



DISCLAIMER NOTICE

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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.

A handwritten signature in black ink that reads "Jeremy Denegar". The signature is written in a cursive style and is positioned above a horizontal line.

Jeremy Denegar
Corporate Officer

Karen Jones

From: Fred Danenhower
Sent: December 18, 2017 11:00 AM
To: Peter Waterman
Subject: Banks Crescent

Peter,

What about a compromise. This development is on ALR land even if it isn't zoned as such. There is Gartrell's orchard in Trout Creek, still has lake views, better lake access, easy access to the highway, road expansion is not an issue, don't threaten hatchery with water issues. Keep the development toward the Illahie end, feature the sod roof as part of a park, the only opposition will come from the waterfront but people didn't buy on the water for a view of the clay banks. Probably Trout Creek too but it won't really impact traffic or the school, the exit/entry will be the highway.

Developer gets more \$ per apt., possible expansion.

Summerland could even buy the property if necessary and partner with the developer, as I understand the current landowner of the vineyard has.

Seems like this could be a win for everyone, you are going to get hassled for the ALR removal but supposedly most of the opposition is to the location/water for hatchery not the development.

Just a thought, you/council are between a rock and a hard place politically.

Fred Danenhower

Action

File: _____

Acknowledged: 12/18 Mayor

Copy to:

___ Mayor

___ Council

___ CAO

___ Council Correspondence

☒ Reading File:

___ Agenda Item: BANKS

Referred to _____

Completed by: if

Karen Jones

From: Larry and Donna Young [REDACTED]
Sent: November 30, 2017 7:03 PM
To: Peter Waterman; Erin Trainer; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Janet Peake
Cc: Alex Kondor; Dean Strachan; Linda Tynan; Tricia Mayea
Subject: 13610 Banks Crescent Petitions and Campaign Updates

To Mayor Waterman, Members of Council and District Staff:

RE: Summerland for Sensible Development and iCasa Community Support Campaign Updates

Each time additional pages of the written petition against the rezoning of 13610 Banks Crescent are submitted to council, the Manager of Legislative Services summarizes and updates the written and online petitions, notes that the petition meets the requirements of the Community Charter and Provincial Government Standards, and that the personal information in both petitions is not protected by the Freedom of Information and Protection of Privacy Act.

The petitions include the name, signature, address and date for each person who signs. The summary that is presented to council for the Written and Online Petition shows separate numbers for "Summerland Address", "Non-Summerland Address", "Address not Provided" and "Total". A lot of work goes into this process to be sure it meets all requirements.

In contrast to this, Lark Group provides a "Support Campaign Update", with a breakdown that has not been summarized by the Manager of Legislative Services. Their campaign team was assisted by out of town employees, and they have campaigned over the entire town. The information provided in these updates gives percentages of support that are meaningless without supporting documentation. In each instance, there are no signatures and no addresses to show if they are Summerland Residents or Non-Residents. They state that they have overwhelming support, however the Support Letters included in Correspondence to Council total 31 from Summerland Residents, and 18 out of town. How many of the confidential support letters they refer to in their Campaign Updates are from Summerland residents? How many do not have address or signatures? They say they have support of 159 businesses, how many of these are from the 700+ businesses in Summerland?

It is pretty easy to present statistics and numbers that are meaningless, as you can see in the percentages they state in their breakdown. We question why this misleading and undocumented information is given such importance that is included in the Report to Council and presented to the CAO, Mayor and Council by the Director of Development Services. This gives the impression to the public that the District of Summerland endorses the numbers in these updates.

With the support of many residents of Summerland, we are writing to request that by December 11, 2017 **(1)** these support letters be summarized, separated into the same categories as the Summerland for Sensible Development petitions, and only those real numbers be presented to council and the public, even if the names must remain confidential **(2)** on this summary it be stated that information provided by Lark Group does not meet the requirements of a petition and will not be considered by council **(3)** these summaries be

presented to council in the same manner as the petitions against the development, and (4) the numbers that form Lark Group's breakdown of the Campaign statistics be moved on the *OCP and Rezoning of 13610 Banks Crescent webpage* from "Reports, Legislation and Policy" to one of the two following sections "Documents Provided by the Applicant" or "Public Input Received by the District" where the other petitions are found

