact by the latest proposal on the surrounding neighborhood would drastically effect traffic in the area and would not provide an easy access into town.

Bringing a solution to this proposal can be done by our elected Mayor and Councillors to work with the developers and suggest alternatives. As reported by other writers to the editor in last

weeks paper, other areas present better options. One such area which should be considered is the plot of land cornered by Turner Street and North Victoria Road. This land which was proposed by a local business for their expansion of a commercial business did not receive council support, as at the time, saving agriculture land was a priority by some on the council rather than see its gradual erosion to housing. In hindsight this was maybe the best decision as a mix of light commerc ial next to a gated community may not have been the best situation. This land however does not appear to be a viable agriculture operation and some of the fruit trees along the western boundary next to North Victoria Road stand in deep water each spring due to poor drainage. Therefore this would be a sensible location for a development like the latest proposal delivers. Locating the market housing along the perimeter of Thompson Road and possibly along the northern perimeter of North Victoria Road would provide pleasant views for owners while leaving plenty of room for the remaining buildings and parking needs. This area is close to town and shopping and would allow residents to maintain their independence and existence for a healthier living . For the developer the costs would be fundamentally lower because of the proximity to existing services.

With this development creating 200 plus jobs, Summerland may finally start to grow with its increased population, and

contribute to the reopening of some of the stores now closed on our streets,setting a path for future sustainable growth.

As our community grows pressure will continue to develop the sensitive areas mentioned, and possibly the OCP should be revisited and revised to improve protection for these sensitive areas, by possibly increasing lot size or limiting number of housing starts in the affected areas to reduce density. Careful consideration for projects like the latest must be addressed by council, and other options should be presented to encourage a working relationship between developer and council to consider all aspects, including impact on surrounding neighborhoods around a development, safe transportation routes to and from the development, fire protection, maintenance costs by the municipality for services provided, and most importantly, environmental impact by developments and its effects on the land it encompasses.

Gordon + Mary Ramsden

[redacted]

Karen Jones

From: peter patton [redacted]
Sent: November 8, 2016 1:02 PM
To: Mayor and Council
Subject: bristow development

To Whom It May Concern

We live on Latimer directly across from this proposed development and share the same concerns as stated in your postings! Traffic on Latimer has been a frightening issue for us for years as with the blind curves in front of our place and no street lights we have had to dive into the bushes on many occasions with our dogs to avoid being hit!
The prospects of that much additional traffic going up and down is a cause for nightmares! This council was elected on their views to preserve agriculture whether ALR protected or common sense protected and we say lets hold their feet to the fire and force them to hold tight to their principles! Please include us on your list of united homeowners!
Thankyou

Sincerely Jill and Peter Patton
13607 Latimer Ave.

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Karen Jones

From: peter patton <[redacted]n>
Sent: November 13, 2016 5:22 PM
To: Peter Waterman
Cc: Janet Peake; Valli & Mike Scheuring; Tony Cottrell; Deb Vanbeek; Les Brough; Gail Mc. Auliffe; Connie Denesiuk; Erin Trainer; Gerard Obbema; Brian Wilkey; Paul & Charlotte Barber; Marian & Tim Dunn; Diane & Glen Witter; Julia & Vince Law; Ellen Woodd; Orville & Barbara Robson; Robert Walker; Larry and Donna Young; Nancy & Jim Goudy; Jeanette & Ray Rourke; Rodney And Greta Workun; Rita & Stuart Connacher; Gena & Shane Lowe; Richard Barkwill; Mayor and Council; Doug Holmes; Mary & Ken MacDonald; Toni Boot
Subject: banks crescent devlopment

To Summerland Mayor and Council
We are very concerned with the way things seem to be shaping up with regards to this potential overdevelopment. This is a quiet residential neighbourhood with little traffic and an abundance of wildlife and single family dwellings off the beaten track of town life. Bam! Some developer from the big city with lots of bucks and the possibility of accumulating many more to take back to the big city breezes in and wows all the small town people with the smell of more tax money! To hell with the consequenses for the loyal Summerlanders who have been here for years quietly paying their dues! This is not a good proposition! These people think old folks will flock to this cliffside with its view of a vineyard which I've heard they are already planning to tear out, to sit at a window and view a grey and cold lake depressing the crap out of them for many months of the year with no family close by, no place to wander, no public transportation and unable to drive out when the roads are too slippery to get up the many steep hills! They promise new sidewalks to nowhere, great medical alternatives from doctors that at this juncture don't exist, all necessary services coming in from Penticton or Kelowna so more heavy traffic making more potholes on our roads and any monies involved staying in those communities and for what end result? Money for the developers! I don't believe we are against such a development as long as it is in a location that makes more sense. This is not the place to pluck immobile senior citizens! Money for the developers! This council was totally voted in because they seemed more concerned with preserving the values that we all desire in living in a small rural community with big plans to keep development close to existing amenities. There aren't any down here! Whatever needs exist for this development will have to be trucked in somehow! Former concils already realized the hill leading up from lakeshore would not sustain heavy traffic and the corner at the bottom is almost blind because of the building that is there. So that only leaves Solly Road which in the middle of winter is so steep and slippery it takes nerves of steel to try to come down! not something an assisted living senior would wish to handle! I can understand visions of sugarplums dancing in the heads of potential tax benefits for a cash poor community but come on! Where is the common sense of destroying lovely agricultural land that we may need to sustain us in the future with a big development that would be better suited to the empty flat land downtown where everyone could easily be serviced and walking would be a possibility instead of an impossibility for the people who would be living there! Lets finish what was already started with a Wharton Street development and leave the clay banks and agricultural land alone! More openness and less sneaking around would also be appreciated!

Sincerely Jill Patton

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Tricia Mayea

Subject: FW: Letter to Interior Health re: Banks Crescent development

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From: Larry and Donna Young [mailto:]
Sent: November 22, 2016 3:22 PM
To: pam.moore@interiorhealth.ca
Cc: Peter Waterman <pwaterman@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>
Subject: Letter to Interior Health re: Banks Crescent development

Pam Moore
Healthy Built Environment Team
Interior Health

Dear Pam:

Re: Interior Health letter to Development Services regarding Okanagan Vistas, Shaughnessy Greens, Summerland

I have read the letter with your comments to Ian McIntosh providing a health perspective for this development, in which Interior Health seems to provisionally support the development and staff recommendations. However a large and growing number of residents of Summerland have major concerns about the location of this development.

As well, the facts regarding the development seems to be ever-changing. When first presented, and I believe when the traffic studies were done, it was going to include 320 units. In the application presented to you it was 346 units, and now has grown to 380 units. I wonder if Interior Health was presented with elevation maps to show the huge limitations this location has for seniors with regard to leading healthy vibrant and social lives through being connected to the downtown core and the services that Summerland provides. Were you able to physically visit the location and view its limitations?

The intention of both the District of Summerland and Interior Health, it seems, is to provide housing for seniors that will encourage healthy activity and engagement in the community. As you say in your letter, Interior Health needs to provide a "health lens" that includes neighbourhood design, so that residents are encouraged to walk or cycle for either recreation or transportation purposes.

You referred to "Healthy Built Environment Linkages: A Toolkit for Design-Planning-Health" commenting that how a community is planned and built makes a difference in how active and

healthy residents are. It also refers to the fact that land use patterns can affect the ability of residents to make "the healthy choice the easy choice". Summerland's Official Community Plan states that high density residential development should be restricted to "areas providing access to parks, and commercial/institutional facilities", also encouraging a higher quality of life for seniors. And both are right. Seniors want independence, to be able to walk to stores, the park, the post office, to their doctors and dentists, and be able to meet friends for lunch or coffee. This independence is valuable to them, and they are valuable to a healthy community.

I would like to address the limitations of this property in regard to those points.

NEIGHBOURHOOD DESIGN AND TRANSPORTATION SYSTEMS:
First, the road from Banks Crescent along Solly Road to Highway 97 is very steep, and no amount of construction of sidewalks and pedestrian walkways will be able to change the fact that most seniors can NOT walk or cycle 3.6 km up an extremely steep hill to the town center. To even suggest that constructing a sidewalk up a very steep hill will encourage activity in the daily lives of seniors living in this development and connect them to the downtown core is ludicrous.

The road to the Lakeshore Drive Lower Town area is a further 1 kilometer of very steep and narrow roadway with no sidewalks – making it dangerous and unsuitable for cycling or walking. I challenge anyone to walk from the site to town and back, and when you are finished decide if it will give seniors the independence they desire or add to their quality of life. Providing walkways inside the development so the residents can walk in circles and not be part of the community does not suggest the healthy choice".

Then add winter conditions with snow and ice on the sidewalks and roadways of Solly and Gillespie Roads, along with increased traffic, and the conditions become even more treacherous. To add up 600-800 residents and staff driving these roads on a daily basis in icy winter conditions is dangerous. To imagine pedestrians on the roads in these conditions is frightening.

The traffic impact report presented to you in support of this development indicates that the development would "not result in any system or capacity issues". I do not agree for the following reasons:

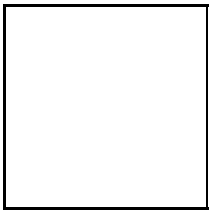
Currently Solly Road is currently a no-truck road. That restriction would have to be removed to allow the huge number of cement trucks, construction trucks and traffic during many years of construction. As well, when completed, the eventual added strain of increased traffic of staff, delivery/service trucks, ambulances, fire trucks, visitor and resident traffic is not compatible with the current adjoining residential and agricultural uses, and would hugely increase the potential for increased pedestrian and vehicle accidents.

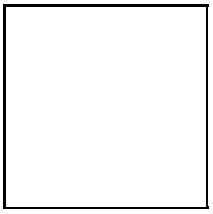
FOOD SECURITY:
This proposed development, is zoned Agriculture. Interior Health has an interest in preserving farmland to help maintain a level of food production that contributes to food self-sufficiency and a sustainable food system. Removing this land from an Agriculture zoning to a Multi-Family zoning seems totally contrary to the interest of Interior Health.

The increased demand on local health facilities and current severe lack of physicians in the area was not mentioned in the Interior Health comments. Does this come under the jurisdiction of Interior Health? No doctors in the area are accepting new patients, people are without their own doctors, and the extreme need for physicians would only increase with the population increase expected from this development. The developers suggest that "Tele-Health" will cover any increased demand for medical care. I just don't believe that would be the case.

I hope you will take these ideas into consideration when you have the opportunity to become further involved with the District of Summerland regarding this proposed development.
Regards,

Donna Young
13420 Bristow Road, Summerland BC
[redacted]





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www.avast.com

From: Les Brough [mailto[redacted]]
Sent: November 9, 2016 5:57 PM
To: Peter Waterman <pwaterman@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>
Cc: Linda Tynan <ltynan@summerland.ca>
Subject: Bristow Development

Dear Mayor and Council Members

I have been told that a new high-rise development has been approved on the vineyards below Bristow Road. If this proposal has not yet been approved and there are plans in place to announce this proposal and allow discussion, then I have been misinformed and please ignore this email.

However, my source of the information was sure of the fact that this proposal is going ahead for a very significant development and a lot of effort has been put in to its evaluation. For this to happen without the citizens of the town being made aware and given the opportunity to comment is exactly what you committed to avoid when you sought election.

I certainly hope that there are still plans in place to allow input from concerned citizens. I am particularly concerned at the impact on the views from the section of the Centennial Trail that passes along Bristow as well as the loss of some pristine vineyards.

Regards, Les Brough

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Sent from Gmail Mobile

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Sent from Gmail Mobile

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Tricia Mayea

To: Karen Jones
Subject: RE: Lark/Bristow Valley Development

From: Tmdunn [redacted]
Sent: November 15, 2016 11:41 PM
To: Peter Waterman <pwaterman@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Toni Boot <tboot@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Erin Trainer <etrainer@summerland.ca>
Cc: Dunn, Tim and Marian [redacted]>
Subject: Lark/Bristow Valley Development

Mayor and Council,

Like you, we too are citizens of Summerland. Even though we do not live in the directly affected area of Bristow, we strongly feel that the proposed Lark development negatively affects all Summerlanders wanting to stay here and live well.

Our present Council was elected on the mandate to preserve productive agricultural land; the previous Council's central concern seemed to be to revitalize the downtown core at the expense of agricultural land. The Bristow development flies in the face of the previous and present councils' approaches. It also flies in the face of logic.

Senior citizens, especially those with health issues, will not be walking up the promised paved sidewalks. Most seniors drive well into their late seventies, so the resulting increased traffic will be at best, annoying and at worst, hazardous.

By encouraging developers to build condos/health care centres in the downtown core, Summerlanders would experience a more vibrant downtown with more seniors within walking distance of shops and services. The Lark proposal isolates residents (especially those with health challenges), from the community. To be sure, seniors who interact regularly with people of all ages - a more natural demographic - live longer, healthier lives. Summerland is largely a retirement community and council's goal should be to facilitate long, healthy productive lives for its citizens.

In conclusion, the Bristow Valley has productive farmland that should be maintained and brought into the ALR. Agriculture defines our community. It benefits us all. Agricultural land is a treasure for all citizens and development within it should be a non-starter. Similarly, areas in the Red Zone should be off limits for development. Citizens and their property should not be jeopardized by developments in potentially unsafe areas. Finally, the Council, as guardian of the best interests of Summerland, needs to have a well-developed plan based on an open and transparent philosophy that guides growth, while sustaining a healthy community. Developers need to work within the Council's framework, rather than the other way around. Citizens need to have the confidence that Council will consistently do the right thing for their community.

Sincerely,
Marian and Tim Dunn
10806 Happy Valley Road
Summerland, B.C.

Karen Jones

From: Mary-MacDonald <[redacted]>
Sent: November 10, 2016 4:11 PM
To: Peter Waterman; Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot
Subject: Development of Banks Cres / Bristow Valley6
Attachments: letter to the Editor-Bristow Valley.odt

To members of council,
I am forwarding the letter I wrote to the Summerland Review earlier this week. As I have stated I am not opposed to the development but is 6 storeys really necessary? I have spent my time reading the official community plan from start to finish and there are certain areas within that plan that are pertinent to this proposed development. – First I am assuming that the proposed development falls under the Lower Town development area.
I understand according to 6.2.3.9 that the district may consider density bonusing under certain circumstances. I am sure this is under consideration.
However I would like to point out that under the multiple family development section and in particular 21.4 (guidelines) 21.4.1.3 states that buildings should lessen the visual impact upon surrounding properties- again I point out are 6 storeys necessary as they will impact the surrounding properties.
I am also hoping that the developers will be able to comply with 23.4.1.5 concerning 'non disturbance areas'. Given that this area is in the high hazard area it is a concern that disturbed areas may be be subject to erosion
These are to name a few items.
Regards,
Mary-Anne MacDonald

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Dear Editor,

There is a proposal to rezone the vineyard in "Bristow Valley"(above the Fish Hatchery) that is going before City Council Monday May 14th(or so I was told by a city employee). The property is zoned agricultural land(but is not in the ALR) and the owners want to have it rezoned to develop a multi-storey seniors complex. Two of the buildings would be six storeys.
In May of this year there was an information meeting held at which several issues were raised by concerned citizens – land stability, effects on the fish hatchery fresh water supply, property access(currently a single lane) and fire protection to name a few.
The developers anticipate approximately 400-600 residents. Some of the units would be owned,while others would be leased. And there will also be assisted living and complex care units.
So my questions are:

1) Where are these seniors coming from? The lower mainland was supposedly the target group but why would healthy seniors move to the Okanagan and choose to live in a gully. As for a 180 degree view which was cited in their original pamphlet the only 180 degree view would be from the top floors. I don't think even the proposed amenities could tempt people to live at the facility.
2) It has been my experience that seniors prefer flat areas or gentle hills to walk not the steep hill of Solly Rd. And should the seniors choose walk where is the safe walkway being built?
3) Currently there are no six storey buildings in Summerland. For good reason – fire department regulations have required a ladder truck for such structures. Summerland doesn't have one. I was assured by a city staff member that there would be firefighting equipment on affected floors. With only 3 permanent firefighters and a fire chief who is going to maintain this equipment?
4) More importantly where is the staffing coming from? Both the assisted living and the complex care will require various levels of nursing and support staff. The Summerland Seniors village has empty beds now due to staffing.
5) What about doctors? The doctors in this town already have full practices – so is the idea to use the walk-in clinics or the hospital.

I am not against development but perhaps the magnitude of the project should be scaled down . It is also my understanding that rezoning requires publication and three hearings. I am concerned that council will be swayed by the revenue that could be generated from this project rather than what is a good fit for this town.

M-AMacDonald
[redacted])
(6505 MacDonald Place)

6410-01

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RECEIVED
JUL 04 2016
District of Summerland

Michael and Valli Scheuring
101-6114 Faircrest Street, Summerland, BC, V0H 1Z1
[redacted]

To:
Mayor of Summerland
Council Members

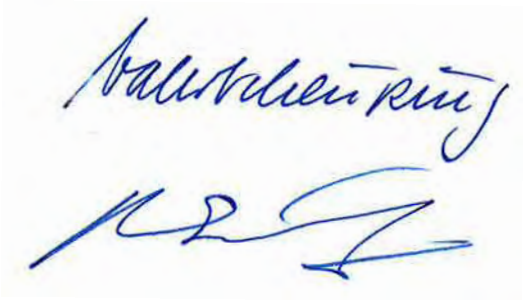
Dear Mayor, dear Members of Council,

We are very disturbed with regard to the plans of the Lang family to change their vineyard below Solly Road into a very high density senior living complex. We are opposing this plan for the following reasons:

1) It would be absolute extreme to re-zone agricultural land to not only residential one family homes but to a project of five to six storey high buildings which would create an island in Summerland with the highest density in our community. The Lang family and their developer spoke about three hundred units which means approximately 600 inhabitants and up to 200 service, maintenance and support staff.
2) Traffic on Solly Road would increase more than three fold as all these residents have no services down in the ravine/valley which means they will have to travel this road into town. During the 3-5 year construction the truck and heavy machinery traffic would be impossible to cope. It would disrupt the usual traffic of cars, bicycles and people walking Solly Rd as well as adjacent side roads. The sharp corner to Bristow Rd. would become unmanageable for residents of Faircrest Street and Bristow Rd. I would also like to point out that there is a no truck traffic sign on Solly Rd and this is for a reason. Accidents would become unavoidable and the air and noise pollution for the established residents unacceptable.
3) The construction of five to six storey buildings would harshly disrupt the peace and comfort of living for all existing residents in this part of lower town. The influx of up to 800 people would upset the entire area. High density projects in our opinion should be centered around downtown in order to revive our commercial sector.
4) Summerland has no fire fighting equipment for five to six storey high buildings. The existing tax payers would have to pay for new fire trucks in order so that this private project would be safe in an emergency. Ambulance service would be struggling with the concentration of 600 seniors in this small space. New residents to Summerland struggle for 5-6 years to finally find a family physician. Where would 600 more senior residents find family physicians as well as appropriate health care?

5) The fresh water supply for the fish hatchery would be in jeopardy with this high density plan so close to their facility.
6) There are already 13 retirement resorts similar to the proposed project, but smaller in size, in the area between Kelowna and Penticton. In our opinion this is not an appropriate location for senior citizens as they would be trapped in this valley and only had the opportunity to leave on scheduled bus trips. It is always delightful to see senior, still independent, walking or driving around Penticton being able to shop, dine etc. where they wish instead of being dependent on the restaurant which this development would provide for them. We urge the council members to think of how they would feel in their later years to be confined in this valley away from downtown shopping, dining, doctors and various other services.
7) The Lang family and their developers presented this new development as though it was a gift to Summerland seniors. In truth it is pure greed to achieve maximum return for a vineyard at the expense of the residents living close by right now. The company pamphlet and the invitation for the information meeting was very deceiving and manipulative. The talk was about a breath taking 14 acre parcel designed to reduce local impact, keeping the serenity of the location, minimal impact on traffic to the adjacent street net work and minimal obstruction of neighbouring views. Does the mayor and council really agree with this?

Thank you very much for considering our points of opposition to this development project.
Best regards,



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Karen Jones

From: Mike [redacted]
Sent: November 8, 2016 4:37 PM
To: Mayor and Council
Subject: Bristol Valley Project

Dear council members,

At the last municipal election I voted for most of you because, in your presentations to us the citizens of Summerland, you promised to work with us, and for us, to make Summerland more vibrant and attractive by:
- preserving, and supporting its agricultural industry,
- by doing the above to maintaining the agriculture land intact, but working to revitalize the downtown area utilizing available commercial land.
All of the above to increase attractiveness of Summerland as a desired, eco-friendly tourist destination, and the place to live, thus attracting more businesses to downtown area.
This was the main platform based on all of you counsellors, and the mayor, were voted in.

What is happening after the election?
Breaking all promises, the council considers approval of a development of a senior's residence housing on the prime agricultural land, and far from the downtown area.

Someone would try to justify this decision by arguing the increased residential development brings increased population therefore more tax revenue for the town.
Maybe yes, but how many of those senior residents would pay additional taxes, how many of them would be new residents, not the existing Summerlanders?
How many seniors out there would be able to enjoy the town living when the faraway located seniors center, with steep, slippery at time roads keep them separated from the rest of the community?
And the most important question; down the road, when the town takes over the maintenance and servicing of the area, how much such development would cost taxpayers in the future?

Dear councilors,
Yes, we need new developments in Summerland to grow the community. But we need to do it smart way right from the beginning.
Do we have a long range growth plan, with all conditions, considerations, and directions specified to make sure we are consistent, and able to stay with the plan regardless a municipal election results?

It will be very difficult, if not impossible, to rectify wrong, or made too quickly a decision.

We don't have to agree with any developer coming along just because he/she wants to make a quick back.

We have so many empty lots in the downtown area where all services are available, where maintenance of the infrastructure is already established.
The council should look at those areas first before agreeing to any other developments.

I strongly believe, in a small community like ours, such decisions should be done based on a broad consultation with all citizens.
Regards,
Mike Wierzbicki
12585 Sunset Pl.

Action

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November 12, 2016

Summerland Mayor and Council,
Henry Avenue, Summerland, BC

Dear Mayor Waterman and Council:

The proposed zoning change and development to the property known locally as "Bristol Gulch", or officially as "13610 Banks Crescent" causes us great concern and frustration. This proposed development is detrimental to our entire community, from traffic to services to property values and lifestyles.

A six storey, 600 plus senior living complex, in an unsafe red zone. We don't get why, after hearing for 25 years, "no building there because that area consists of unstable cliffs and is designated red zone". What exactly has changed to make it stable and safe now? We have lived adjacent to this agricultural property since 1992 as it is presently zoned. Someone has established that it is not in the ALR, and seeks to take advantage of that to make a buck. Can't blame them, as we have so many acres in the ALR that are not productive in the core, why not exploit that area. This land is extremely arable and should be designated into the ALR, removing unproductive land in the core out of the ALR.

This is what has transpired throughout our District over the last 25 years, the developer driving the Council, which has resulted in growth outside of the core, thus causing higher taxes and infrastructure costs which taxpayers must maintain. We have three industrial areas now and widespread housing developments. Our present costs for housing in this community are the highest in the valley, with lot prices around $300,000. No affordable housing is available to our young people who want to reside here and work, instead they are purchasing in Penticton and West Kelowna. We have land available in the core for a development of this nature, have them develop it. It might not be to their scale, or financial gain, but Council should show the leadership and direction not the developer. This is not a viable location for a development of this magnitude, even if we only look at the traffic movement as one of many deterring factors.

Further to our Summerland Official Community Plan, Bylaw 2014-002, Section 11.0 HAZARDOUS AREAS, specifically 11.3.1.2..." Prohibit development on slopes and slope regrading to create development sites from lands, having a natural grade greater than 30%" etc. What is the impact of this development on the Red Zone at the corner of Solly Road and MacDonald Place? Parking for 300 plus vehicles on their proposed site in the gulch is not realistic – is the plan to turn the "Red Zone" into a parking lot for access for staff, residents and visitors?

It would appear from your Council's website and Lark Enterprises Ltd.'s application that a favourable response to their request is already in advanced stages, as evidenced by

the planners report to council identifying revenues, reporting on traffic patterns, proposed property purchases nearby, and that drainage will have minimal effect to the Fisheries water supply, etc.

We hope this is not a done deal and that Council will respect its earlier view on having an open and communicative council that cares about all of Summerland. We are sending this letter via email to each Council member individually…let's put this to a referendum so that most Summerland residents can have input – not just the developers and Council's view. We ask you to do the right thing for Summerland as so eloquently put in our Summerland Official Community Plan.

We are seniors now and in the future, will be considering a nice place to relax and enjoy the "golden years", however, rest assured we will not be looking to be stuck down in a gulch with limited access by steep hills in the middle of a residential area with a limited view of the lovely lake. Wonder how many seniors feel this way and just how the occupancy rate will turn out? What happens then to this "viable proposal" and where on earth are they going to find a doctor?

Orv and Barbara Robson
6708 Mac Donald Place,
Summerland, BC V0H 1Z1

c.c. MLA Dan Ashton; MP Dan Albas; Editor, Summerland Review; Editor, Penticton Herald; Editor, Penticton Western News.

November 10, 2016

To Mayor and Council, City of Summerland

I am deeply opposed to the proposed development at Bristow Valley to accommodate 400 – 600 senior residents.

When I first heard rumors of the development, it sounded wonderful. I thought it would be a quaint, peaceful area for seniors; indeed one that I myself would maybe transition to once my home and property became too large for me to manage. However, when I saw the scope of the project, I was appalled.

The proposed development is anything but quaint and it certainly doesn't fit into the quiet, peaceful neighborhood that it would be disrupting. I'm not sure the magnitude of the project even fits into the quiet, peaceful ambiance of the City of Summerland.

One of the things I and my neighbors enjoy most about the City is its "small town feel". Constructing a building of this scope would change the magic of this feel. Besides its being so physically overbearing, the noise and traffic required to staff and operate such a facility would be horrible. It would feel institutional. I cannot imagine living there after living so comfortably in an orchard setting.

I love living in Summerland and am certainly not against growth and progress, but I think we shouldn't just build for the sake of building. Nor should we feel bullied by big proposals. I believe planned, managed growth in keeping with the City's rural feel would be more prudent; especially after the Mayor and Council received such a strong message from the electorate that keeping Summerland rural was a priority.

Rita Connacher

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Karen Jones

From: Toni Boot
Sent: November 17, 2016 11:31 AM
To: Rodney Workun
Cc: Doug Holmes (Home); Erin Carlson; Erin Trainer; Janet Peake; Peter Waterman; Linda Tynan; Richard Barkwill
Subject: RE: Icasa Resort Development on Banks

Hello Rodney,

Firstly, Council has not made the decision to proceed with the Icasa development. At our Monday evening meeting, a resolution was carried (although not unanimously supported) to proceed in January to an Information Session (or Sessions) prior to, potentially, moving to Public Hearing.

The Information Session(s) will give all of us (residents and Council alike) the opportunity to learn more about the proposed development and ask questions. It will also be a chance for us on Council to hear from residents and engage (something that is not possible at a Public Hearing, where dialogue is not permitted, i.e. Council can only receive comments and concerns).

I would suggest your best option is to make sure you all attend the District Information Session(s) AND any the Lark Group may host. I cannot speak for the rest of Council, but I will make every effort to attend each and every session.

Councillor Toni Boot

From: Rodney Workun [mailto:r[redacted]]
Sent: November 17, 2016 11:17 AM
To: Aart Dronkers <[redacted]>
Cc: "Mary & Ken MacDonald , Claudia Klann [redacted]), Frank Font ([redacted]), Karen & Bob Walker" ([redacted]) [redacted]; Mary-Anne Macdonald <m-[redacted].net>; Kamala Young <k[redacted]>; Peter Waterman <tbomayor@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Toni Boot <tboot@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Julia & Vince Law [redacted]>; Rita & Stuart Connacher <[redacted]>; Aart Dronkers <s[redacted]>; Orville & Barbara Robson [redacted]>; Valli and Mike Scheuring [redacted]>; Dick Ortner <[redacted] Connie Denesiuk" , Brian Wilkey ([redacted]), Gena & Shane Lowe ([redacted]), Diane Colman & Jeff Ambery <[redacted]) <cdenesiuk@shaw.ca>
Subject: Icasa Resort Development on Banks

To all opposed to: Icasa Resort Development

Having never been involve in an issue like this before I'm not sure of our options.
Can someone please advise me of the options we have to overturn the Councils decision to proceed with this development?
Although it doesn't look favorable that we might convince Councillors to reverse their decisions.
Are we as a group able to block the Rezoning of this Agriculture Land Package?
Is there anything do be done that can force the council to change their vote?

Tricia Mayea

From: Doug Holmes
Sent: Wednesday, November 23, 2016 1:48 PM
To: Tricia Mayea; Karen Jones
Subject: For the file - FW: Icaca Resort on Banks

From: Rodney Workun
Sent: November 18, 2016 3:44 PM
To: Doug Holmes
Cc: Dick or Marg Ortner; Sue Gibb; "Mary & Ken MacDonald , Claudia Klann), Frank Font , Karen & Bob Walker" ; Mary-Anne Macdonald; Kamala Young; Peter Waterman; Doug Holmes; Erin Trainer; Toni Boot; Janet Peake; Julia & Vince Law; Rita & Stuart Connacher; Aart Dronkers; Orville & Barbara Robson; Valli and Mike Scheuring; Connie Denesiuk" , Brian Wilkey), Gena & Shane Lowe , Diane Colman & Jeff Ambery <), Michael Scheuring)
Subject: Re: Icaca Resort on Banks

On Friday, November 18, 2016 3:43 PM, Rodney Workun < > wrote:

Thanks Doug

On Friday, November 18, 2016 2:45 PM, Doug Holmes <dholmes@summerland.ca> wrote:

Hi Rodney,

I have many questions about this project myself. I expect most to be answered at the public information sessions. If for some reason any issues aren't addressed then I will be sure to seek clarification when it comes back to the council table, before a decision is made.

Sincerely,

Doug

From: Rodney Workun]
Sent: November 18, 2016 11:34 AM
To: Doug Holmes
Cc: Sue Gibb; "Mary & Ken MacDonald , Claudia Klann), Frank Font), Karen & Bob Walker"); Mary-Anne Macdonald; Kamala Young; Peter Waterman; Doug Holmes; Erin Trainer; Toni Boot; Janet Peake; Julia & Vince Law; Rita & Stuart Connacher; Aart Dronkers; Orville & Barbara Robson; Valli and Mike

Scheuring; Connie Denesiuk" , Brian Wilkey , Gena & Shane Lowe , Diane Colman & Jeff Ambery < , Michael Scheuring)
Subject: Icaca Resort on Banks

Doug here is another safety issue that hasn't been fully address as far as I'm concern which is;
Does the town of Summerland have fire trucks large enough to fight a 6-story?
If it doesn't who pays for the equipment and building it will take to house it.
Hopefully I will hear back on this issue as I haven't had an answer on my first question.
You did ask what issues that I thought remained concealed.
By the way I did email the Mayor and Council on these matters a week ago and didn't get a response back either.

Tricia Mayea

From: Doug Holmes
Sent: Wednesday, November 23, 2016 1:47 PM
To: Tricia Mayea; Karen Jones
Subject: For the file - FW: Icaca Resort on Banks

From: Doug Holmes
Sent: November 20, 2016 7:47 PM
To: Rodney Workun
Subject: RE: Icaca Resort on Banks

I would write to Linda Tynan, the Chief Administrative Officer: ltynan@summerland.ca

And copy all of council: council@summerland.ca

Doug

From: Rodney Workun [ ]
Sent: November 20, 2016 9:21 AM
To: Doug Holmes
Subject: Re: Icaca Resort on Banks

Thanks again Doug, can you tell me who in the district do I write to.

On Saturday, November 19, 2016 11:06 PM, Doug Holmes <dholmes@summerland.ca> wrote:

Hi Rodney - I suggest you put all your questions and concerns together and submit them to both the District and the developer. I'm sure they will do their best to respond. I can't guarantee you'll like the answers but the questions need to be asked.

Doug

_____

From: Rodney Workun [
Sent: November 19, 2016 12:35 PM
To: Aart Dronkers; Doug Holmes (Home)
Cc: Sue Gibb; "Mary & Ken MacDonald , Claudia Klann), Frank Font), Karen & Bob Walker"); Mary-Anne Macdonald; Kamala Young; Richard Barkwill; Julia & Vince Law; Rita & Stuart Connacher; Aart Dronkers; Orville & Barbara Robson; Valli and Mike Scheuring; Connie Denesiuk" , Brian Wilkey , Gena & Shane Lowe), Diane Colman & Jeff Ambery <), Michael Scheuring
Subject: Icaca Resort on Banks

Another issue Doug that has been concealed from us and doesn’t have engineering data submitted to back it up, what really concerns us is the noise generated from this proposed commercial development should it ever go ahead is:
Each tower will have loads of ventilation equipment probably located on its roof, Exhaust fans, Make Up air fans, Air-Conditioning fans, Cooling Tower fans that will have a reverberating noise from them when all are operating that will probably sound like a 737-Jet. This means for us who live in the area it will sound like we live in the Flight path of an Air Port "24/7".
This would be totally unacceptable.

emailed Nov 29/16

Action

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Rodney Workun
6501-Macdonal Place
[redacted]

November 26, 2016

Dear Peter Waterman,

With regards to the proposed Icasa Resort development on Banks I'm very disappointed that you and the majority of the elected council have voted in favor of this project on Banks.
When you and the council ran for office your platform was based on keeping producing agricultural land agricultural land. As you know the proposed Icasa Resort on Banks will replace a full fledge vineyard production that has produced award winning grapes in the past. This 10 acre site is probably one of the larger acreages in the area and yet you and your team have turned 360 degrees from the platform that we voted you all in.

The idea that you're willing to put a huge commercial development into a residential subdivision that's interstructure wasn't ever designed to handle this large influx of traffic is putting the residence of this area in harm's way.
This development will but the senior residence at risk with only one access to this development, what happens if that road way is blocked off, how will, Emergency vehicles get to them. Or how will they be evacuated in a natural disaster.
There should be at the very least a secondary road for evacuation, if not for legal reasons than for moral responsibility to protect these seniors of this town.

When we all purchased our properties it was based on the existing ambiance of the area. A quiet neighborhood where mothers can push their baby carriages down the road or children could play road hockey or hop scotch and feel safe. We paid a premium for this ambiance as our taxes reflect.
I ask would you buy a home in this area where the noise and traffic will have huge effect on these homes, my guess would be no, especially at today's market price.
It just doesn't seem fair for the profits of one, that a whole community will be disrupted and have financial losses,
Another concern is the liability that could end up costing tax payers huge dollar should a development like this one be allowed to be built in a red zone if something goes wrong like at Tuscan Terrace.
Hopefully you will reconsider as there certainly are areas better suited for this development in Summerland.

Warm regards,

Rodney Workun

[redacted]

1. Changing Designation on Trucks

Perhaps hiding was the wrong word, it's more that their concealing from us how some of the issue have being addressed. For example Solly road is a designated road, no large truck trucks allowed. During the construction period for Tuscan Terrace all large construction trucks were banned from using Solly, that site houses 1/10th that of Icasa Resort Development on Banks. What are they going to do to that roadway to make it safe for large trucks to travel on? Beside that the road isn't wide enough to handle the traffic and pedestrian now if all three happen to be at the same spot one has to give a right away to the other. Presently school buses stop and let children off on Solly Road how safe will that be when a full truck load of cement tries to stop on that steep road.

2. Fire Trucks

Doug here is another safety issue that hasn't been fully address as far as I'm concern;
Does the town of Summerland have fire trucks large enough to fight a 6-story fire? If it doesn't who pays for the equipment and building it will take to house it.
Hopefully I will hear back on this issue as I haven't had an answer on my first question.
You did ask what issues that I thought remained concealed.
By the way I did email the Mayor and Council on these matters a week ago and didn't get a response back.

3. Noise Levels

Another issue Doug that has been concealed from us and doesn't have engineering data submitted to back it up that really concerns us, the noise generated from this proposed commercial development should it ever go ahead:
Each tower will have loads of ventilation equipment probably located on its roof, Exhaust fans, Make Up air fans, Air-Conditioning fans, Cooling Tower fans that will have a reverberating noise from them when all are operating that will probably sound like a 737-Jet. This means for us who live in the area it will sound like we live in the Flight path of an Air Port 24/7. This would be totally unacceptable.

4. Proposed Walkway/Staircase.

Another safety item we believe that needs to be addressed is the new proposed stair case located on the right away off of MacDonald Drive. This right of way is also a utility corridor housing gas lines, sewer lines, waterlines, communication lines and storm lines. As far as I know no structures are to be built over pipe lines.

I believe that the proposed Stair Case would be considered a structure and would hinder a quick response to repairs to any of these lines. Another safety issue is at the end of MacDonald Place is a barricade that would have to be removed to gain access to the stair case.

Before the barricade was place there, on slippery winter road condition a car wasn't able to stop in this case he choose to try stopping on my driveway which he did but only inches from my home. The point is that removal of the barricade is a disaster waiting to happen to pedestrians if anyone should use it.

At present the home owner that boarder on the right of way maintain it as they have pride in keeping the area cleaned up. If it becomes a staircase the Municipality or the developer would have to maintain it.

Personally I can't imagine seniors from Icasa hauling their walkers up this staircase or riding their scooters down the staircase/walkway, it only becomes a burden to maintain.

Karen Jones

From: [redacted] <[redacted]>
Sent: November 16, 2016 12:39 PM
To: Mayor and Council
Subject: Icasa at Banks crescent

I live on Faircrest Street and, unlike some others in our neighbourhood, I think this development is a wonderful thing for our town! (they don't know my opinion ☐). In fact, I hope to be able to live there! It's an excellent location, the plans are very attractive, and it allows us to retire in our own community in an upscale neighbourhood, without transitions for progressive care needs. The developer seems reputable and I would vote for the town's approval of the project.
[redacted]

Sent from my iPad

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Karen Jones

From: cottrells [redacted]a
Sent: November 11, 2016 12:42 PM
To: Mayor and Council
Subject: Bristow Valley development proposal

To Summerland Council members : re Bristow Valley development proposal.

We are concerned about the proposal to rezone the Bristow Valley area from agricultural land to high density housing.
We have no problem with a similar development in a more appropriate area close to town (the old Kelly Care site would be a very good site), but do not favour removing viable agricultural land to do this.

Thank you for your consideration of this matter.