In the interest of transparency, fairness and openness, unless this information is overseen by a department of the District it should not be presented to council, documented in any report or published in any form.
Thank you -

Sincerely,
Donna and Larry Young
13420 Bristow Road
Summerland BC



Virus-free. www.avast.com

Action

File: _____

Acknowledged: 12/1

Copy to:

____ Mayor

____ Council

____ CAO

____ Council Correspondence

____ Reading File:

____ Agenda Item: Banks

Referred to _____

Completed by: y

Action

Karen Jones

File: _____
Acknowledged: 12/14
Copy to:
____ Mayor
____ Council
____ CAO
____ Erin Trainer; Erin
____ Council Correspondence
____ Reading File:
____ Agenda Item: 6.0015
Referred to _____
Completed by: y

From: info@summerlandcsi.com
Sent: November 29, 2017 7:02 AM
To: 'Doug Wahl'; Peter Waterman; Janet Peake; Toni Boot; Doug Holmes; Erin Trainer; Erin Carlson; Richard Barkwill
Cc: _____; 'Malek Tawashy'; Linda Tynan
Subject: RE: Essay on proposed Banks Cres. development written by grade 11 student

Greetings everyone,

CSI Summerland believes it is important that all facts and opinions regarding the Banks Crescent senior development are shared. Therefore please see the letter below that was posted on Castanet from another Summerland Secondary School student in Mr. Stathers' Civics 11 class supporting the development.

Regards,
The Summerland CSI Team

Thriving or surviving?

Contributed Nov 28, 2017 / 5:00 am

I am a Civics 11 student from Summerland Secondary School. We have done a lot of research on the Banks Crescent Development, we have had guest speakers from both sides and we have talked with the mayor and spent many classes researching so we can make an informed decision. Young people are normally disregarded of their voice in a community project as they "just don't understand" or "don't know the facts" but we might just know more than most members of our community.

Banks crescent is a development presented by the Lark Group. It was proposed to be a 424 room senior home with multi-levels of care depending on your needs. Summerland needs this development; we need the jobs and the tax dollars that it will bring along with it. Our seniors need places to live where they can receive the care they require and deserve.

Summerland is in desperate need of more jobs for our community. Building this development will bring in jobs for construction workers, doctors, nurses, care aids among lots of minimum wage paying jobs for the youth and students living in town. There is said to be a movie theatre, restaurants, a spa, a pool along with other amenities that will require workers that Summerland can provide.

Do you hate hitting pot holes when you're driving around town? Tax dollars can fix that! As we all know some infrastructure in Summerland need upgrading however, that costs money. Summerland would benefit from the tax dollars this development would bring along with it. Banks Crescent would bring in 600,000 more tax dollars per year. The extra tax dollars could possibly fund to upgrade the roads and/or other amenities for example, the Summerland Fitness and Aquatic Centre.

In Summerland we are lucky to have the oldest fish hatchery in British Columbia. Many residents are concerned about what this development could mean for the hatchery, the main concern is the aquifer under the property as increased vibration could cause dust and clay particles to contaminate Shaughnessy Springs. There have been multiple studies done to confirm the safety of the spring. The developer has also mentioned an enhanced protection program that includes permanent water monitoring wells and water quality testing as soon as possible.

The "Baby Boomer" population is aging, approximately one thousand Canadian seniors retire every day and we need places for them to live to get the care they need. There are two main seniors housing options in Summerland, Dr. Andrew Pavilion (Interior Health) and the Summerland Seniors Village. Some folks do get in-home private care but for a lot of seniors it is not an option as they need around the clock supervision. Does someone you know have dementia and you want them in town for easy visitation? Having more assisted living facilities can help with that! There is at least a two year waiting list to get into a seniors home in Summerland, with another option it will decrease the lengthiness of these waiting list.

Summerland needs the help this development would provide for all members of the community young or old. It feels like our town is just surviving, we need to grow and change to thrive.