Tony Cottrell
Heather Cottrell

4811 Croil Ave
[redacted]3

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Karen Jones

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From: Jenny Chick [redacted]>
Sent: November 13, 2016 9:27 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Mayor and Council
Cc: Home
Subject: Fwd: Opposition to Bristow Valley Development

November 13, 2016

Dear Mayor and Council,

Regarding the OCP amendment and re-zoning of 13610 Banks Crescent, this letter is to voice our strong opposition to the proposed development. We are strongly against this development for the following reasons:

-The site of this proposed development is currently in the ALR and has always been used as farm land re-zoning this would strip our community of the last piece of agriculture land in Lower Town. I feel this would also destroy the biological diversity and eco system of this area.

-The surrounding homes are built on clay banks and any disruption of soil could have catastrophic effects on these properties as the hills in this area could slide. This is a serious safety issue for families living in these homes.

-The proposed seniors project in this area does not make sense as the tenants would not be able to walk to any of our towns amenities such as, groceries, pharmaceuticals, doctors, recreational centre etc... A seniors housing development would be much better off in the downtown core and even then a development of this size would dramatically change the feel of our town.

As business people in this community we generally support development and growth but we feel that a project of this size would have a lasting negative impact and changes the community feel of our town.

We ask that the Mayor and Council put a stop to this project as outlined and see if the developer would consider developing a property that is better suited for this kind of development such as the Currently undeveloped property located behind the new library.

Tyler and Jenny Chick

Karen Jones

From: Robin Agur <[redacted]>
Sent: December 14, 2016 7:37 AM
To: rob@summerlandreview.com; Karen Jones; csr@ok.bc.ca; kpatton@pentictonwesternnews.com
Subject: iCasa Resort Living Project / Summerland B.C.

> We have studied the proposal for the comprehensive Aging in Place Resort Project and explored the background of the developers. The Lark Group.
>
> Please google the Lark Group to see a sampling of their many dozens of successful projects.
>
> These include Royal Jubilee Hospital Patient Care, Hope Centre Lion's Gate Hospital, Fleetwood Group of Care Homes, Selkirk Place, City Centre Number 1 and 2, and many, many more.
>
> We also recommend exploring the major tenant in the project Saint Elizabeth Health Care.
>
> It appears to us that some very capable people want to do something very special and very valuable to Summerland.
>
> Most or all of the objections to this project have been well answered in the Brochure entitled Casa Resort Living available from Gary Tamblin.
>
> Come on Summerland. Lets give this one a chance.
>
> Sincerely,

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>
> Robin and Janice Agur

Karen Jones

From:	Rita Connacher [redacted]
Sent:	December 12, 2016 11:24 AM
To:	Peter Waterman; Mayor and Council; Tricia Mayea
Cc:	Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject:	Summerlanders for Sensible Developement
Attachments:	Bristow Valley Senior Condo Proposal NEW PAMPHLET Dec 10 - FINAL.pptx

Dear Sirs and Madams,

Attached is a brochure that some residents of Summerland have put together. It is meant as an educational tool, stating facts surrounding the proposed development at 13610 Banks Crescent.
We strongly oppose the rezoning application for the reasons stated – primarily safety to citizens, protection of the hatchery, and preservation of agricultural land.

We urge you to visit the website: www.sensiblesummerland.com. It contains some powerful information about our community and the consequences that a project of this scope generates.

Kindly ensure that this brochure forms part of the public record.

Respectfully yours,
Rita Connacher
Summerland, BC

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Summerlanders for Sensible Development
Save Bristow Valley & the Fish Hatchery!

What you must know about this proposal now...

This proposol is contrary to the election platform promises mode to protect good agriculturol lond! If council supports this proposal they ignore their own guidelines and compromise the Official Community Plan!

- **A Complex 3 times the population density of Hong Kong on environmentally sensitive land:**
  - 5 buildings, 5-6 stories high, housing 680 seniors, almost 4x the size of the Summerland Waterfront Resort!
  - The complex will be immediately adjacent to steep silt bluffs in the Red Zone. Excavation may cause instability and slumping in the bluffs
- **Agricultural land will be rezoned to High Density Residential:**
  - Productive 7 acre vineyard (Bristow Valley/13610 Banks Cr) will be destroyed to accommodate this project
  - The Agricultural Planning Committee does not support this rezoning
  - Interior Health Authority does not support this rezoning
- **The Fish Hatchery will be at risk of being permanently destroyed:**
  - Our fish hatchery is the oldest in BC and stocks ~300 lakes
  - The hatchery contributes $100 Million to the economy each year for Southern BC Region alone
  - Building this complex could be catastrophic to the spring water supply the fish hatchery relies on
- **Seniors will be living in an isolated bowl, away from the downtown core:**
  - Bristow Valley, a vineyard at 13610 Banks Cr, is isolated from downtown liveliness & amenities
  - Only one route in/out via Latimer Rd with access from steep, narrow and often slippery roads
  - A High Density Residential/Commercial complex will compete with local businesses and services such as restaurants, hairdressers, etc.

HAVE YOUR SAY ...!

- **Jan. 16, 2017**: Public Open House: Meet staff & review application documents anytime between 3:30 & 7:00pm, Arena Banquet Room, 8820 Jubilee Road
- **Jan. 19, 2017**: Public Information Presentation, Q&A Session: 7:00pm, Centre Stage Theater, 9518 Main St.
- **Jan. 26, 2017**: Public Hearing: 7:00pm, Arena Banquet Room, 8820 Jubilee Road.; A statutory Public Hearing for representations of persons who deem their interest in property affected by the proposed bylaw amendments.

If you would like more information, go to www.sensiblesummerland.com OR like us on Facebook Summerlanders for Sensible Development

Karen Jones

From: Donna Wahl [redacted]>
Sent: December 12, 2016 10:05 AM
To: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Peter Waterman; Richard Barkwill; Toni Boot
Subject: Say NO to Lark

Mr. Mayor and Councillors,

Council is definitely not thinking about Summerland 's residents or its' aging seniors and what they need if it goes ahead with plans to allow the next senior's complex to be built in an isolated bowl of agriculture land.

I'm a relatively young aged Summerland resident who lives with a physically degenerative disease and my time for needing to live in some kind of care facility may come sooner for me than for most people . When it does, I want to be living close to the town core where facilities such as the library, restaurants, shops, physical therapy, doctors, theatre and pool would all be easily accessible.

We all voted this council in on their promise of protecting our agricultural land. Not only will they be reversing their promise to all of us, they will be allowing this 640 resident complex to be built in one of the most environmentally sensitive and potentially unstable areas in the valley, directly above the spring water source relied upon for our fish hatchery - a hatchery that stocks 300 lakes and brings in $100Million of revenue each year.

Just because an engineer's report says land should be stable enough to build on doesn't mean it is. Look at what has happened to the Tuscan Terrace development which is also in Summerland's lower town. Do you really want to repeat the same mistake?

Shake your heads NO to this proposal.

Donna Wahl
Concerned long-term resident.

Action

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Orv and Barbara Robson
6708 MacDonald Place
Summerland, BC [redacted]

December 12, 2016

Mayor Waterman & Council:

Re: 13610 Banks Crescent Re-Zoning and Development Proposal by Lark Group

We attended the November 14 Council meeting when the above was being presented. It seemed Council wanted to take some time to gather information, get feedback and hold public info sessions. We were hopeful that our concerns would be listened to once we were able to present them to you throughout due process.

Mayor Waterman, recently you were heard speaking very openly and very publicly at our Recreation Centre about the Lark Group Development proposal currently before you and Council. You said **"that you see no problem taking the Bristow agricultural land as it is only a small parcel and making it a High Density designation, it is not that much and will not make a difference, that the tax revenue of 400 to 600 K will make it worth it. The engineers have stated there are no problems with the project."**

It seems like you, Mayor Waterman, have already decided to give this your positive support without waiting to hear from the residents of Summerland or for the public hearing. Have you added in the extra costs as well, i.e. a new fire truck, more full time firemen, extra maintenance on Solly and Latimer Roads as well as sidewalk clearing through the winter months?

We do not need another Seniors Development, if that is what in fact it is going to be. The developers said at the meeting on Dec.6 that anyone could live in this development, so just what is it? A 5 building condo development with 2 buildings designated for seniors' care, disguised as "aging in place"? We have been sold a bill of goods on this since May! At that time the buildings were not going to raise above the level of land and not be visible from either MacDonald Place or Solly Road. Not so now, take a look at the new photos released by the Lark Group on Tuesday, December 6th's open house and you will see the magnitude.

This is productive agricultural land, environmentally sensitive and situated in a residential area. These Vancouver based developers do not care about the citizens of Summerland, only the bottom economic line as they stated at their recent open house. That is one of the reasons why they have to go so big, to make as much out of the deal as possible and at whose expense? The taxpayers! We have valid concerns for our local Trout Hatchery and their reliance on the underground springs that feed them which lies directly under this proposal. To risk losing $100 million in revenue to the Southern BC Region from our Trout Hatchery is unthinkable. In 1988-1990, a similar proposal was abandoned as it was perceived to be a huge threat to the Hatchery. What exactly has changed now?

We suggest, you and Council take a similar amount of land in the core, out of the old unproductive river bed already zoned ALR and make a housing development for our first-time home owners or young people. We need to develop a housing project that is both affordable for low and middle income families – that can live here, work here, raise a family here and be a part of this community, make our schools viable again and utilize our downtown businesses. That will make a difference for Summerland, do the right thing for our community.

Sincerely,

Orv and Barbara Robson

c.c. MLA Dan Ashton; MP Dan Albas, Kyle Girgan, Mgr. Summerland Trout Hatchery, Stacey Webb, Freshwater Fishing Society; Editor, Summerland Review, Editor, Penticton Herald; Editor, Penticton Western News

Dear Mayor Waterman and Summerland Councillors

A new citizen group was formed over the weekend named "Summerlanders for Sensible Development".

Its purpose is "to encourage development in a way that is harmonious in which people and environment are treated in equal consideration as money." (quote)

The immediate goal is to stop the Banks Crescent Development Project as proposed by the Lark Group.

So far, so good. Citizens should be actively involved in the evolution and governance of their community.

Our concern is that as this group gains momentum, those who do not subscribe to their point of view are classified as gamblers, easy to fool, tolerant of violent psychological stress, inexperienced, greedy, easily influenced and confused. (quote)

This approach to public debate is destructive and borders on bullying.

We appeal to the named citizen group to moderate their tone and language and not to intimidate those who wish to present arguments in favour of the project. This applies to council members and citizens alike.

There may be a number of reasons why the project should be supported. The current owners of the property do not wish to continue vineyard operations and put the property up for sale. It is just a matter of time before someone will buy it. The vineyard will disappear and this may be a good thing. Grapes are not indigenous to the Okanagan. Their cultivation requires significant amounts of herbicides, pesticides and various types of pest control.

A well thought-out all-inclusive project may improve the flora and fauna in the undeveloped red zone areas while the use of harmful substances can be reduced in the development area. The end result could be a replacement of non-indigenous plants with indigenous varieties. This would allow much of the valley to revert back to a more natural state.

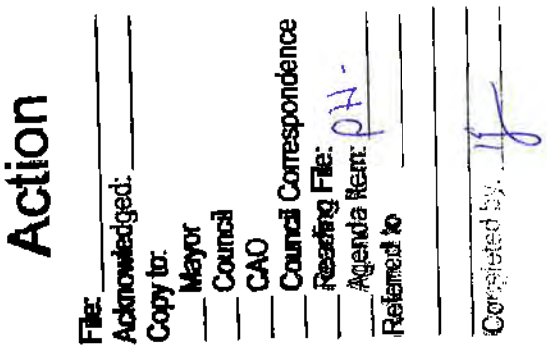
Ideally the vineyard should be removed and replaced with an all-natural plant cover. The current owners chose not to do this. But perhaps those citizens who openly speak out against the project could purchase the property and return it to its natural state? This would be of benefit not only to adjacent property owners who form the backbone of the citizen movement, but to all Summerlanders at large. It would be the most sensible development option and eliminate all further controversial debate.

Has such a proposal been presented to Council?

Regards,

Henry & Angela Sielmann

December 12, 2016



Karen Jones

From: DIANA SMITH [redacted]
Sent: December 11, 2016 4:04 PM
To: Peter Waterman; Toni Boot; Doug Holmes; Karen Jones; Richard Barkwill; Erin Trainer; Janet Peake; Mayor and Council
Subject: A project by any other name - Icasa Resort, 13610 Banks Crescent, Bristow valley

Good Afternoon,

The total number of units in this complex has changed 3 times from 340, 346 to currently 380 since the initial water, zoning, traffic, impact and environmental reports were first conducted, making them invalid. In the reports several zoning laws have been ignored and suggested to be modified, they go against several of the bylaws and recommendations outlined in the 2015 Summerland Official Community Plan. It appears that council is of the mind to bend any and all land use, environmentally sensitive areas and High Hazard Area recommendations to accommodate the location and enormity of this inappropriate development.

This proposed development of 5 buildings include 3 - 6 storey wood structure buildings in a tree lined valley. Currently Summerland does not have a Fire ladder truck, typically required for a structure of this height and has no date for if or when one might be purchased or where it would be housed. The suggested Fire Vaults on each floor presents a huge risk for this area if maintained by the Complex owner as has been suggested and not by the Fire Department which only has 3 fulltime fire personnel, the remaining staff being volunteers

The developer continues to state that there is a shortage of Seniors Residences in the area, however 3/4 of this development is for over 55 market 'condo' private housing hardly Senior and certainly not Long Term Care. Only one building is slated for long term and memory care relying on an Ontario company St Elizabeth Health Care to provide Telehealth and a 'Wellness Centre' of Nurse Practioners with no hospital admitting privileges in a town with already stretched doctor capacity to mange this amount or level of care. If this is a pay for service facility similar to the Good Samaritans ' Village by the Station' in Penticton who themselves are having hiring and retention issues due to lack of qualified staffing, how is this facility going to be managed any differently?

Of another concern is the potential of this development destroying the 100 year old Summerland Fish Hatchery's critical water supply fed by an underwater spring located beneath the property. The Hatchery currently generates over $100,million dollars annually to the BC economy and supplies stocks of fish to over 275 local lakes.

Many red flags as to why the density of this development is overbuilt for the location and town of Summerland. Isolation of seniors in an area that only this fittest will be able to walk to town from is thoughtless planning and should never have been contemplated as viable by the Summerland Council who were elected on their strive to protect Summerland's environment and revitalize the downtown area.

Sincerely
Diana Smith

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Karen Jones

From: Wendy [redacted]>
Sent: December 9, 2016 2:41 PM
To: Karen Jones
Subject: Banks Crescent Project

Dear Council Members,

Please record us as supporting the planned Banks Crescent Project. We think it would be a great asset to the community and are pleased they chose Summerland.

A project of this scope can be nothing but good for the community and provide better service for all seniors in this area, not just residents of Summerland.

Being large enough, the facility may even attract research by UBCO or other organizations.

Please go ahead with the project.

Doug & Wendy van Vianen,
#43 – 9800 Turner St.,
Summerland, B.C.
[redacted]

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iCasa Resort Living, Summerland BC
at Shaughnessy Green

Att: District of Summerland Mayor and Council

RE: APPLICATION TO AMEND DISTRICT OF SUMMERLAND OFFICIAL COMMUNITY PLAN AND ZONING BYLAW – 13610 BANKS CRESCENT

Dear Editor,

Over the last few weeks a number of flyers, letters, social media and website posts have been published with reference to the proposed iCasa Resort Living development. Some of these publications contain inaccurate representations. We write to provide your readers with the facts about the proposed development.

Every aspect of the proposed project has been designed based on the best scientific and professional engineering practices. It meets and exceeds all requirements and codes including traffic, safety, fire prevention and those imposed by the District.

The population of Summerland is growing and aging. The residents of Summerland deserve to have a high quality, purpose built neighborhood that provides best in class homes for seniors within which they can age in place. The proposed development is designed around providing a safe, comfortable, age in place community that offers the best views and amenities Summerland has to offer.

As to the concerns published we provide the facts.

The Fish Hatchery and Aquifer will not be destroyed; in fact the development's design reflects consultation with the fish hatchery. The developer has also committed to the hatchery to improve their infrastructure.

Contrary to one of the concerns noted, there are not three stories of underground parking. The excavation is approximately 6 metres deep, leaving 24 metres of undisturbed ground between the buildings and the underground aquifer according to the professional, local hydrological reports.

It is equally important to note that the development will only disturb approximately 6 acres of the 14.5 acre site, preserving the natural topography.

For these reasons the aquifer and the hatchery are entirely safe and will remain undisturbed.

Suite 1500, 13737 96 Avenue, Surrey, B.C. Canada V3V 0C6 TEL: 604-576-2935 FAX: 604-576-2936

The Interior Health Authority is not opposed to the project. As noted in their letter to Staff and Council, Interior Health supports the developer's proposed pedestrian routes referencing the opportunity for seniors to recreate and use active transportation as part of their daily activities. The Interior Health Authority also indicated support for local food security. The development's built environment provides opportunities for garden space for residents to grow food, enjoy edible landscapes, and a communal kitchen where residents can cook and eat together are examples of ways the development improves food security.

The Location of the Development is consistent with the District of Summerland's Official Community Plan (OCP). The District of Summerland's 2015 OCP designates this area for residential development. The site is not within the Agricultural Land Reserve (ALR). The site and development is consistent with the Regional Growth Strategy which designates Summerland as a regional growth node.

This site delivers on many of the OCP's Goals including Growth Management, Residential Development, Community Partnerships, and Climate Change. For example, the development directly delivers on the climate change goal by minimizing urban sprawl and providing access to amenities within walking and cycling distances.

About iCasa Resort Living, Summerland BC:

iCasa Resort Living Summerland ("the Development") is a 380-unit state of the art, age in place community providing best in class market housing, independent living and memory care units. The Development offers spectacular views of Okanagan Lake, walking trails, fine dining, and a host of recreational, social, and health and wellness amenities. Scheduled car transportation is provided to all Summerland destinations, creating a safe, peaceful, and well-connected community for Summerland's most vibrant seniors to call home.

We look forward to providing additional information to the residents of Summerland to answer further questions and to gain additional support for this important piece of infrastructure.

Sincerely,

Lark Enterprises Ltd.
Malek Tawashy,
Development Project Manager

Karen Jones

From: brian chris <[redacted]>
Sent: December 16, 2016 10:18 AM
To: Mayor and Council
Subject: Support for iCasa development

Mayor and Council

I support Banks Road Seniors Development (iCasa).

I have attended First Reading and the Open House at the IOOF Hall and listened to and read the letters from the concerned local residents who live near the project. As expected they are using every angle to undermine the project, some issues are valid most are not. I believe that if this proposal was uptown we would have as many, if not more neighbouring residents arguing against it but just for different reasons.

If staff and councils conditions and concerns can be addressed then I believe this project would be of great value to the entire community.

- Excellent well paying permanent jobs.
- Excellent well paying construction jobs.
- Increased tax revenue, to help pay for, as the City states, aging infrastructure.
- Land is in a designed growth area as per OCP, not ALR land.
- Increased supply of housing will only help with affordability. Something this council has expressed a desire to help address.
- According to iCasa they are building 115 assisted living and 25 dementia care units as well as market based units. How can that not be a positive for the City and Province as a whole.

Please evaluate the merits of the project and do what is good for the ENTIRE community.

Brian Christopherson

Sent from my iPad

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Tricia Mayea

From: Peter Waterman
Sent: Friday, December 16, 2016 8:34 AM
To: Tricia Mayea
Subject: FW: Bristow Valley Senior Condo Proposal.pdf
Attachments: HL_Bristow Valley Senior Condo Proposal copy.pdf

Karen Jones I Confidential Secretary for Mayor, Council, CAO I Municipal Hall

DISTRICT OF SUMMERLAND

Ph: 250 404-4042 Fax: 250 494-1415
PO Box 159, 13211 Henry Avenue
Summerland BC V0H 1Z0
www.summerland.ca

Facebook: facebook.com/SummerlandBC
Twitter: twitter.com/SummerlandBC

From: Toni Boot [mailto:thejavajam@gmail.com]
Sent: December 13, 2016 9:26 PM
To: Shirley Rutter [redacted]
Cc: Peter Waterman <pwaterman@summerland.ca>; Erin Carlson (Home) <carlsone123@gmail.com>; Erin Trainer <Erin.Trainer@mssociety.ca>; Linda Tynan <ltynan@summerland.ca>
Subject: Re: Bristow Valley Senior Condo Proposal.pdf

Hi Shirley,

I have attached the document you sent with highlighted areas that indicate statements I cannot verify as being true or not. Regarding the fish hatchery, the preliminary hydrogeological study indicates there will be no impact to the water that feeds the trout hatchery, although a more rigorous study will be required (at least, this is my understanding).

Please note Council had the first reading of the development proposal so we could bring it forward for public discussion. We deliberately did not give it second reading nor proceed to public hearing; instead staff was directed to organize the public sessions in January. I am pleased to hear you will be at the meetings, as it is very important people are engaged and voice informed views.

Thanks for the email,

Toni

> On Dec 13, 2016, at 8:29 PM, Shirley Rutter <shirleyrutter46@gmail.com> wrote:
>
> Good evening
>
> I am very concerned about the project per the attached. I plan to attend all the meetings being planned in January.

I received the following information about the project and would appreciate receiving your input about its validity so I can make an honest opinion on the proposal. Thank you for your time.

Shirley Rutter

Message received:

For those of you that might not be aware of the 380 unit development proposal to be built in the 7 acre gulley over the Shaugnessy Springs water source that feeds the 100 year old Fish Hatchery, please read the attached poster.

This proposed complex on Agricultural Land (currently a vineyard) consists of 6 buildings, 5 of which are 6-7 storeys high plus 3 underground parking levels to house over 700 residents in a location (Lower Town) that Interior Health as stated is not walking friendly to downtown. It is being promoted by the Developer as Seniors Resort Living, however 4 buildings are 'over 55' market housing condo units, 1 is slated for long term and memory care and 1 building is unknown in its use.

For more information please check out:
Summerlanders for Sensible Development on Facebook
www.sensiblesummerland.com'

<Bristow Valley Senior Condo Proposal.pdf>

Summerlanders for Sensible Development

Save Bristow Valley & the Fish Hatchery!

What you must know about this proposal now…

This proposal is contrary to the election platform promises made to protect good agricultural land! If council supports this proposal they ignore their own guidelines and compromise the Official Community Plan!

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  - 5 buildings, 5-6 stories high, housing 680 seniors, almost 4x the size of the Summerland Waterfront Resort!
  - The complex will be immediately adjacent to steep silt bluffs in the Red Zone. Excavation may cause instability and slumping in the bluffs

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  - The Agricultural Planning Committee does not support this rezoning
  - Interior Health Authority does not support this rezoning

- **The Fish Hatchery will be at risk of being permanently destroyed:**
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  - The hatchery contributes $100 Million to the economy each year for Southern BC Region alone
  - Building this complex could be catastrophic to the spring water supply the fish hatchery relies on

- **Seniors will be living in an isolated bowl, away from the downtown core:**
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  - Only one route in/out via Latimer Rd with access from steep, narrow and often slippery roads
  - A High Density Residential/Commercial complex will compete with local businesses and services such as restaurants, hairdressers, etc.

HAVE YOUR SAY …!

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- **Jan. 19, 2017**: Public Information Presentation, Q&A Session: 7:00pm, Centre Stage Theater, 9518 Main St.
- **Jan. 26, 2017**: Public Hearing: 7:00pm, Arena Banquet Room, 8820 Jubilee Road.; A statutory Public Hearing for representations of persons who deem their interest in property affected by the proposed bylaw amendments.

If you would like more information, go to www.sensiblesummerland.com OR like us on Facebook Summerlanders for Sensible Development

Summerland Council
13211 Henry Avenue
P.O. Box 159
Summerland, BC V0H 1Z0

Dear Summerland Council,

RE: Support for iCasa Resort

As residents of Summerland, we would like to express our support for the iCasa Resort Living seniors long term care facility proposed in the Banks Crescent area.

It is a fact that there is lack of long term residential care for seniors, not only within the region but across the province.

If we don't approve this project , do we rely on other towns to build the much needed seniors housing and take with it our much needed tax dollars and well paying jobs too?

We want the region to flourish and in order to do so, we need to attract more people to the area so that it generates more revenue for the district, increases the number of customers for local retailers and businesses which in turn will create more jobs.

For the communities to survive, we have to embrace change or we risk becoming stagnant and behind the times, and result in more people leaving the region for more developed towns.

Sincerely,

Dwayne & Ann DeGraff
12586 Sunset Place
Summerland, BC V0H 1Z8

Action

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Karen Jones

From: linda bishop <[redacted]
Sent: December 16, 2016 1:47 PM
To: Mayor and Council
Subject: Fwd: In support of iCasa development

>
> I was reading a CBC report written Dec. 13, 2016 about the B.C. Seniors Advocate urging the government to increase housing for the elderly. She also was mentioning the high numbers of seniors living in full care facilities that could live independently if they had support. This is not a new discussion, nor is this the only report of this nature. What this does bring to mind however, is our responsibility, as a community to support our local aging population with compassion and dignity.
>
> I have done a lot of research on the proposed iCasa Resort Living development here in Summerland and believe that it would be a fantastic addition to our community.
>
> 1. By offering market based housing, as well as a variety of different levels of "aging in place" accommodation, some of which they are applying for govt. subsidized beds.
>
> 2. By addressing the community need for more medical support staffing all in a "one stop shopping" environment. (Physiotherapists, OT's, Nurses, etc)
>
> In addition to addressing the overwhelming concern of how to take care of our aging population, I believe this development has additional benefit to our Summerland community.
>
> It offers full time, well paying steady employment to attract and keep our younger population in the community, potentially supporting our local businesses and providing kids for our local schools.
>
> By addressing environmental concerns and designing with both the environment and neighbouring views with professional engineering & environmental studies, I believe this development has shown respect for our community and also has the potential to be a catalyst for development of lower town. I find it ironic that the very people who have been approaching me to sign their petition against this development are of an age where "what am I going to do when I can no longer live in my house" is a question that may need to be asked in the near future.
>
> I hope that our mayor and council will be a bit more forward thinking.
>
> Thank you for your time and consideration,
>
> Linda Bishop
> Summerland
>
>

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Tricia Mayea

From: Erin Carlson
Sent: Monday, December 19, 2016 11:00 AM
To: Aart Dronkers
Cc: Karen Jones; Tricia Mayea
Subject: RE: The Source for Shaughnessy Springs, the Fish Hatchery in Summerland

Hi Aart,
Thank you for your important email. I agree with you that it is crucial to make careful decisions where the natural flow of water is concerned. Your input is appreciated.

A very Merry Christmas to you as well.

Regards,
Erin C

From: Aart Dronkers [stopbristowvalleyproject@gmail.com]
Sent: December 16, 2016 3:58 PM
To: Peter Waterman; Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot
Cc: Dan Ashton; Dan Alblas; Kyle Girgan - Manager Fish Hatchery Summerland; Editor Penticton Herald; Editor Penticton Western News; Stacy Webb - Media Relations Fish Hatchery Summerland; Summerland Review; Karen Jones
Subject: The Source for Shaughnessy Springs, the Fish Hatchery in Summerland

Dear Mayor Waterman, Dear Council Members,

Merry Christmas to you all!

This time I am writing to you regarding a more specialized topic as a Structural Geologist with 35 years of experience.

I am increasingly concerned that the risk of damaging the water-source of the Shaughnessy Springs, and thus the Fish Hatchery, is real and may not be adequately analysed or, to word it differently, may only he adequately analysed at considerable cost. I read most of the geo-technical and hydro-geological reports in so far they are available on the municipal website. To my knowledge, there is no statistical risk analysis done that considers all the dependent and independent risk factors to assess the chance of water-table damage and/or slumping during and after construction. The risk analysis is limited to statements such as "low ...", "reasonable ...", "likely ...", "potential ...", etc. In the statistical world these are subjective terms. We can have a philosophical discussion about whether or not we should rezone agricultural land, whether or not we should build high-density residential complexes away from downtown, etc, but I think there is little philosophical discussion possible regarding our Hatchery. That is real and tangible.

The Piteau and Glen Rock reports are clear that no water table has been identified in holes 3-8 toward the west of the site where the buildings will be, because they were too shallow (max depth of 11.3 m). To my knowledge, only in holes 1 & 2 groundwater was encountered, but these holes are directly N and W of the Shaughnessy Springs. Furthermore, I understand (from internet research & the hatchery) that the location of the water-table, the water source, of the Shaughnessy Springs is (largely) unknown, but is likely, and logically, up-dip from the Shaughnessy Springs (see also Piteau report page 3) under the proposed building site. In the reports available on the municipal website I can not find data or a discussion regarding the risk of heavy duty building activity and vibration disturbing the water-table, and thus the water-source for the Fish Hatchery.

There are only 2 paragraphs in the Piteau report (page 5) regarding this issue that say the following:

- "Vibration induced turbidity: The movements of heavy trucks at the eastern portion of the Site would likely result in increased ground vibrations potentially resulting in the mobilization finer-grained sediments within the aquifer"

and

- "While potential impacts associated with construction are considered short term concerns, it represents a higher potential risk to water quality within Shaughnessy Springs. A turbidity monitoring program may also be prudent and should be developed in conjunction with FFSBC".

There is no further discussion regarding these statements. In my opinion, any disturbance of the water-table could cause a lasting problem. Once the water-table is damaged, it is irreversible and the 100 year old Hatchery, a major contributor to the Summerland/BC economy, may be lost. A monitoring program would then not be effective anymore. Furthermore I have not read about any potential risk of slumping during excavation, if the "retainer" for the bluffs is undermined.

Some concerning additional observations:

- Missing in the Rock Glen Report are: Figure 1, the Test Hole Logs and the RGC Landslide Hazard Assessment. The test-hole logs are particularly critical for obvious reasons. They need to be posted on the municipal website. Also the Golder Report: Initial phase – Groundwater Availability Assessment, Summerland, Trout Hatchery seems important. It is referenced but not posted on the municipal website.

- The complex design changed from a 315 unit development in May to a 380 unit development in December, while the engineering reports date from July - September. The Piteau Hydro-Geological Assessment is dated July 12 and is based on a draft of Glen Rock report. The Glen Rock Geotechnical Assessment is dated September 30, 2016! Was the Glen Rock draft complete enough for the Piteau report to be valid? Are any of the reports and their conclusions impacted by the significant design change of the complex? Could more weight mean an higher chance of disturbing the water-table?

- SPT tests were done to determine the soil stability in the test pits excavated using a Yanmar unit able to dig 3.7m deep. The soil penetration test is a practical and low cost test to provide an indication of the relative density/strength of the soil, but it is shallow and particularly in sloped areas may not be conclusive, i.e. it is a 1-dimensional vertical blow driven test. Even if the conclusion of "stability" of the soil for the building site is fair, there should be a discussion about the building activity itself and how it would impact the stability of the surrounding areas such as the Red Zones immediately adjacent to the building site and of course the stability of the water-table itself underneath the site.

- Piteau assumes that based on the groundwater penetration in sites 1 & 2 the groundwater level (table) generally follows "a subdued replica of surface topography" and concludes that the bottom of the parkade slap will be some 20 m above the groundwater table. This is speculative and depends entirely on the stratigraphy underneath the site. Since boreholes 3-8 are all shallow and have not penetrated the stratigraphy that holds the water table, there seems to be no reliable evidence for this. Following their assumption, i.e. if we assume that the water-table "follows" topography, simple math says that if the water-table in holes 1 or 2 is ~20m below ground surface, it could be at about 390 m bgs at the west end of the site and therefore could be as little as appr. 10-15 m below the bottom of the parkade! There is an email communication with Mr. Malek Tawashy which is not shown on the municipal website, so I do not have the details of their reasoning. Also, I do not know exactly where the underground parking will be.

- There are statements in both the Rock Glen and Piteau reports that worry me in that they seem to be "safe statements" given the data available. For instance on page 3 of the Rock Glen report, 2nd bullet, it says "these spring areas do not directly affect building and development on this property from a slope stability perspective". Even if that is true, the question should be "does the building and development activity on this property affect the spring area and its source?" Is that not key?

Rests me to ask you, dear Mayor and Council; what is your own interpretation of these reports? Should there be a cold-eyes review and (risk-)assessment by another independent party? It would be a benefit to all that we do not make an irreversible mistake.

Sincerely Yours,

Drs Aart J. Dronkers

Karen Jones

From: pamela hinchliffe <[redacted]>
Sent: December 19, 2016 9:33 PM
To: Mayor and Council
Subject: seniors's housing development propsal

To Whom it May Concern

It takes a village to raise a child
It takes a village to support an aging adult

Good town planning creates communities that are friendly, safe and supportive for all its citizens. It creates multi-generational neighbourhoods where older adults live side by side with young families, teenagers, young adults and middle aged empty nesters. Segregating age groups does not foster healthy diverse communities, it does not allow the natural support that younger citizens can give to older people and visa versa. This kind of development makes commodities out of the senior age group and creates a population that is dependent on a business, not a community, for support.

Although there is a place for assisted living and complex care living, isolating whole segments of the population into dependent pop-up neighborhoods like this is neither healthy for the people living there or the community as a whole.

Thank you for your time,
Pam Hinchliffe

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Karen Jones

From: Murray <[redacted]a>
Sent: December 17, 2016 7:12 AM
To: Mayor and Council
Subject: Senior's Housing Development

To Whom it may concern,
Re the proposed Banks Crescent housing development I have 3 comments:
- underground parking is the/only way to go- good.
- do not build it in the low density, potentially unstable Banks Crescent area!! Build in empty former Kelly Care location- think accessibility.
- do not cheap out with wood construction. Demand concrete. Suggest you look around the world and see what quality building is. BTW quality includes long life roofing, not asphalt.

Thank you for the opportunity to offer input.

Sincerely,
Murray Bridge

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Karen Jones

From: Carolyn Courtemanche <[redacted]>
Sent: December 24, 2016 3:46 PM
To: Mayor and Council
Cc: news@summerlandreview.com
Subject: 13610 Banks Crescent, Summerland BC: Rezoning and Development Proposal

Dear Mayor Waterman and Council,

First, from our family to yours, we wish you all the best of the Christmas season and health and happiness in the New Year. Thank you for your work on behalf of the residents of Summerland. We recognize it is a challenge to balance competing interests and give consideration to opportunities that may arise that don't fit within existing official plans.

I am writing to voice my concerns with the proposed re-zoning and development for 13610 Banks Crescent. Apart from the fact that we live on the end of Latimer Avenue that would bear all traffic to this location during and after the construction, there are additional considerations beyond local impact for all residents. Will this development address actual needs of seniors in this location? Can Summerland support another retail / service area? Will roads need to be upgraded and private property damage repaired at Summerland taxpayers' expense?

My first concern is whether or not this development will address actual needs in Summerland. We've heard reference to long wait lists for seniors' housing. What specific type of housing is in such demand? Is it 55+ market condos, private pay residential care and nursing homes, fee assisted residential care and nursing homes, or do we really need to offer affordable housing for young families? Seniors' housing is a broad term and we must have a complete understanding with hard numbers to compare what is needed to what is being proposed.

Prior to us moving to Summerland, my mother (age 89) has lived and thrived for the last decade, without needing to drive, near the downtown core. She is still able to pop out for a grocery item, walk to the post office, credit union, church, library, medical centre, to shop locally as well as walk to her volunteer job at the famous thrift store. Seniors need to be active and involved in their community. She is not a wealthy senior, so the independence she has had living near the town core has meant she has not had to consider the schedule of a facility bus or HandiDart, the expense of a taxi, or the imposition on friends and neighbors to go about her very full life. Apart from medical specialist appointments, there is very little she has not been able to walk to in the downtown core.

While this is the case in the downtown core, some services have also been proposed for the Banks Crescent development. My second concern is whether or not Summerland can support a second retail / service centre. Are these proposed services to be located in retail units available to lease from the developer? First, there would need to be businesses willing to locate to this isolated area, and second, they would need to generate enough revenue to pay their bills. What would happen to these on-site amenities if such units are empty? How would that affect the "aging in place" experience of seniors who find themselves at the bottom of a gulch with a 2 kilometer trek with steep hills to the existing town centre?

My third concern is the certain impact on local roads. Solly Road, according to Schedule F of the Official Community Plan, is a local road and not a collector road like Peach Orchard with walking/cycling lanes down either side. Why is Solly Road referred to as a collector road in the preliminary studies? There are no sidewalks and no cycling lanes on Solly Road except for two very short sections. If Solly is to be upgraded, who will pay?

Latimer Avenue south of Solly Road - Ground Zero. The only road leading to what will likely become a driving-dependent, high density area with upwards of 700 residents. From comments made by civic workers while addressing a drainage issue above Latimer Avenue last summer, we understand there are gas lines and utilities very close to the east side of the road. Driveways on either side are mostly quite steep, and some existing houses are very close to the road. To widen the road, add sidewalks and mitigate damage to existing properties will not be a small undertaking. Who will pay for this? Who will pay for potential damage to houses and property during the construction caused by heavy trucks and equipment on a small road not intended for such use?

In conclusion, Summerland became our home during the election year of 2014. With no political axe to grind, we were not disappointed with a mayor and council elected on a platform of preserving agricultural land and thoughtful development. I hope your decision on this multi-level rezoning and project proposal reflects those promises and that our town leadership has not been distracted by something shiny that will profit a few, but will not add to and may even erode the quality of life for residents of Summerland. Please reconsider your previous support and say no to this high density proposal and yes to thoughtful development with a strong town centre.

Once again, thank you for your work on behalf of the residents of Summerland. Merry Christmas & Happy New Year!

Respectfully,

Carolyn Courtemanche
14009 Latimer Avenue
Summerland

Karen Jones

From: Donna Wahl <[redacted]
Sent: December 30, 2016 3:06 PM
To: self
Subject: Petition against High Density Development in productive vineyard

If you are against the proposed High Density Development in Summerland on Agriculture land that is a productive vineyard, please go to the link below and sign the petition to stop this from happening. We need to get as many signatures as possible before January 19th. Development, yes. In an potentially dangerous and isolated vineyard, NO! Let council know they have the wrong location.

https://www.gopetition.com/petitions/stop-the-re-zoning-of-agricultural-land-at-13610-banks-crescent.html

Please send to all those you know, both in Summerland and all surrounding areas
If you are unaware of this issue, please go to https://sensiblesummerland.com or to Summerland council's own web page http://www.summerland.ca/planning-building/banks-crescent to read about this proposal.

Many thanks,
Donna Wahl

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Karen Jones

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From: Adrian Komen <[redacted]>
Sent: January 2, 2017 3:40 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: iCasa Resort Living on Banks Crescent

January 2, 2017

To: Mayor Peter Waterman and Council

Happy New Year!

We are writing this letter as we will be absent for the January 26th public forum with respect to the proposed iCasa Resort Living on Banks Crescent by the Lark Group.

We want to remind you Mayor Waterman and Council that you were elected by the community because you all agreed in preservation of agricultural lands in Summerland and you would listen to your people in this community.

We have read and heard opinions of others, whether for or against this development. We think we can ALL agree that is absurd to have all your seniors lumped into an area where they are isolated from everyday living. We don't think having another senior development is a bad idea if it is required but let's integrate the seniors into the community where they are within walking distance of the amenities the downtown core has to offer. How about Wharton Street area?

Bussing the seniors back and forth from the proposed Banks Crescent area is not the solution to solving the "displacement" as the Lark Group so puts it.

The estimated $400,000 in tax revenue is fine but is that enough to cover the costs of infrastructure that Summerland will be facing in future? The upgrade of roads and maintenance thereof, the proposed sidewalk which by the way would not be utilized by seniors with walkers and wheelchairs, upgrade of the fire hall, purchase of a ladder truck would be in order due to the building being higher than 4 storeys and hiring of additional firemen which would possibly costs $10 million or more. So will the Lark Group fund the deficit? We understand if we were an owner in the condominium building that there are no restrictions to sub-let. So are we hearing that condo owners can put their place of residence on AirBnB, be able to do weekly rentals as well with no age restrictions although it's a 55 plus resort. Really?

Of course, how will this proposed development affect our Fish Hatchery? There are many underground springs in the proposed area. Is there a guarantee that if the proposed buildings were built, there would be no undermining of these springs and no negative impact to the Fish Hatchery?

In closing, we would like Mayor Waterman and Council to rethink allowing this proposal to happen. Summerland was and will always be a bedroom community. We don't need high density projects

having a negative impact in our community. Many of the people that live here moved here for the peace and tranquility that Summerland has to offer. Let's keep it that way.

Regards,

Adrian Komen and Sandra Atkins
6767 Broad Street
Summerland BC V0H 1Z1

Dec. /16

Summerland Mayor & Council

The proposal put forward by the Lark Group is ambitious and could, in the right location, be beneficial to Summerland.

But the site for this proposal is wrong.

The land is essentially a gulch, formed by ~~a~~ silt slippage. It has moved before; it can move again.

The site is remote from town - especially for seniors - walking to town would be daunting both for distance and limited egress.

The spring which is of utmost value to the Trout Hatchery could easily be affected - a very negative occurrence.

This proposal calls for a rational decision. Do not be swayed by the developer's promise of "good service." That would be expected anywhere.

It might serve to gain ALR designation for Banks Crescent - removing a similar size property in the ALR but closer to town.

Please reject this proposal. Perhaps a good idea but definitely in the wrong location.

Sheila White

Sheila White
7413 KIRK AVE SUMMERLAND BC V0H 1Z9

Karen Jones

From: DIANA SMITH [redacted]
Sent: December 31, 2016 2:19 PM
To: Peter Waterman; Toni Boot; Doug Holmes; Karen Jones; Richard Barkwill; Erin Trainer; Janet Peake; Erin Carlson; Mayor and Council
Subject: 13610 Banks Crescent - Summerland Official Community Plan Rezoning Proposals

You the Summerland council were elected based on your support of the 2015 Official Community Plan to protect the small town feel of Summerland and its biodiversity, and developing the downtown area with affordable housing. How can you be perceived as supporting such a narrow focussed development against the OCP principles away for the downtown area.

This 380 unit development cited as 'aging in Place' by the Developer is a predominately high density 'over 55' market housing condo' development consisting of 3 - 6/7 storey Market Housing condo buildings, 1 - 2 storey 'Memory Care' building, and 1 - 6 Storey Building currently unknown in its use. At the first public meeting held in May by the developer there was mention of Units for Sale and Units for Rent, perhaps this 'unknown' building will be designated as rental units? Adding potentially 400 more vehicles in this area from the over 230 plus market condos is not in keeping with the Master Transportation Plan for Lower Town advocating giving priority to cyclists and pedestrians rather than single occupancy vehicles.

The 2015 Summerland Official Community Plan (OCP) states the following criteria for Lower Town Development, Quote "Approve only developments that are compatible with the form and character of Lower Town. Protect the integrity of Lower Town's unique and compact Residential neighborhoods. Respect and preserve the environmental and natural qualities of Lower Town and adjacent lands. Ensure the Lower Town Strategic Plan is consistent with the OCP policies with regards to Hazard Areas, Heritage and the Environment"

The OCP Lower Town Implementation Plan mentions allowing multi-family medium residential development on the Shaugnessy Springs Property, and lands not in the ALR. Quote " New development must be sensitive to the surrounding character of the neighbourhood, hazard conditions, safe ,and address the need for affordable/Seniors housing".
This land is now being proposed as a High Density development with a new Development Zoning Bylaw CD8 Apartment and Group Home Major which will allow for future 6 storey developments in Summerland.

OCP Lower Town Permit Area guidelines quote" protection of natural environment, its ecosystem and biological diversity, protect the existing human-scale and small town character of Summerland and the Lower town area. Building Design guidelines stipulate 'larger building should be divided into smaller masses. Monolithic structures and long expanses of straight walls must be avoided, avoid mirror image designs**".** This is not the case for this proposal.

Is this what we want for Summerland? Will the perceived tax base increases really support ongoing infrastructure needs (e.g. increased fire services) and with no guarantee that the 70 plus new employees will live even here with our lack of affordable housing

Diana Smith

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Karen Jones

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From: Alison Crawford <[redacted]>
Sent: January 10, 2017 5:47 PM
To: Mayor and Council
Subject: Seniors' Housing Development Proposal

14211 Latimer Avenue
Summerland
B.C.
V0H 1Z1

Dear Mayor and council members

I am writing to express my deep concern about the proposed Seniors' Housing Development on Banks Crescent.

The land on Banks Crescent which would be used for this development is currently being used for agriculture and although it is not in the Agricultural Land Reserve, I thought the council was in favour of retaining land for agricultural purposes. I do not believe this area should be re - zoned for high density residential development. The size of this development is out of keeping with the current residential homes in lower town and does not seem to meet the council's own objectives for the development of lower town. The access to this proposed development is along steep, narrow roads with some sharp bends - I hope council members have had the opportunity to walk, as well as drive, up and down this access route, particularly during the winter weather, and also when it is dark so they can see for themselves that the access to the site is unsuitable for the size of the proposed development. I believe there is currently a restriction on trucks along Solly Road so this would have to also be lifted which I do not believe is in the interests of the lower town residents. I know there has been mention of putting in walkways but you can't take out the factor of the height people have to climb to get to the town, maybe with walking aids or wheelchairs! Lark Group mentions shuttle buses to and from town but from my experience of this type of service it is still difficult for residents to "book their trip" with a number of residents needing to be in different places at similar times for appointments etc.

When I attended the Lark Group's open house last month I spoke with Mr Fisher about the mix of buildings in the proposed development. At that time, it was only the "Market Housing" units (condos) which were definitely planned. He did not know if they would build Independent Living, Assisted Living, Dementia Care or Residential Care units. Obviously the developers are interested in making money, they are not a philanthropic organisation. If Independent Living, Assisted Living, (there is a difference between Independent and Assisted Living) Residential or Dementia Care units were to be built these would all be Private Pay units. There are already unopened Private Pay units in Summerland Seniors Village because people cannot afford the Private Pay option - why does the council or developer think that people will be able to afford the Lark Group's proposed development more than Summerland Senior's Village? I do not believe we need more Private Pay options in Summerland, what we have a real need for is subsidised housing for seniors. If council members really wanted to do something for seniors' housing they should be developing partnerships with organisations to provide affordable options. How can I be assured that we will not just be left with a six storey high condo building for the wealthy to purchase as a second home or use as an investment opportunity? I also spoke with Mr Fisher about medical care for residents if any of the units other than the market housing units get built. Although he explained about Lark Group's partnerships with a "brain specialist", the health and wellness provision and use of tele health at the development he agreed that if a resident required acute care he/she would be dependent on local services to provide this.

I am also concerned about the possibility of the disruption to the water supply for the fish hatchery on Lakeshore and the impact the proposed development could have on this business particularly during the building of the proposed development. The fish hatchery is a large income generator for the Okanagan Valley and also is a local employer. I am

not experienced in geology but I find it hard to believe that a development of this magnitude, going as deep as to provide underground parking, along with all the vibrations etc. during the construction will not have an impact on the water supply to the hatchery. I believe that If we lose the fish hatchery the valley has lost more than will be gained from the proposed development.

Today, in our mailbox, we received a leaflet from Lark Group about the proposed development. I am not impressed with the information in the leaflet, which I believe is an attempt to "win over" support for their proposed development by stating they are providing facts to "Misconceptions". They now say only one of the three parking levels will be underground - I remain to be informed where the other two will be - above ground making this an eight storey high building?

I have had the good fortune to be able to walk up Giant's Head several times over the past few weeks. On the way down I have walked along trails on the side of the hill which affords amazing views of lower town and the lake. A development of the size which is proposed would stand out like a sore thumb and I just cannot believe council would support it.

I feel there is still much we do not know about the proposed development and the impact it will have on the site for which it is proposed. I feel it is a bit disingenuous of Lark Group to put forward that they are looking to provide "a high quality, purpose built neighbourhood that provides best in class homes for seniors where they can age in place" when there is no mention of the fact that this will all be Private Pay so not an option for all seniors and when they are not definite about the type of care they are going to provide. In their latest leaflet they say that Saint Elizabeth "plan on offering their home care health service to seniors living in Summerland so they can live at home longer" - will this also be all private pay and therefore not an option for all seniors?

Thank you for your consideration of the issues which are of concern to me and give rise to why I am opposed to the proposed development on this site.

Yours sincerely,

Alison Crawford.

Dear Mayor and Councillors,

I would like to articulate some thoughts in favour of the proposed iCasa Resort and ask for your leadership in steering the public debate.

At this time the majority of published citizen letters appear to be against this project. Most opposition seems to be based on a general unease about possible negative impacts.

I believe that this unease stems from a campaign of misinformation organized by the citizen group against the iCasa Development. Canvassers have come to my door asking to sign a petition against the project, citing concerns such as construction work would cause hillsides around the current vineyard to cave in and destroy the fish hatchery. There is no logical basis for such statements yet they leave us citizens with a certain level of discomfort.

So far the District has taken a backseat to these discussions. This will have to change soon. I believe that Council has the responsibility to help citizens separate misleading statements from expert analysis. Professional reports and assessments must be given visibility and their credibility supported by the District.

I believe as well that the District can do a better job assessing and communicating the benefits that the iCasa project can realize for Summerland. There has been discussion about the fact that a major residential development should be located close to downtown. Let's agree that this development may not necessarily have to be the iCasa Resort itself, but that it could be a secondary residential development that provides affordable rental accommodations for the resort's employees. Can Council confirm that a proposal for a multi-story apartment complex is being considered for the Wharton Street area? If so, would this not be the desired high-density development that may help invigorate our downtown? And would the viability of such a project not increase significantly with an approved iCasa Resort? Let's bring it out into the open!

On further thought there appears to be a specific benefit that has not yet been discussed. While a walk from the proposed iCasa Resort to downtown may be too arduous for a senior citizen, a walk towards the lakeshore is not. The elevation drop from the iCasa site to Lakeshore Drive is less than half the elevation gain from iCasa to Summerland downtown. An almost level 300m hike from the site to the lakeshore trail network can be managed by most people. This connection would provide walking and cycling access to many beautiful sites and facilities between Peach Orchard Park and Trout Creek.

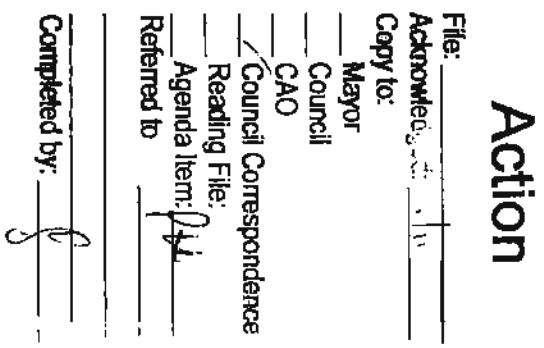
Why do we not talk about the connectivity to Lower Town and the opportunity to finally breathe some life into this beautiful, but largely run down and underutilized part of Summerland? There is no better way to promote commercial and recreational opportunities than settling a good number of financially secure, enterprising and leisure-activity seeking newcomers within walking distance of our biggest natural asset, the lake, its beaches and existing trail systems.

I believe that Summerland has done very well with welcoming early retirees and senior citizens. We are not only responsible for a major part of our local economic activity, but we are also the backbone of the social, cultural and volunteering scene. The energy and goodwill of future residents of the iCasa Resort, who selected Summerland as their new home, can only benefit our local service clubs, cultural institutions, groups dedicated to nurturing our natural assets and the many family and sporting events that Summerland is known for.

This Council cannot afford to let this opportunity slip by, unless there are compelling factual arguments why the proposed iCasa Resort should not become part of our community.

Sincerely,

Henry Sielmann



Karen Jones

From: Wendy Janz [redacted]a
Sent: January 10, 2017 4:27 PM
To: Mayor and Council
Subject: 13610 Banks Crescent

My name is Wendy Janz,
I live at 6110 MacDonald Street
Summerland, BC.
Please be advised I am OPPOSED to the location of this development.
It belongs uptown.
Wendy Janz

Action
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January 9, 2017

Dear Mayor, Council & Staff

I have spent several hours reviewing the Development Plan for the Luxury Condos proposed at 13610 Banks Crescent, specifically the drawings and project specifications. Below is a table that I created from information found on the District's website. Obviously there are some inconsistencies that need to be addressed and generally, where there are inconsistencies, there tends to be suspicion and doubt. Has anyone from Council or staff verified these numbers? Do we actually know what this development is?

What I also found particularly interesting is that this is being referred to as senior's care housing while only "36 sleeping rooms" (or 11% of the complex) are actually being dedicated to aging folks with needs. It has become very clear to me that this is not a senior's care facility at all, but a luxury condo development. Besides the numbers stated below, this is supported by the developer's initial brochure which states "iCasa Resort Living: Luxury lake-view residences, exclusive independent living suites, and assisted living casas and memory care ..." This is further evidenced by their recent brochure which states "best in class market housing" and thier (non-) ads in the local newspapers, each targeting their marketing to healthy, well-to-do couples, not to aged seniors needing care.

I understand the desire to offer affordable, long-term care for our growing number of seniors but this is not it. **This is a very high-end private facility, for profit.**

Another fact that came to light after reviewing the documents and the developer's presentation is that this construction will take from 3 to 7 years, depending on the success of pre-sales of the condo units. That raises a question: What happens if, in 3 or 4 years, after clearing the vineyard, displacing wildlife, threatening the environment and digging huge holes in the ground, they don't have the quota required to proceed? What will we be left with? And who will be responsible?

In the developer's presentation to Council, a senior VP stated that Summerland is one of the 5 most desirable places for people to retire. I think we can assume from this that they will market this facility outside of the Okanagan Valley, particularly to achieve the sales forecasts that they are anticipating. What if the strata council bylaws created by the new owners do not mirror our philosophies? Will these become vacation units or Air B&B opportunities? How does this benefit the community?

Yes, these are "what if" questions but very valid ones that should be explored. I am not against a development for real seniors. I am against compromising our Official Community Plan, our Cultural Plan and our Lower Town Strategic Plan to accommodate a huge, for-profit capital venture by folks who have little to lose and much to gain.

Sincerely,
Rita Connacher, Summerland

OCP Amendment and Rezoning of 13610 Bank Crescent

	District Website	Developer Executive Summary	Architect Dwgs & Specs
Buildings	5	4	5
Maximum storeys	6	5	7
Strata units	230	145	171
Individual units	100	110	95
Undefined bldg E	0	0	35
Care units	50	60	36
TOTAL UNITS	**380**	**315**	**337**
% care units	13%	19%	11%

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Karen Jones

From: Doug Wahl <[redacted]>
Sent: January 9, 2017 1:28 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: Delaying the Public Hearing

Dear Mayor and Council – In your deliberations about whether to postpone the public hearing scheduled for January 26th, I would ask that you consider the emotional toll that this development proposal is putting on residents, particularly those that are directly affected by the project. While I understand that the new Director of Development Services may need a bit more time to fully understand the issues, I would hope that the postponement of the public hearing is limited to one or two weeks.

I would also like to say that I am increasingly losing confidence in the process and believe that the outcome may be pre-determined. I say this mostly because the Mayor has publicly been very supportive of the project including its economic benefits (which I should point that some figures being used are highly speculative). In addition, I believe we are being disrespected by the developer, our comments are simply disregarded, we are referred to as NIMBY's. Someone told me they heard the Mayor refer to us as NIMBY's as well but I hope that is not true. But we are part of this community just like everyone else and we have a right to speak up. Finally, I am also concerned that the briefing report prepared for Council by staff seemed incomplete or biased. For example, in reference to the OCP, the report identified numerous policies but does not refer to the following policy:

- 7.2.3.4 Promote the inclusion of productive agricultural land into the ALR boundary that is currently not designated and protected as ALR lands.

Given the risks involved, common sense tells me that Banks Cres. is the wrong location for this development. Please put an end to this endless stress and let us get on with our lives.

Sincerely,

Doug Wahl
13807 Latimer Ave.

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January 10, 2017

Mayor Waterman and Council Members,

Regarding the 13610 Banks Crescent OCP Amendment and Re-Zoning proposal

I am somewhat shocked to discover that the proposal to amend the OCP and rezone 13610 Banks Crescent has proceeded as far as it has and seems to have support of the city council to continue development.

The current city council was elected on a platform of protecting rural farmland and directing development towards the city centre. This development is the opposite; proposing to locate up to approximately 800 residents at the end of one single narrow and steep access road with virtually no walk-ability to the town centre, while removing farmland zoning; this is urban sprawl, not current best practices of condensed town centres.

Environmental hazards within the building site include the Red Zone, an Environmentally Sensitive Area and impact on the water supply for the Summerland Trout Hatchery which is more than a mere tourist attraction, it supports a 100 million dollar industry in BC.

This location is not suitable for its stated intended purpose as it is a very isolated and poor location for seniors; with no real walk-ability or access to Summerland town centre the residents will be encouraged to continue driving for their needs and likely once in the car they will travel to Penticton or places farther afield rather than shopping in downtown Summerland.

There is also an enormous risk to the local Infrastructure: I note that the traffic study that was commissioned for this development referred to Solly Road as a Collector Road but it is identified as a Local Road on OCP Schedule F - Transportation Network which therefore invalidates the traffic study. Note that both Solly and Latimer are narrow roads with poor or no shoulders, sidewalks and curbs. Additionally, Solly is steep, with blind corners. Neither of these roads were designed or built to handle the volume of traffic that both construction and future residents will create. Many of the houses along this route are older, close to the roads and built to out-dated standards. The damage to the infrastructure from the volume of traffic will put the tax payers of Summerland at risk of liability when houses need to be repaired and the streets need to be rebuilt. The developer has offered to widen Latimer and install a sidewalk; I'm not sure how many seniors are going to be able to use a sidewalk that hits a 19% grade and will require a 3+ km hike to town. I would challenge the city council to park their cars at Hwy 97 and Solly and walk to 13610 Banks Cres and back to their cars. Along the way take note of the steepness, blind corners, poor road surface, lack of shoulders, sidewalks and curbs, as well as areas were the side of the road has been eroded by rain run-off. None of this is going to be quick, inexpensive, or easy to upgrade to the standards required for the volume of construction trucks as well as new resident vehicles.

Jobs created by this development will be filled by folks from outside Summerland; Summerland does not have a labour base to begin to fill a small percentage of the construction and post-construction

positions. Residents once in their cars will likely travel farther afield to Penticton or West Kelowna for their shopping, so the benefit to the community of Summerland from this project will be minimal.

In Summary, this property should be developed gently and within the scope of the OCP; with due respect to the Red Zone, the Environmentally Sensitive Area, and the trout hatchery, as well as ensuring a road system and infrastructure that can support both construction and habitation. Any development should be not age restricted but market housing to encourage younger families to move to Summerland to help ensure Summerland's future growth.

Sincerely,

Dave Courtemanche

c.c.: Editor, Summerland Review; Editor, Penticton Herald; Editor, Penticton Western News

Karen Jones

From: Eric Tait <[redacted]>
Sent: January 10, 2017 2:47 PM
To: Mayor and Council
Subject: Banks Crescent Development

Dear Mayor and Council:

Further to my letter expressing opposition to the approval of Lark Group's application for re zoning of 13610 Banks Crescent I wish to add the following comments.

First, my characterization of L G as a corporation present in Summerland for profit was not intended as any kind of ethical judgement or criticism of their business practice. It was a simple statement of fact. The mandate of any corporation is to make money for its shareholders. L G may well be, a reputable company, which, if the development proceeds, will do its best to protect Shaughnessy Springs; however, I believe, that best will not be good enough, the springs will be contaminated, and this will open up a morass of environmental, social and legal problems for everyone, including Lark Group and Council.

Second, having read all of the supporting documents supplied to Council by L G, I can find no evidential basis for L G's guarantee that there is no risk of damage to the springs. I already referred to Piteau's refusal to warranty their Hydrogeological Assessment, but I would also draw your attention to RGC's Geotechnical Report, which tells us that final assessment of land stability beneath the buildings will not be assessed until after foundation excavation and construction are completed. What if the land were then judged unstable ? Plan B ? Given the trout hatchery's zero tolerance for damage to its sole water supply, the risk to this unique natural treasure if the land is rezoned and this development proceeds should be rated extremely high not low, as L G would have us believe.

As I stated in my previous letter, I believe it is primarily Council's responsibility, not the developers, to protect the springs and hatchery, as such Lark Group's application for rezoning should be refused as incompatible with this site.

Eric Tait

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January 9, 2017

To Mayor and Council,

Please add this letter to your file for the public hearing on the subject property:

13610 Banks Crescent, Summerland BC: Rezoning and Development Proposal

As a Summerland home owner, I do not believe this development will be detrimental to the value of our home. Nevertheless, I would like to express my opinions on the project.

There is no doubt, Summerland needs jobs and this development would bring construction and health care jobs along with other career opportunities. As well, the extra tax dollars would benefit the long-term goals of the community. However, there are so many serious issues regarding this development that at this time, it ought to be voted down.

Developing in a gully with "Red" zone areas all around, environmental issues and lack of infrastructure should be enough to discourage any council. In fact, during my terms on council, I voted against development in this area for exactly these reasons.

Residents will be told that the developer will pick up the costs for building the new roads, sidewalks, sewer, water, and electrical expansion and that may be true. Still, the long-term repair and maintenance costs, will be shared by all Summerland residents, forever.

A shuttle will help move the facilities residents around the community but this development is too far to be considered in the core of Summerland. Very few if any will be able to walk up into the downtown area to enjoy the shopping, social and recreational opportunities. Even getting out and walking the steep hills will be difficult for most seniors living in the facility.

While this land in not in the ALR it is still currently used for agricultural purposes so it does seem odd to many of us that it is okay to suddenly turn this land into high-rise concrete buildings. I understand how many of the councillors must feel looking at the limited tax dollars you have available to manage Summerland.

Wouldn't it be better to develop from the core of our community outward using the infrastructure we already have in place? Wouldn't it be better to build this type of development where people can enjoy the easy access to shopping, recreation, and the library, just to name a few?

You have been given the "okay" to keep the schools open for now but if you don't encourage more families into town, eventually the schools will close. Wouldn't it be better to build more family housing in the core of town?

This development is a good one. However, until land is available closer to the downtown core, it should be deferred into the future.

Janice Perrino,

Summerland's Mayor, 2008 – 2014

Residence: 13810 Gillespie Road, Summerland, BC V0H 1Z1 [redacted])

Karen Jones

From: Eric Tait [redacted]>
Sent: January 6, 2017 2:10 PM
To: Mayor and Council
Subject: 13610 Banks Crescent Development
Attachments: The Globe and Mail B.C. town residents worry seniors' community could threaten natural springs.pdf

Dear Mayor and Council,
I was recently contacted by Mark Hume of the Globe and Mail and asked for my comments on the proposed Banks Crescent Development. I have attached, for your information, his article, published December 21st.
As will be obvious, I oppose this development. i believe it will do irrevocable damage to the springs which supply the trout hatchery. Given the hatchery's "zero tolerance" for increased turbidity or pollution, the consequences would be catastrophic, and a resource which generates $100,000,000 annually for the Okanagan through the stocking of 300 lakes would be lost.
Kirk Fisher's glib assurance that Lark Group has a "hydrological survey" which shows the project can be built with no damage to the springs is highly misleading. I assume he is referring to Piteau Associates Report which, in fact, gives no such assurance. It is, at best, a hypothetical, based on unproven assumptions and extremely limited projections. Furthermore, MDM Groundwater's Preliminary Report raises serious concerns about possible contamination to which, as yet, I have seen no response. In fairness to Piteau, they (unlike Fisher) acknowledge the limitations of their report by simply refusing to warranty it and distancing themselves from any claim for damages should a third party choose to act on it. This disclaimer would, of course, include those claiming damages from that third party.
Third party in such a claim would not only be Lark Group but also, quite possibly, Council for lack of due diligence and common sense by rezoning the land and allowing the development to proceed.I say this because due diligence requires more than simply accepting the developer's claims at face value when there is clear evidence to the contrary, and common sense would decree that you can not place a massive nine story structure in an unstable zone, on top of an uncharted water course, within metres of its surface springs, then introduce the pollution that goes with six hundred people and their vehicles, and reasonably expect there will be zero effect on those springs for the entire life of the complex.
I attended a Lark Group Open House at which they and their local booster presented themselves as philanthropists bearing Summerlanders a gift. Pure PT Barnum! They are a corporation whose sole reason for being here is profit. Damage to the hatchery or adjacent properties would simply be "collateral", a cost of doing business, to be dealt with by their lawyers, or kicked down to the careless sub-contractor who accidentally dumped his "Lemon Creek" load in the wrong place. Bottom line, Lark Group's mandate is to make money, not protect the environment; that buck stops with you, our elected council. It's your mandate is to protect this unique, invaluable asset, not theirs, so if the springs are damaged and the hatchery is lost the responsibility will be yours, not Lark Group's. Your legacy will be that of the greedy foolish farmer who killed the golden goose for one of its eggs.
As a final comment, I am both surprised and disappointed that not one of you has taken the time to visit the hatchery and discuss with staff their concerns about the springs. Had you done so perhaps you would have a better understanding of why Lark Group's assurance that there will be no damage to the springs has no credibility whatsoever.
And, if you do make a visit, why not then walk up Solly Road to Tim Hortons to test the Mayor's surreal assertion that it could simultaneously function as a "healthy living" corridor and a truck route by simply adding some sidewalks and removing some signs. As you negotiate each steep, blind curve, try to imagine a cement truck or loaded flatbed truck coming at you down the icy hill. and enjoy!!!

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THE GLOBE AND MAIL

December 21, 2016

B.C. town residents worry seniors' community could threaten natural springs

By MARK HUME

Some residents of Summerland, B.C., fear that runoff from the planned community could pollute the natural springs and cause the province's oldest trout hatchery to shut down

If a developer wanted to find an ideal community in which to build a residence for seniors, it would be hard pressed to find one better than Summerland.

Blessed with a perfect climate and gorgeous views of Okanagan Lake, the small town has neatly groomed public parks, swimming beaches and hiking trails. It is surrounded by a pastoral landscape of orchards and vineyards.

Business Vancouver recently chose Summerland, located between the cities of Penticton and Kelowna, as one of the top five places to retire in British Columbia. No wonder then that Lark Group, a Surrey-based developer, chose a site near the waterfront in Summerland for a proposed, 376-unit, $125-million complex for a new seniors' village.

But the development, which would create 75 to 100 jobs and bring the town $400,000 in annual taxes, is running into a lot of opposition from local residents who apparently aren't quite ready for a seniors home – or at least, not this one, not there.

"Shock," is the word Eric Tait uses to describe how he and many of his neighbours feel about the proposal to build the five-storey complex in Lower Town, a residential area about three kilometres from the town's centre. The site is a 14-acre parcel of land cupped in a small basin known as Bristow Valley, which is backed by steep clay banks. It currently has a vineyard on it, is surrounded by important wildlife habitat, and sits atop natural springs, which supply the nearby Summerland Trout Hatchery with a steady flow of cold, clean water.

"There is strong, strong opposition to this," Mr. Tait said of the proposal, which is currently before Summerland council, with public meetings planned for January.

But isn't housing seniors a vital service in any community, especially in an aging community where half the 11,000 population is 55 or older?

"Of course, yes, I believe this is necessary," Mr. Tait said. "If you want to build this facility for that, yes, we'd love to have it – but not in that location or on that scale."

Mr. Tait said a key concern is that run-off from the site could pollute the springs with oil or sediment and cause the

oldest trout hatchery in B.C. to shut down.

"We think the hatchery will not survive the development," he said.

Hatchery manager Kyle Girgan declined to comment on the development, but did say that without pure water flowing from the springs his hatchery would be out of business.

"In terms of rearing fish, it's absolutely perfect," he said of the spring water. The hatchery started operations in 1918 and produces one million trout a year for stocking in 300 Okanagan lakes.

There are other fears, as the public comments posted on the District of Summerland website make clear. People expressed concern about increased traffic, the loss of agricultural land, the impact of having up to 600 new residents in a small town and about wildlife displacement.

"We are shocked and dismayed to hear that you would even consider rezoning the Bristow Valley for development," Diane Ambery wrote to council. "It is a stunning vista and home to deer, bear, marmots and other wild creatures."

"This valley is one of the last pristine natural beauty areas left in Lower Town," Arend and Josefa Dronkers wrote.

Others said the location is wrong because it is too far from the shopping district for seniors to walk and they urged council to relocate the facility closer to the town core.

Kirk Fisher, senior vice-president of Lark Group, which hopes to get permits to build the facility, said he's noted the concerns, but believes the project will find broad acceptance once people know more about it.

"That's why we have public information meetings because you get scared of these things until you really understand [the details]," he said. "Of all the seniors' communities that we've built people are always concerned to begin with and then after they hear all of the data and all of the information they are in support usually."

He said a hydrological assessment shows construction can take place without harming the springs and precautions will be taken to prevent environmental damage to the surrounding landscape.

Mr. Fisher thinks the project is not only in the right town, but in the right place.

"Our experience from building seniors villages is that while people do need to go into town every once in a while ... they more need to see distant, beautiful nature. That's what makes them healthy," he said. "They don't want to live in a town and not have a pretty view."

However, Mr. Tait says opposition is growing.

"Everyone will be there," he said of the public meetings planned by council.

Tricia Mayea

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From: Linda Tynan
Sent: Friday, January 13, 2017 2:19 PM
To: Tricia Mayea
Subject: FW: Public Information Presentation and Q&A Session January 19

Linda Tynan
Chief Administrative Officer

From: Linda Tynan
Sent: January 13, 2017 2:19 PM
To: 'Aart & Jos Dronkers' [redacted]; Peter Waterman <pwaterman@summerland.ca>
Cc: Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>
Subject: RE: Public Information Presentation and Q&A Session January 19

Hello Jos and Aart,

Thanks for this email and for your inquiries.

In regards to your comments regarding the compilation of the feedback – please be assured that it is our intention to record all of the questions posed at the Q&A session (Thursday, January 19) and to include the responses to those questions in that record. There is no intent to leave any of the questions out through summarization. All information received is considered pertinent. At the open house on Monday, those attending will be encouraged to write their comments down – council will receive a copy of all of the written comments as well as responses to any of the questions posed.

The District has scheduled the open house and Q&A session in an attempt to give both public and council an opportunity to have their outstanding questions relating to the development answered. We have scheduled these different formats (open house/Q&A) in an attempt to ensure that any questions that exist about the development application are addressed. It is recognized that the formal public hearing (mandatory by legislation) does not allow public's questions to be answered and discussed, therefore these sessions have been scheduled to ensure that all questions can be raised and responded to. Public will also have the opportunity to provide their opinion at that Public hearing at the end of the consultation process.

On January 19th, it is expected that the questions and subsequent discussion will revolve around mainly technical and legislative issues. Although they will not be on the stage answering specific questions, council will be in attendance – at this point of the process, it is imperative that council has the opportunity to listen to all comments, concerns, questions, explanations, etc. and has access to all the written material that is received by the District.

Local government legislation states that council must consider every application for a zoning amendment that is received by the municipality. Council should be keeping an open mind until the conclusion of the public hearing when they will publicly debate the proposal keeping in mind all of the input they received during the entire process. The purpose of these sessions are to provide facts and clarification about the development proposal. All of the senior staff involved in processing this application will be available on stage to answer questions that arise regarding the proposal. The Mayor will also be on the stage as there might be questions regarding council's process that will best be answered

by him on behalf of council. Questions that relate to personal opinions of council are not really appropriate as they should still be in the process of forming their opinions.

Questions that are posed during the session may prompt more questions from council and they may direct staff to provide more information if they deem it necessary.

If you have further questions or would like clarity on any of my comments, please do not hesitate to contact me via email or by phone at 250-404-4043.

Regards, Linda

Linda Tynan
Chief Administrative Officer

From: Aart & Jos Dronkers [redacted]
Sent: January 12, 2017 11:23 AM
To: Peter Waterman <pwaterman@summerland.ca>; Linda Tynan <ltynan@summerland.ca>
Cc: Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>
Subject: Public Information Presentation and Q&A Session January 19

Dear Mayor Waterman, Dear CAO,

We learned yesterday that for the planned meeting of January 19 only Mayor Peter Waterman will be answering questions moderated by CAO Linda Tynan. Please let us know why our council members are not included in this process. We feel strong that they should participate in the Q&A session to ensure that their opinions are heard and the process is inclusive and unbiased. Furthermore, we kindly ask your help to ensure that the staff who will be compiling the feedback are fully informed on the development from all angles so that they are able to extract all the concerns and not miss pertinent information.

We look forward to your response. Thank you kindly.

Sincerely,

Jos & Aart Dronkers

Tricia Mayea

From: Linda Tynan
Sent: Friday, January 13, 2017 2:07 PM
To: Aart & Jos Dronkers; Karen Jones
Cc: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: RE: Public Input regarding Rezoning of Banks Crescent- PLEASE UPDATE and NOT LEAVE LETTERS OUT

Hello,
Thanks your for your email and for bringing this issue to our attention.
I checked with District staff - and they recognized that they had inadvertently missed your letter and other letters in the latest update to the file. This has been corrected and procedures put in place to ensure that all letters are included in future updates.

I apologize for this oversight. It is our sincere intent to include all correspondence and information received on this application in the file which council will rely on in their considerations.

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Linda.

Linda Tynan
Chief Administrative Officer

-----Original Message-----
From: Aart & Jos Dronkers [mailto[redacted]]
Sent: January 12, 2017 11:46 AM
To: Linda Tynan <ltynan@summerland.ca>; Karen Jones <kjones@summerland.ca>
Cc: Peter Waterman <pwaterman@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>
Subject: Public Input regarding Rezoning of Banks Crescent- PLEASE UPDATE and NOT LEAVE LETTERS OUT

Dear Linda, Dear Karen,

I just noticed that the posting of the Public Input received regarding the Rezoning of 13610 Banks Crescent seems incomplete and, worse, my last letter seems to have disappeared. It was there before in chronological order of the letters posted. It may be there somewhere, but I did not find it. This letter contains critical information about the aquifer water-flow system. Please find my letter attached. As you will agree, it is very critical that all feedback is posted on the website to fully inform whoever is interested.

I would appreciate if you could repost my letter as soon as possible.
Thank you kindly.

Sincerely,
Aart Dronkers

Tricia Mayea

From: Linda Tynan
Sent: Friday, January 13, 2017 2:43 PM
To: Rita Connacher
Cc: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Karen Jones; Peter Waterman; Richard Barkwill; Toni Boot
Subject: RE: Jan 19 Public Info session Q & A

Yes, the development application will be included as an agenda item on the January 23rd council meeting. At that time council will be able to discuss what the next steps in the process should be.

It will depend a little on the outcome of the public meetings on Monday (16th) and Thursday (19th). The intent is to be able to provide a comprehensive document which includes all the questions and responses arising from the meetings – however, there may not be enough time between Thursday and Monday to complete this depending on the nature of the questions posed and how much follow up is required to provide answers to any questions that can't be answered immediately. As soon as the document is complete, it will be provided to council and posted to the website.

Council will also need to determine whether there has been sufficient opportunity for public consultation and if they are ready to proceed to the public hearing. They will assess whether we have been able to provide them with a complete record of correspondence received by then.

Hopefully that helps.

Linda.

Linda Tynan
Chief Administrative Officer

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From: Rita Connacher [redacted]
Sent: January 13, 2017 2:06 PM
To: Linda Tynan <ltynan@summerland.ca>
Cc: Doug Holmes <dholmes@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Karen Jones <kjones@summerland.ca>; Peter Waterman <pwaterman@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>
Subject: RE: Jan 19 Public Info session Q & A

Hi again,
Yes, thank you Linda, this was clear. I understand that council will publicly debate the issue after the public hearing. When will staff be presenting the "summary" of public input to council? In the article in the Penticton Herald yesterday, you stated that you would be presenting something to council on Jan 23 and that there would be discussion then. Can you please clarify?
Thanks,
Rita

From: Linda Tynan [mailto:ltynan@summerland.ca]
Sent: Friday, January 13, 2017 1:57 PM
To: Rita Connacher

Cc: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Karen Jones; Peter Waterman; Richard Barkwill; Toni Boot
Subject: RE: Jan 19 Public Info session Q & A

Hello again,
Just for clarity as I don't think I was clear in my email (after re-reading it)... Council will be in attendance to listen to the Q&A's and perhaps follow up with more questions, but the plan is not to have each councillor on the stage answering questions relating to their own personal opinions on the development. The Mayor will be on the stage, along with senior staff, to address questions that related to the process and plans for next steps in that process.
After the process is complete and the public hearing concluded, council will publicly debate the application, keeping in consideration all of the information they have received. At that time, they will discuss their opinion, perspectives, etc.

Sorry if I wasn't completely clear in the first email.

Linda

Linda Tynan
Chief Administrative Officer

From: Rita Connacher [m[redacted]]
Sent: January 13, 2017 1:44 PM
To: Linda Tynan <ltynan@summerland.ca>
Cc: Doug Holmes <dholmes@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Karen Jones <kjones@summerland.ca>; Peter Waterman <pwaterman@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>
Subject: RE: Jan 19 Public Info session Q & A

Dear Ms. Tynan,
Thank you for your prompt reply. I am happy to learn that all councilors will be in attendance.
Kind regards,
Rita Connacher

From: Linda Tynan [mailto:ltynan@summerland.ca]
Sent: Friday, January 13, 2017 1:39 PM
To: Rita Connacher
Cc: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Karen Jones; Linda Tynan; Peter Waterman; Richard Barkwill; Toni Boot
Subject: RE: Jan 19 Public Info session Q & A

Hello Ms Connacher,

Thanks for your email and your questions regarding the January 19th Q&A session.