Ava Hart

From: Doug Wahl [REDACTED]
Sent: November 28, 2017 6:35 PM
To: mayor@summerland.ca; jpeake@summerland.ca; tboot@summerland.ca; dholmes@summerland.ca; etrainer@summerland.ca; ecarlson@summerland.ca; rbarkwill@summerland.ca
Cc: i [REDACTED]; [REDACTED]; 'Malek Tawashy'; Itynan@summerland.ca
Subject: Essay on proposed Banks Cres. development written by grade 11 student

Hello everyone,

Over the past month or so, Mayor Peter Waterman, representatives of Summerland CSI and Summerlanders for Sensible Development separately talked to Summerland Secondary School students in Mr. Stathers' Civics 11 class about the proposed Banks Cres. development. Today, one of those students (whom I have never met) posted an essay on Castanet about their views.

Doug Wahl

Something smells fishy

Contributed: Nov 26, 2017 11:30 am

"All it takes for spring water to **change** course or quality is a crack the size of a pinhole." (Summerlanders for Sensible Development website)

The developers of the Banks Crescent Project are, supposedly, going to drill and dig holes for three underground parking levels, even though it could possibly fracture the bottom of the lot and/or affect the spring water below where they are drilling the holes. Isn't it reasonable for the **owners** of the trout hatchery to be nervous about having this development approved, considering the fact that the spring underneath the development, Shaughnessy Spring is where they get their water from?

I am a student of Summerland Secondary School, who is currently in a Civics 11 course. My class has had a few people visit our class from both points of view on the Banks Crescent Project; some who support it and some who are against it. Each student in my Civics class have each created a pros and cons table, looked through many newspapers and searched websites as forms of research. My class has also visited Mayor Peter Waterman in council chambers.

The fish hatchery receives one-hundred million dollars per year in the province's economy. The water that enters the hatchery is already in a sensitive area but if something goes wrong with the project, that could change from bad to worse. **Why** take such a large risk like this when there is a pretty good chance that the development will affect this one, small fish hatchery in such a large way? I honestly believe that the people of Summerland and the city council should certainly rethink their decision.

The fish hatchery is not the only reason why I believe the Banks Crescent Project should not be approved. In the cold, icy season that we call winter, the roads around the area **where** they are proposing to build the **development** are going to be extra icy, plus the road is uphill! There is a much greater chance of people getting into accidents that way. I know they are going to do things to improve the road and make it wider, but I honestly think they should just spare themselves the time and money. It is already going to be lots of money and lots of time to build the actual Banks Crescent Development, but that is going to mean even **more** money and time spent on improving and rebuilding the road. The developers are going to have to pay one-and-a-half million dollars to redo the roads. I'm starting to ask **myself** if some of the money they are putting towards rebuilding the roads is coming from taxpayers.

I personally think that the people wishing to turn this dream into a reality are making a large mistake. I would not take this many risks, all for just building some seniors development. There is too much money and time that is going to be wasted on this development. They should spare themselves the time and money by not building this project. I believe that the council of Summerland should use the money they want to put **towards** the development towards something more useful; perhaps something more for the youth part of the town. Think about it; this town already has five seniors' homes, but practically nothing for the **youth** of Summerland to do. If the project does get built, the developers are supposedly going to build an indoor **gym** for working out, a pool, and a **movie** theatre. Summerland does already have a pool and a sort-of gym, but we haven't even attempted building even a small movie theatre.

If we let this project go through, it would also mean paving over a beautiful vineyard, and possibly blocking the view of the lake for some people. The fact that they would be paving over such a gorgeous place is definitely a big part of why I am against it as well.

In conclusion, I strongly believe that the Banks Crescent Development should not be put **through**. It could affect the fish hatchery's water and it is, in my opinion, a bad place to build the project because of the view possibly getting blocked and the fact that the road that it would be getting built next to is an uphill road and gets quite icy during winter. I am not asking for you to decline the development just because of just one **person** or even many **people**, I am simply asking you to consider the facts and opinions that I have presented for you. Thank you for taking the time to read this letter; it is **greatly** appreciated.

Amber Fusco

An Open Letter to the "Summerlanders for Sensible Development" Group

Dear Editor,

The fearmongering must stop!

To you **handful of letter writers calling themselves "Summerlanders for Sensible Development"**: ~~Refused to~~ unplug your keyboards and give it a rest.