It is my understanding that all of council will be in attendance at the Q&A session. The purpose of the session is to give the public the opportunity to ask questions regarding the proposal—to get the answers and clarification on any of the technical or legislative aspects of the application that they feel they have. This session is in addition to the formal public hearing – where the purpose is for public to express their opinion on the development application (not a Q&A).

At this point in the process, legislation expects that council has an open mind and that they are listening to all the input – from various sources – that relate to the development application. It is critical that senior staff that are responsible for processing the application (eg. engineering, roads, planning, etc) are available to provide accurate answers to questions relating to the various components of the application. These answers are not intended to provide any indication of

support for or against the application, but to provide clarity on the various aspects of the proposal. There may be questions relating to the process which can best be answered by the Mayor on behalf of council – legislative requirements, etc.

It is not expected that questions will focus on council's individual perspectives on the development. We are still in the step of the process to hear concerns, questions, etc. and to ensure that the public has the opportunity to raise the questions. Once the public consultation period has concluded and a formal public hearing is held, council will debate the development application. At that time, they will consider all the information they have received and they will publicly discuss their perspectives and thoughts on the application.

Council's responsibility is to ensure that they are reviewing all the material that is received by all parties. This includes reports, studies, the application itself, legislative documents, public's comments, questions, etc. This Q&A session will be another opportunity for council to hear the questions, consider the responses, and to determine whether further follow-up would be warranted on any of the questions raised.

The intent of summarizing the information is not to pick what staff thinks is important and to leave out other information. It is important that ALL the questions that are asked at the public information session and the Q&A session and the responses provided are recorded and made available to council for review. Some questions posed may require time to be able to fully answer. Perhaps the word "summarize" is misleading – and I apologize for that. The intent is to provide council with as much complete information as possible. So, by summary – I actually meant that all the questions raised were recorded so that we had a complete record that council could refer to.

If you have any further questions or would like clarity on anything in my email, please do not hesitate to contact me by email or call me at 250-404-4043.

Regards,
Linda

Linda Tynan
Chief Administrative Officer

From: Rita Connacher [redacted]
Sent: January 12, 2017 4:51 PM
To: Linda Tynan <ltynan@summerland.ca>
Cc: Mayor and Council <council@summerland.ca>
Subject: Jan 19 Public Info session Q & A

Dear Ms. Tynan,

At the Nov 14th council meeting, the gallery was assured that they would get the opportunity to have a conversation with mayor AND council regarding the Luxury Condo Development at Banks Crescent. I understand that now it will only be the mayor and staff that will be available on Jan 19th? Why? The mayor only has one vote on this after all. Councilors are also elected officials and have a responsibility to the public, don't they?

Also, in the Penticton Herald today, you were quoted as saying that staff needs time to summarize the public input for council. Why? With all due respect, how does staff determine what is important and what is not? Isn't everyone's opinion important and valid in its entirety?

Sincerely,

Rita Connacher

Tricia Mayea

From: Linda Tynan
Sent: Friday, January 13, 2017 1:07 PM
To: Karen Walker; Mayor and Council; news@summerlandreview.com
Subject: RE: Letter to Mayor, Council and Summerland Review regarding 13610 Banks Crescent

Hello Ms Walker,

Thanks for your email and attached letter asking for some clarification on the upcoming Question and Answer session on January 19th.

The District has scheduled the open house and Q&A session in an attempt to give both public and council an opportunity to have any of their questions relating to the development answered. We are trying to ensure that we have multiple opportunities to ensure that any questions that exist about the development application are addressed. It is recognized that the formal public hearing which is mandatory does not allow public's questions to be answered and discussed, therefore these sessions have been scheduled to ensure that all questions can be raised and responded to.

On January 19th, it is expected that the questions and subsequent discussion will revolve around mainly technical and legislative issues. Council will be in attendance – at this point of the process, it is imperative that council has the opportunity to listen to all comments, concerns, questions, explanations, etc. and has access to all the written material that is received by the District.

Local government legislation states that council must consider every application for a zoning amendment that is received by the municipality. Council should be keeping an open mind until the conclusion of the public hearing when they will publicly debate the proposal keeping in mind all of the input they received during the entire process. The purpose of these sessions are to provide facts and clarification about the development proposal. All of the senior staff involved in processing this application will be available on stage to answer questions that arise regarding the proposal. The Mayor will also be on the stage as there might be questions regarding council's process that will best be answered by him on behalf of council. Questions that relate to personal opinions of council are not really appropriate as they should still be in the process of forming their opinions.

Questions that are posed during the session may prompt more questions from council and they may direct staff to provide more information if they deem it necessary.

I do understand your concern regarding the manner in which information is summarized. In development applications such as this one, staff are required to ensure that council has complete information to ensure that they can make an informed decision. The intent of documenting the information resulting from the Q&A session is to have a record of the questions asked – and responses given – for those unable to attend the meeting and for council's reference as they review all the material received. All questions will be recorded as asked – the answers will be based on the facts of the process. The written record will be as complete as possible rather than a short summary.

If you have further questions or would like more clarification on any of my comments, please do not hesitate to contact me directly. I can be reached via email or by phone at 250-404-4043.

Linda Tynan
Chief Administrative Officer

From: Karen Walker [mailto:[redacted]]
Sent: January 12, 2017 4:53 PM

To: Linda Tynan <ltynan@summerland.ca>; Mayor and Council <council@summerland.ca>; news@summerlandreview.com
Subject: Letter to Mayor, Council and Summerland Review regarding 13610 Banks Crescent

Dear Mayor, Council and Summerland Review,
Please see attached documents pertaining to 13610 Banks Crescent
My home phone number is [redacted].
Kind Regards,
Karen Walker

Action

File: _____
Acknowledged: 1/13/17 CAO
Copy to:
___ Mayor
___ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH.
Referred to _____
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Completed by: JM

January 12, 2017

District of Summerland
Mayor, Council & Chief Administrative Officer

Dear Sirs and Madams,

Re: Public information Q & A regarding 13610 Banks Crescent

At the November 14, 2016 Council Meeting, the railroading of the Banks Crescent by-law change was stalled by Ms. Peake when she wisely recommended that further information and public input was required before Council would make any decisions to move forward on this issue.

The public was assured that there would be the opportunity to ask questions and have dialogue with Mayor and Council alike. Indeed, I think that the Councilors were under the same impression, given the attached response by Ms. Boot to Mr. Workun.

Why is it that only the Mayor will be available on January 19th?

Who made this decision?

How will we have the opportunity to have a conversation with Councilors?

How are we assured that the information presented on January 19th will be NOT be summarized and diluted in a manner that shows dispassion about this subject?

Kind regards,
Karen Walker
Summerland

Action
File: BANKS
Acknowledged:
Copy to:
___ Mayor
___ Council
___ CAO
___ Council Correspondence
___ Reading File:
___ Agenda Item: _____
Referred to _____
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_____
Completed by: _____

Karen Jones

From: Toni Boot
Sent: November 17, 2016 11:31 AM
To: Rodney Workun
Cc: Doug Holmes (Home); Erin Carlson; Erin Trainer; Janet Peake; Peter Waterman; Linda Tynan; Richard Barkwill
Subject: RE: Icasa Resort Development on Banks

Hello Rodney,

Firstly, Council has not made the decision to proceed with the Icasa development. At our Monday evening meeting, a resolution was carried (although not unanimously supported) to proceed in January to an Information Session (or Sessions) prior to, potentially, moving to Public Hearing.

The Information Session(s) will give all of us (residents and Council alike) the opportunity to learn more about the proposed development and ask questions. It will also be a chance for us on Council to hear from residents and engage (something that is not possible at a Public Hearing, where dialogue is not permitted, i.e. Council can only receive comments and concerns).

I would suggest your best option is to make sure you all attend the District Information Session(s) AND any the Lark Group may host. I cannot speak for the rest of Council, but I will make every effort to attend each and every session

Councillor Toni Boot

From: Rodney Workun [mailto:r ı]
Sent: November 17, 2016 11:17 AM
To: Aart Dronkers < aı ı>
Cc: "Mary & Ken MacDonald , Claudia Klann t), Frank Font (‹), Karen & Bob Walker" (k ə) ; Mary-Anne Macdonald <m- .net>; Kamala Young <k ı>; Peter Waterman <tbomayor@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Toni Boot <tboot@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Julia & Vince Law ə>; Rita & Stuart Connacher < t>; Aart Dronkers <s n>; Orville & Barbara Robson >; Valli and Mike Scheuring ə>; Dick Ortner < Connie Denesiuk" , Brian Wilkey ( ), Gena & Shane Lowe (y :), Diane Colman & Jeff Ambery <) <cdenesiuk@shaw.ca>
Subject: Icasa Resort Development on Banks

To all opposed to: Icasa Resort Development

Having never been involve in an issue like this before I'm not sure of our options.
Can someone please advise me of the options we have to overturn the Councils decision to proceed with this development?
Although it doesn't look favorable that we might convince Councillors to reverse their decisions.
Are we as a group able to block the Rezoning of this Agriculture Land Package?
Is there anything do be done that can force the council to change their vote?

Tricia Mayea

From: Linda Tynan
Sent: Friday, January 13, 2017 9:50 AM
To: DIANA SMITH; Peter Waterman; Toni Boot; Doug Holmes; Karen Jones; Richard Barkwill; Erin Trainer; Janet Peake; Erin Carlson; Mayor and Council
Subject: RE: 13610 Banks Crescent Development

Hello Ms Smith,

Thank you for your email and your thoughts regarding the process for the upcoming public information sessions.

For clarity, the summary report of the Q and A session will not be the only document that council sees and relies on in consideration of the application. Each piece of correspondence received is being collated. Council receives a copy of all correspondence when received and that correspondence is also put into a master document. All material is also being posted on the website. All the reports, studies, etc received in relation to the application is also part of the record and will be part of the material considered by council. A full printed set of all material relating to the development is available for review in municipal hall.

The purpose of recording the questions and responses provided at the session is to ensure that the information is available for anyone that is not able to come to the session and also to have a record that may be referred to. There may be technical questions posed that require follow up by the District and that follow up will also be made public.

It is my understanding that council will all be in attendance at the session to hear the questions asked; however, the intent is really to focus on the concerns and questions of the public; not to discuss council's opinions on the application. It is appropriate for council to discuss their opinions, thoughts, concerns, etc. during their debate of the issue at the conclusion of the process.

Legislation requires that all applications received by the District must be considered by council. All relevant issues must be identified and professional information provided to address such issues so that council can make an informed decision. Q and A sessions such as the scheduled on the 19th gives the public the opportunity to raise questions that they may have and for the District to provide the information that they have to answer the question to date. As mentioned, some of the questions may require follow up.

As you are aware, there will also be a formal public hearing following the open house and Q&A sessions. A public hearing is required by legislation – it is an opportunity for the public to provide their opinions on a development application. Unfortunately, a formal public hearing does not give the opportunity for response to concerns, therefore these Q and A sessions have been scheduled to ensure that questions can be asked and answers provided.

Questions at these sessions really should focus on the application for development and the process in place for consideration. At this time, the opinions of Mayor and council should not be a focus of the questions. Council must keep an open mind during the process – they must listen and review all input and material received.

I understand your concern about the need for accuracy in the summary report. District staff will be recording the questions posed at the meetings and will also be recording the answers provided during the session. It is not staff's role to be either in favour or against any development application – but rather to ensure that all the relevant issues are identified and adequate answers provided. The report will not contain opinions or any personal thoughts – it will be a summary to technical questions asked. The document will be prepared by District staff, initially reviewed by senior managers to ensure that all answers are complete (ie. some questions may require further response following the meeting), and I will provide a final review the document prior to distribution.

I hope that has answered your concerns. Please do not hesitate to let me know if you have further questions or to contact me directly (250-404-4043) if you require further clarification.

Regards, Linda.

Linda Tynan
Chief Administrative Officer

From: DIANA SMITH [redacted]
Sent: January 12, 2017 5:23 PM
To: Peter Waterman <pwaterman@summerland.ca>; Toni Boot <tboot@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Karen Jones <kjones@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Mayor and Council <council@summerland.ca>; Linda Tynan <ltynan@summerland.ca>
Subject: 13610 Banks Crescent Development

To the Summerland Council and CAO
At the November 14, 2016 meeting you stated that the public information sessions for the Rezoning and OCP amendment of 13610 Banks Crescent would be attended by Council (not just the mayor) who would be available to comment on any questions, concerns that the public may have.
We have subsequently been told that only the Mayor would be answering questions on January 19th. We also been told that at the January 16th open house 'staff' will be there to answer questions and that council members and the developer may or may not be in attendance.

We elected you the council to ALL be involved in any significant proposals, changes to the development and character of Summerland not just the mayor
to be the spokesperson. We as residents need to hear all of councils views and opinions and they need to personally hear the residents of Summerland's views and opinions and therefore ask that they be available to listen and speak during the answer and question forum on January 19th.

At the January 9th Council meeting a motion was passed to delay the public hearing on the 26th to allow time for 'staff' to create a summary report recording ALL questions asked by the public with a reply to each. This will then become a document of record. Will this summary report be the only document the councillors will see and make recommendation from or will they also have access to the original documents/emails etc.?
Who will review the summary report and make sure items have not been missed or issues distilled, misunderstood or recorded incorrectly, and who is qualified to do so?

Sincerely
Diana Smith

Action

File: _____
Acknowledged: 1/13/17 - CAO.
Copy to:
___ Mayor
___ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH
Referred to _____
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Completed by: JM

Karen Jones

From: mcarsonnn . <[redacted]>
Sent: January 12, 2017 12:20 PM
To: Peter Waterman
Cc: Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Janet Peake; Erin Trainer
Subject: OPPOSED TO MIS-PLACED PROPOSAL on BANKS

I reside in Lower Summerland & my home was the former home of the BLEWETT family.

I had the pleasure of meeting Dorothy Blewett & she told me the many springs of lower Summerland change their course.

Even if a Hydrologist report exists which warrants its findings the future courses of these underground streams is anyone's guess.

ALSO PLEASE BEAR IN MIND CLEAN WATER IS BECOMING SCARCE AROUND THE WORLD. The fishery/hatchery should NOT BE jeopordized.

Also, there are many RED ZONES around the "amphitheatre' of BANKS SENIORS HOUSING LARGE DEVELOPMENT proposal.

Shopping, recreation and HEALTH CENTRE/doctors clinics are NOT in this proposed area. District s/b encouraging pedestrian friendly development in DT core. PS WHAT ABOUT SUBSIDIZED LOW COST HOUSING?

many thanks,
Mark carson
15010 KATO Str
Summerland BC

Action

File: _____
Acknowledged: 1/12
Copy to:
___ Mayor
___ Council
___ CAO
__✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH
Referred to _____
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Completed by: _____

Karen Jones

From: Peter Waterman
To: Dan O'Sullivan
Subject: RE: Trout Hatchery water source

Mr. O'Sullivan- I appreciate your concerns. The District is aware of the importance of this issue and discussions and meetings will continue to take place with Freshwater Fisheries and the Trout Hatchery to ensure protection of this resource. Staff and Council will be considering all concerns that have been presented to us. During the consultation sessions on January 16th and 19th we will be receiving and responding to questions. In addition, we will have a public hearing at a later date to be specified once information from the public consultation sessions has been collated.

Regards,

Peter Waterman I Mayor

Facebook: facebook.com/SummerlandBC
Twitter: twitter.com/SummerlandBC

-----Original Message-----
From: Dan O'Sullivan [redacted]
Sent: January 11, 2017 6:41 PM
To: Peter Waterman <pwaterman@summerland.ca>
Subject: Trout Hatchery water source

Mr. Mayor,

I just read an article about the plan to re zone and build above the Trout Hatchery. What are your plans if they ruin the spring that supplies the hatchery water ?
I grew up in S'land and return to visit a few times a year. Surely there is another place to put this development. Because if you wreck the spring, the hatchery is done ! It can't be replaced. Plus the 300 lakes that they stock with fish ! All in the name of tax dollars.
Shame on you for even considering this.
Dan O'Sullivan Jr

Sent from my iPhone

Action
File: _____
Acknowledged: 1/17
Copy to:
___ Mayor
___ Council
___ CAO
__✓ Council Correspondence
___ Reading File:
___ Agenda Item: Adv.
Referred to _____
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Completed by: _____

Tricia Mayea

Subject: FW: Q and A Meeting Jan 19th (Banks Cres)

-----Original Message-----
From: Linda Tynan
Sent: January 13, 2017 8:42 AM
To: 'Tyler C.' [redacted]; Peter Waterman <pwaterman@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>
Subject: RE: Q and A Meeting Jan 19th (Banks Cres)

Hello Tyler and Jenny,

Thanks for your email and input.

The intent of the Q and A meeting scheduled for January 19th is to give the public the opportunity to ask questions regarding the development application. Questions raised by the community do form a very important part of the consideration for the project. Some questions may require follow up after the meeting if a point/issue is raised that has not yet been explored. For clarification, I expect that all of council will be in attendance at the session; it was not the intent to only have the Mayor attend the meeting.

In the format that we have set up for the meeting, District staff from all departments will be on the stage and questions will primarily be directed to them depending on the area questioned (ie. engineering, roads, specifics of the application, etc). The Mayor will also be on the stage and will answer questions regarding process, timelines, etc.

All the questions asked at the meeting together with the responses will be collated into a document and made available to council and the public. In addition to the summary of the meeting, all correspondence received regarding this application together with reports and other materials relating to the subject is being collated and council will ensure all of it is reviewed prior to the public hearing and further debate.

If you have any further questions regarding the process for public input and the upcoming sessions, please do not hesitate to contact me directly.

Regards, Linda

Linda Tynan, BBA, CPA, CGA
Chief Administrative Officer

Action

File: _____
Acknowledged: 1/13/17 - CAO
Copy to:
___ Mayor
___ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH.
Referred to _____
_____
_____
Completed by: JM

-----Original Message-----
From: Tyler C. [mailto[redacted]]
Sent: January 12, 2017 9:42 PM
To: Peter Waterman <pwaterman@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>
Cc: Linda Tynan <ltynan@summerland.ca>
Subject: Q and A Meeting Jan 19th (Banks Cres)

Dear Mayor and Council,

We are writing this email in concern as we have recently learned the format of the Q and A meeting scheduled for Jan 19th, re the re-zoning application for the Banks Cres development. We are of the understanding that only the mayor will be listening to the concerns and questions of the citizens.

We feel that it is imperative to have all voting council members attend this meeting as it is their duty to listen and understand the concerns of the citizens and give fair due process to both sides of every issue put before them.

Sincerely,

Tyler and Jenny Chick

Sent from my iPad

Karen Jones

From: Donna Wahl [redacted]a
Sent: January 11, 2017 2:21 PM
To: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Peter Waterman; Richard Barkwill; Toni Boot
Subject: Land Development options...

Dear Mayor and Council Members,

Regarding the proposed development in Lower Town, I believe part of the issue is that the Lark Group currently owns the acreage on Banks Crescent. I also understand that the Lark Group is promoting this proposed development as high-end luxury living for seniors to age in place. With these things in mind, I feel I must ask the following questions –
Do we need more senior facilities if one whole wing of our existing senior's village is empty?
Can our seniors afford high-end luxury living, especially when strata fees will probably be a few hundred dollars monthly?
Who currently owns the Warton Street block with the old library and the land that was Kelly Care?
Who currently owns the old packing house on Jubilee Terrace?
Who currently owns the land that the old RCMP building was on?
Who currently owns the empty old warehouse on the waterfront by the tennis courts?

If any of these properties or other vacant properties are council owned, could council propose some kind of 'land swap' with the Lark Group so that they can develop one of those existing empty parcels of land. This would then give the city ownership of the Banks Crescent vineyard which could be preserved as a vineyard or, alternatively it could be turned into beautiful park land with bicycle and walking paths.
Summerland is particularly unique as it is a small town, yet can offer everything that tourists want in the way of outdoor activities. Why not focus on how to bring revenue into existing businesses such as wineries, hotels, bed & breakfasts and restaurants?

Sincerely,
Donna Wahl
Resident concerned for the future of Summerland

Action

File: _____
Acknowledged: 1/12/17
Copy to:
___ Mayor
___ Council
___ CAO
___ Council Correspondence
___ Reading File:
___ Agenda Item: _____
Referred to DN.
Dev Services to reply to questions.
Completed by: _____

Action
File:
Acknowledged: N/A
Copy to:
___ Mayor
___ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH
Referred to
Completed by: JM

#101 - 9302 Angus St.
Summerland, B.C.,
V0H 1Z5,
Jan. 12, 2017.

To: Mayor Peter Waterman and Summerland Council,

Dear friends,

I'm writing to express some reservations about the proposed development in Lower Town.

Location, Location, Location:

I'm concerned about the location of the project. When we have land uptown that was considered for such a development before, why don't we use the existing land which is ideal for residents and businesses?

As a resident of Angus Place, I greatly appreciate its location. We are very close to all amenities, - Doctors, drugstores, uptown stores (which we need to use or we will lose them) thrift shops, clothing stores, hardware store, beauty shops, dentists, swimming pool, restaurants, Library, Arts Center, Theatre, churches, schools (where interaction between young and old is easily accommodated) and food stores. All of these things are within walking distance. Walking to them is pretty well all on level ground which accommodates people who like to walk either independently, or with canes or walkers. I like the idea of being close to the High School and have taken in many of their shows and activities. Again, the High School is within easy walking distance.

The independence that the uptown location offers is very valuable to all concerned. We then don't need extra buses. That means that people will walk, thus using fewer gas-guzzling vehicles. Surely that's an advantage in itself. Many community activities are easily accessible, so the need for in-house programs is greatly reduced.

I am in favour of sensible development. I value new ideas and would welcome a wonderful new Seniors Residence. I think it should be in a sensible place - uptown Summerland!

Thank you for the considerable work you do to make Summerland a place where we love to live!

Yours for sensible development,

Marj Plitt

Marj Plitt, resident of Angus Place.

Tricia Mayea

From: Lisa Jaager <[redacted]>
Sent: Friday, January 13, 2017 4:46 PM
To: Peter Waterman; Mayor and Council
Cc: Karen Jones
Subject: Support for Banks Crescent Development

Hello Summerland Mayor and Council,

Shawn and I moved here 22 years ago because we wanted to start our life together in a family-friendly small town with good schools, a hospital, grocery stores and a decent liquor store (it really was on the list ☺). We felt Summerland met all our needs and was poised to grow... on the cusp of being the next great place.

Well, we were wrong about quite a few things (not the liquor store... we seem to do that well!). The hospital closed, the school district was amalgamated and this past year taught us even the actual bricks and mortar schools are not safe. And we have not grown, or embraced our potential, or changed, or accepted new thoughts and directions. Our young people continue to leave, our businesses continue to struggle, our Main Street has lost its lustre and we continue to say "no" to opportunities. Summerland seems to revel in saying "no".

We have said "no" to several world class development options that would bring families to our town, support local businesses, provide short and long term skilled employment, expand our volunteer pool and increase our tax base. We have said "no" to land swaps, tall buildings, small buildings, prisons, combined emergency services, flat land development and hillside development. We almost said "no" to a sewer system! Really.

Now, I would, given the opportunity again, prefer to bring families to Summerland over retired folks (even though 55+ is creeping up on us) because they, the younger people, bring in more dollars... they spend more, need more and fill our schools and parks with energy and action.

That said, I am saying "yes" to the Banks Crescent development opportunity. I am saying "yes" to optimism, new ideas, new people, quality concepts, well researched plans, infrastructure upgrades and an increased tax base.

And, let's remember pretty much every single one of us in Summerland lives on a former orchard or on a clay hillside. It was how this town was built.

Respectfully, Lisa Jaager
[redacted]

Action
File:
Acknowledged: 1/16/17
Copy to:
___ Mayor
___ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH
Referred to
Completed by:

Dear Editor

I agree with the two editorials that were written in the Summerland Review by Janice Perrino and the other by Dave Courtemanche regarding the proposed new development for seniors at Banks Cres. Council must reconsider this project, not only, for the reasons already mentioned in these editorials but for the need to fill basic needs of a senior to live a fulfilling life and not just a waiting place to die.

It's almost an abuse to seniors to even consider this location. The topography of the land is outrageous and the distance to the pleasant amenities offered in Summerland. Council should be thinking about the effect this will have on the businesses in the town center. I'm told there is approximately 7000 seniors living in the district Summerland. Most of the business in the community comes from these seniors. There will be a lot more in the future. Why does Council not consider an older person an asset? I'm beginning to feel there's age discrimination in this town.

You haven't considered the psychological effects on a senior tucked away in a very deep gully who can't even use a scooter to get up the hill because it will be too steep. There's no way they will be able to socialize with their friends at the local watering hole or shop for their basic needs. No! the shuttle will not be sufficient. Who likes to stand and wait in the heat or cold for shuttle to come by or live in a place that you can't enjoy the beautiful sunrise with a cup of coffee.

Come on now council! We are here to enjoy our lives. To participate in all the interesting programs and to be active till the day we die. Stop discriminating against the older person because one day you will be there as well.

This is written by a very duress senior that can't believe what Council is considering.

A citizen of Summerland...Albertine Meyer

January 11, 2017

Dear Mayor and Councillors,

Councillor Erin Carlson, Councillor Toni Boot, Councillor Doug Holmes, Mayor Peter Waterman, Councillor Richard Barkwill, Councillor Erin Trainer, and Councillor Janet Peake.

Banks Crescent proposal

M husband and I are neighbours of the Banks Crescent project called ICASA and are in favour of this proposal.

It is sad to say a few of our neighbours are bullying this town by passing a petition and signatures page to sign based on false and non-fact information. We have been on the iCASA website as well as the District website. This information we believe is factual backed by legitimate professionals.

We went to the District website and counted the letters that are against the project. The letters are high majority our neighbours, many of the same people over and over again writing the same complaints.

We and a few others are speaking for many more that feel intimidated to come forward. I hope you are taking this in consideration. We trust our counsellors and mayor that you will not be intimidated by a few neighbours and tell you how to do your job.

This is an amazing gift for Summerland, we need jobs for our young people and new business including Seniors housing. We do not want to lose this project to another city.

We are old and wise and we know this is a great movement for Summerland.

"Residents neighbouring to Banks Crescent" (wish to stay anonymous)

January 16, 2017

District of Summerland,
Mayor and Council

Dear Mayor and Councillors;

Re: 13610 Banks Crescent Development (iCasa Resort Condo Development)

I am writing to join the chorus of voices in opposition to this development. When we moved to the Okanagan years ago we made a conscious decision to avoid either of the Kelowna(s) or Penticton as a place to settle precisely because the nature and character of developments in those locations did not lend themselves to our chosen lifestyle. Summerland fit the bill perfectly. The small town, rural, agricultural character of the town felt perfect. Big box developments were not prominent. Residential areas were surrounded by orchards and vineyards. Lots of parks and trails were easily accessible to enjoy outdoor physical activities. The single family residential developments were generally not monoculture developments, were architecturally diverse, and were on large lots where one did not inadvertently hear neighbour's barbeque discussions but still had the feel and security of living in a neighbourhood where people were friendly and interacted freely.

The task force that developed Summerland's Community Cultural Plan nailed these values perfectly. We were very satisfied and felt secure that council would respect these values when making decisions on development projects. Briefly, these values and principles included, among others:

- Protect and preserve farmland;
- Respect the character of the community, and;
- Maintain the quality of life.

Similar articulations of these values are repeated in the Official Community Plan, were evident in the latest council election campaign and are supported by at least one of the Advisory Committees.

With such extensive community support it seems strange then that the first major development that comes along, post election, Summerland District staff recommend supporting a "big box", high density condo development smack dab on top of productive farmland in the middle of a unique, large lot, single family residential neighbourhood whose architecture spans the gamut from 100 year old homes to ultra-modern designs. Are all the reports and recommendations that are developed over many hours and the efforts of volunteers on these various committees to be just set aside? Is the fate of these reports to be the same as many in government where they are simply set on a shelf to collect dust?

The Banks Crescent Development is a huge big box condo development that is being marketed as a resort community. It consists primarily of three up to 7 story boxes with up to 3 stories of underground parking, plus several other smaller ancillary buildings, to be excavated and constructed right on top of the aquifer supplying water to our historic fish hatchery. The number of condo units are advertised to be somewhere around 380 individual units, housing somewhere around 600 individuals with somewhere around a further 100 staff employed at various activities around the development. Overall density is expected to be somewhere along the lines of Vancouver's West end. The traffic along a quiet residential street that presently experiences around 50 trips per day (my estimate) is forecast to increase by over 1600 trips per day (Watt traffic study). This is a significant change and does not respect the existing character of our neighbourhood at all.

Much has been made about this land not being considered farmland within the context of the Agricultural Land Reserve (ALR). This council was elected with a vigorous mandate to protect and preserve farmland. Is there some distinction between land within the ALR, whether or not it has ever been or ever will be actively farmed, and land that is actively farmed and has been for many years and is not, for whatever bureaucratic reason, included within the ALR? To me actively farmed land is farmland which will likely be able to continue producing food for the foreseeable future.

Much has also been made about the financial windfall that this development will produce for the District's bank account. It has been put forward that an increase in taxes of around $400,000 per year will accrue to the District as a result of this development. This so called windfall must be taken with a grain of salt.

- First, this is a gross number and does not reflect District costs associated with this development. These costs will include increased road and sidewalk maintenance resulting from additional sidewalks and widened roads along with traffic increases, especially during construction. Add to this, increased costs of chemicals and pumping for the water and sewage treatment systems, possible increased costs for the provision of electrical services and over the longer term a need to advance capital expenditures sooner than otherwise required to increase capacities of the water, sewer and power systems.
- Second, it could well be the better part of a decade before the full value of the taxes are realized, since construction will only proceed as fast as pre-sales of condo units permit, but costs will start to be incurred immediately.

Since municipalities are not "for profit" entities with tax rates and fees set mainly to cover costs over a reasonable timeframe, at best this is likely a breakeven proposition.

For these reasons I am philosophically against this particular development. We have been referred to as NIMBYs for opposing this development. Fair enough! I accept this with a certain amount of pride in trying to save the character of our neighbourhood. I'll even go one further, big box condo developments of this scale and magnitude has no place anywhere in Summerland. The right place for this scale of development is in the larger centres where adequate infrastructure and support services exist.

I am not anti-development. I am all for the scale of developments that we have seen so far in this record breaking building permit year in Summerland. The value of building permits issued this past year is proof that Summerland is not anti-development. I fully support the developments of agri-business, agri-tech and sales and support industries for the agriculture sector. I also support development of the wineries, breweries, light manufacturing and light industries and tourism developments commensurate with the values that Summerlanders have articulated so well and defended so vigorously.

I could even support the smaller St. Elizabeth portion of the Banks Crescent development that is dedicated for the senior's assisted living facility with two provisions;

1. That existing seniors assisted living facilities already existing within Summerland are fully utilized, and
2. That properly qualified staff can be attracted and retained to operate such as facility.

My understanding from those in care-giving business is that #1 does not apply at this time and that #2 is easier said than done.

In closing, I sincerely hope that council will make the right decision on the OCP amendment and rezoning proposal for this Banks Crescent condo development and continue to support the values we in Summerland are so passionate about by voting against the rezoning application.

Yours truly,

Stuart Connacher
14010 Latimer Avenue,
Summerland, BC
[redacted]

Cc: Summerland Review

Tricia Mayea

Subject: FW: Connecting the dots....Re: Summerland Hatchery
Attachments: Summerland Hatch Jan 11.png

From: Rick Simpson [redacted]
Sent: January 12, 2017 3:59 PM
To: Peter Waterman <pwaterman@summerland.ca>
Subject: Connecting the dots....Re: Summerland Hatchery

Connecting the dots

Please share

Thank you

Good Fishing Tight Lines and Conserve Our Waters

Yours too in conservation for our children's children's children for seven generations

Rick

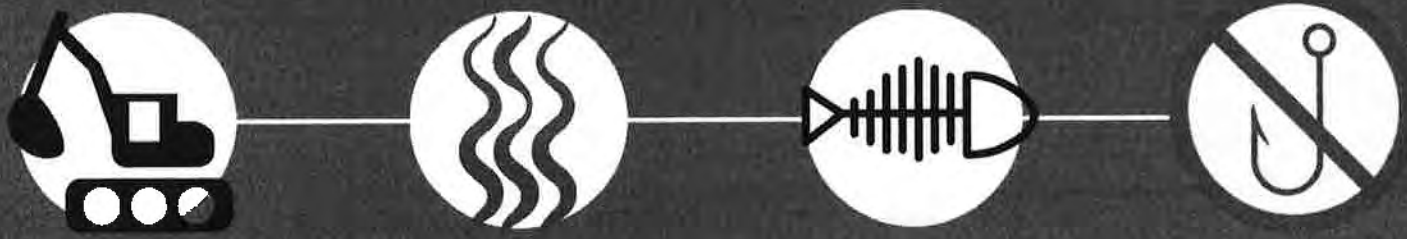
Rick Simpson, BA
R.L. Simpson & Associates
405 - 1938 Pandosy Street, Kelowna, British Columbia, Canada V1Y 1R7
[redacted]
in.com/pub/rick-simpson/25/324/9b9
[redacted]

Your Fishing License Dollars at Risk

Summerland Hatchery relies on pristine spring water

Summerland looking at building high density housing on source water location

These are the steps



#1 Construction

#2 Water Quality Declines

#3 Hatchery Fails

#4 300 Lakes won't be stocked

Voice your opinion in Summerland

Jan 16: Open House, 3:30-7:00 PM, Arena Banquet Room, 8820 Jubilee Road
Jan 19: Public Information Presentation, 7:00 PM, Centre Stage Theater, 9518 Main St
Public hearing: Date to be determined

Contact City Council: http://www.summerland.ca/your-city-hall/mayor-council

BCWF

To see a preliminary review paid for by Freshwater Fisheries Society of BC http://summerland.ca/docs/default-source/default-document-library/ mdm-groundwater-consulting-ltd-review-of-applicant's-hydro-geological-report.pdf?sfvrsn=0

A Symbiotic relationship

After attending ".i Casa Resort Living" presentation and reading the Letters to the Editor it appears most agree it is an excellent project for Summerland but not in this location. So I ask-if not in this location where can it be built? ALR Land is sacred, mountain tops are too expensive and "not in my back yard" takes care of any other land that may be left. Many in Summerland would also say "we don't need any development" we like the small town feeling.

I believe the present council is obligated to support this development because of the historic symbiotic relationship that exists between development and farming. Without development there would be very little farming in Summerland. Farmers will not be able to afford to farm.

In their promo they state the District of Summerland would receive $400,000 annually in property tax revenue. Compare this to the Farm Tax collected.

What is important to note is of all the taxes collected the DOS retains approximately 50%. for a total of $7801201.11. Added to this are the User fees to maintain and upgrade our vast infrastructur

Action

File: _____
Acknowledged: N/A
Copy to:
___ Mayor
✓ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH.
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Completed by: JM

RECEIVED
JAN 13 2017
District of Summerland

Taken from 2016 Annual Budget Municipal Portion.
Municipal Tax Residential ----------$6303425.2
Municipal Tax Farm---------- $477314

User Charges.

Domestic Water Rates.

Compare the water rates for Residential and Irrigation.
Residential rates----------$2,303425.2
Irrigation rates ----------$500.896

Summerland has a huge infrastructure to maintain for its population. Lets compare Summerland to Penticton. Summerland has 165 km of roads but maintains 320. 175 km of water lines, 70 km of sewer lines with a population approximately 11000. If Summerland put all its roads end to end they would stretch to Revelstoke.

Penticton has 232 km of roads, 206 km of water lines, 153 km of sewer lines with a population of approximately 33,000.

Summerland has a total area of 7,264 hectares with 2860.7 (35 %) designated Agricultural Reserve. Penticton has a total area of 4,447 hectares with 841 (19%) designated Agricnltural Reserve.

Summerland is an anomaly – of the 553 farms in Summerland 54 % are under 5 acres and 96% are under 10 acres.

All this adds up to a whopping tax increase in the future if we don't attract projects like "i .Casa Resort." We already had a 15% increase in residential and irrigation water from a pro agricultural council? Past decisions are starting to haunt Summerland's future.

Lloyd Christopherson

Tricia Mayea

From: Linda Tynan
Sent: Sunday, January 15, 2017 8:46 PM
To: Brian Wilkey; Peter Waterman; Toni Boot; Doug Holmes; Erin Trainer; Janet Peake; Erin Carlson; Mayor and Council; Richard Barkwill; Karen Jones
Subject: RE: 13610 Banks: Concerns re Objectivity of the District, and a new proposal to consider

Dear Mr. Wilkey,

Thank you for your thoughts and input into the proposed Banks/Bristow development. Your email, along with all of the correspondence received regarding this application will be considered by council as they work towards forming their opinions on the proposal.

I am sorry that you feel that I may be giving direction to staff and elected officials that it is most important that this project be approved. I can assure you that this is not the case at all. As CAO, my role is to ensure that our procedures for processing applications are followed so that council receives all information which is pertinent to the application. This includes all correspondence received from the public, reports/studies etc related to the application, correspondence from the property owner, etc. I agree with you that a factor such as revenue generated from a project is only one of many components that council must consider in a large development application such as this. Over the past few months, development services staff have been compiling the information from the applicants and determining what additional material is required before the application can be considered further. Once all of the material is received, public consultation is complete and a public hearing has occurred -- it is Mayor and council who will debate the proposal based on all of the factors and ultimately determine whether the application will be approved or not.

Local government legislation requires council to consider all applications made to amend the zoning bylaw. This is specified in Section 460 of the Local Government Act. In order for council to adequately consider an application made by a property owner to determine whether they are in support of it or not, they must have access to all of the information. Gathering this information is the process that is currently underway. Public consultation, such as the open house on Monday night and the Question and Answer session on Thursday night is part of that process. When staff answers the questions that are asked at those sessions, those answers will be based on the facts of the application rather than any personal viewpoints on the merits of the application.

The District has not considered a different proposal at this time because we have an active application from the Bristow land owners. As outlined above, when an application is received - it must be considered by Mayor and council to determine whether it will be denied or approved. That is a right provided to the property owner by legislation. Having said that - all ideas and suggestions such as yours can be valuable for council to consider and as stated at the beginning, will be included in the material relevant to the application.

If you have any questions regarding my comments, please do not hesitate to contact me directly via email or phone at 250-404-4043.

Regards, Linda

Linda M Tynan, BBA, CPA, CA
Chief Administrative Officer

Action

File: _____
Acknowledged: 1/15/17 CAO
Copy to:
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___ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH
Referred to _____
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Completed by: JM

From: Brian Wilkey [redacted]
Sent: Saturday, January 14, 2017 5:03 PM
To: Peter Waterman <pwaterman@summerland.ca>; Linda Tynan <ltynan@summerland.ca>; Toni Boot <tboot@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Mayor and Council <council@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Karen Jones <kjones@summerland.ca>
Cc: 'Brian Wilkey' [redacted]
Subject: 13610 Banks: Concerns re Objectivity of the District, and a new proposal to consider

January 14, 2017

Dear Mayor, CAO, and Council:

I have serious concerns over the objectivity of District staff and Management re the handling of the information about the Banks/Bristow proposal. It is clear to me that our CAO is in charge here and it appears she is focused primarily on revenue for the District, taxes and building permit revenue. Yes that is her job to take in as much revenue as she can to run the district, but I am gravely concerned that she may be unknowingly giving direction, to staff and elected officials that it is most important that this project be approved because the district desperately needs the revenue. As a result, other significant issues about the risks of the project could be getting downplayed. Are the Mayor and staff really being objective about this proposal and seriously looking at all the data that is being presented or are their minds made up already and it is all about the revenue, revenue, revenue? It is a very real concern for many of us in Summerland.

It is not all about the revenue. There are many factors to consider. The risks to a disastrous event happening once construction starts is too high to even consider moving forward with this project in this location.

- Events that will happen, such as property values in the area going down significantly, noise from the area during and after construction, Solly Road deteriorating over time due to the increased heavy traffic, the densification for that area will be at least 60 times higher than any other area of lower town, and there will be increased infrastructure support costs over time that the citizens of Summerland will have to pay for with their tax dollars.
- Events that have a high likelihood of happening to some degree are: units will remain empty, units may not all get built and left in half construction mode, the strata changes the use of the buildings in the future to air B&B or other such uses.
- Events that if they do happen will have catastrophic consequences , red zone collapses and houses at the top of the ridge fall into the bowl injuring someone or worse, water supply for the hatchery gets impacted and hatchery closes, storm water gets into hatchery water supply and the hatchery closes.

Has the District considered a different proposal?

Why doesn't the Town consider offering a land swap to current Bristow land owners for land uptown and let the developer build this market condo development and seniors complex in the right location (Construction costs will be a lot less uptown too), and The District can lease out the Bristow bowl for continued agricultural use. If the land values are not even between the two properties, the District could allow the current Bristow land owner free use of the bowl for a specific number of years to continue growing grapes. This way there would be no capital outlay for the district to purchase the Bristow bowl, and the entire swap would be a win win for everyone. No zoning changes would be required, no construction in the Bristow bowl, but the District would still get the revenue for the build uptown, and all the proposed jobs that are going to be created would still be available. Has this ever been considered?

Thank you

Sincerely

Brian Wilkey

Brian W. Wilkey
Wilkey Consulting (1996) Ltd.
250-494-7094 (Home Office)
[redacted]

Tricia Mayea

From: Tricia Mayea
Sent: Monday, January 16, 2017 8:37 AM
To: [redacted]
Subject: FW: Summerland Contact Us submission

Thank you for the email regarding the proposed [redacted] Banks Crescent. Council will receive it in correspondence and it will form part of the Public Hearing. Just a reminder that information sessions are being held Jan. 16th 3:30 – 7:30pm at the Arena Banquet Room and Jan. 19th 7pm at Centre Stage Theatre (details in the newsletter and on our website).

Tricia Mayea
Manager of Legislative Services
District of Summerland
250-404-4057
www.summerland.ca

From: summerlandofficialwebsite@gmail.com [mailto:summerlandofficialwebsite@gmail.com]
Sent: January 15, 2017 7:30 PM
To: General Information Website <info@summerland.ca>
Subject: Summerland Contact Us submission

Name:	Doug Morrison
Email:	[redacted]
Phone:	[redacted]
Address:	189 Piper Crescent
City:	Nanaimo
Postal Code:	[redacted]
Contact Me by:	[X] Email
Department:	Administration
Comments:	Come on folks what are you thinking. How could you consider development in the watershed of the Summerland hatchery? Think of all the tourism that is based on fishing in the lakes stocked by that Hatchery. If the hatchery water supply is effected and the stocking program is lost what will the impact be on the whole

Action

File: _____
Acknowledged: 1/16/17
Copy to:
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✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH
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Completed by: JM

Tricia Mayea

From: Tricia Mayea
Sent: Monday, January 16, 2017 9:09 AM
To: 'summerlandofficialwebsite@gmail.com'
Subject: RE: Summerland Contact Us submission

Thank you for the email regarding the proposed Banks Crescent development . Council will receive it in correspondence and it will form part of the Public Hearing. Just a reminder that information sessions are being held Jan. 16th 3:30 – 7:30pm at the Arena Banquet Room and Jan. 19th 7pm at Centre Stage Theatre (details in the newsletter and on our website).

Tricia Mayea
Manager of Legislative Services
District of Summerland
250-404-4057
www.summerland.ca

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File:
Acknowledged: 1/16/17
Copy to:
___ Mayor
___ Council
✓ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: PH
Referred to
Completed by: JM

From: summerlandofficialwebsite@gmail.com [mailto:summerlandofficialwebsite@gmail.com]
Sent: Sunday, January 15, 2017 1:36 PM
To: Mayor and Council <council@summerland.ca>
Subject: Summerland Contact Us submission

Name:	Terry Hynes
Email:	[redacted]
Phone:	[redacted]
Address:	2332 75th Ave
City:	Grand Forks
Postal Code:	[redacted]
Contact Me by:	[X] Email
Department:	Council
Comments:	As a long time Okanagan resident, I am quite familiar with the area of the proposed multi-family seniors development on Banks Crescent. My only concern is it's effect on the ground water and possible adverse effects to the Summerland Trout Hatchery's water usage. I believe this can be alleviated if it is addressed from the beginning of the development process. I have no objection to the development itself as long as steps are taken to ensure pure water for the hatchery. Summerland is well aware of water issues with their own reservoir problems over the years. Lets not have the same issues with the hatchery. The developer should be made to do whatever is required to ensure the pristine quality of this water source for all contingencies due to this project. Thank you so much.

January 17, 2017

Mayor and Council

I wish to pass on to you, my thoughts regarding the "Proposed Development at 13610 Banks Crescent"

I cannot support this proposal in any way, shape or form due to knowing the history of the "clay banks" in this area. We are always seeing small slides, not only here in Summerland but also in various areas along the highway to Penticton. Indeed, we did have a slide in Lower Town that took out a home and resulted in the death of the homeowner who was in his home at the time the slide came down. In fact, there are two (2) vacant stores still standing that were right next to where the slide came down. Those stores are in the "red zone" and cannot be used now.

Tuscan Terrace homes, overlooking Peach Orchard Park, are currently being reinforced due to, as I have been given to understand, the balcony(s) are coming off and other problems. Is this not a warning of what could happen with this proposed project?

Currently this property is being used for a vineyard. The root system of the grapes could well be helping to hold the soil in place, but when they are gone - ??? Also, should you approve this project - what about all of the vibration from the machinery and equipment working on the clay bank and/or excavating the area?

The road(s) in the area are not wide enough to handle additional traffic and, at the same time, see sidewalks installed. People need to get out and walk for exercise, but this is not an area conducive to walking due to the narrow roads and steep hills, etc.

A project, like this, is needed up town on the old Kelly Care property. This property is an eyesore with all of the weeds that grow there now and vehicles parked "wily nilly" during the summer.

This project is saying that they will have their own Pharmacy - NO. We have three Pharmacies in town and we need to support them, not lose them.

They want to have their own "high end" restaurant. We already have Zias Restaurant. Let's support it, not lose it.

A movie theatre is also proposed - again, we have the theatre attached to the High School. Why can't they use it and keep it open - not be an exclusive group. We NEED SUPPORT - not exclusivity that will not keep the business/shopping area open.

If this proposal were built in the downtown core, the residents could walk to the Library and help keep it open. We have, unfortunately, lost the Bulk Food store that people could walk to - is that what we want to see take place with other business outlets in the downtown core????? Stores are closing because there is no support and senior residents and others are being forced to travel to Penticton to get the necessities of life? We need to look seriously at how this proposal will ultimately affect the overall health of Summerland and its citizens - both young and old alike.

We are currently seeing a potential problem with not enough Doctors in Summerland for the current population. This proposal, adding how many more people that will ultimately require a physician, could be an issue that would affect all of the people in this community. Until we can get enough Doctors and clinics for our current citizens, we need to apply the brakes to a huge proposal such as this.

Should this proposal be approved, be built and then - OOPS! A slide takes place resulting in how many deaths and injuries - who would ultimately be blamed? What about insurance coverage and/or compensation? Would the Municipal council of the day have to face "the music" and take part of the blame for this decision having been made? Could there be a lawsuit over a situation such as this? I feel that "due diligence" needs to be applied and the proposal be turned down now and not wish that it had been.

Sincerely

Ruth Manning
Concerned Citizen

Action

File: _____
Acknowledged: N/A
Copy to:
___ Mayor
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✓ CAO
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___ Agenda Item: _____
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Completed by: _____

Tricia Mayea

From: Rita Connacher [redacted]>
Sent: Monday, January 16, 2017 4:13 PM
To: Mayor and Council
Cc: Linda Tynan
Subject: Today's Open House - re Banks Crescent

Follow Up Flag: Follow up
Flag Status: Flagged

I just got home from the City's hosted open house. What a bunch of crap! This was another sales opportunity for the developers, at tax payers expense!

This was supposed to be an impartial, display of information. It is not. It is a sham and an endorsement of Lark. I asked Ms. Tynan why the developers were allowed to set up shop at this event and she said that it's a public event and that maybe they could provide information. I strongly disagree. The developers had several opportunities already to misguide the public. This event was to be by the District for the District.

I have rarely been so angry and frustrated in my life, to the point of tears. I have absolutely no trust in this council and the integrity of senior staff. I'm extremely worried about my home and feel defeated by my Council.

Rita Connacher

Action

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Acknowledged: 1/17/17
Copy to:
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Completed by: JM

Tricia Mayea

From: DIANA SMITH [redacted]>
Sent: Monday, January 16, 2017 4:55 PM
To: Peter Waterman; Linda Tynan; Toni Boot; Richard Barkwill; Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Karen Jones
Subject: 13610 Banks Open House Today

Follow Up Flag: Follow up
Flag Status: Flagged

How appalling and disingenuous to have allowed both the developer and owner to be at the Open House today.

At the November 14th council meeting you the council suggested that Lark and the Town should have independent open house sessions to get impartial feedback from Summerland residents.

This open house today was a regurgitation of all Lark's promotional information from their open house in December and a blatant support from Town Council to try and sway the residents on this development.

There was no new information, some conflicting information and an obvious bias with the presence of the developer. To say that they were there to answer questions slanted towards their needs is not being impartial.

Town Council should be embarrassed to put on such a sham of being impartial instead of waiting to listen to ALL public input
The platform of transparency this council was elected on is obviously not in play

I am extremely concerned about the safety and future viability of my property if this is allowed to proceed and have absolutely no faith that this council will make an impartial decision

Shame on you!
Diana Smith

Action

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✓ CAO
___ Council Correspondence
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___ Agenda Item: PH
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Tricia Mayea

From: Brian Wilkey <[redacted]>
Sent: Monday, January 16, 2017 7:16 PM
To: Peter Waterman; Linda Tynan; Toni Boot; Doug Holmes; Erin Trainer; Janet Peake; Erin Carlson; Mayor and Council; Richard Barkwill; Karen Jones
Cc: 'Brian Wilkey'
Subject: Bristow Project Open House January 16, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

January 16, 2017

Dear Mayor, Town Council and CAO.

Shame on you District of Summerland! Elected officials and senior staff.

I was shocked at The District of Summerland Open House today allowing displays from the Lark Group. I knew that the Lark Group and the land owner would be present, but for the District to allow them to have several displays in place, simply allowed them another opportunity to market to the citizens of Summerland, and sent a clear message to the residents of Summerland. It is very evident to me now that the District has already formed some type of partnership with the Lark group and is doing everything in its power to get this project approved. And oh by the way District of Summerland, let's call this project what it really is, this is a condo development, for sale and for lease, (280 units at least) with a few memory care units thrown in so Lark can sell it as a health complex for seniors.

Is there anything that can be done to have the District look at this project in an Objective manner? From what I have seen to date, I think not. If you approve the rezoning of this land and you allow the Lark group to proceed, what is going to happen when something on this build goes very wrong? It is not a matter of if, but a matter of when something will go wrong, because it will. Who will be liable? I would hope that elected officials who voted for this project could be held accountable. I would like to suggest our elected officials go back and re-read their own election material they distributed last election to get themselves voted in. Are they following their own election promises? I think not!

Thank you

Brian Wilkey

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Rudi van den Broek, BSC, MPA, EDAC

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[redacted]

January 16, 2017

District of Summerland

To Whom It May Concern:

I write to you as an interested party to the proposed development of a Seniors Hub in Lower Town Summerland. I am an interested party for a number of reasons – I am a biologist by training as well as a public administrator (having worked for various levels of government for over 25 years). I am also a consultant to the Lark Group having advised them in the development of thousands of seniors' residences and/or long term care beds. I am a professional project manager and healthcare consultant - over my career, I have helped plan or deliver over $5 billion in social infrastructure.

In fact, Lark Group is currently being chosen across Canada to bring national and international best practices to build Seniors Hubs in BC, Alberta, Ontario, Newfoundland, BC and the Maritimes.

I am trained not only as a biologist and public administrator but also as an evidence based designer – my certification is in Evidence-based Design Accreditation (EDAC). In this field, teams use facts and real world demonstrated evidence to make better design decisions about projects. Making decisions based on facts improves desirable outcomes. The proposed development is based on evidence based design which demonstrates that it will improve the quality of life for its residents, will reduce their use of the health care system (freeing it up for others) and will bring provide high quality environments which will be safer and more appropriate.

As an environmentalist and biologist, I note too that a compact set of buildings on the disturbed, vineyard portion of the site will improve the ecology of the area and will preserve the steep slopes and environmentally valuable 60% of the site. Grape vines are not native to the Okanagan. Compact housing improves the quality of ecosystem by increasing green space and the proposed design relies on native species that are suited to the weather.

Beyond the outstanding quality (world class in many ways), the proposed development will also be good for area by creating jobs, improving access to services and improving the hatchery.

As you consider this matter, I urge you to consider:

1) The proposed development will likely be the **largest employer** in town which is important when Summerland is aging, the population is shrinking and the number of young adults is declining (Statistics Canada).
2) Schools are under pressure due to declining enrolment – note the recent pressure to close Trout Creek Elementary.
3) New jobs and new younger adults are necessary to make the community sustainable and to increase the number of shoppers in Downtown – exactly the ones that will be employed.
4) Not everyone wants or can afford a single family house – the trend worldwide is to build multi unit dwellings to allow for better efficiency, reduced footprints and to increase green space.
5) The proposed development will meet or exceed all safety and building requirements.
6) The proposed development will improve the fish hatchery and reduce the use of irrigation and pesticides.

7) Only 40% of the site will be built on – leaving @60% preserved as green space.

These are all facts. There are many rumours floating around that are based on conjecture or fear of the unknown. This is not the way to build a community, to create jobs, to protect the work of the hatchery, or to preserve the environment. A focus on quality, high standards and proactive action will build a sustainable Summerland with thriving retail and improve the world class hatchery.

A few years ago I had the honour of leading a team that developed the Royal Jubilee Patient Care Centre – a 500 bed, elder friendly inpatient building. The rezoning raised some concerns with our neighbours there also. I am happy to say that a few years later the Patient Care Centre is an asset to the community, is supported by its neighbours and has received national and international recognition. This experience makes me confident that the same will happen in Summerland.

As an evidence-based design accredited consultant, I encourage you to make your decisions based on facts, and trust to your staff and your processes. Ensure that there are plans to proactively mitigating all risks while building a positive vision for what Summerland can be.

Sincerely,

Rudi van den Broek

Tricia Mayea

From: Marilyn Hansen <[redacted]>
Sent: Tuesday, January 17, 2017 10:33 PM
To: Mayor and Council
Subject: The Banks Development

Dear Mayor and Council,

I went to the open house Monday evening to carefully look at the Banks Development Plan. The displays were well-presented. But I have several serious concerns:

!.) Location: It's **not the right spot for a seniors' centre**. Access is **steep** and **far from amenities**. That access road is slippery in winter even if it's widened. The red zone is all around. How will a large development affect drainage in the red zone? This type of development should be on flat land closer to the town's centre so that inhabitants can easily walk to services.

2.) The springs that supply the fish hatchery lie underneath this property. The fish hatchery is a $100,000,000 business supplying lakes in BC. If these springs are compromised, there will be **no remediation. The proposed builder cannot prove that the springs will not be adversely affected. Building there is too risky to threaten the fish hatchery. Again, the proposal is in a bad location.**

3.). Construction: wood frame, six storeys high. We do not have a fire department capacity to fight a fire of that height. The Banks development is a money-making business. They would have to pay for increased fire-fighting capacity.

4.). Would sewer capacity have to be increased? Who would pay for this? The developer should.

I strongly feel that this development should be in another location, and the developer should pay all extra costs for road-widening, sidewalks, sewer, fire-fighting equipment, water delivery....and anything else the council considers necessary. Tax payers should not have to subsidize this development.

From Marilyn Hansen, 7611 Oak Avenue, Summerland, BC, V0H-1Z9, [redacted]

Action

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Completed by: JM

Tricia Mayea

From: Tom Matthews [redacted]>
Sent: Wednesday, January 18, 2017 10:12 AM
To: Karen Jones
Subject: ICASA Resort Living

To Mayor and Council
This notice from The Summerland Waterfront Resort and Spa is in support of the ICASA Resort Living development
We see this development as being beneficial to the Resort
Residents at ICASA will no doubt have friends and family visiting year round that will require temporary accommodation which would be beneficial to our business and other businesses in the community particularly the off season
We also do not see any significant draw backs of the development
Sincerely
Tom Matthews

Tom Matthews
General Manager
Summerland Waterfront Resort & Spa
13011 Lakeshore Drive South
Summerland BC V0H 1Z1
ph 250-494-8180 ext 4000
fx 250-494-8190
www.summerlandresorthotel.com

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Jan 17th

I will not be attending your Public Information Sessions on the Banks Crescent Senior Housing Development Proposal due to a hearing handicap.

If the Trout Hatchery and engineering site concerns are addressed favourably, I would say – 'give the okay' – but My question:

1. Can council give approval for this proposal with a stipulation that they (developers) must build X number of low-cost housing units, the land being supplied by council?

This would help prevent us from being known only as a senior's town and would help keep our schools open.

Carol MacKenzie

PS. 'The Vehicle Idling Myth' article was excellent information. I am going to give it to my neighbour graciously of course.

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JAN 17 2017
DEVELOPMENT SERVICES

Leah Schmidt

From: Diemut Beck [redacted]
Sent: January 17, 2017 8:03 PM
To: General Information Website
Subject: RE: Senior's Housing Development Proposed

Dear District of Summerland Councillors

I am opposed to the proposed senior's housing development at Bank's Crescent on the basis it fails to meet the four pillars of sustainability, environmental, social, economic and cultural.

Environmental Pillar (Environmental Responsibility):

- Energy, Air and Climate Change
- Water
- Solid Waste
- Natural Areas
- Land Use and Built Environment

The proposed senior's housing development does not meet the environmental pillar guidelines. Removal of an agricultural enterprise, which is beneficial to the climate and replacing it with a carbon intensive structure, has a negative impact on climate change. Additionally, the potential impact of this development on the downstream community and environment should be enough to reject this development application. Storm water management for the development will consist of dry wells, that will leach contaminants from parking areas and landscaping, into the water table. These contaminants will not only pollute the downstream Fish Hatchery, but will contribute to the harmful pollutants entering Okanagan Lake. The consolidation of the land during and after construction, could lead to the spring, vital to the Fish Hatchery, being altered or negatively impacted. As it stands now, the agricultural property has a surrounding natural area, that acts as a wildlife corridor and habitat. The development will have serious implications to the wildlife diversity, access to adjacent wildlife corridors and the loss of vital breeding habitat. This development is an inappropriate land use, within the boundaries of the District of Summerland.

Social Pillar (Social Equity):

- Education and Learning
- Health and Wellness
- Food and Nutrition
- Poverty and Homelessness
- Comfort, Safety and Inclusion

The proposed senior's housing development fails in the social pillar as it does not address education, learning, poverty, homelessness and inclusion. This type of development is a 'for profit' operation and the residents are required to contribute significant financial resources to reside there. There are no 'low income' senior's rooms included in the development. Removal of a parcel of land from the agricultural land base, does not meet the requirement of food security.

Economic Pillar (Economic Health):

- Economic Development
- Community Economic Development
- Labour Market Development
- Infrastructure
- Tourism
- Agriculture

While the proposed senior's housing development appears to provide economic development by means of development fees, taxable land base, short term construction jobs and low wage care aide jobs, it fails to address the cost of infrastructure development. Road, sewer, water and hydro upgrades will ultimately be borne by the tax payers of Summerland. The development does nothing to promote tourism or bolster the agriculture sector, but rather detracts from them. Tourists come to Summerland for the agricultural setting and the adjacent Okanagan Lake. This development removes an active and viable agricultural enterprise and replaces it with monolithic building complex.

Cultural Pillar: (Cultural Vitality):

- Arts, Creativity and Entertainment
- History and Heritage
- Active Citizenship
- Diversity

The proposed senior's housing development fails in the cultural pillar because the proposed location creates a physical isolationism for the seniors. Residents need to be enabled to contribute to the social capital and cultural fabric of a community. This can only be achieved when seniors complexes are located close to the downtown core.

Communities that strive to balance the four pillars of sustainability, create vibrant and resilient places that are attractive to investors in industry, business and tourism and thus create employment opportunities, expand the tax base and add real wealth of community.
While this development may create short term high paying during the construction phase, most jobs will likely go to people residing outside of the community of Summerland. Once operational, the senior's complex will only provide employment for a minimum number of low paid, permanent staff. While the municipality may benefit from development cost charges and a future tax base, the development will ultimately download infrastructure cost upgrades to the taxpayers (ie: sewer, water, road upgrades, etc.). A community focused on sustainable development must focus on creating a densified downtown core, in order to reduce the impact of urban sprawl on municipal infrastructure and the fragmenting or removal of vital agricultural lands.

I urge Counsel to reject the proposed senior's housing development at Bank's Crescent, on the basis that the equal balancing of the four pillars of sustainability have not been met. I strongly urge the Council to promote the vacant land, on the corner of Kelly and Wharton, to the developer, as solution for a future senior's complex and a best fit for the community of Summerland.

Sincerely,

Richard Marsden
5316 Beaver Street
Summerland, BC
[redacted]a

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January 18, 2017

Dear Editor,

Re: the development of Banks Crescent senior housing Development.

I fully agree with the sentiments expressed by Orv and Barbara Robson and Joan Hrncirik published in the Summerland Review Thursday, December 22, 2016. This project is probably very good but I believe it should be situated in land west of Summerland.

The spring is a geological wonder which I believe no one, no matter how well educated, can fully understand. It can be destroyed easily and never replaced. Please reconsider the location.

I would like to remind our council one of the items on their election platform was to preserve farm land. I don't believe size should influence the decision. I would hope they would add important places, such as the spring, to this consideration.

Siucerely

Ellen Clay

Summerland resident since 1967

cc Peter Waterman, Mayor

Councillors: Richard Barkwill, Toni Boot, Erin Carlson, Doug Holmes, Janet Peake and Erin Trainer

January 20, 2017

Mayor Waterman and Council Members,

Regarding the 13610 Banks Crescent Jan 19th Public Information Presentation and Q&A session:

Last night we heard a lot of talk about how the municipality needs to expand its tax base, and we heard some vague numbers around how much tax revenue this development would generate.

Personally, I would prefer this piece of property to remain as agricultural land forever but I recognize that through the hard efforts of various groups and committees' studying the future of Summerland, this land has been designated for medium density development within the Official Community Plan, and I respect their efforts and insights.

I believe that an important consideration of the tax value of this development has to include what the tax value of the property would be if it was developed within the spirit of the OCP rather than amending the OCP to upgrade the designation from Medium Density to High Density.

Predictably, less Property Tax would be generated, but the social and environmental impact would also be much less and maybe this is a fair compromise.

Additionally, hard to factor in accurately, but important to consider is the tax benefit to all of Summerland by opening up this land to a development that would welcome a moderate number of young families rather than a high number of seniors.

Not to pick on seniors, but young families spend a lot more money! They will be shopping locally for groceries, bikes for their kids, meal at restaurants, home repair supplies, etc. In contrast, seniors by & large tend to carefully guard their remaining finances to ensure they have enough to "see them out". Seniors would make trips to the in-house coffee shop and hair salon, but this would do nothing to support Summerland's city centre retail core. Now try to factor into your tax revenue equation the tax value of a robust town centre!

Also, last night we heard repeatedly that the studies submitted to-date should be considered preliminary and not definitive; further studies on virtually all areas of concern are required. This stands in stark contrast to the message from the developers at open houses and through flyers, where they have provided "facts to misconceptions," such as stating that the fish hatchery will not be affected, traffic studies have shown no problems, and the development is consistent with the OCP. None of these statements are actual facts; all these topics still require more studies, yet the developer continues to chant this erroneous mantra presumably because they think they can dupe the good citizens of Summerland into believing them. I would certainly recommend that someone on council or staff take the developer aside and advise them to stop making these misrepresentations as all they are doing is fueling the fires of discontent!

In closing, thank you for the opportunity to present our many concerns yesterday. It was a stressful evening for us all and I look forward to future constructive dialogue.

Sincerely,

Dave Courtemanche

c.c.: Editor, Summerland Review; Editor, Penticton Herald; Editor, Penticton Western News

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Completed by:

Tricia Mayea

From: Tricia Mayea
Sent: Friday, January 20, 2017 11:03 AM
To: [redacted]
Subject: FW: Summerland Contact Us submission

Good morning Mr. Rasmussen,

Thank you for submitting your comments regarding the proposed development on Banks Crescent.

Council will receive it in correspondence and it will form part of the Public Hearing.

Tricia Mayea
Manager of Legislative Services
District of Summerland
250-404-4057
www.summerland.ca

From: summerlandofficialwebsite@gmail.com [mailto:summerlandofficialwebsite@gmail.com]
Sent: Friday, January 20, 2017 9:42 AM
To: Mayor and Council <council@summerland.ca>
Subject: Summerland Contact Us submission

Name:	john rasmussen
Email:	[redacted]
Phone:	[redacted]
Address:	12591 taylor Place
City:	summerland
Postal Code:	v0h1z8
Contact Me by:	[X] Email
Department:	Council
Comments:	I just wanted to mention my support for the new seniors development. Are there issues, certainly but all of these can be mitigated by proper planing. The increased tax revenue, jobs (short and long term) and a new seniors residence, is beneficial for all of us. Please do not be swayed by the organized NIMBY protests.

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Michael and Valli Scheuring
101-6114 Faircrest Street, Summerland, BC, V0H 1Z1
[redacted]

18th January 2017

To:
Mayor of Summerland
Council Members

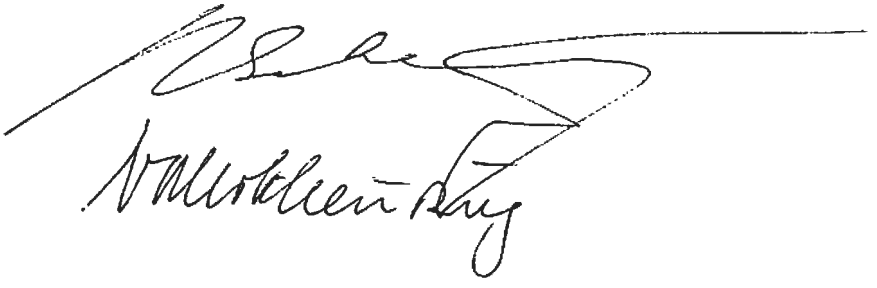
Dear Mayor, dear Members of Council,

We are very disturbed with regard to the plans of the Lang family to change their vineyard below Solly Road into a very high density senior living complex. We are opposing this plan for the following reasons:

1) It would be absolute extreme to re-zone agricultural land to not only residential one family homes but to a project of five to six storey high buildings which would create an island in Summerland with the highest density in our community. The Lang family and their developer spoke about three hundred units which means approximately 600 inhabitants and up to 200 service, maintenance and support staff.
2) Traffic on Solly Road would increase more than three fold as all these residents have no services down in the ravine/valley which means they will have to travel this road into town. During the 3-5 year construction the truck and heavy machinery traffic would be impossible to cope. It would disrupt the usual traffic of cars, bicycles and people walking Solly Rd as well as adjacent side roads. The sharp corner to Bristow Rd. would become unmanageable for residents of Faircrest Street and Bristow Rd. I would also like to point out that there is a no truck traffic sign on Solly Rd and this is for a reason. Accidents would become unavoidable and the air and noise pollution for the established residents unacceptable.
3) The construction of five to six storey buildings would harshly disrupt the peace and comfort of living for all existing residents in this part of lower town. The influx of up to 800 people would upset the entire area. High density projects in our opinion should be centered around downtown in order to revive our commercial sector.
4) Summerland has no fire fighting equipment for five to six storey high buildings. The existing tax payers would have to pay for new fire trucks in order so that this private project would be safe in an emergency. Ambulance service would be struggling with the concentration of 600 seniors in this small space. New residents to Summerland struggle for 5-6 years to finally find a family physician. Where would 600 more senior residents find family physicians as well as appropriate health care?

5) The fresh water supply for the fish hatchery would be in jeopardy with this high density plan so close to their facility.
6) There are already 13 retirement resorts similar to the proposed project, but smaller in size, in the area between Kelowna and Penticton. In our opinion this is not an appropriate location for senior citizens as they would be trapped in this valley and only had the opportunity to leave on scheduled bus trips. It is always delightful to see senior, still independent, walking or driving around Penticton being able to shop, dine etc. where they wish instead of being dependent on the restaurant which this development would provide for them. We urge the council members to think of how they would feel in their later years to be confined in this valley away from downtown shopping, dining, doctors and various other services.
7) The Lang family and their developers presented this new development as though it was a gift to Summerland seniors. In truth it is pure greed to achieve maximum return for a vineyard at the expense of the residents living close by right now. The company pamphlet and the invitation for the information meeting was very deceiving and manipulative. The talk was about a breath taking 14 acre parcel designed to reduce local impact, keeping the serenity of the location, minimal impact on traffic to the adjacent street net work and minimal obstruction of neighbouring views. Does the mayor and council really agree with this?

Thank you very much for considering our points of opposition to this development project.
Best regards,



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Sheila White (2)

Mayor & Council.

Further to my previous letter voicing the wisdom of enabling the proposed Banks Crescent development.

1. The labour situation would not benefit Summerland until there is more affordable housing. The modest wages for many of the workers would not fit our more expensive housing.

2. The hydrological opinion that all would be well for the hatchery water supply cannot promise that this would be so. There are too many factors which could easily compromise the situation and the hatchery is too valuable to be lost.

3. I am surprised that the "Red Zone" rule is not being applied here. The Banks gulch is a type that could suffer movement in the future - as will other parts of Summerland.

Sheila White (2)

4. There is a pressing need for more low cost housing & other development but more town - not where it would be difficult for senior residents to be independent which many like to be.

5. The area has been farmed for many years. Let it continue to be so used.

The former RCMP site and the property on Kelly would make ideal apartment sites which would really benefit town as compared to the isolated living as presented.

Remember you are working for all Summerlanders - Not the developer. Developers will dream up all sorts of wonders - but must be critically appraised by Council.

Sheila White
Sheila White

7413 Kirk Ave
Summerland V0H 1Z9
[redacted]

January 20, 2017

Mayor Waterman and Council Members,

Regarding the 13610 Banks Crescent Jan 19th Public Information Presentation and Q&A session:

Last night we heard a lot of talk about how the municipality needs to expand its tax base, and we heard some vague numbers around how much tax revenue this development would generate.

Personally, I would prefer this piece of property to remain as agricultural land forever but I recognize that through the hard efforts of various groups and committees' studying the future of Summerland, this land has been designated for medium density development within the Official Community Plan, and I respect their efforts and insights.

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In closing, thank you for the opportunity to present our many concerns yesterday. It was a stressful evening for us all and I look forward to future constructive dialogue.

Sincerely,

Dave Courtemanche

c.c.: Editor, Summerland Review; Editor, Penticton Herald; Editor, Penticton Western News

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Karen Jones

From: [redacted]t
Sent: January 13, 2017 7:31 AM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: question and answer session january 19th, 2017

Mayor and Council members:

Regarding the question and answer session on January 19th,2017 I suggest that ALL members of council should be present. This will help eliminate any concerns of misinterpretation of both the questions and answers when council deliberates on January 23.

Mary-Anne MacDonald

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Karen Jones

From: Donna Wahl <[redacted]>
Sent: January 12, 2017 10:06 PM
To: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Peter Waterman; Richard Barkwill; Toni Boot
Subject: FW: Public info session

Dear Mayor and elected Council officials,

I was upset to hear recently that elected council members will not be available during the public Q & A session regarding the proposed development on Banks Cres. that is slated for January 19th.

Mr. Waterman – my question is why not? Do you plan on taking all questions and concerns to council yourself? If so, doesn't that put your personal bias onto this whole decision of re-zoning land from Agriculture to High Density Living?

We all know how you feel about it. Why not let Council members hear for themselves how the rest of the residents of Summerland feel about it? This is supposed to be a fair decision based on majority opinion. Have you so quickly forgotten the very reasons why you were voted in?

Donna Wahl
Now a VERY concerned resident.

From: Rita Connacher [[redacted]]
Sent: January 12, 2017 4:57 PM
To: Mary-MacDonald; David Courtemanche; Doug Wahl; 'Aart Dronkers'; 'Christophe Pelletier'; Barbara Robson; [redacted]; 'Jenny Chick'; Orville & Barbara Robson; 'Tyler Chick'; DIANA SMITH; 'Karen & Bob Walker'
Subject: RE: Public info session

Hi Guys,

Karen Walker has kindly agreed to send the attached letter to Linda, council and to the editor. Another letter of mine is being published in the paper next week so we thought it would have more effect if it was sent from someone who hasn't written before.

BUT, I did just send this to Linda with cc to council. Same message, different words...

Keep up the pressure folks. Or as our good neighbour once said "Let's make some noise!".
Rita

Dear Ms. Tynan,

At the Nov 14th council meeting, the gallery was assured that they would get the opportunity to have a conversation with mayor AND council regarding the Luxury Condo Development at Banks Crescent. I understand that now it will only be the mayor and staff that will be available on Jan 19th? Why? The mayor only has one vote on this after all. Councilors are also elected officials and have a responsibility to the public, don't they?

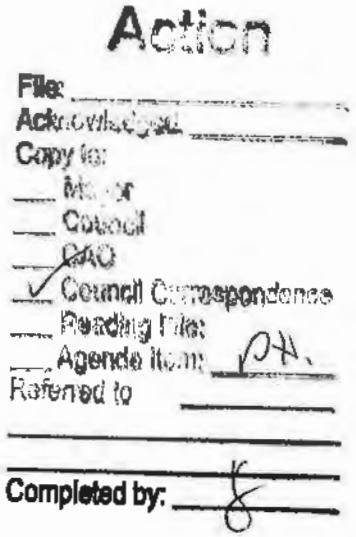
Also, in the Penticton Herald today, you were quoted as saying that staff needs time to summarize the public input for council. Why? With all due respect, how does staff determine what is important and what is not? Isn't everyone's opinion important and valid in its entirety?

Sincerely,

Rita Connacher
Summerland, BC

From: Rita Connacher
Sent: Thursday, January 12, 2017 11:48 AM
To: 'Mary-MacDonald'; David Courtemanche; Doug Wahl; 'Aart Dronkers'; 'Christophe Pelletier'; Barbara Robson; [redacted]; 'Jenny Chick'; Orville & Barbara Robson; 'Tyler Chick'; DIANA SMITH; 'Karen & Bob Walker'
Subject: Public info session

Sending this today if there's no objection ...
Thanks,
Rita



Karen Jones

From:	Aart & Jos Dronkers <[redacted]>
Sent:	January 21, 2017 12:28 PM
To:	Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Linda Tynan
Cc:	dan.ashton@bcliberal.com; kyle.girgan@gofishbc.com; stacy.webb@gofishbc.com; editor@pentictonherald.ca; editor@pentictonwesternnews.com; news@summerlandreview.com
Subject:	The letter accompanying my questions at the Q&A Session January 19, 2017

Dear Mayor Waterman, Dear Council Members, Dear CAO,

Please find below the letter I wrote with more details regarding my questions during the Q&A Session January 19, 2017. Hopefully you will find it interesting and pertinent. There is one thing that is not mentioned but is important nonetheless: Once the buildings would be completed and something would happen to the aquifer, a change in flow, increased turbidity, etc, will it not be near to impossible to do any research as to what has caused or is causing these changes? Would the buildings and developed surroundings not inhibit comprehensive future work?

January 19 meeting Q&A Regarding Bristow Development Proposal

Dear Mayor, Dear Council Members, Dear Staff Members,

I would like to ask you about 3 topics of major concern:

1. The aquifer for Shaughnessy Springs and thus the Hatchery
2. The Soil Stability and Bearing Capacity at the proposed Site
3. The Slope Stability of the Red Zones surrounding the site

Rather than raise too many questions with you, I have decided to give you the key information and then focus on a few key questions at the end.

1. **The aquifer.** The aquifer feeding the Shaughnessy Springs is an artesian aquifer. An artesian aquifer is a water bearing layer confined by an overlying impermeable layer, kept under pressure. This is why the Shaughnessy Springs have a more or less constant flow (~2800 liters/min). This aquifer is believed to be fed by mainly 2 creeks, Prairie Creek and Eneas Creek. Whether the aquifer is one connected aquifer or consists of several water bearing bodies is, as far as I know, unknown. The aquifer is updip from Shaughnessy Springs under the proposed Site, although the exact location and depth of the aquifer is unknown. Piteau engineering has estimated a depth to aquifer in their report, but this is speculative and no more than an estimate. None of the wells drilled, except the 2 deepest and closest to the Shaughnessy Springs, have encountered the water-table at a depths of about 30 m bgs (27-35m), although moist was encountered in most of the wells at shallower depths. Key for the existence of the Hatchery is to ensure that the water-flow is undisturbed and consistent in quality. This means not only the aquifer itself, but as much the impermeable layer that keeps the aquifer from discharging to the surface. So even if the aquifer

is 20m from the bottom of the parkade (Piteau's estimate), the impermeable layer will be shallower and more at risk.