Your claim to express the will of your fellow citizens on the basis of three irrelevant questions is not only presumptuous; it belittles the professional process of engineering assessments and citizen engagement followed by our elected representatives and district staff.

Your petition based on unsubstantiated claims, published well before the Banks Crescent engineering studies were even underway, is not any more meaningful than polling people about a trip around the globe after telling them that the world is flat.

You want me to buy into your comparisons between the Banks Crescent development and a botched drilling operation in Vancouver conducted by an unlicensed operator without a permit? Who along with the land owner left the country to evade prosecution? Is this what you expect the Lark Group to do after investing \$100 Million in our community? Or are you simply trying to scare hundreds of families living on silt deposits across Summerland into believing that their homes will slide down the hillside?

Are you trying to make me responsible for the fish hatchery which after 100 years of operation still has not developed a back-up water source even though the Shaughnessy Springs may shift, dry up or get contaminated anytime?

Why are you spending all of your energy on a six acre isolated vineyard when three times as much agricultural land in Trout Creek, much of it in a flood zone, is being blanketed with new homes?

Do you realize that in order to replace the anticipated tax revenue from the Banks Crescent development, should it not proceed, 100 – 150 additional homes must be built, consuming another 25 acres of land? Is this how you propose to save our agriculture?

How can you say that Banks Crescent will cost us all, as your signs around Lower Town claim, if the District's financial analysis, just published last week, concludes the opposite? Are you saying that these professionals do not understand their jobs?

I think it's time to dial down the rhetoric. Give staff and Council the opportunity to complete their analysis and develop an objective assessment to be shared with us all. Then let's speak up at the public hearing.

Until then, let's celebrate the Festive Season, applaud our merchants and sponsors for organizing a wonderful 30th Light-Up, give the Kettle Valley Steam Railway Society a hand with fundraising for our Trestle Bridge and let's look forward to the long-awaited rejuvenation of our community by welcoming the many students whose highly-respected UNISUS International School will bring new life to our little town.

Henry Sielmann

File: _____
Acknowledged: 11/29
Copy to:
____ Mayor
____ Council
____ CAO
____ Council Correspondence
____ Reading File:
____ Agenda Item: Bay

Completed by: J

Karen Jones

From: Doug Wahl <[REDACTED]>
Sent: November 28, 2017 5:35 PM
To: Peter Waterman; Janet Peake; Toni Boot; Doug Holmes; Erin Trainer; Erin Carlson; Richard Barkwill
Cc: info@summerlandcsi.com; [REDACTED] 'Malek Tawashy'; Linda Tynan
Subject: Essay on proposed Banks Cres. development written by grade 11 student

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Doug Wahl

Action

File: _____
Acknowledged: 12/1/17
Copy to:
____ Mayor
____ Council
____ CAO
☒ Council Correspondence
____ Reading File:
____ Agenda Item: BANKS
Referred to _____

Completed by: [Signature]

Something smells fishy

Contributed: Nov 28, 2017 11:20 am

"All it takes for spring water to change course or quality is a crack the size of a pinhole." (Summerlanders for Sensible Development website)

The developers of the Banks Crescent Project are, supposedly, going to drill and dig holes for three underground parking levels, even though it could possibly fracture the bottom of the lot and/or affect the spring water below where they are drilling the holes. Isn't it reasonable for the owners of the trout hatchery to be nervous about having this development approved, considering the fact that the spring underneath the development, Shaughnessy Spring is where they get their water from?

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The fish hatchery receives one-hundred million dollars per year in the province's economy. The water that enters the hatchery is already in a sensitive area but if something goes wrong with the project, that could change from bad to worse. Why take such a large risk like this when there is a pretty good chance that the development will affect this one, small fish hatchery in such a large way? I honestly believe that the people of Summerland and the city council should certainly rethink their decision.