An interesting recent phenomenon is worth mentioning: Several years ago an empty lot at the end of Morrow Av was very wet, with a puddle and a spring on it, likely fed by an (artesian) aquifer uphill. Water flooded and flowed down Morrow Avenue. The lot has been for sale for many years. Then they build on the hill above the lot and the well stopped about 3 years ago and now the lot is dry. Then about a year ago, 2 new wells (water outlets) popped up further downdip along Morrow Avenue near the Summer Gate Winery. Although there is never any clear proof, this may be another example that artesian aquifers are under pressure and in many ways unpredictable. If you disturb the flow system it will find a new outlet somewhere and ruin the land and/or cause landslides. This process may happen rather suddenly or take a lot of time. This can also happen in the Bristow Valley.

A different but also important risk element could be the design of the elevators in the complex. I have not been able to find out which type of elevators are planned. For a 6 story building it may need to be a conventional hydraulic or roped hydraulic elevator, both of which require a pit below the floor of the elevator, i.e. deeper than the parkade, and consequently would pose additional risk for the aquifer system. If they can build the lift system on top of the buildings, the buildings will become higher again than presently presented! Also, hydraulic fluids may get into run-off and eventually contaminate the water source.

Any disturbance in the integrity of the overburden of the aquifer, such as cracks, faults or deformation like tilting or folding, will influence the water flow and in the worst case cause breakthrough and discharge of water to the surface. If that happens it will cause subsidence, slumping, sliding etc, with all the devastating consequences for the complex itself as much as for the surrounding cliffs. This process can be sudden or can take years to show itself. Also, changes in water quality at Shaughnessy Springs could have dire consequence for the hatchery. Run-off from high density development can contaminate the source water and cause increased turbidity. With the limited knowledge we have on what the depth to aquifer and overlying confinement is, we and our municipality are facing a risk we cannot afford to toke.

2. **Soil Stability in the Site area.** Standard Penetration Testing (SPT) was done to estimate the relative density of the soil at the proposed Site (basically you hammer a cylinder in the ground and measure how many blows you need to penetrate one foot). Of the 8 holes, 7 were tested with SPT down to ~10m, and the values range from <10-30. Two tests were higher, up to 40, but this is mainly where, I understand, they hit a rock in a gravel layer. In my interpretation, following SPT standards, the largely loosely to un-consolidated sediments would be defined as ***loose to compact***. Rock Glen engineering states that based on the test-drilling and SPT information the silts have relative densities in the firm to very stiff range, with values of 50-100Kpa. Interestingly, the unit Kpa is not a unit of relative density (which has no unit and is expressed in %). Kpa is a unit expressing pressure per area (in this case probably Bearing Capacity). Generally values of 50-100Kpa define Bearing Capacities of Very Soft Clays & Silts to Firm Clays & Medium Dense Sands, which would be in line with the SPT values! ***So, given these data there is risk for subsidence on this site. Furthermore if water gets into the system and saturates the surficial sediments the chance of subsidence and slumping will be much higher.***

3. **Slope Stability.** Slope stability is a real issue in Summerland. The cliffs surrounding the Site are mainly glacial lacustrine and fluvial silts and tills, largely unconsolidated sediments, that can slump and slide easily. This is why they are designated red-zone areas.

   There are many landslides recorded in Summerland (I could find 9 + the recent one in Peachland) and ... they are still happening, among them:

   - The well-known Perpetual Slide in Paradise Flats and Trout Creek Canyon, which started in 1914 and was still recorded in 2012!
   - On Walter Road about 20 years ago a vineyard lost 1-2 acres of land that slid down the cliff toward the highway because of a water leak
   - Lakeshore Drive slide in September 92 that took out a garage on the lake side, coming across the road, and leaving over 4 feet deep of silt on the road.
   - A more surprising and less known one is the home on 6119 Solly Road that dropped some 6-12 inches in 1998 because of a water leak on Latimer Av. Some $200,000 in repair costs.
   - The Bob Campbell Vineyard on 6902/04 Switchback Rd 10 years ago lost a lot of land after a major landslide down the cliff caused by heavy rainfall
   - The worst case happened in September 1970 when a large silt bluff slumped and flowed down as a dry cohesion-less mass at the far end of Faircrest St directly on the south flank of the Bristow Valley. ***It destroyed a small motel, killed 1 man and hospitalized his wife.*** Again the conclusion was that irrigation water saturated the sediments over time to a level where shear stress could not hold them in place.
   - Tuscan Terrace is a major recent one and instability and repair is still ongoing today.
   - The most recent one happened between Summerland and Peachland, said to be due to a water leak.

   I would like to quote a paragraph from the Ministry of Energy & Mines website about landslides:

   ### *What causes Landslides?*

   Many factors contribute to the instability of slopes, among them the configuration of the slope, the geometry of the slope, and ground-water conditions.

   Landslides can be triggered by gradual processes such as weathering, or by external mechanisms including:

   - *Undercutting of a slope by stream erasion, wave action, glaciers, or human activity such as road building,*
   - *Shocks or vibrations caused by earthquakes or canstruction activity,*
   - *Loading on upper slapes,*
   - Intense or prolonged rainfall, rapid snowmelt, or sharp fluctuations in ground-water levels, etc

   Ground water flow systems as well as undermining of slopes exert critical influence on shear strength of the sediments and thus slope stability. Once the stress equilibrium is disrupted, sliding and slumping occurs.

Therefore, heavy building activity and excavation right next to the red zone steep slope areas will pose a high risk for slope stability and hence slumping. If building activity and, over time, the weight of the structure itself would disrupt the aquifer and overburden and artesian water would discharge, the building site as well as the steep cliffs adjacent to the site may start moving downslope. All homes on

top of the bluffs surrounding the Bristow Valley proposed building site are vulnerable for this situation. There was an incident in Williams Lake in 1992 that may serve as an example for the homes surrounding Bristow Valley. A building was an the edge of a majar slope failure and had considerable damage from undercutting of the slope area (courtesy of the Ministry of Health).

Furthermore, what is truly troubling and very misleading vis-à-vis the public are statements from the Lark Group representatives. In a recent radio interview I heard, quote, "we are 100% confident that all hydrogeology and erosion concerns have been mitigated", and in their January brochure I read "The Fish Hatchery and Aquifer will not be impacted" ... and further in the brochure ... quote "for these reasons the aquifer and the hatchery are entirely safe and will remain undisturbed!".

How can that be? ... no actual work has been done to mitigate any of these concerns and there are no statements of certainty and/or proof in the engineering reports! Some of the statements in the reports pertaining to these concerns are as follows: ***elevated turbidity is a moderate risk; risk anticipated to be limited; risk considered law; heavy truck traffic combined with exposed soils presents a risk to water quality within the Shaughnessy Springs; mobilized sediments could potentially increase turbidity.***

Furthermore the disclaimer at the bottom of the report reads: ***Any use that a third party makes of this report, or any reliance on or decisions based upon it, are the responsibility af such third parties, Piteau accepts no responsibility for damages, if any, suffered by any third party as a result of decisions or actions made based on this report.*** Although these disclaimers are common practice, in this particular case it will open up a large pot of worms if something goes wrong in Bristow Valley during and/or after construction, even many years later. How does our mayor and council plan to assume any potential liability that could occur through damage to bordering homes and the Fish Hatchery? And are you willing to take this risk?

So, my questions to you, dear Mayor, Dear Council, Dear Staff is

- **What is your own interpretation of the Engineering Reports. Is there risk or no risk?**
- **Are you willing to take this risk and why?**
- **How does our mayor and council plan to assume any potential liability that could occur through damage to bordering homes and the Fish Hatchery?**
- **Are you willing to be responsibility for any damages and in the worst case loss of life?**

Aart J. Dronkers
Summerland

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Karen Jones

From: cottrells <[redacted]a>
Sent: January 20, 2017 5:02 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: Britow valley Development

To Mayor and Councilors

I attended the Q and A session on Thursday night and have some comments before you vote on this on Monday.

The sheer size of this project as presently conceived is undoubtedly going to lead to major traffic concerns which have not been addressed to anyway near a satisfactory state. To house that number of people in a contained area, with narrow roads leading to and from the bottom of the valley, will lead to problems and accidents, I am certain.

The other major problem I have is with the possible effect on the Shaughnessy Springs water supply to the fish hatchery. At the moment, the only information I have seen on this is a report from the developer's consultant saying essentially 'things are peachy here folks'. Due diligence calls for a much greater level of confidence that there is in fact a very low probability of a problem here.

I would have much less problem with this project if it was to be scaled back to say 3 levels of housing and one level of parking. This would have the effect of lowering traffic levels and require far less in the way of deep pile foundation intrusion into the silt overlay of the aquifer. Fewer major modifications to infrastructure supply (power, water, sewer etc.) would then be needed. This would be fewer dollars in the developers' pocket, but the town is not here to ensure they get exactly what they want.
My guess is that many of the immediate neighbors would be able to cope more easily with a downsized project.

I wish you well in your deliberations.

Tony Cottrell
4811 Croil Ave
ph [redacted]3

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Karen Jones

From: Peter Waterman
Subject: FW: seniors housing

---------- Forwarded message ----------
From: **Norah Keating** <norah.keating@ualberta.ca>
Date: Tue, Jan 10, 2017 at 4:05 AM
Subject: seniors housing
To: Erin Carlson <[redacted]

Hi Erin

I've taken a very brief look at the proposal. http://www.summerland.ca/planning-building/banks-crescent

There are some questions that I'd want to pose or ask council to consider before making a final decision. I realize that some of these may be answered in the documents on the website. Apologies if I missed them.

1. How did they determine the balance of 'market', 'independent living' and 'assisted living'? How are each of these defined? There is a preponderance of market housing. I wonder what the municipality thinks about where the greatest housing need is among older people who might be living in Summerland or wish to move there. One of the big issues in Canada around seniors housing is access to affordable supportive housing with service. Is 'independent living' the same as 'market' except that IL is subsidized?

2. For years there has been discussion of a 'continuum of care' in which people can move from independent living to receiving some services at home to nursing home. The concept of assisted living came into vogue a decade or more ago when there was an idea that there was a group of people who just needed a bit of assistance such has having housing with meals provided. It turns out that for most people with chronic health problems, assisted living works only for a short time and then higher levels of care are necessary. What provision will be made for such high levels of care that likely will be needed by those who move into assisted living? Does Summerland have the capacity to accommodate more nursing home residents?

3. The HeathTech company that is associated with the ICare group sounds rather flaky to me, promoting ideas that as far as I know have little evidence of usefulness.

4. St Elizabeth's Health Care. You mentioned that this is the service delivery organization. I've heard of them and generally like what I hear. The not-for-profit sector in delivery of home care and related services has a fairly good reputation across the country. The questions I would have are:

    a. Do they have any track record in Summerland? When I looked at their website, it seems like they are based in Ontario. That's where I know them from. ALL of the jobs posted on their website are Ontario jobs. Hiring people locally will be good for the Summerland economy. Will they compete with other organizations that already exist here? How are home care and other

services funded? Are their exclusive contracts to a particular service provider? My experience with competitive processes for home care delivery (Ontario and Alberta) is that contracts are tendered and providers may change regularly. Last year a provider in Edmonton secured a home care contract and was unable to deliver promised services. What safeguards will be in place to ensure good quality and consistent services.

b. Who will be charged with providing supportive services once the building is completed?

Hope that this helps a bit. I'm off to the UK tomorrow and will be back in Summerland on Jan 25.

All the best

Norah

Norah C Keating, PhD, FCAHS

Director, The Global Social Initiative on Ageing (GSIA), International Association of Gerontology and Geriatrics
Professor of Rural Ageing, Centre for Innovative Ageing, Swansea University, UK

Co-director, Research on Aging, Policies and Practice (RAPP), University of Alberta, Canada

Extraordinary Professor, Africa Unit for Transdisciplinary Health Research (AUTHeR), North-West University, South Africa

norah.keating@ualberta.ca

N.Keating@swansea.ac.uk

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Mobile (UK): +44 (0)7428 053651

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Tricia Mayea

From: Erin Carlson
Sent: Thursday, January 19, 2017 8:30 AM
To: Linda Tynan; Tricia Mayea
Subject: Fwd: Public Q & A session tomorrow

Sent from my iPhone

Begin forwarded message:

From: Donna Wahl <[redacted]>
Date: January 18, 2017 at 7:12:17 PM PST
To: Doug Holmes <dholmes@summerland.ca>, Erin Carlson <ecarlson@summerland.ca>, Erin Trainer <etrainer@summerland.ca>, Janet Peake <jpeake@summerland.ca>, Peter Waterman <mayor@summerland.ca>, Robert Barkwill <rbarkwill@summerland.ca>, Toni Boot <tboot@summerland.ca>
Subject: Public Q & A session tomorrow

Dear Mayor and elected Council Officials,
Again, the email below, originally sent on January 12th 2017, has neither been answered nor posted on the website. I hope it will be and I hope that all the members of council will be at tomorrow evening's Public Question and Answer session as I believe you need to hear the public's concerns or questions for yourself to make a truly informed decision.
Sincerely,
Donna Wahl

From: Donna Wahl [[redacted]]
Sent: January 12, 2017 10:06 PM
To: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Peter Waterman; Robert Barkwill; Toni Boot
Subject: FW: Public info session

Dear Mayor and elected Council officials,

I was upset to hear recently that elected council members will not be available during the public Q & A session regarding the proposed development on Banks Cres. that is slated for January 19th.

Mayor Waterman – my question is why not? Do you plan on taking all questions and concerns to council yourself? If so, doesn't that put your personal bias onto this whole decision of re-zoning land from Agriculture to High Density Living?

We all know how you feel about it. Why not let Council members hear for themselves how the rest of the residents of Summerland feel about it? This is supposed to be a fair decision based on majority opinion. Have you so quickly forgotten the very reasons why you were voted in?

Donna Wahl
Now a VERY concerned resident.

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Karen Jones

From: Drew Kuchta [redacted]>
Sent: January 23, 2017 2:32 PM
To: Peter Waterman; Mayor and Council
Subject: Input: Rezoning 13610 Banks Crescent

Dear Mayor Waterman, Councillors Trainer, Peake, Barkwill, Boot, Carlson, Holmes,

Re: OCP Rezoning application for 13610 Banks Crescent

I write today to offer my thoughts and, ultimately, call to reject the proposal before you. I have reviewed the two videos posted by Summerland Council on the municipal website, and reviewed the extensive correspondence attached to this file, and will address those briefly, but I believe a more fundamental framework for viewing this application has not been cohesively voiced to date.

I support densification, as it represents the most efficient use of space for habitation within our limited available lands. Over 30% of Summerland's land is zoned in the ALR, with a large proportion of the remaining lands being mountainside where a project of this scale would encounter far greater engineering costs. Those costs would necessarily increase the finished per-unit price such that it would narrow the field of prospective buyers or, possibly, affect the viability of the entire project. With that in mind, in our case it must be preferable to build high before we build wide, in order to gain the greatest use from a given parcel of land.

This is particularly relevant to me as my wife and I, both in our 30's, have lived in Summerland for 4 years and this past summer purchased our first home in town. Having recently been through the process of searching for a home that we could afford, I regret to say that Summerland had limited options for homes in our price range. In fact, we had no less than 5 failed bids before a successful 6th attempt, such was the competition for houses at what are considered to be entry-level prices. Had we been willing to relocate to Penticton our options were far more plentiful, and we know personally three couples who've moved to this valley from Vancouver (as we did) who looked to Summerland but opted otherwise because of the lack of available dwellings. We're all young(ish) couples who are looking to set down roots, start a family, or continue the families we already have.

I think that this age range is exactly what Summerland should be attracting. We bring long-term contributions to the tax base, we seek to raise children in local schools which we've watched nearly close, we are in an expanding phase of life as our careers mature and we look to trade-up in property, and we seek to be active members of this community. This isn't to the exclusion of seniors, who by all means bring contribution to their communities, rather this point is to emphasise what has not been brought up: that our greatest success will come from mixed housing, and a diverse range of inhabitants.

This project simply does not address those needs, selling vacation units and a senior's ghetto with proposed walkways up to town that few people, seniors or otherwise, would opt for. Where are the townhomes or rowhouses? The range of bachelor, single-, double-, and triple-bedroom units? Rooftop garden space? Playgrounds on site? These kinds of places attract a wide range of people with a wide range of incomes, provide more options for trading-up, and allow for low-income subsidised housing to factor into our community.

In short, the vision for this project is narrow in scope and limited in practice. And I very much wish to see vision reflected in the decision-making process for this project, as with the mentioned limited lands available to us we have limited opportunities, and while that does mean fewer options for investment in Summerland, more

so I think it calls for a deep vision in seeing which investments will bring the greatest long term benefit to our community.

I reject the lure of jobs as put forth by the developer, both in construction and in the long term, as the former they acknowledge would be drawn from around the valley, and the latter, 75-100 fte jobs, is a guess based on a best-case scenario. I don't budget on guesswork, and I urge you to devalue these figures in your deliberations.

I reject the use of teleconference care for seniors; this practice is in place in remote communities where access is limited, but it is not a practice that delivers the best outcomes for patient care. All patients meet the greatest success through continuity of care, with a dedicated doctor steering management of an individual's treatments, and in this case that need for care would fall to local doctors who are already unavailable to meet the entire needs of the community.

I echo concerns already voiced regarding groundwater interference for the hatchery, as groundwater courses are known to change over time and these changes can not be adequately predicted.

I do not share the concerns for roadway suitability as I feel these have been addressed in the developer's presentation to council. Likewise I do not share concerns regarding red zone hillside collapse, as presumably the cost of remediation would remain with the developer. The height of the buildings does not enter into my concerns.

With the above arguements in mind, I urge you to please reject this proposal as it is before you.

Best Regards,

Andrew Kuchta
10512 Jubilee Road West
V0H 1Z0
[redacted]

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Karen Jones

From: Eric Tait <[redacted]>
Sent: January 24, 2017 11:21 AM
To: Mayor and Council
Subject: iCasa Resort

Good morning Everyone.
I have several questions arising from last night's Council Meeting, and will address them to specific Councillors, though others may wish to comment.

Councillor Carson,
When I asked you for examples of "fake science", you pointed to the web site Summerlanders for Sensible Development. Could you be more specific and identify actual examples of what you meant by "fake science"?

Councillor Barkwill,
Some people interpreted your comments on the Trout Hatchery Letter as a veiled attempt to prevent its public release. I am sure they were wrong, and you are fully committed to openness and transparency. Which is why I would like you to explain what you meant when you said Council has received many other documents which have not been posted. Were you referring to the iCasa Resort Application? It was my understanding that all documents within the limits of FOIP were being posted on the Town website.

Councillor Holmes,
I contacted the Freshwater Fishery Association and was told their letter was intended not only for distribution to all Councillors, but also as a document received to be posted on the website. I am therefore surprised that some councillors had not read it, given its importance. I am also confused as to why CEO Tynan did not make this clear when the question arose.

Mayor Waterman,
At the Q and A Meeting, a representative of one of the organizations present offered to provide an independent assessment of the risk to the hatchery water supply. Will Council be accepting the offer?

Thank you in advance for your attention to these matters.

Eric Tait

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Karen Jones

From: Brian Wilkey [redacted]
Sent: January 24, 2017 10:02 AM
To: Peter Waterman; Linda Tynan; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Cc: 'Brian Wilkey'
Subject: Council Decision Making re Bristow proposal

January 24, 2017, Bristow Project, 13610 Banks

Dear Mayor and Councilors

There are well educated, informed town people who are practically screaming at Council that this project is too large a project for this location. The risks are too many and too high.

- The Fish Hatchery
- Red Zone
- Environmentally sensitive areas
- Roads
- Traffic (40 times the traffic that is on these roads today)
- Densification (60 times what Lower town is now)

Just to name a few, there are many more
This group of concerned citizen has been presenting fact after fact that seems to simply be ignored.

It appears many of you have already made up your mind to approve this project.

This council is behaving just like the preceding council with the land swap proposal in that they believe this development is in the best interests of the town but they are not listening to the people. The difference this time is that the next council will be unable to rescind the development because it will already be started.

Peter Waterman said in November on CHBC news that although he was in favour of this development 'ultimately the community will decide'.

The Community has spoken over and over again to no avail. You are not listening to your constituents.
If this project goes ahead, the negative impact to residents of Summerland in general and Lower town in particular will have long lasting effects that cannot be reversed. The people of Summerland who are opposed to this project are petrified, and I mean petrified because they know and understand the negative impact it will have on them and all others in the area. This is what you have created council by showing such strong support for this project.

Thank you
Brian Wilkey

Brian W. Wilkey
Wilkey Consulting (1996) Ltd.
250-494-7094 (Home Office)
250-488-8905 (cell)
bwwilkey@telus.net

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Karen Jones

From: Ken Zagrodney <[redacted]ca[redacted]
Sent: January 24, 2017 4:25 PM
To: Peter Waterman
Subject: iCasa Resort Development

Your Worship Mayor Peter Waterman and Summerland council members,

I would like to offer my support for the proposed iCasa resort development. I have been a business owner in Summerland for the last twenty-five years, and have witnessed numerous changes in town that have significantly reduced employment opportunities for residents. The most notable are the closure of our hospital and the packing house, just to name a few.

Being in the health care business, I am acutely aware of the limited number of beds and the backlog of housing opportunities for seniors. The proposed development not only fills this desperate need for seniors, it has the potential to be the largest employer in Summerland in both the construction and operational stages. This positive economic impact is a welcome change for Summerland, and is sorely needed.

Sincerely,
Dr. Ken Zagrodney, DC

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Karen Jones

From: Karen Jones
Sent: January 25, 2017 12:19 PM
To: Donna WAHL [redacted]
Subject: RE: Land Development options...

Good afternoon,
Please see below the answers to your questions in red from Ian McIntosh, Retiring Director of Development Services.
Thank you,

Karen Jones
Confidential Secretary for Mayor, Council, CAO
District of Summerland

From: Donna Wahl [redacted]
Sent: January 11, 2017 2:21 PM
To: Doug Holmes <dholmes@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Peter Waterman <pwaterman@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>
Subject: Land Development options...

Dear Mayor and Council Members,

Regarding the proposed development in Lower Town, I believe part of the issue is that the Lark Group currently owns the acreage on Banks Crescent. I also understand that the Lark Group is promoting this proposed development as high-end luxury living for seniors to age in place. With these things in mind, I feel I must ask the following questions –
Do we need more senior facilities if one whole wing of our existing senior's village is empty? The District generally doesn't weigh in on market issues, such as whether there are enough restaurants, or coffee shops or apartment buildings. Generally the market place determines demand. The District is charged with determining whether a proposed change in land use is suitable given current policy in the OCP, community input and council's strategic plan.
Can our seniors afford high-end luxury living, especially when strata fees will probably be a few hundred dollars monthly? This is a market condition. Whether there is a demand for this product is usually determined by the developer. I suspect they would not be pursuing this proposal if they didn't believe there was a market.
Who currently owns the Warton Street block with the old library and the land that was Kelly Care? The District owns 5 of the 8 properties in the Wharton St block. The private properties include Parkdale Place, the seniors activity centre and the badminton hall.
Who currently owns the old packing house on Jubilee Terrace? This property is owned by the BC Fruits Coop.
Who currently owns the land that the old RCMP building was on? This property was recently sold to a private individual.
Who currently owns the empty old warehouse on the waterfront by the tennis courts? This property is owned by a private individual.

If any of these properties or other vacant properties are council owned, could council propose some kind of 'land swap' with the Lark Group so that they can develop one of those existing empty parcels of land. This would then give the city ownership of the Banks Crescent vineyard which could be preserved as a vineyard or, alternatively it could be turned into beautiful park land with bicycle and walking paths. This idea has not been proposed.
Summerland is particularly unique as it is a small town, yet can offer everything that tourists want in the way of outdoor activities. Why not focus on how to bring revenue into existing businesses such as wineries, hotels, bed & breakfasts and restaurants? The District and the Summerland Chamber of Commerce are continually pursuing ways to bring

revenue into existing businesses. It is generally believed that increasing population is one way to increase the potential for additional business.

Sincerely,
Donna Wahl
Resident concerned for the future of Summerland

Karen Jones

From: Eric Tait <[redacted]>
Sent: January 25, 2017 3:06 PM
To: Mayor and Council
Subject: Trout Hatchery Letter

Dear Mayor Waterman,

Having read the letter from the Freshwater Fishery I have a simple question.
Given that Council's position on the iCasa Resort Development application is that the application will not proceed if the Trout Hatchery is not in agreement, and given that the Hatchery has stated that it will not agree unless the developer can provide a contingency water supply, and given that no such contingency supply exists, and given that, even if it did it would be subject to the same risk as Shaughnessy Springs, why then, at Monday's Council Meeting was Council Staff instructed to continue spending time, money and energy on the application.

It is my understanding that this letter has been in your hands since before the Q and A session, yet the impression given both then and at the Council Meeting was that discussions between the Hatchery and the developer were on going and Hatchery concerns were being addressed. In fact, the letter states clearly that this is not the case, and the Fishery will only deal with the District and not the developer. It also dimisses the developers mitigation proposals as inadequate.
It is also my understanding that the letter was sent for distribution to all Councillors, yet some had not read or even received it. Given its importance to the application I am very surprized by this, and wonder why this letter was not presented as an agenda item in place of a highly misleading Staff Memo which suggests a solution favourable to the developer and the Hatchery might be possible. It clearly isn't to anyone reading the letter.

Due diligence has been done, so why is Council continuing with this charade?

Eric Tait

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Karen Jones

From: Eric Tait [redacted]
Sent: January 24, 2017 11:21 AM
To: Mayor and Council
Subject: iCasa Resort

Good morning Everyone.
I have several questions arising from last night's Council Meeting, and will address them to specific Councillors, though others may wish to comment.

Councillor Carson,
When I asked you for examples of "fake science", you pointed to the web site Summerlanders for Sensible Development. Could you be more specific and identify actual examples of what you meant by "fake science"?

Councillor Barkwill,
Some people interpreted your comments on the Trout Hatchery Letter as a veiled attempt to prevent its public release. I am sure they were wrong, and you are fully committed to openness and transparency. Which is why I would like you to explain what you meant when you said Council has received many other documents which have not been posted. Were you referring to the iCasa Resort Application? It was my understanding that all documents within the limits of FOIP were being posted on the Town website.

Councillor Holmes,
I contacted the Freshwater Fishery Association and was told their letter was intended not only for distribution to all Councillors, but also as a document received to be posted on the website. I am therefore surprised that some councillors had not read it, given its importance. I am also confused as to why CEO Tynan did not make this clear when the question arose.

Mayor Waterman,
At the Q and A Meeting, a representative of one of the organizations present offered to provide an independent assessment of the risk to the hatchery water supply. Will Council be accepting the offer?

Thank you in advance for your attention to these matters.

Eric Tait

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January 30, 2017

Dear Mayor and Council

Re: Condo development at Banks Crescent

I am 89 years old. I moved to Summerland about 4 years ago to be with my daughter and son-in-law. I am relatively active and enjoy helping with the garden and preserving fruits and vegetables and spending time with my new neighbors who have become friends. But I understand that our neighborhood is about to change and I am not in favor of it, at all.

I moved from Vancouver and one of the key reasons was to get away from the noise and the traffic. When I came to visit with my daughter, I felt at home here, safe. I enjoy the country feel of Summerland and really enjoy being so close to the orchards and being able to walk around the town core. I know my neighbors and we all look out for each other. Who will be moving in to this big complex? I am very afraid that my safe, peaceful setting will be threatened and my last years will be spent with construction and traffic noise.

The other fear that I have about the proposed development is the pressure that it will put on our medical services. I am already having difficulty getting an appointment with my doctor. I often have to book two to three weeks in advance and then, more often than not, I still have to see his locum rather than him. But I feel lucky right now to at least have a doctor.

I understand that seniors at that facility will have access to telephone help. But with that many people, they will eventually need to visit doctors, especially as they age. As I said, I'm 89 and I notice that I need a doctor more rather than less, and more urgently. A telephone call for medical attention just doesn't work.

Please consider the elderly as you make this decision. The impact of this huge development is very stressful and really threatens our healthcare. I am really afraid and sad that this is happening here, in Summerland, at this stage of my life.

Yours truly,

Gilda Pucci
Summerland
[redacted]

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Dear Editor:

After attending the meeting at Center Stage Theatre on Thursday, January 19th I walked away in dismay with the reply by a Councilor repetitively saying they need more information to reply or make a decision. I ask myself from whom do they need more information? Many qualified people gave their analysis of the Banks Crescent Development, the devastation of the fish hatchery to the unstable red area land. The traffic congestion in the community. The effect on the downtown core businesses. The effect on the life style of the people living near the site.

If the Council decides they need more information from the developer they will not be properly informed. It will be a biased report from the Lark Group. Council must employ an independent group of professionals for a non - biased report on the effect this development may have on the fish hatchery, the environment, and the effect it will have on the people in the community.

I congratulate the two Council members who voted against this project at their last board meeting, Councilor Boot and Holmes.

Now I have a question for the rest of the Council members

Why is it taking so long for the Council to negate this decision?

Does not the destruction to the environment override the benefit offered?

Do we not leave anything for the future generation?

Is the Council being given a sales pitch they feel they can't refuse by Lark Development?

Or is a perk offered to them by the developer that we the public don't know about?

In my opinion, the best decision is to find a better location in Summerland and build a smaller complex. This will not negate employment.

So Council you were voted in by the people so let's work for the people.

Albertine Meyer

Karen Jones

From: Janet Peake
Sent: January 30, 2017 9:57 AM
To: Karen Jones
Subject: Brian Wilkey--FW: Bristow project, 13610 Banks Crescent

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Hi Karen,

May I have a copy of this letter as well.

Thanks again.

Janet

From: Brian Wilkey [redacted]
Sent: January 29, 2017 12:06 PM
To: Janet Peake <jpeake@summerland.ca>
Cc: 'Brian Wilkey' [redacted]
Subject: Bristow project, 13610 Banks Crescent

January 29, 2017

Dear Janet. Please let me introduce myself. My name is Brian Wilkey and I live on the corner of Solly Road and Latimer. I have a few points I would like to present to you about the Bristow proposal.

I would like to begin by stating I believe this project of 390 units is too big a project for this location and it is certainly not the correct location for seniors. There have been many studies published that state that seniors need to be part of the community, close to stores that they can walk to and interact with others, not off in an isolated location. Seniors living in this complex will have a difficult time climbing out of the bowl and walking to town.

The risks of allowing this project to proceed must be strongly stated and considered.

- The aquifer running underneath the ground through this piece of property may get disturbed
- The Hatchery water supply, quality and quantity issues
- Possible Red Zone issues
- Traffic and the impact to local residents when vehicle traffic will increase possibly 40 times over what it is today
- Impact to our Infrastructure, roads, water, sewer, power. Solly and Latimer roads will have to be widened and improved to be able to carry the increased traffic load. Not an easy task if even possible.
- There will be additional infrastructure upkeep costs over the upcoming years that the District will have to pay for, and ultimately the taxpayers. These costs need to be included in the benefits calculations for the project
- Densification. This complex will be up to 60 times as dense a population as the rest of lower town. How can anyone think this project fits into that space, or anywhere in lower town?

I am not sure if you are aware that in Vancouver, they are dealing with a breached aquifer issue. This has been going on for over a year, they have lost over a billion litres of good drinking water, and the costs to repair the aquifer will be over three (3) million that the city is having to pay at this time. When one of these aquifer's gets disturbed, it seems you never know what might happen.

It is so obvious to myself and many others that this project should not proceed at this location for many reasons, but no one appears to be listening. I understand that the District needs the tax revenue, but in my mind, there is much more to this project than revenue.

You have been a very successful politician for many years and I am sure you know the importance of listening to your constituents, particularly on an issue the size of this Bristow project.

There does not appear to be a lot of support for this project in the community, yet the District keeps moving forward toward approval.

My only request of you is that you read all the material that has been submitted, the emails to council, the written in questions, and the letters in the papers, and make the best informed decision you can.

Thank you very much Janet for taking the time to read my email. If there is any information or data I can find for you, or any questions you might have of me, please do not hesitate to contact me.

Sincerely

Brian Wilkey

Brian W. Wilkey
Wilkey Consulting (1996) Ltd.
[redacted]

Karen Jones

From: DIANA SMITH [redacted]
Sent: January 29, 2017 9:32 AM
To: Toni Boot; Doug Holmes; Erin Carlson; Erin Trainer; Richard Barkwill; Janet Peake; Linda Tynan; Peter Waterman; Karen Jones; Tricia Mayea
Subject: Aquifer Breach in Vancouver

Dear Council,
As you know the BC Freshwater Fisheries has stated their concerns of risk to the Shaughnessy Springs aquifer for their water source to the trout hatchery. Any disturbance to aquifers has risk and can be difficult to contain if breached as is illustrated in the situation in Vancouver that has been ongoing since September 25th 2015.

March 10th 2016 Vancouver Sun *"For more than six months, millions of liters of water a day have been flowing out of the ground at 7084 Beechwood St. onto public property, prompting concerns about erosion and the* ***possibility of a very large sinkhole*** *that could affect several homes. Despite efforts by the homeowner and consultations with hydrogeologists to halt the breach, the leak has only increased in volume from 800,000 liters a day to* ***more than two million liters****. It is now so serious that the city has issued evacuation alerts for homeowners on either side of the property and says as many as a dozen homes could be ordered evacuated."" In this case the aquifer is about 20 metres beneath the surface, which complicates the repair because there isn't much ground to work with."*
Vancouver Sun August 2016 Update *By the time crews are ready to cap the out-of-control, breached aquifer in Vancouver's West Side, as many as 365 days and estimated 615 million litres of groundwater could have gone down the drain. It has cost the city an estimated $2.7 million, and counting.*
The Province January 1st 2017 *- More than one billion litres of water have spurted from a $3 million residential lot on the west side of Vancouver. Staff plan to use legal mechanisms to recoup the costs from the property owner.*

No one can be sure what could happen once drilling starts on this development but is Council willing to take the risk and imposed potential liability issues and costs for the residents of Summerland?

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Box 1181
Summerland, BC
V0H 1Z0
31 January 2017

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District of Summerland
13211 Henry Avenue
Summerland, BC
V0H 1Z0

Dear Mayor and Council,

I write to encourage you to discourage the proposed development on Bristow Road. Despite the developer's spin of senior's housing, the reality is that it's primarily lake view condos.

Lark Group's wishful-thinking science cannot predict that slope stability or artesian water flow or quality will not be affected during construction or after.

There are far too many risks to allow this project to be built in Bristow Valley. Permanent risks of negatively and/or perhaps disastrously affecting the integrity of all surrounding neighbourhoods and of the job-bearing trout hatchery will remain forever.

Another risk is the possibility that your tenure as Mayor and Council may become tainted by a made-in-Summerland Skaha Lake Park debacle. You have heard from many of your constituents and they expect a reasoned decision reflective of their concerns.

No one is blind to the prospect and benefit of adding a significant tax base to our local economy. If Lark Group is truly committed to the business of providing senior's housing, then wouldn't the win-win path be to help them understand the specific needs of that target group and to secure a more appropriate location for their project?

I respectfully request that my letter be added to the correspondence of your next scheduled meeting.

Yours truly,

Pati Hill

c. Summerland Review & Penticton Herald

Letter to Summerland Mayor and Councillors

January 31, 2017

I have heard a few comments on the iCASA Living Resort. If I may share my thoughts directing to a few of these comments.

The first comment I heard was "only a few of the residents would receive any kind of assistance of care" and "this is just going to be a bunch of condos". Well, in my experience, history of working in health care/seniors housing and implementing a "health and wellness hub" these comments are incorrect. ALL the residents of iCASA Living Resort will have the opportunity to enjoy ALL the care components that Saint Elisabeth Health Care will deliver. For an example, AM/PM care, bathing assistance, medication reminders, mobility assistance, 24/7 monitoring, etc. Did you know that Saint Elizabeth is planning to have a local home care base? This means all of Summerland and area can receive the same care components (noted above) as iCASA residents receive. As for the "just condos" please visit the website, wwwicasaliving.ca we are more than "just condos".

Another comment that crossed my path. "In Summerland, there is no place for our families or young people to live". Fair enough, my experience is when a new build of seniors housing development emerges, following will occur:

- Roughly 20% of local housing will enter real-estate or rental market. We are building 380 suites.
- Families will move into town due to creation of job training and marketing of jobs.
- The trend that I have experienced, is these seniors who move to their new senior's community may tend to rent their home, many seniors are house rich and enjoy using the extra income for travel, recreational activities, etc.

Yet another comment centers around wages of our employment classifications at iCASA Living Resort. Again, in my experience and history working in this field. Employees are well paid with excellent benefits. We will need RN's, LPN's, Registered Care Aids, Multi-Service worker, Culinary servers, Cooks, Assistant Cooks, Housekeepers, Management personal, Office personal and OMP (maintenance personal). I think that's it, excuse me if I missed a couple of classifications. Let's not forget the sub contractors that will be part of our structure.

Will there be a "spin off" jobs for local business owners? In my experience town business owners, will see and increase of revenue and will need to hire staff.

Last thought to talk, iCASA Living Resort as a commercial enterprise. Like other senior's communities, the iCASA Living Resort will have amenities for their residents and guests. Their will be a small theater (possible seating for 20 residents). Movie travelogues and educational training sessions are commonly enjoyed. Yes, we may have a "pop corn and movie night". We will have a hair dressing studio used primary for the Independent/Assisted living/Memory Care/Complex Care residences. We hope to have a Kindergarten/Pre-school program intergrading seniors with youth. The residents that live in the purchased A and B side of iCASA (as well as building C - Independent/Assisted) will enjoy traveling to Summerland town to purchase their goods.

Thank you for allowing me to share my thoughts,

Gary Tamblyn CEO/Owner
New Essence Healthcare Management services Ltd.
www.icasaliving.ca
www.bchealthcaremanagement.com
250 801 7795

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Karen Jones

From: Kathryn McCourt [redacted]
Sent: February 2, 2017 2:10 PM
To: Mayor and Council
Subject: Evaluating the Banks Cres. Dev't Proposal
Attachments: iCasa Brochure Alternative Facts.pdf

Dear Mayor Waterman and Councillors.

I'm sure you have more than enough information with which to evaluate Lark's proposal for seniors' housing, but I thought these requirements for an environmental assessment espoused by Ecojustice were relevant to your considerations:

Review panels need enough information *during* (not after) an environmental assessment to decide whether projects will likely have significant environmental effects.

Neither review panels nor the courts should accept resource companies' vague assurances that any serious effects can be addressed at some later stage.

If proponents refuse to provide adequate information, it is perfectly reasonable for review panels to decide that environmental effects can't be properly managed. In fact, review panels are obliged to err on the side of caution; that's what precautionary decision-making is all about.