The fish hatchery is not the only reason why I believe the Banks Crescent Project should not be approved. In the cold, icy season that we call winter, the roads around the area where they are proposing to build the development are going to be extra icy, plus the road is uphill! There is a much greater chance of people getting into accidents that way. I know they are going to do things to improve the road and make it wider, but I honestly think they should just spare themselves the time and money. It is already going to be lots of money and lots of time to build the actual Banks Crescent Development, but that is going to mean even more money and time spent on improving and rebuilding the road. The developers are going to have to pay one-and-a-half million dollars to redo the roads. I'm starting to ask myself if some of the money they are putting towards rebuilding the roads is coming from taxpayers.

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Amber Fusco

File: _____
 Acknowledged: 11/1
 Copy to:
 ___ Mayor
 ___ Council
 ___ CAO
 ☒ Council Correspondence
 ___ Reading File:
 ___ Agenda Item: Banks
 Referred to _____

November 26, 2017

Letter to Mayor and Councillors

District of Summerland

Re: Banks Crescent application

Completed by: [Signature]

Our first snowfall of the year on Thursday, November 2, 2017, even with plowing and sanding found the conditions on Solly Road requiring a four-wheel drive. Thursday through to the following Monday, two-wheel drive vehicles were still backing down Solly Road because they could not make the steep grade from Broad St. to Cook St. Solly Road does not meet the terms of reference to make it a Collector Road under the Summerland Transportation Master Plan. It cannot support another two thousand vehicles, if Lark's Development proposal is sanctioned. If an attempt to make Solly a Collector Road is made, it will cost the District of Summerland a lot more than the reported 1.2 million. A Collector Road must also collect other Collector Roads, not just Hwy. 97 and a mega development. It would have to collect with Peach Orchard and/or Lakeshore, given the topography it should collect both, has this been brought into the equation?

Another of many concerns I have relates to the Fish Hatchery. The aquifer which has supplied the water source for this gift to our community for the last 100 years, supplies 3,500,000 liters (almost 1 million gallons) of water every day at a constant temperature of 10 degrees Celsius year-round. That is why previous Councils over the years have worked to diligently protect the Hatchery. It is also why our Official Community Plan stipulates Low density to Medium density for Lower Town. As well, our Zoning By-laws reflect the same. This is what you, our present Mayor and Council are considering changing. A mega development proposal at this location on Banks Crescent was a mistake over 18 months ago, but we are still completing studies, wasting tax dollars, staff time, causing extreme stress on local residents, you the Council, staff and the community as a whole.

I also marvel at the positive spin that the former planner, our present planner and staff put on every report they give for this particular development. I see little in any reports to Council that reflect the negative aspects. There will be far more costs to the Tax Payer than any Development Cost Charges received or Property Taxes generated!

Orv Robson
 6708 Mac Donald Place,
 Summerland, B.C. V0H 1Z1

c.c. Editor, Summerland Review, Editor, Penticton Herald, Susan McIver, Editor,
 Penticton Western News

Karen Jones

From: [REDACTED] on behalf of Craig Milton [REDACTED]
Sent: November 25, 2017 8:09 AM
To: Mayor and Council; info@summerlandcsi.com
Subject: I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--

Craig Milton

[REDACTED]
14607 Biagioni Ave
Summerland, British Columbia V0H1Z6

Action

File: 3030.20
Acknowledged: 11/27
Copy to:
___ Mayor
___ Council
___ CAO
___ Council Correspondence
___ Reading File:
___ Agenda Item: BANKS
Referred to _____

Completed by: Y

Karen Jones

From: Ken Leier [REDACTED]
Sent: November 24, 2017 3:28 PM
To: Peter Waterman
Subject: Castanet Coverage

As recent citizen of Summerland I was appalled at today's article in Castanet.

Keep up the good work; both the Banks project and the landfill project need to be explored without rhetoric and historical perspectives.

I am a firm believer that development opportunities need to be explored and vetted; otherwise our tax base will not grow sufficiently to maintain our lifestyle in Summerland.