- See more at: http://www.ecojustice.ca/importance-environmental-assessments/?utm_medium=email&utm_source=engagingnetworks&utm_campaign=2017_01_31_bn&utm_content=2017.01.31+New+Prosperity+mine+hearing#sthash.wS0osly8.dpuf

I have also highlighted points in Lark's brochure that alarmed me. It's my belief that anyone who states categorically that their project will not harm groundwater is overstating their case. We know breathtakingly little about groundwater and usually only find out whether harm will be done after it has been done. And a project that takes up almost half of a site is almost certain to disturb the "natural topography".

Wishing you well in your deliberations,

Kathryn McCourt
[redacted]

About iCasa Resort Living

The iCasa Resort Living in Summerland is a 380-unit state-of-the-art, age in place community providing best in class market housing, independent living and assisted care units.

iCasa is situated in an ideal location that offers spectacular views of Okanagan Lake, walking trails, in-house fine dining, and a host of recreational, social, and health and wellness amenities, garden plots for vegetables, communal kitchen, and many other benefits seniors look for in a retirement community.

Scheduled shuttle service is provided to residents to all Summerland destinations, creating a safe, peaceful, and well-connected community.

Saint Elizabeth is a world-class healthcare service provider dedicated to the health of people and communities. They also plan on offering their home care health services to seniors living in Summerland so they can live at home longer.

Summerland's Seniors Population Growing

The population of Summerland is growing and aging, with seniors making up 27 per cent. This demographic will only grow especially with Summerland being voted one of the Top 5 Retirement Towns in British Columbia.

Where will these seniors go and who will look after them?

The residents of Summerland deserve to have a high quality, purpose built neighbourhood that provides best in class homes for seniors where they can age in place.

World-Class Development Best Practices

Every aspect of the proposed project has been designed based on the best scientific and professional engineering practices. It meets and exceeds all requirements and codes including traffic, safety, fire prevention, environmental preservation, and those required by the District.

Here are FACTS to misconceptions:

The Fish Hatchery and Aquifer will not be impacted. We have been working with a local fisheries expert and hydrogeologist, and we are in ongoing consultations with the fish hatchery to improve their infrastructure.

Excavation shallow enough to leave at least 24 metres of undisturbed ground between the buildings and the underground aquifer, with only one of the three parking levels underground.

The development will only take up approximately 6 acres of the 14.5 acre site, preserving the natural topography.

This natural landscaped area will provide areas for local species to live and, overall, there will be improvements in the ecosystem due to the reduction in the use of pesticides and fertilizers.

For these reasons the aquifer and the hatchery are entirely safe and will remain undisturbed.

Make Well-Informed Decisions

Traffic concerns are addressed in consultation with traffic engineers, and at the peak, the delay will be 3 seconds at the intersection (vs. 2.2 seconds now). Traffic will only be at 8% of the intersection's capacity.

The location is consistent with the District of Summerland's Official Community Plan (OCP) which designates this area, currently an isolated vineyard, for residential development.

The site is not within the Agricultural Land Reserve (ALR).

We have consciously located the buildings in the proposed development so they do not block neighbours' views.

The Interior Health Authority is not opposed to the project. They support the proposed pedestrian routes to provide seniors with improved streetscapes, and use the shuttle transportation provided. They are also in favour of food security. iCasa provides garden space for residents to grow food, and a communal kitchen, which will support food security.

Karen Jones

From: Marilyn Hansen [redacted]
Sent: January 30, 2017 3:52 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Linda Tynan
Subject: Banks development

My yesterday's copy of the *Penticton Herald* had about a third of a page of coloured ad for the Banks development, as if it were already approved. It is upsetting to many Summerland residents that this housing development has already passed second reading. Some of you councillors claimed that you don't have enough information. What else do you need? I was at the large Centre Stage meeting where lots of questions were asked. If you got the feeling that most of our town is against the development at the proposed Banks location, you would be right.

A very crucial part in the decision is concerning the spring supplying water for the Fish Hatchery. This Shaughnessy spring is underneath the property where the development would be. How would covering a large portion of the property with buildings and digging into the soil for underground parking affect runoff? There is NO POSSIBLE WAY that the developer can prove BEYOND A REASONABLE DOUBT that the spring would be unaffected. The Fish Hatchery is a $100 million dollar business supplying 300 lakes, a business that we should NOT jeopardize just for the sake of a developer. You heard all this information at the meeting.

Make no mistake: The Banks development is about building condos, not about making a seniors' residence as they are presently advertising. It's in the wrong place for a seniors' residence anyway, far from the centre of town with steep access. Also, how would it be fair to chop off the front lawns of the Latimer Street residents just to provide a wider access road so that the developer can stash in a bundle? Any one of you would be furious to lose part of your property in that way and then have to deal with increased traffic on this narrow road. That was all explained, too.

Were you listening to the fact that there already was one slide on that Banks property? The red zone is all around the proposal. Look at how some of the land is slumping at Tuscan Terrace. If you are dreaming about extra taxes from this development, there would also be many extra costs that probably the taxpayers would have to bear. Could you be sued if you approve of this development against the wishes of the populace and then something goes wrong, such as a landslide or the spring getting wrecked?

The development proposal is in the wrong place.

From Marilyn Hansen, [redacted]
7611 Oak Avenue, Summerland, BC, V0H 1Z9

[redacted]

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Karen Jones

From: Peter Waterman
Sent: February 2, 2017 6:13 AM
To: Marilyn Hansen
Cc: Karen Jones; Linda Tynan
Subject: RE: Banks development

Hi Marilyn – I will try to address your concerns. Re Banks Crescent. A property owner has a right to seek a zoning change for their property. Council or staff does not choose the property. Once the owner does so, the process begins.

I believe your next concern essentially revolved around residential lot sizes. We have four, RSD1 – 460 square meters, RSD1i 360 square meters, RSD2 650 square meters and RSD3 at 1000 square meters or one quarter of an acre. If the request for subdivision does not involve a change from the existing zoning and if there are no variances required, the planner can move forward. If the request does require rezoning or there are variances required, it must come before council.
As far as the amount of space around a house, green or otherwise is concerned, this is dependent on the required set backs for the building from property lines. In addition, there are specific height restrictions.

These are two examples of either ensuring due process which is the property owners right to receive, or that planning and OCP changes follow council's direction.
It is absolutely inappropriate and unacceptable for you to attack our staff in this manner. You are entitled to your opinion, but it is the council of the day that sets the direction for staff to follow.

This correspondence of course forms part of the public record.

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Regards,
Peter

Peter Waterman I Mayor

DISTRICT OF SUMMERLAND

Ph: 250 404-4042 Fax: 250 494-1415
PO Box 159, 13211 Henry Avenue
Summerland BC V0H 1Z0
www.summerland.ca

Facebook: facebook.com/SummerlandBC
Twitter: twitter.com/SummerlandBC

From: Marilyn Hansen [redacted]
Sent: January 30, 2017 4:30 PM
To: Peter Waterman <pwaterman@summerland.ca>
Subject: Banks development

Hi, Peter,

There's just as much community anger over the location of the Banks development, as there was over the agricultural land swap that sunk the past council. I personally am not against development, but it has to be in the right place. We have not had good planning in this town for quite a while. I hope that our new planner will be better than our retiring one.

Have you looked at the hodgepodge new housing behind Powell Beach? That could have been a charming development. Instead, it's UGLY!!!! There's almost no green space, and the trees that were supposed to be kept, were ripped out. There was a covenant on that property to keep many of the trees, but the developer didn't follow the rules.

Now we have another gigantic house on Nixon in Trout Creek. The owners built up the property so that there's a little hill, and the monstrosity towers over every other home in the area. It's our understanding that another gigantic house is going to be built next to the first one. What is happening to the rules about green space? The first monster home, has a narrow plastic lawn: not exactly eco-friendly.

A while ago, I went to the development proposal hearing of Hunters Hill. Afterwards, I spoke to Ian McIntosh. He said: "I want to **cram** as many houses as I can into Trout Creek." He actually did use exactly those words. I asked him why, imagining that because he grew up in Trout Creek, he might care about good planning here. We had had a meeting of Trout Creek residents at the school some years before and voted on lot size. In general, residents wanted the lot size to be at least 1/4 acre except for those on the lakefront that were already too small. Ian, by himself apparently, reduced the lot size to 1/6th acre, and now it looks as if it's being reduced further.

Our town is basically quite attractive. Are we going to become UGLY like Langley, or are we going to have good planning in the right places?

Marilyn Hansen [redacted]

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Karen Jones

From: Peter Waterman
Sent: February 2, 2017 6:42 AM
To: Ilo Kitson
Cc: Karen Jones
Subject: RE: Banks Development

Good Morning Ilo,
Thank you and I appreciate your e-mail, I will try to address your concerns.
I would hope that your faith in council is restored or continues. I assure you this is not another "ALR fiasco" I, Council and staff have taken great care to ensure a good full process.

The property owner has made an application for a rezoning and it is council's duty to ensure due process.

This property is not in the ALR, but comes under our zoning as Agricultural. The red zone areas do not include the vineyard area where the building site might be. The red zones are to the western and southern edges of the property. The northern edge is not classified as red zone but there are slope stability issues right below the clay banks.

The water quality for the hatchery is a major concern of mine and council. The hydrologists report from the developer has had a review done by a consultant hired by the Fresh Water Fisheries Society, that report outlined a number of concerns that are being examined. As you know all of these reports are up on our website.
This is normal process, although we chose to slow things down after first reading to ensure we and the public had sufficient information. This is in line with this council's desire to allow for good public participation.

As far as other locations are concerned such as Wharton street, we have had several proposals in the past, which have not come to fruition.

In reference to attractiveness, design guidelines do have to be followed.
As you know house and property values have been going up steadily for years and are well beyond council's control.

Of course this correspondence forms part of the public record.
Regards,

Peter Waterman I Mayor

Ph: 250 404-4042 Fax: 250 494-1415
PO Box 159, 13211 Henry Avenue
Summerland BC V0H 1Z0
www.summerland.ca

Facebook: facebook.com/SummerlandBC
Twitter: twitter.com/SummerlandBC

-----Original Message-----
From: Ilo Kitson [redacted]
Sent: January 31, 2017 10:26 AM
To: Peter Waterman <pwaterman@summerland.ca>
Subject: Banks Development

Dear Peter

I have had great faith in this council and when I heard that they were considering allowing this development I was very taken aback. I believe That this could result in another ALR fiasco. The fact that the council is even considering this leaves me speechless. Not only is this in the red zone, but also apparently it could seriously compromised the water source for the fish hatchery and possibly it could totally disrupt the water source.

Of course there will be more development but why could not there be another seniors residence where Parkdale place or as it became Kelly care was once located. That would be an ideal spot for seniors as it was right across from the park and also those who are able could walk around the town. I have often wondered why that space was not utilized in that same manner. Perhaps you could give me an explanation.?

Thank you for reading this email Peter

Sincerely

Ilo Kitson

[redacted]

PS I have noticed that as we have more development it also becomes more expensive for people to live here, but what is worse, the development is allowed without any thought to any attractiveness. I guess what I am saying is that it would be nice to have a real town planner who would see that the town developed in a most attractive way.

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Karen Jones

From: Jackie and Frank Font [redacted]
Sent: February 1, 2017 3:57 PM
To: Peter Waterman
Subject: Re: Banks Crescent Development

Dear Right Honorable Mayor

I am a concerned Summerland resident of the proposed luxury condominium development above & would respectfully ask you to consider the below listed items when assessing the developers application.

Risk- To health & safety of the present residents or future workers in the event of a catastrophic landslide during construction.

Risk- Of undermining existing adjacent properties & homes.

Risk- Of adversely effecting the existing aquifier to the Fish/Trout Hatchery.

Risk- To 300 lakes currently stocked by the Hatchery.

Risk- Of compromising $100 million revenue from Canadian anglers & overseas fisherman who make BC a vacation destination.

Risk- To the BC Tourism industry as a result of the above.

Risk- To the downtown Summerland business community losing valuable & much needed trade due to the isolated location of this project.

Risk- Of constructing a 6 or 7 storey luxury apartment development in a red zoned unstable ravine.

Risk- Potential access problems to emergency vehicles negotiating steep & winding roads incorporating blind bends.

Risk- To current residents on Solly & Latimer Avenue due to inceased traffic flows in these areas.

Risk Of the Summerland taxpayers having to pick up the tab of repairs & maintenance to the proposed modifications required to the existing infrastructure.

In my opinion, the risks indicated above are real & tangible & are a source of concern for many residents in our community.

Commercial developers are not philanthropists, but are profit motivated & in my view I suspect they are more interested in selling lake view luxury apartments than providing amenities for seniors in Summerland.

Referring to these risks itemized above, it appears clear to me that there is an overwhelming argument not to approve this application by this developer & I suspect that the group, Summerland for Sensible Development, would also agree that these risks are unacceptable & threaten the ambiance & atmosphere of the Lower Town area, but also the sustainability of the downtown business core.

Summerland residents have been so concerned about this development that in the last meeting, Council could not answer many of the queries, & have had to schedule a further meeting for the electorates concerns to be addressed.

This would indicate the depth of feeling the electorate has on this subject & I would respectfully urge you & our Council members to reject the developers application.

In my view, there is no guarantee that the proponents can address the electorates concerns & we should all keep in mind that if this project proceeds there could be irreversible effects & detrimental consequences for our Summerland community & possibly the British Columbia economy.

Looking forward to your early reply,

Yours Sincerely
Mr & Mrs Frank Font
Summerland

Karen Jones

From: [redacted]
Sent: February 2, 2017 3:42 PM
To: Peter Waterman; Richard Barkwill; Erin Trainer; Erin Carlson; Toni Boot; Doug Holmes; Janet Peake
Subject: Questions

Importance: High

mayor and Council
I am confused as to what you represent. I thought you were elected on a mandate to preserve agricultural land and be an open and receptive council. Yet here you are contemplating the proposed land rezoning on Banks Cres to high density..I did not know that Summerland was an urban centre. Spin doctors are very good at what they do. The Lark group is no different. In fact having attended all 3 of their presentations they have put a different twist on it each time. So... Have you considered that the reports submitted by the Lark group maybe incomplete or biased. After all they paid for it. Just because you have staff who has read "hundreds of reports " does it actually make them qualified? They don't come close to the expertise of trained professionals do they? Those individuals cost a lot of money. Prudence would dictate to me that an external review of these reports might be advisable in tricky situations like this one. Sometimes when people are eager for change things are overlooked and then who pays?
Has anyone on council reviewed how many 55 plus developments there are already in this town? Or the number of care facilities? And which ones are in receivership or have empty wings? And why? Do you think it is going to be different with the St ELizabeth group which is yet another private enterprise?
What was the point of revising the OCP in 2014 only to change it two years later? If council is going to change it every time someone with money presents a proposal such as this one what is the point of having an OCP at all?
A major concern is the changes required to some of the traffic bylaws to accommodate this proposed development. Aren't bylaws in place for a reason?
Being called NIMBYs as the mayor has been heard to say suggests there is a bias on council already and appearing to listen to concerned citizens and then voting for a second hearing despite a petition against the rezoning kind of makes a majority of you hypocrites doesn't it? It also shows a lack of respect for voting members of this community.
And what happened to the money offered by the provincial government for affordable housing? Mr mayor you were approached by the provincial government to provide a piece of suitable land for such a development - it seems you missed the opportunity but Peachland and Penticton didn't. What is your excuse?
Mary-Anne MacDonald
[redacted]

And did you know that there appears to be another sink hole developing on the adjacent park land?

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January 9, 2017

Dear Mayor, Council & Staff

I have spent several hours reviewing the Development Plan for the Luxury Condos proposed at 13610 Banks Crescent, specifically the drawings and project specifications. Below is a table that I created from information found on the District's website. Obviously there are some inconsistencies that need to be addressed and generally, where there are inconsistencies, there tends to be suspicion and doubt. Has anyone from Council or staff verified these numbers? Do we actually know what this development is?

What I also found particularly interesting is that this is being referred to as senior's care housing while only "36 sleeping rooms" (or 11% of the complex) are actually being dedicated to aging folks with needs. It has become very clear to me that this is not a senior's care facility at all, but a luxury condo development. Besides the numbers stated below, this is supported by the developer's initial brochure which states "iCasa Resort Living: Luxury lake-view residences, exclusive independent living suites, and assisted living casas and memory care ..." This is further evidenced by their recent brochure which states "best in class market housing" and thier (non-) ads in the local newspapers, each targeting their marketing to healthy, well-to-do couples, not to aged seniors needing care.

I understand the desire to offer affordable, long-term care for our growing number of seniors but this is not it. **This is a very high-end private facility, for profit.**

Another fact that came to light after reviewing the documents and the developer's presentation is that this construction will take from 3 to 7 years, depending on the success of pre-sales of the condo units. That raises a question: What happens if, in 3 or 4 years, after clearing the vineyard, displacing wildlife, threatening the environment and digging huge holes in the ground, they don't have the quota required to proceed? What will we be left with? And who will be responsible?

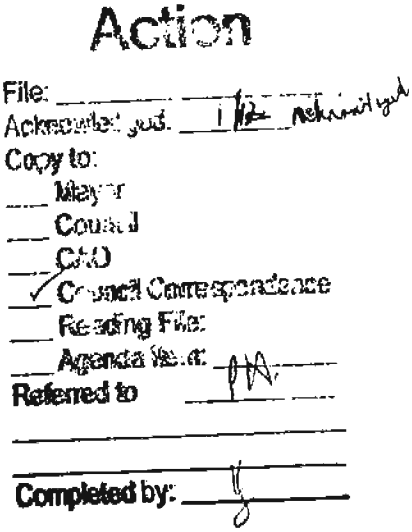
In the developer's presentation to Council, a senior VP stated that Summerland is one of the 5 most desirable places for people to retire. I think we can assume from this that they will market this facility outside of the Okanagan Valley, particularly to achieve the sales forecasts that they are anticipating. What if the strata council bylaws created by the new owners do not mirror our philosophies? Will these become vacation units or Air B&B opportunities? How does this benefit the community?

Yes, these are "what if" questions but very valid ones that should be explored. I am not against a development for real seniors. I am against compromising our Official Community Plan, our Cultural Plan and our Lower Town Strategic Plan to accommodate a huge, for-profit capital venture by folks who have little to lose and much to gain.

Sincerely,
Rita Connacher, Summerland

OCP Amendment and Rezoning of 13610 Bank Crescent

	District	Developer	Architect
	Website	Executive Summary	Dwgs & Specs
Buildings	5	4	5
Maximum storeys	6	5	7
Strata units	230	145	171
Individual units	100	110	95
Undefined bldg E	0	0	35
Care units	50	60	36
TOTAL UNITS	**380**	**315**	**337**
% care units	13%	19%	11%



SENT BY EMAIL: council@summerland.ca
1 February 2017

Attention: Summerland Mayor and Council

Re: OCP Amendment and Rezoning of 13610 Banks Crescent

The undersigned Summerland-based, registered professional biologists are writing to express our collective concern regarding the ***Preliminary Overview Letter*** *of Environmental Values at 13610 Banks Crescent, Summerland, BC.*

Our primary concern with this Preliminary Overview Letter is that it fails to follow the District of Summerland's Terms of Reference (ToR) for Environmental Assessments. The ToR state that the first phase of an Environmental Assessment (EA) is an "Ecological Assessment Phase...the intention of which is to assess both the biological conditions and physical conditions of a site." The ToR further states that the "Ecological Assessment Phase must be carried out in advance of any preliminary layout plan and prior to any preparatory site disturbances." The second phase of an EA, the Impact Assessment and Mitigation Phase, "is generally carried out after the preliminary layout plan and outlines the impact, if any, of the development footprint on sensitive ecosystems and recommends mitigation measures to minimize or cause no impact."

The Preliminary Overview Letter appears to include minor components of both the Ecological Assessment Phase and the Impact Assessment and Mitigation Phase, but **clearly does not meet the list of requirements that must be completed for the District of Summerland's Terms of Reference (ToR) for Environmental Assessments reports**.

The letter report fails to document the following (which are required as per the District's ToR):

- Background information is not provided for the site. There is: no referencing of government websites or databases where information was sourced; limited referencing of published literature; no referencing of local experts, current and past owners, neighbors, and other local groups.
- There is no list of plants or wildlife species found, methods of assessment and expected/potential terrestrial wildlife use.
- There is no reference to the presence (or absence) of rare and endangered species, within and adjacent to the subject property. If rare and endangered species are suspected to potentially utilize the site, a species specific inventory must be conducted, in the appropriate seasons.
- There is no indication of the presence (or absence) of habitat, including significance and condition, that would potentially support federally listed (endangered, threatened, special concern), provincially ranked (Red or Blue) or regionally significant species.
- There is no information provided on other existing environmentally valuable resources, such as wildlife corridors, wildlife trees, and hibernacula.
- There is no information on plant communities adjacent to the subject property.

- There are no detailed contour maps and cross sections provided which are required for sites with slopes greater than 20%.

While it is understood that the District requested the client provide a **Preliminary Overview Letter** from a Registered Professional Biologist, **a preliminary report cannot replace a detailed environmental assessment.** Moreover, the letter report does not adequately provide conclusive evidence for ESA stratification nor does it provide the necessary documentation to make recommendations with regards to the development footprint respectful of sensitive ecosystems. This **Preliminary Overview Letter** provides inconclusive and incomplete information, and consequently does not fully and properly inform Council, staff, the developer, and the community.

Concluding that the proposed development will not result in significant adverse environmental impacts at a local or regional level cannot be done in the absence of a detailed environmental assessment report.

Based on the District of Summerland's current request to the Banks Crescent developers, we would understand that future developments will require a Preliminary Overview Letter, an Ecological Assessment Phase and a Detailed Environmental Assessment. This would mean a total of three environmental assessment documents for future proposed developments. If our understanding is correct, then we strongly encourage the District to develop a Terms of Reference for the Preliminary Overview Letter.

For further correspondence with the undersigned, please email e[redacted]

Sincerely,

Lisa Scott, M.Sc. R.P.Bio.
Dwight Shanner, B.Sc., B.Ed., R.P.Bio.
Sharon Mansiere, M.Sc. R.P.Bio.
Sue Salter, B.Sc. R.P.Bio.

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Karen Jones

From: DIANA SMITH <[redacted]
Sent: January 29, 2017 9:32 AM
To: Toni Boot; Doug Holmes; Erin Carlson; Erin Trainer; Richard Barkwill; Janet Peake; Linda Tynan; Peter Waterman; Karen Jones; Tricia Mayea
Subject: Aquifer Breach in Vancouver

Dear Council,
As you know the BC Freshwater Fisheries has stated their concerns of risk to the Shaughnessy Springs aquifer for their water source to the trout hatchery. Any disturbance to aquifers has risk and can be difficult to contain if breached as is illustrated in the situation in Vancouver that has been ongoing since September 25th 2015.

March 10th 2016 Vancouver Sun *"For more than six months, millions of liters of water a day have been flowing out of the ground at 7084 Beechwood St. onto public property, prompting concerns about erosion and the* ***possibility of a very large sinkhole*** *that could affect several homes. Despite efforts by the homeowner and consultations with hydrogeologists to halt the breach, the leak has only increased in volume from 800,000 liters a day to* ***more than two million liters****. It is now so serious that the city has issued evacuation alerts for homeowners on either side of the property and says as many as a dozen homes could be ordered evacuated."" In this case the aquifer is about 20 metres beneath the surface, which complicates the repair because there isn't much ground to work with."*
Vancouver Sun August 2016 Update *By the time crews are ready to cap the out-of-control, breached aquifer in Vancouver's West Side, as many as 365 days and estimated 615 million litres of groundwater could have gone down the drain. It has cost the city an estimated $2.7 million, and counting.*
The Province January 1st 2017 *- More than one billion litres of water have spurted from a $3 million residential lot on the west side of Vancouver. Staff plan to use legal mechanisms to recoup the costs from the property owner.*

No one can be sure what could happen once drilling starts on this development but is Council willing to take the risk and imposed potential liability issues and costs for the residents of Summerland?

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Mayor Waterman, Councillors and Municipal Staff: January 30, 2017

The timeline on January 19 at Centre Stage did not allow me to ask my questions concerning the controversial proposal for Banks Crescent. It is not clear to me if there will be a part two for the unasked Q & A session, so I submit them now to be part of the official public record and await a reply.

"My name is Barbara Robson, I live at 6708 MacDonald Place in Summerland. I am totally opposed to the development of ICASA's condos – "disguised as an aging in place project" on the Banks Crescent property presently zoned Agriculture. This proposal has changed so many times since last May, its either 6, 7, or 8 stories, 380 units. It is simply too big and in the wrong location.

I am a taxpayer. Yes, I am a NIMBY. To be dismissed as having no other valid opinion or concern because I am just one of those "NIMBY's is an insult. If you were all being honest you would be a NIMBY too if it was your entire neighbourhood that was being so devastated and drastically changed. I was told this was not the time to state my feelings about the project, but to only ask questions: I disagree - it is nearly impossible to separate the two but I did try:

First: Are you & Council worried about liability - and if not - why not? I ask this because it has taken 10 months to get our new topless glass deck enclosure thru Summerland's codes and bylaws, all due to an accident somewhere in Canada that has everyone questioning the safety of topless glass on decks. One of your own building inspectors certainly understands liability as he told us last Fall, "Face it folks, it is all about liability for the District of Summerland"! So, are you concerned about liability regarding landslides, sink holes and the impact on our local hatchery?

Second: Keep the present zoning designation for Agriculture. While observing the Council meetings it is apparent to me you wish to practice due diligence in all your duties of responsibility. If you pass the rezoning from Agriculture to High Density Residential, I think you will be at risk to be remembered as the Council that made an unforgiveable error in judgement. I quote Peter Waterman in 2014 who said: **"The 2008 Agricultural Plan needs to be read carefully. A key phrase in the plan states, "The agricultural industry must be reassured of the sustainability of its soils and water and protection from the urban and rural growth pressure."** Can you come up with an alternative plan to save the 14 acres for agriculture – one that won't impact the hatchery or devastate the surrounding area because it is too huge? Is there a committee or task force that can look at alternatives?

Third: I have lived at this address for 25 years and was told repeatedly that the designation for this "Red Zone High Hazard area" across the street from our home would never be developed. Now a developer and private land owner have picked it out as ideal and Geotech reports gave you their best guess and said it "should be safe because they are not building on the red zone cliffs". What exactly has changed today to make the Red Zone safe now?

Fourth: Summerland Climate Action Plan 2011 states we will reduce GHG Emissions by 2020. With "on road transportation" traffic making up 55% of Summerland's Source of GHG Emission in 2007, the added volume of traffic on Solly Road and Latimer Avenue from this development will greatly add to those GHG Emissions. How do you plan on meeting your goals of reduction by 2020?

Fifth: I understand an "Environmental Assessment" has been done. Who did this? Can I have a copy of this assessment and the report that staff prepared for Council regarding it and how soon can I expect to get it?

I look forward to your response to these questions. Thank you.

Yours truly,

Barbara Robson
6708 MacDonald Place
Summerland, BC V0H 1Z1 [redacted]

c.c. Editor, Summerland Review; Editor, Penticton Herald, Editor, Penticton Western News

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Karen Jones

From: David Courtemanche [redacted]>
Sent: January 31, 2017 9:34 AM
To: Linda Tynan
Cc: Mayor and Council; Dean Strachan
Subject: Traffic concerns submitted at Q&A session re Banks Cres
Attachments: excerpts_transportation-master-plan-(2007).pdf; Traffic questions.pdf

Linda,

At the recent Q&A session for the Banks Cres development proposal I posed a couple of questions regarding traffic & roads. At the event you suggested that all questions would form part of a living document that would be visible on the district website, and that answers would be populated. I see the questions are available to read on the website, but would like to know when the answers will start to be populated.

I am deeply concerned about the roads that service this site. I live on Latimer Ave between Solly and the site and I am sure that this road is not up to the task of servicing the volume of resident vehicles once the project is complete, as well as servicing the construction phase.

I note that Latimer is approximately 6.5 meters wide, and Solly is approximately 7.5 meters wide. According to the Summerland Transportation Master Plan (2007) a Rural Local Road serving less than 1000 vehicles per day needs to be 9.4 meters wide (without parking or sidewalk), an Urban Local Road including parking and sidewalk needs to be 16 meters wide. Neither Solly or Latimer meets these basic requirements. In reality, both of these roads would need to be stepped up to the Rural or Urban Collector Road standards as they will both be handling over 1000 vehicles per day based on the traffic study data provided by CTQ Consultants on behalf of the developer, and verified by Watt Consulting Group for the District of Summerland. Both the Urban and Rural Collector Road standards are 20 meters wide; this is a lot wider than the current 6.5 top 7.5 meters that the roads currently are.

So again, I am quite concerned about how the municipality is going to address this issue. The developer is on record as saying the roads are fine and increased traffic will have no impact! They have indicated they will widen Latimer and add a sidewalk, but have not indicated to what standard they will widen Latimer. The city seems to have been very quiet or non-committal on this point. Both Latimer and Solly will be difficult to widen as there are services and in some cases houses quite close to the roads; this will be very expensive and may require expropriation of at least one house if the road standards are to be met.

I am concerned about how property owners are going to be compensated for loss of land or house, I am concerned about the cost to the tax payers of Summerland who will have to pay for these upgrades, and I am also concerned that if it is deemed too expensive to upgrade the roads to the Summerland Transportation Master Plan standards, the development may proceed with no upgrades at all.

I need your and councils reassurance that this development cannot proceed until it is determined that the roads can and will be upgraded to the appropriate standards.

Attached are my questions from the Q&A; two were asked at the event and two were submitted at the end of the evening;

Also attached are some relevant excerpts from the Summerland Transportation Master Plan (2007) detailing road standards.

I look forward to your response,

Dave Courtemanche

Traffic question 1:

What engineering studies have been done to determine the suitability of upgrading Solly and Latimer from Local Road to Collector Road designation, and who pays for it?

In addition to changing the designation on paperwork, there will be higher standards that these roads need to conform to: including thickness of asphalt; width of lanes; presence of shoulders, sidewalks and curbs, as well as rain-water run-off management; otherwise there will be significant damage to local infrastructure such as underground gas lines, water lines, the road surface itself, and adjacent properties.

Currently Solly and Latimer have virtually no shoulders, sidewalks or curbs, and there are stretches of Solly that routinely washout during periods of heavy rainfall.

When compared to "real" Collector Roads in Summerland such as Peach Orchard or Prairie Valley, Solly and Latimer Roads are definitely not built to the same standard and were not designed to handle the same volume of traffic.

So again: what engineering studies have been done to determine the suitability of upgrading Solly and Latimer from Local Road to Collector Road designation, and who pays for it?

Traffic question 2:

What engineering studies have been done to support the widening of Latimer Ave?

In the developer's Nov 9, 2016 Proposed Community Amenities document posted on the Summerland website, the developer proposed to both widen Latimer and add a sidewalk to Latimer.

Note that Latimer is quite narrow at 14009 (my house) and 14013 Latimer Ave. with steep slopes on either side of the road. Further, there are utilities located close along the West side of the road and both the houses at 14013 and 14009 Latimer are located quiet close to the East side of the road.

As a further note, the stretch of Latimer at 14009 floods approximately twice a year during periods of heavy rainfall, in fact in the 2 and ½ years we have lived at this address I have had to prevent flooding of my house on more than one occasion as the road bed has filled up with water and the overflow runs into my front door. I routinely man the municipal storm drains with rakes and shovels to keep them clear of debris and reduce the flooding in this area during periods of heavy rain. I have spoken with Summerland Works Foreman David Sandrelli and asked about having the steep bank directly above the storm drain on the West side of Latimer Ave. "cut back" to allow some form of shoulder to catch the debris that flushes off the slope in periods of heavy rain, therefore reducing the volume of material that clogs the drain and reduce the flooding; he advised me that it was not possible due to utilities located at the very edge of the road.

Is there a specific width that Latimer needs to widened to, to accommodate the projected traffic and pedestrian sidewalk; and what is the plan if studies determine that it is not economically feasible to widen Latimer to provide both the wider road and the sidewalk?

Traffic question 3:

Will a new traffic study be done based on the current 390 unit proposal vs the 346 units the current study is based on, and will a separate traffic study be done for Latimer Ave which will bear the brunt of this traffic?

Latimer Ave from Solly Road south to Banks Cres currently services 13 houses.

By adding 390 new homes at the end of this street the volume of traffic will go up by approximately 3,000% (!!) from the current estimate of 60 cars a day, to a forecasted almost 1900 cars a day. This is based on both the CTO and Watts Consulting data that estimated an additional 1662 cars per day for a 346 unit development; extrapolate that out to 390 units and add in the current 60 cars a day and it adds up to 1885 cars a day on a road currently handling 60 cars a day.

The consultant's reports suggest that Local roads are expected to handle a maximum of approximately 1000 cars a day, these traffic studies show us heading for twice that....

This traffic volume will destroy our current neighbourhood on Latimer Ave.

Therefore will a new traffic study be done based on the current 390 unit proposal vs. the 346 units the current study is based on, and will a separate traffic study be done for Latimer Ave?

Traffic question 4:

What assurances can the Municipality provide to homeowners with property adjacent to Solly and Latimer Roads that no damage will happen to private property due to the continual vibrations generated by 7 years of construction vehicles and dump trucks traveling along this route?

Note that based on a land survey map that I have at my home, this part of Lower Town was originally subdivided back in 1957, obviously the older houses are not built to modern standards and codes and could be subject to shifting, cracking and other damage as they are built on loose soil and steep slopes.

Therefore what assurances can the Municipality provide that no damage will happen to private property due to the continual vibrations through the 7 years of construction?

Traffic question 5:

Simply – is it sane, logical, and responsible to build such a large facility with only one marginal access route?

Thinking beyond the mere "convenience" of being able to access your own property, to safety and access of emergency vehicles etc.

priority to direct access over vehicle mobility. Collector roads, typically, carry between 1,000 and 8,000 vehicles per day and give equal priority to direct access and vehicle mobility. Arterial roads, typically carry between 5,000 and 30,000 vehicles per day and give priority to vehicle mobility over direct access. See Table 13 for typical urban and rural road classification characteristics.

Table 13: Road Classification Characteristics

	Local Roads	Collector Roads		Arterial Roads	
		Rural	Urban	Rural	Urban
Service Function	Traffic movement secondary	Traffic movement equal to access	Traffic movement equal to access	Traffic movement primary	Traffic movement primary
Land Service/ Access	Land access primary	Traffic movement equal to access	Traffic movement equal to access	Land access secondary	Land access secondary
Typical Daily Volumes	<1,000 vpd	<5,000 vpd	<8,000 vpd	<12,000 vpd	5,000-20,000 vpd
Typical Vehicle Types	Predominately passenger cars	All types	Passenger cars and service vehicles	All types, higher percentage of trucks	All types, higher percentage of trucks
Parking	Maybe on both sides	No parking	On one or both sides	No parking	On one or both sides. May require restrictions in peak hours
Pedestrians & Cyclists	No special provisions	Paved shoulders	Sidewalks on both sides. Shared lanes for cyclists.	Paved shoulders	Sidewalks on both sides. Shared or bike lanes.
Transit	Generally avoided	Permitted	Permitted	Permitted	Permitted. Consider bus bays

The existing road network classification map (from the 1996 OCP) was reviewed based on the existing traffic volumes, speeds and heavy vehicle routes and counts. The road classification system for the

District currently has five types of roads – provincial highway, arterial, major collector, minor collector and local roads.

The road classifications were simplified to provincial highway, arterial, collector, bicycle collector road and local roads. The distinction between major and minor collector roads is minimal in a relatively small community like Summerland and therefore should be combined into one classification.

The following changes in the road classification map are proposed:

- Reclassify Nixon Road between Johnson Street to Thornber Street to a local.
- Reclassify Thornber Street from Nixon Road to Highway 97 to a local.
- Reclassify Logie Road between Jones Flat Road to Highway 97 to a local.
- Reclassify Garnet Valley Road from Jones Flat Road to Quinpool Road to a collector.
- Reclassify Jones Flat Road from west of Highway 97 to Garnet Valley Road to an arterial.
- Reclassify Cartwright Avenue from Prairie Valley Road to Jones Flat Road as future arterial.
- Add Deer Ridge connection between Hermiston Drive and Cartwright Avenue as a collector road.
- Reclassify Quinpool Road between Garnet Avenue and Rosedale Avenue and Garnet Valley Road south of Jones Flat Road, Tingley Road and Garnet Avenue to a bicycle collector road.

Nixon Road, in Trout Creek, was reclassified as a local road due to the installation of the traffic signal at Highway 97/Johnson Street. The traffic signal reduces the need for a secondary collector route out of Trout Creek. With the future upgrading of Jones Flat Road/Highway 97 to a signalized intersection the need for a collector road on the east side of Highway 97 between Jones Flat Road and the Highway 97/Rosedale Avenue signal is redundant and therefore Logie Road can be reclassified as a local road.

Cartwright Avenue and Jones Flat Road have been upgraded to an arterial road classification. With the Cartwright Avenue connection between Jones Flat Road and Prairie Valley Road this route will provide an alternative access to the Prairie Valley Road area without having to travel through the downtown area.

Quinpool Road and Garnet Valley Road will be major bicycle routes, have no on street parking and have areas of limited right of way. In addition vehicle function on these roads will change when the Deer Ridge collector road and the Cartwright Avenue connectors are implemented. Therefore these two roads are different from the collector and local road standards and should have there own road classification (bicycle collector road). See **Figure 6** for the road classification map.

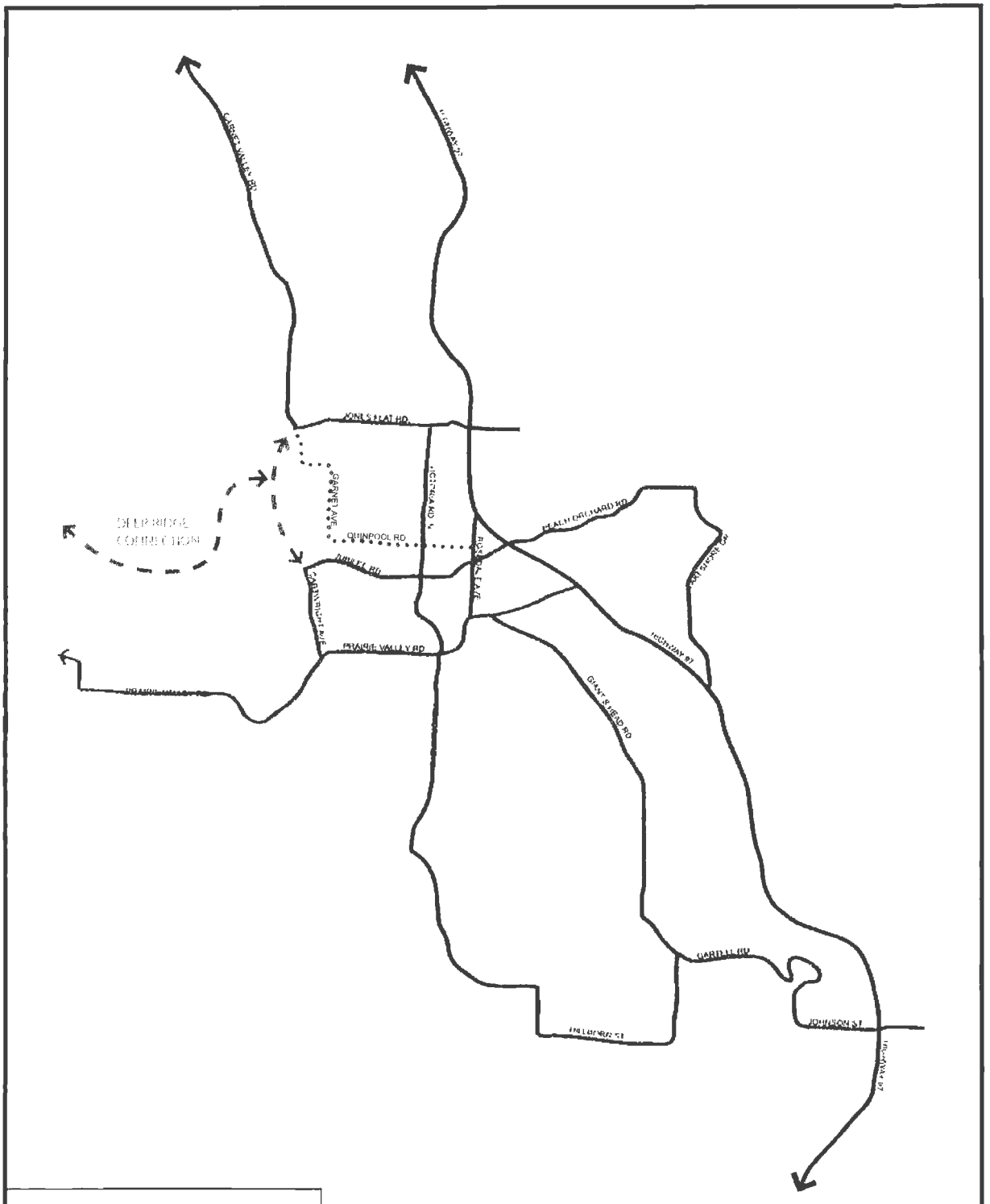

KINLS FLAT RD.
DEER RIDGE CONNECTION
QUINPOOL RD.
PRAIRIE VALLEY RD
JOHNSON ST
LEGEND:
HIGHWAY 97
ARTERIAL ROAD
FUTURE ARTERIAL ROAD
COLLECTOR ROAD
FUTURE COLLECTOR ROAD
BICYCLE COLLECTOR ROAD
*ALL OTHER ROADS ARE LOCAL ROADS

FIGURE 6

4.5 Road Cross Sections

A review of the existing road cross sections was undertaken. The District currently has eleven standard cross sections in their Subdivision and Development Servicing Bylaw No. 99-004. Road function should match the form of the road. Mis-matching of form and function can create speeding, collisions, and unsafe conditions for pedestrians and cyclists. For example a street classified and operating as local road should not have the wider road form of an arterial road.

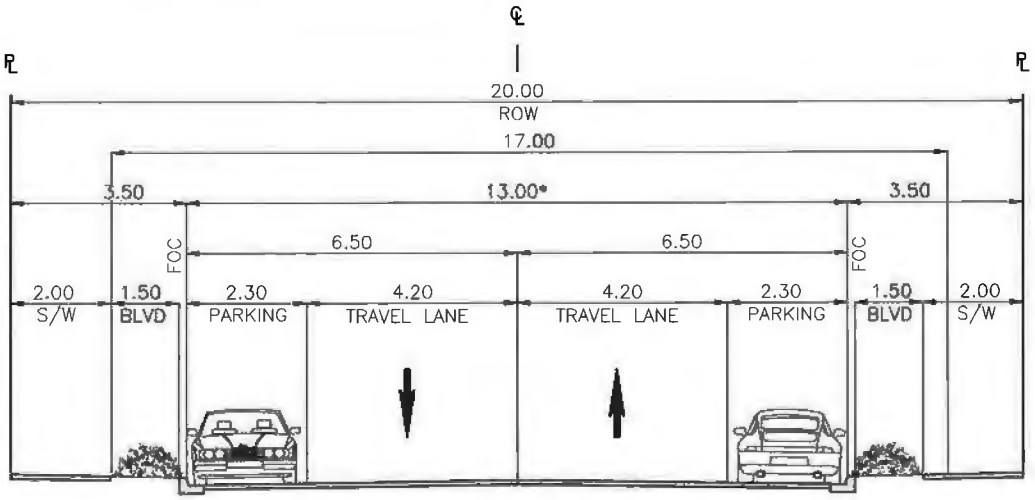
Existing Cross Sections (Dwg No.)	Proposed Cross Sections
Arterial (100-1 & -2)	Arterial (**Figure 7**)
Major Collector (100-3)	Collector – urban (**Figure 8**)
Minor Collector (100-4)	Collector – rural (**Figure 9**)
Industrial (100-5)	Collector – bicycle (**Figure 10**)
Local (100-6)	Local – urban (**Figure 11**)
Cul-de-sac (100-7)	Local – rural or hill (steep grade) (**Figure 12**)
Expanded Corner (100-8)	Cul-de-sac (100-7)
Local Rural (100-9)	Expanded Corner (100-8)
Typical Boulevard Construction ((100-10)	Multi-use Path Along Road (**Figure 13**)
Lanes (100-11)	Lanes (100-11)

The following changes to the existing standard cross sections are recommended to accommodate pedestrians, cyclists and vehicles:

- Updated arterial standards
- Replacement of minor and major collector road with urban and rural collector standards
- Addition of a bicycle collector road standard
- Updated urban and rural local road standards
- Addition of a multi-use path road standard
- Removal of industrial road standard. Use collector road standards for industrial roads.

These proposed cross sections are guidelines and exceptions may be made to the cross sections due to grades, availability of property and other factors. For development works and services please refer to the Subdivision and Development Servicing bylaw for specific requirements.

The existing cul-de-sac, expanded corner and lane standard drawings should be retained as these are specialized sections and are not changed by changes in the road classifications.



NOTE:

1. SUB-BASE TYPE AND DEPTH, SUB GRADE TYPE AND DEPTH, SHOULDER TYPE AND DEPTH AND SIDEWALK CONSTRUCTION AND TREATMENT ARE TO BE TO THE DISTRICT OF SUMMERLAND'S SPECIFICATION.
2. FOC DENOTES FACE OF CURB.
3. ALL DISTANCES SHOWN ARE IN METERS.

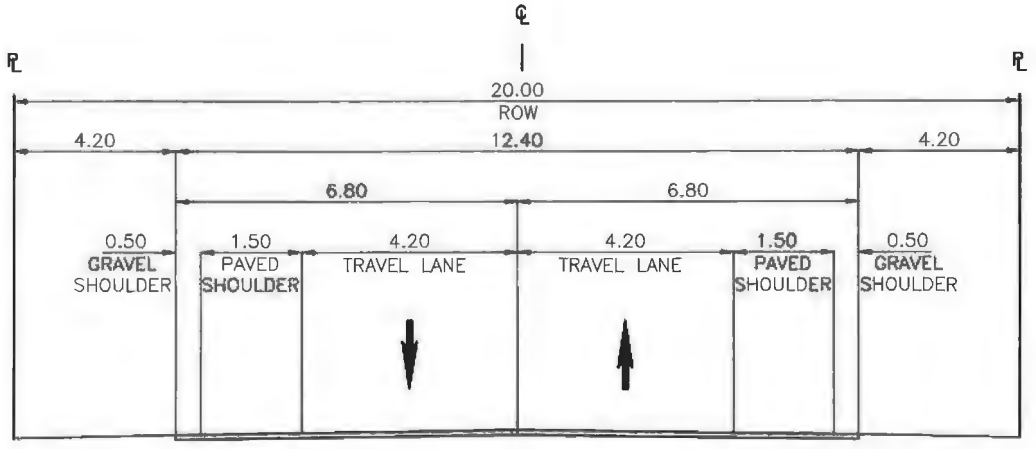
* AT THE DISCRETION OF THE DISTRICT OF SUMMERLAND, THE REQUIRED RIGHT OF WAY (ROW) MAY BE REDUCED BY REMOVING ONE OF THE BOULEVARDS.

** CARRIAGE WAY WIDTHS WILL VARY FROM LOCATION TO LOCATION AS DETERMINED BY TRAFFIC VOLUME, MOVEMENTS AND AVAILABLE RIGHT OF WAY.

DRAWING NOT TO SCALE

FIGURE 8

Urban Collector Cross Section



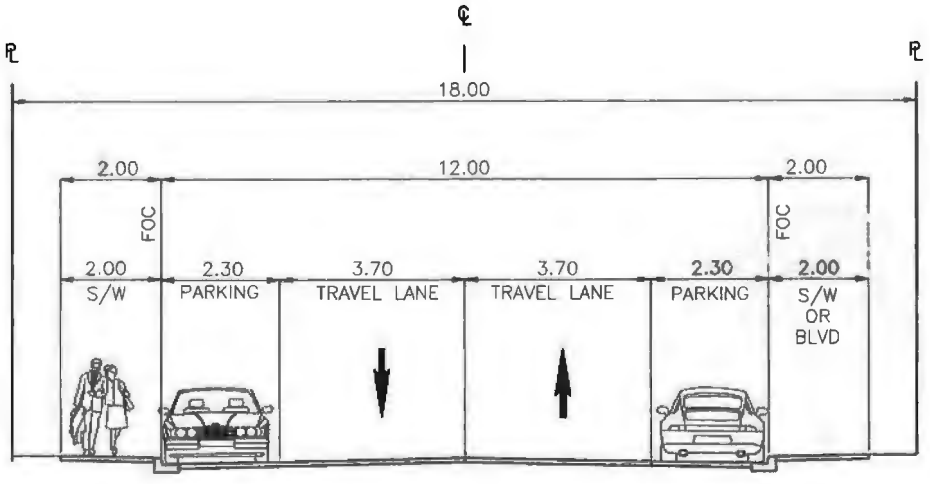
NOTE:

1. SUB-BASE TYPE AND DEPTH, SUB GRADE TYPE AND DEPTH, SHOULDER TYPE AND DEPTH AND SIDEWALK CONSTRUCTION AND TREATMENT ARE TO BE TO THE DISTRICT OF SUMMERLAND'S SPECIFICATION.
2. FOC DENOTES FACE OF CURB.
3. ALL DISTANCES SHOWN ARE IN METERS.

DRAWING NOT TO SCALE

FIGURE 9

Rural Collector Cross Section



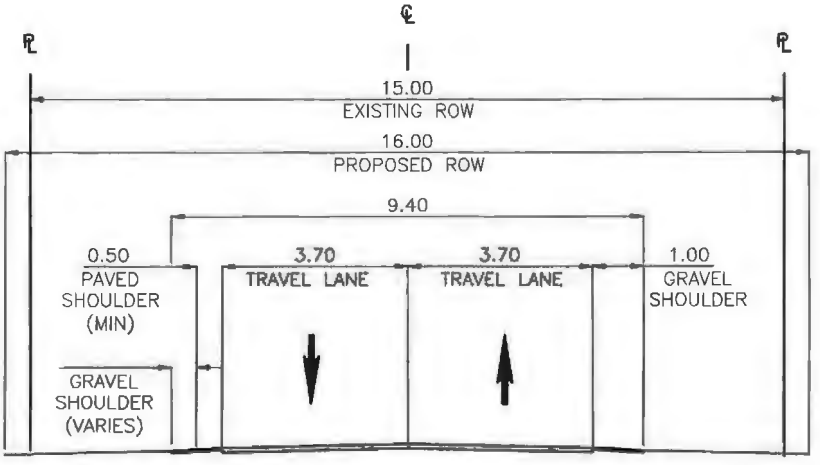
NOTE:

1. SUB-BASE TYPE AND DEPTH, SUB GRADE TYPE AND DEPTH, SHOULDER TYPE AND DEPTH AND SIDEWALK CONSTRUCTION AND TREATMENT ARE TO BE TO THE DISTRICT OF SUMMERLAND'S SPECIFICATION.
2. FOC DENOTES FACE OF CURB.
3. PARKING AND SIDEWALKS TO BE INSTALLED WHERE REQUIRED BY BYLAW, POLICY OR AS DIRECTED BY DISTRICT COUNCIL.
4. WHERE SIDEWALKS ARE NOT INSTALLED, LOW MAINTENANCE TREES COULD BE INSTALLED IN THE BOULEVARD WHEN NOT IN CONFLICT WITH UTILITIES.
5. ALL DISTANCES SHOWN ARE IN METERS.

DRAWING NOT TO SCALE

FIGURE 11

Urban Local Road Cross Section



NOTE:

1. SUB-BASE TYPE AND DEPTH, SUB GRADE TYPE AND DEPTH, SHOULDER TYPE AND DEPTH AND SIDEWALK CONSTRUCTION AND TREATMENT ARE TO BE TO THE DISTRICT OF SUMMERLAND'S SPECIFICATION.
2. ASPHALT WIDTH TO BE WIDENED (8,6m MINIMUM) WHERE RURAL ROAD FORMS PART OF A BICYCLE PATH NETWORK.
3. ALL DISTANCES SHOWN ARE IN METERS.

DRAWING NOT TO SCALE

FIGURE 12

SUMMERLAND TRANSPORTATION MASTER PLAN

Rural Local Road Cross Section

Karen Jones

From:	DIANA SMITH [redacted]
Sent:	January 30, 2017 6:09 PM
To:	Toni Boot; Erin Carlson; Erin Trainer; Janet Peake; Richard Barkwill; Doug Holmes; Peter Waterman; Karen Jones; Linda Tynan
Subject:	Seniors and Job related questions 13610 Banks Crescent

Dear Council, Please can you respond to me directly on the questions below.

The few people who have shown to be in favour of this development appear to have based their support on the notion of it bringing jobs and seniors housing to Summerland

So let's be factual on what the development is and what it is not.

According to Larks Icasa marketing literature it is predominantly an "all inclusive resort living" village consisting of 250 $400,000+ "luxury lakeview residences, and exclusive independent living suites, assisted living casas and memory care. A country side village with fine dining, cafe & bistro, swimming pool, concierge services and a performing arts venue"

For many people seniors housing is 'affordable housing' and there can be confusion around independent living, assisted living and subsidized living. To clarify: Independent living individuals do not require care, they fund and direct their own living arrangements. Assisted Living individuals may require some assistance in their daily routines, however assisted living is NOT subsidized living. Subsidized housing is government funded beds and you must qualify to get the funding. Currently there are no funded units slated for this development.
Why doesn't council work on attracting seniors to fill existing empty private pay assisted living and residential facilities such as Summerland Seniors Village?

With currently more than 25 'over55' communities in Summerland, and more than 8 other assisted living, residential care facilities do we want Summerland to become a 'seniors' destination with a new 'luxury seniors development', or a destination for young families to live in who will support our local schools and businesses?

Lark quoted in their December 8th ad in the Summerland Review that "Banks Crescent has been heralded by Health Care Professionals as the 'best suited location for a Health & Wellness hub for development in the Okanagan"
Does council know who these health professionals are and have they spoken to them?

Lark states that the ST. Elizabeth Health Care services will provide: home care services to all Summerland residents, and 24/ 7 care services and needs to iCasa residents. On January 17, 2017 Interior Health stated in Castanet that Senior care facilities in B.C. are woefully understaffed, and through the Interior Health region, 93.3 per cent of senior care homes were below the ministry threshold.
Where will all the medical resources come from with 2 local doctors closing their businesses this year and the remaining practices not accepting new patients including the walk-in clinic? Where will the local health support come from as St Elizabeth staff may not have admitting privileges and most seniors will end up calling 911. Any telehealth program provided by St Elizabeth's will need to be sanctioned by Interior Health. Has this been done?

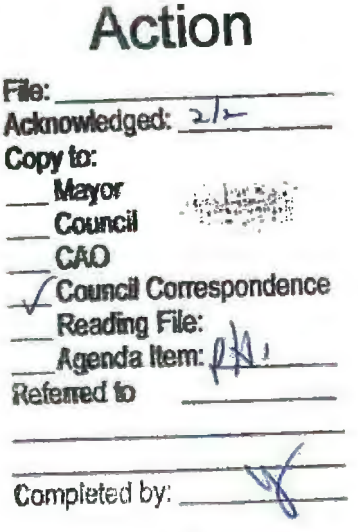
Lark's literature and Icasa website state there will be 75 – 100 new jobs will be brought to Summerland.

As most of the health related jobs will be $16/hour care-aids and support worker positions how will they be able to live in Summerland with no affordable housing?
Also how will temporary construction workers be able to find affordable housing?

At the December Lark Open House Kirk Fisher said "that building the dementia care, residential living, assisted living, and independent living units depends on the community needs". If they are not built then there will be only temporary construction jobs and few if any permanent new jobs. Don't you think council would better focussed on attracting businesses that are more certain to bring permanent jobs, and on developing affordable housing for the young families that will work here and low cost seniors housing?

Lark stated in their December Brochure that 'Interior Health is not opposed to the project' which maybe true. However wouldn't you agree this is misleading as 'not being opposed" is not the same as supporting and Interior Health stated in a letter to council that "the site has limited opportunities for residents to engage in physical activity and connect with other residents at the site, there appears to be limited green space available, and also walking/cycling from the site is limited by narrow roads"

Linda Tynan stated during the Q&A session that the District wasn't responsible for any misleading information in Larks advertising. However don't you agree that the District is responsible for the residents of Summerland getting factual honest information and correcting any misinformation so that residents can make informed decisions?



Karen Jones

From: K Wiebe <m.kwiebe@shaw.ca>
Sent: February 10, 2017 4:51 AM
To: Mayor and Council
Subject: Banks Crescent Seniors Housing

To the council of Summerland,
I have some questions regarding the development of the Banks Crescent seniors housing. I had understood that the majority of the present city council was elected primarily because of the backlash regarding the last council's "land swap" initiative. I know that several of you were extremely outspoken regarding the concern over keeping agricultural land in the ALR. How is it possible that a year or so later you are all proposing to do the exact thing that was so abhorrent to you to do? I am under the understanding that the land proposed for the housing complex is under the zoning of A1. I am not well versed in these things, and yes, I live on Blair street and am quite happy to be here. However, if you wanted to build a complex, why not do it closer within walking distance to the city centre, on flat land that would not destroy the fishery? I admit that I do not know all the facts, but from all appearances, it seems a little hypocritical that you would all flip flop on the very issue that got you elected. Why "stop the swap" from happening only to remove land from the ALR completely? I suppose that all the outspoken people in this town have been elected and now you may do as you choose.
thank you
mark wiebe

a

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February 6, 2017

To: Mayor Peter Waterman, Councillors Erin Trainer, Janet Peake, Richard Barkwell, Toni Boot, Erin Carlson and Doug Holmes

From: T.A. Armstrong, Summerland BC

I am writing to state that I am adamantly opposed to any re-zoning or OCP Amendment, to allow for the proposed seniors development by Lark group on Banks Crescent in Summerland.

I am opposed to it for the numerous reasons already stated by so many others in this town. It makes no sense in the current location and other options are available for development in Summerland.

We have passionate residents with brilliant minds in our town, it would be remiss to not properly consider their opinions, vast experience and expertise in applicable areas to the decisions regarding this proposal. I think its ludicrous that it is still being discussed and I hope that Mayor and Council do right by the citizens that voted them in and the town in which they live. I also want to remind each of you what you ran on in the last election and why most of you were voted in.

Please consider this carefully and do not allow yourself to be bullied by big development. There are many other options for increasing the towns revenues and developing our town in a way that respects nature, environment, Summerland citizen, seniors, and of course our OCP and does this, without the substantial risk that this proposed development would entail.

Thank you to each of you for your careful consideration and respect to the citizens of Summerland.

Sincerely

T.A. Armstrong

Karen Jones

From: Sharry+Larry <auroa@telus.net>
Sent: February 4, 2017 7:12 PM
To: Peter Waterman; Toni Boot
Subject: iCasa

Peter and Toni,

I, too have concerns about the ICasa development.

1) Have we researched the fact that in 20 years from now, the baby boomers will be done or the numbers will be decreasing. (Check will stats Canada and see how many people with need these services) it will be like the empty schools that we are facing now.
IHA has the stats....ask to talk to Residential Manager for the South Okanagan Area.

2) Is this the correct site? Worried about land slides, traffic, parking, water, location -access to shopping, inability to walk because of the hills, etc...

3) Has the developer looked at the site of the Parkdale Place/Kelly Care Centre land..... good access to shops and doctors and it flat....

4) And yes, Summerland Senior Village does have non-funding beds/rooms that are not open.

5) What about smaller development on this site? Just drive by Summerland Senior Village and see all the staff and visitors parked on the roadway for the day....look around behind it too.

6) Medical Services- can the doctors of Summerland look after all theses new patients? Have you talked to BC Ambulance and see what they think of the location, getting ambulances in and out of the hilly location.

Just some thoughts,

S Hodgson

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Karen Jones

From: Jan SCHUMACHER <jschumacher@telus.net>
Sent: February 6, 2017 12:10 PM
To: Peter Waterman
Cc: Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: Development on Banks Crescent

Dear Mayor Waterman and Council Members,

As I age, I find that my preference for living location moves closer and closer to amenities and the town centre. Walking to the Post Office, pharmacy, appointments and coffee shops to meet with friends, I imagine, will contribute to my healthy aging and for this reason I am opposed to the proposed location of Banks Crescent for seniors' living.

Please assist the developer to find a location that is appropriate for the needs of seniors like me.

Thank you.
Janet P. Schumacher
104-14395 Herron Road

Sent from my iPad

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February 6, 2017

Mayor and Council,

Last week I presented a letter to the paper and to the District. My intent was to inform our neighbours of answers to their questions. During the past few months the same questions and concerns have been presented to the two forums (District Web, Public Letters to the Editor). The District staff will be gathering their information and soon Summerland Councillors will have answers to share with everyone. Please have patience.

My purpose in writing is to provide some clarity and answers to a few of the concerns that have been raised.

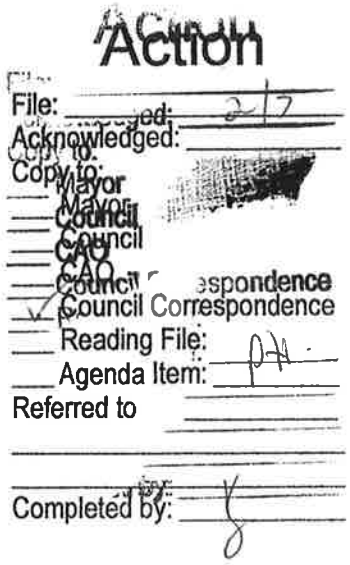
1. Question- Affordable Housing? Yes, iCASA will be affordable living for our Seniors. iCASA Living Resort is solely designed as a private pay model. This means Building A and B (Units for sale) will be at fair market pricing and building C and D (Independent/Assisted and Memory Care) will also be at FAIR MARKET RENTAL PRICING.
2. Question- Does Seniors Village have 25 empty beds? I thank the writer for bringing this comment forward again. There are empty beds in the complex care side of their community. These beds have been vacant for a few years. However, as per the Administration at Summerland Seniors Village, "Funded Assisted Living and Complex Care beds are fully occupied with waitlists". "
3. Staffing issues at the Resort? We have many programs and process's in the works. Our managing partner Saint Elizabeth has many educational programs and tools and are ready to ASSIST. There are many established Health Care and other training schools in the area. Okanagan College is an example of a group we would be honored to partner or assist. We have other unique and planned recruiting processes in place.
4. Will there be sufficient doctors? - The residents that live at ICASA living resort and those who live in Summerland and area will have Saint Elizabeth's full nursing continuum at their disposal. This means MORE assistance not less. Residents of Summerland and ICASA living resort will have MORE availability to care products.

   A writer in last weeks Summerland Review stated "Interior Health quantified 93% of care homes were under staff etc."- I believe the writer mistook Interior Health for HEU (Hospital Employees Union), confirmed by IH.

I hope the community finds these answers helpful.

Thank you,

Gary Tamblyn
CEO/owner
New Essence Healthcare Management services Ltd.
Kelowna, B.C.



February 5, 2017

Mayor Waterman, Councillors and District Staff:

My questions could not be asked on January 19 at Centre Stage regarding the proposed bylaw changes for Banks Crescent & OCP Amendment, as the question period was stopped. I would like my questions to be part of the official record from that night and await responses to my questions.

My first question relates to road designation as defined in the "Transportation Master Plan (2007) District of Summerland". If you refer to the Rural Collector Cross Section, Figure 9, you will note a discrepancy in road width. One shows a width of 13.6 metres, and one shows 12.4 meters. I went with 12.4 meters.

Solly Road is a "Rural Local Road" Figure 12, with no heavy trucks permitted. Solly Road just meets the travel portion standard of 7.5 meters, the standard is 7.4 meters.

A "Collector Road" requires a travel portion of 8.4 meters, with paved shoulders of another 1.5 meters on both sides, with gravel shoulders of 0.5 meters on both sides, thus making an overall width of 12.4 meters, without sidewalks, which requires another 2.0 meters. Where is the District going to get the dollars and width in meters to make it a Collector Road for Truck, Vehicle and Pedestrian Traffic to service this proposed development?

Latimer Ave. is even narrower at 6.5 meters, not meeting the Rural Local Road requirement by 0.9 of a meter. Traffic flow of over 1,000 vehicles per day will require it be designated a Collector Road as well, in that case you will require 12.4 meters of width to make it a Collector Road. Stakes and flagging tape have been implemented on Solly and Latimer to give the residents, council and staff, a visual of the extent of this change to the overall road extensions, with the 2.0 meters for sidewalks, it is a minimum of 14.4 meters, 2.0 meters beyond the stakes. If this new zoning by-law is brought into effect and you amend the present OCP, who will pick up these costs, the tax payer? Or will Council just ignore the OCP and the safety of the residents?

My next question relates to parking. The possibility of 600 vehicles belonging to this development is derived using Lark's figure of 1.5 vehicles per unit. I disagree and expect it will be a lot more. Tuscan Terrace located just off Solly Road, has 39 units and they have over 75 vehicles on site, in the summer it goes to over 100, not including R.V.'s. I asked one of the Developers on January 16, 2017 at the Municipal Open House, what provisions had been made for Recreational Vehicle Parking on site for motorhomes, boats and trailers, as well as excess parking, he stated "That was a good question, they had not given that any consideration, and he expected that they would be limited with the clientele." I would have to strongly disagree, what does the Mayor and Council think? Are they going to park on public streets and right of ways?

I look forward to your response.

Action

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Orv Robson,
6708 Mac Donald Place,
Summerland, B.C. V0H 1Z1 (250) 494-1504

c.c. Editor, Summerland Review; Editor, Penticton Herald; Editor, Penticton Western News

Febuary 1, 2017
Mayor, Councillors- **This letter agrees of the Bristol Bank Crescent proposal.**

I would like to thanks the District, COF, Councillors and Mayor for hosting this event. I was in attendance on Thursday Jan 19th 2017 at your Q&A meeting. Around 250 people and Summerland residents were in attendance.
Desperation among the few residents of Banks Crescents is showing, the hostility and disrespect toward our elected Summerland Councillors and Mayor is evident and shameful. Not allowing our district of Summerland staff to do their job. When all reports are completed, Councillors and Mayor of Summerland will render their decision when all requirements and codes including traffic, safety, fire prevention, environmental preservation and those required by our district are satisfied and questions including the fish hatchery are answered. It will be up to the council to proceed with OBJECTIVE REPORTS. The Sensibility for Summerland signatures petition door to door, website and media are based on misconceptions are (in my opinion) invalid as they have been collected before district staff have completed all answers. Sidewalks are needed in our town. It gives an impression of good planning and safety for our pedestrians. For the neighbours crying about loosing part of the property due to building sidewalks. It wasn't yours in the first place, district owned. It has been stated that "Interior Health supports making streets more useable by providing sidwalks, crosswalks,lighting and benches. These are all factors associated with an increase in physical activity among older adults".

It's time to give Summerland the boost its needs for 2017. Fix the arena, swimming pool, pot holes, roads and Waste Water treatment plant, the town needs a face lift and serious jobs to grow the community.

Some of the Summerlanders have spoken to Castanet about being in favour of iCASA Project on the Thursday night. I didn't ask questions or speak, I didn't feel safe. They were hostile and disrespectful, bulling their comments like "someone is going to die", "how desperate you are for saying this". The way they speak to the Mayor, Councillors and staff rise concerns of their integrity. EVERYWHERE YOU GO you hear or read in the media, letters about the same individuals.
Summerland folks are honest, trustworthy and vulnerable and are being taken advantage of. Go on the District Website and get the information you need and don't let them put fear in your mind. Allow the process to take place in a fair manner and the elected officials to do their job. For myself, I would like to come back home (Summerland) to be with my family, jobs are needed. I watch my mother barely get by at time working from one of two part-time jobs. Growing up in Summerland was great and the excitement of what this project could bring for all younger generation could only mean hope for our future just "believe".
RJ
Peachland

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February 2, 2017 Regarding Council meeting on January 23/17

Mayor and Councillors

It was obvious that some councillors had an agenda. The two councillors deliberately showed their own bias wanting to squash the Banks Creek project going against their fellow councillors not allowing due process. Some ideas brought by Councillor Doug Holmes were "out there". Such as a community within a community, you implied as segregation. Councillor Holmes, your fellow Councillors understand "not you". Seniors will live where they choose, it is not for you or Councillor Toni Boot to decide who or where people can live. The people on Latimer road, Solly road and area choose to purchase a house with after investigation knowing the Banks Creek property could be built for housing needs (letter of Donna and Larry Young "full disclosure"). On the same topic, Former Mayor Janice Perrino stated "property value should not decrease in value" If the residents of the new Seniors Living Community need groceries, bakery items, pharmacy, restaurants etc. they will want to go to town 5 mins away, same as people that live in Prairie Valley 10 min to town, Garnet Valley 15 min to town and Trout Creek 15 min to town. "Councillor Holmes, do you eat at the same restaurant?" As for Councillor Toni Boot, it is clear you do not like the project, you stated "you all know what I stand for". This concerns us as voters. When you talk about food security "Interior Health" does approve such as gardening space for residents to grow foods, edible landscape and a common kitchen where residents can cook and eat together are examples that support food security are alternatives of growing grapes, we all know grapes are not a consumable food to sustain life or health (taken from Interior Health letter on the district website). For Councillor Toni Boot to suggest that the property is a tunnel for wildlife. Is it only 6 acres of 14.5 acres site, preserving the natural topography. The natural landscaped area will provide area for local species to live. The voices of those neighbours (nimby) a short word for not in my back yard are the same voices who caused the project of the Cannery to be voted down or cease. We need councillors who are not afraid of the standing up and allowing due process and not seeking votes before answers are addressed. Councillor Boot please don't allow your personal feeling get in the way for us Summerlanders to get our economy better, new jobs and a better Summerland. As for Councillor Holmes, we have given up faith on his ability to do his job. All the light and glory of the "nimby" has obviously got to him. He will not get our vote again!! Let's look at the big picture let us grow. Concern Citizens of Summerland

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Karen Jones

From: Terry and Linda Green <terlingreen@shaw.ca>
Sent: February 8, 2017 3:49 PM
To: General Information Website; Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: Questions-Concerns Banks Crescent Development
Attachments: Linda's list of concerns regarding Banks Crescent development.docx; Questions and Concerns Regarding Banks Street.docx

Pls find attached lists of questions and or concerns regarding the Banks Crescent development proposal that we feel need to be addressed, preferably in a public forum other than a public hearing process that does not require a response from council. Thx. Terry and Linda Green.

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My concerns regarding the proposed Banks Crescent development are many. In no particular order they are:

- What will be the impact on the Trout Hatchery water supply?
- Road access is going to be very difficult in terms of Latimer and Solly in terms of the topography. How are the roads going to be widened sufficiently to accommodate the construction traffic and the increased numbers of cars and delivery vehicles once the project is completed, not to mention sidewalks?
- Increased traffic on these two roads will be detrimental to those living on these streets.
- Even if the developer pays for a lift station at Butler Street for the increased sewage, who will be responsible for its upkeep and what will the ongoing costs of maintenance be?
- How can the "boost" to property tax revenues be assessed when the cost of the market housing condos has not been established and who is to say all the units will be purchased?
- Why is this being touted as a senior's complex when the developers own brochures call it resort living?
- Why are the developers not building the assisted living and memory housing first as this seems to be where there is the greatest need in Summerland?
- Since this is not a facility with any government subsidized accommodations will most of Summerland seniors be able to afford to live there?
- At the open house one of the developers stated that there are over 7,000 people on a waiting list to move to Summerland. Where is this list and who are the people on it?
- One of the posters at the open house also stated that further geological and hydrological testing would be carried out once the project had been okayed. What???? These reports all need to be done prior to council accepting the developer's application?
- Why do we have a CAO who doesn't even live here permanently in charge of our town? Does she really have a vested interest in the good of Summerland or does she just want her brownie points for 'moving Summerland into the future'.
- Why was the email from the Trout Hatchery not cited at the Q & A on Jan 19th or the council meeting on the 23rd? The reason we were given for not posting it on the District website was the CAO and Mayor didn't know if the hatchery wanted it posted. There is some skullduggery happening here or the email wasn't read because it clearly states in paragraph --- that council and the public should be made aware of their concerns. Does that not indicate that the hatchery intended the email to be shared with the citizens of Summerland?
- Why were council members only given pertinent information regarding this development and change to the OCP shortly before the 23rd meeting? Was it a ploy to stop members of council having the information they needed to maybe put a stop to this ludicrous proposal right then?
- What has happened to all the councillors who ran on a platform of preserving agricultural land and food security?
- Are the mayor and council aware of all the problems Tuscan Terrace is having with soil instability? This building site was approved by a professional engineer. If they are so inept on that property what makes council think Lark Group's engineer is any more professional? How can we trust a company that has been hired by the developer to be impartial?
- Remember the other professionals who designed and installed our water treatment plant? Summerlanders are now having to pay dearly to have it revamped so it can provide all the water needed for residential properties without having to supplement it with semi-treated water. What will we have to pay to improve it again when there are 300 condos and two care facilities

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using the water as well? I know from experience how much laundry is generated in care facilities and laundry requires copious quantities of water.

- How long are the residents of this part of town going to have to put up with the big trucks and heavy machinery in our neighbourhood?
- Where are the staff for the care facilities going to live? Summerland had a dearth of affordable housing and/or rental accommodation?
- Has anyone considered how hot it gets in the summer? Will residents and seniors be able to enjoy all the outdoor amenities when it is 90 degrees outside?
- What will the impact of all those air conditioners have on our existing electrical system?
- Has council looked at the path seniors would have to take to walk up to town? It is very steep and having to cross from the south side of Solly Road to the north side (just before McClure Place) in order to access the tunnel under the highway is a nightmare, despite the painted cross walk lines on the road. Traffic coming both ways is generally driving above the posted speed limit and visibility for cars and pedestrians is limited. Add to that the fact that we are talking about seniors, many of whom either have mobility issues or are just not able to walk as quickly as they once could and you have a disaster in the making.

All in all this is a most ill-advised project in this location. Seniors need to be closer to

Questions and Concerns Regarding

Banks Street Development

1) Has council thoroughly reviewed the Geotech report from the Lark Group regarding the soil stability? The report clearly states that the soil all the way down consists of silts and silts are known to be unstable.

2) Is council aware that this area has already experienced land slide activity and does that not create a high level of concern for the safety of such a development?

3) Does not the municipality require, for a development this large, for the developer to provide independent assessments from a list of experts that the District maintains rather than relying on reports requested and paid for by the developer? (I am quite sure the developer would have some degree of influence in terms of the kind of report they would require from the experts they have hired.)

4) Why has there been no assessment of the stability of the clay banks to the north and south of the development to ensure that they are stable as well as the gulch as it rises to the west beyond where the development will be? Is there not a great deal of concern about those areas becoming unstable during and after the constructions is completed?

5) What studies have been done to determine the impact that increased heavy truck and machinery traffic on Solly Road and Latimer

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Street will have on the neighbouring homes? Our home suffered ceiling cracks during the construction of Tuscan Terraces due to the significant increased vibration of traffic, site development, and construction.

6) What does council know about what caused the sink hole that occurred at the east end of MacDonald Place? I have been led to understand that this event was not significantly looked into and the remedy was simply to fill the sink hole with earth. What is the likelihood of a similar type of sink hole developing in the area around the development property?

7) Why was there no report out of the Trout Hatchery's own hydrological assessment of the developer's hydrological report as this was provided to council prior to the November council meeting and why was the public not informed of the position of the Trout Hatchery being opposed to the development until appropriate responses from the developer guaranteeing that water supply, water quality, and a contingency source of similar quality water source and supply be established in case of negative impacts on the Shaughnessy Spring that supplies water to the fish hatchery? This information was made available to the district prior to the Jan. 19th Q&A and the council meeting on Jan. 23rd. Why was the Trout Hatchery email only posted to the council website when there was going to be an article in the Penticton Herald on Mon. Jan. 30th?

8) How can any decision be made or even discussed until a complete and thorough traffic report is created by the district ensuring accurate data on the impact of increased car, heavy truck, and heavy

equipment using Solly Road and Latimer Street during construction and then afterwards with delivery trucks, etc.?

9) What are the real impacts on the town's water supply both in terms of amount required and appropriate pressure for present homeowners if this development should go forward?

10) Does the municipality have an up to date asset management plan in place to deal with infrastructure requirements for this development in the areas of water supply, electrical supply, arterial road upgrades, etc.? If so where is this plan so the public can study it?

11) How are the district and the developer going to deal with drainage water and sewer disposal? Where are the water lines going to be located and where are the sewer lines going to be located? Can the Butler Street lift station handle the increased sewer load?

12) What plans are in place to ensure homeowners in the area of the development will not be affected by a severe drought year in terms of water supply and pressure as well as servicing this large complex and the residents living in the complex? Who gets priority if water is in short supply? Most of us can remember the summer of 2003.

13) Is there a current oversupply of condo units in Summerland? This should be an important fact to consider should there already be an oversupply. Is there also a present need to increase seniors housing in Summerland and if so please explain how this is the case?

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