Thanks, Ken

Sent from my iPad

Action

File: 02-10-179

Acknowledged: 11/29/17

Copy to:

☐ Mayor

☐ Council

☐ CAO

☐ Council Correspondence

☒ Reading File:

Agenda Item: BANKS

Referred to: CMPS

Completed by: Ky

Karen Jones

From: summerlandofficialwebsite@gmail.com
Sent: November 24, 2017 2:31 PM
To: Mayor and Council
Subject: Summerland Contact Us submission

Name: Harry Nicol
Email: [REDACTED]
Phone: [REDACTED]
Address: 10840 Prior Place
City: Summerland
Postal Code: V0H 1Z8
Contact Me by: [X] Email
Department: Council

Comments: Silent Majority No need for a reply, I just want to reassure you, Mr Mayor, that there some of us out here who do support your ideas. I was happy to see you tried to get council to take a second look at the compost issue and the Bank development is what we need. It seems it's so easy to get a crowd together to present a negative view. Please keep up the good work.

Action

File: _____
Acknowledged: 11/27
Copy to:
___ Mayor
___ Council
___ CAO
___ Council Correspondence
☒ Reading File:
___ Agenda Item: BANKS
Referred to COMPOST

Completed by: [Signature]

RECEIVED

NOV 22 2017

Dist. of Summerland

abbey watt

The Bite is on Summerland

Dear editor,

After doing in-depth research about Banks Crescent in local newspapers as well as online, interviewing representatives from both community groups in addition to interviewing the mayor, I can say with confidence that the hatchery's source of ground water is at risk. It is within close range to the thirteen acre site where the development is supposed to go.

Summerland is home to the oldest active trout hatchery in the province. The Summerland Fish Hatchery is owned and operated by the Freshwater Fisheries Society of B.C., they have stated that they bring in at least one million fish that stocks 300 lakes across the province every year. The hatchery also generates 100 million dollars per year. This vital part of the community could be in jeopardy if we go ahead with the Banks Crescent development.

The developer and the fish hatchery have both hired hydro geologists for separate consultations of the ground water spring. The results were both in favor of the Banks Crescent development. The fish hatchery is requesting that a third test be done by an independent. The hatchery has also expressed concern about the project impacting the aquifer.

They have done the required drill tests, but will these tests be sufficient compare to the actual construction that will take place for the project.

Currently the backup water supply is a drinking water pool. This has high levels of chlorine and other chemicals in it. This could cause problems from fish.

If the aquifer does become impacted by the project the developer has said they will transfer the fish into lake water from deep below the surface. This water was tested for one day. To get a well-rounded idea of the safety and cleanliness of the water, they would have to sample and test the water in all seasons and in all weather conditions. The developer has yet to show any intent in testing waters at appropriate times.

In my opinion; this project shouldn't go ahead until we have a complete, safe plan to resolve any damage to the hatchery or aquifer. The fish are very important to the community financially and with the local ecosystem. It would be heartbreaking to many to see the hatchery have to go in order to develop the lot.

RECEIVED
NOV 22 2017
District of Summerland

Something Smells Fishy to Me...

Dear Editor,

"All it takes for spring water to change course or quality is a crack the size of a pinhole."
(Summerlanders for Sensible Development website)

The developers of the Banks Crescent Project are, supposedly, going to drill and dig holes for three underground parking levels, even though it could possibly fracture the bottom of the lot and/or affect the spring water below where they are drilling the holes. Isn't it reasonable for the owners of the trout hatchery to be nervous about having this development approved, considering the fact that the spring underneath the development-Shaughnessy Spring-is where they get their water from?

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The fish hatchery is not the only reason why I believe the Banks Crescent Project should not be approved. In the cold, icy season that we call winter, the roads around the area where they are proposing to build the development are going to be extra icy, plus the road is uphill! There is a much greater chance of people getting into accidents that way. I know they are going to do things to improve the road and make it wider, but I honestly think they should just spare themselves the time and money. It is already going to be lots of money and lots of time to build the actual Banks Crescent Development, but that is going to mean even more money and time spent on improving and rebuilding the road. The developers are going to have to pay one-and-a-half million dollars to redo the roads. I'm starting to ask myself if some of the money they are putting towards rebuilding the roads is coming from taxpayers... I personally think that the people wishing to turn this dream into a reality are making a large mistake. I would not take this many risks, all for just building some seniors development. There is too much money and time that is going to be wasted on this development. They should spare themselves the time *and*

money by not building this project. I believe that the council of Summerland should use the money they want to put towards the development towards something more useful; perhaps something more for the youth part of the town. Think about it; this town already has five seniors' homes, but practically nothing for the youth of Summerland to do. If the project does get built, the developers are supposedly going to build an indoor gym for working out, a pool, *and* a movie theatre. Summerland does already have a pool and a sort-of gym, but we haven't even attempted building even a small movie theatre. If we let this project go through, it would also mean paving over a beautiful vineyard, and possibly blocking the view of the lake for some people. The fact that they would be paving over such a gorgeous place is definitely a big part of why I am against it as well.

In conclusion, I strongly believe that the Banks Crescent Development should not be put through. It could affect the fish hatchery's water and it is, in my opinion, a bad place to build the project because of the view possibly getting blocked and the fact that the road that it would be getting built next to is an uphill road and gets quite icy during winter. I am not asking for you to decline the development just because of just one person-or even many people-I am simply asking you to consider the facts and opinions that I have presented for you. Thank you for taking the time to read this letter; it is greatly appreciated.

Sincerely, Amber Fusco

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NOV 22 2017
City of Summerland

Banks Crescent Contamination

I, a concerned citizen of Summerland who has done rigorous research on the Banks Crescent development plan have formed an opposing opinion on the matter. Banks Crescent is a 424 apartment complex for seniors with 3 underground levels of parking located adjacent to Latimer Street in lower mainland Summerland.

The complex would be built directly overtop of Shaugnessy Springs possibly affecting the aquifer used by the local Trout Hatchery which is the oldest fish hatchery in B.C. and brings in \$100,000,000 in revenue each year. FFSBC is concerned that the dig holes will contaminate the aquifer once the development starts. The developers have dug 4 test holes to prove that there will be no contact with the aquifer, yet the Trout Hatchery is doubtful and feels it is not deep enough to reach the aquifer and that water could shoot up out of the holes once dug deep enough. The developers have an interest in a backup water source mixed with chlorine pumped out of Okanogan Lake, but this is controversial due to the cost and time of building a monitoring/pumping station.

The EDSP area is under evaluation before the development can be approved by the council. The Trout Hatchery would also like an independent assessment on the quality of soil on site as it does lay on top of low density clay banks. The developers are confident, without any previous assessments that the clay banks will be sturdy enough to be built upon. The assessment would cost the developers \$5,000.

In conclusion, due to the lack of scientific data associated with soil stability on site contrast to what the developers believe, aquifer depth and the costs of the proposed backup water system this project should not be undertaken.

Gunnar.M

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NOV 22 2017

DISTRICT OF SUMMERLAND

Builders' Remorse At Banks Crescent

I'm a grade eleven student at SSS who, along with my classmates, has been learning and forming opinions about the project. We have had community members come to our class to voice their thoughts, both for and against the project. We even got to speak face to face with Mayor Peter Waterman. I use the phrase "builders' remorse" to bring up the idea of regret. I can see why this project is so attractive to many community members, and I don't blame them. We have constantly been shown predictions of profit and financial benefits, but sadly we can't predict the negative aspects, like landslides, impacts to the hatchery's water quality or even the happiness of our neighbors. In the end, I believe we should all ask ourselves, is this really what Summerland needs? Is the reward greater than the risk?

In the words of Joni Mitchell: "Don't it always seem to go, that you don't know what you've got till it's gone, they paved paradise, and put in a parking lot".

Written by Liam Trewhitt

The Rage in Summerland Builds

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District of Summerland

I am a part of a grade 11 Civics class that has been doing in depth research for over a month now on the Banks Crescent project. We have been reading newspaper articles and have been following the news reports to see what everyone has to say about all of this. We have even brought in a few guest speakers to come and talk with the class. We had a couple people come in that were all for the project and gave us details about how it will benefit Summerland. We had another guest speaker who came in to talk to us about the fish hatchery, and we even had a meeting with the mayor of Summerland.

The roads play an important part to this project. If we don't have good, safe roads to drive on then how will all of the big construction trucks be able to get to and from the site? Citizens of Summerland drive around these steep, narrow roads and now try to envision 2000 more vehicle trips per day on them. Imagine big construction trucks driving up and down for over 3 to 7 years. What if one of the times a big truck is driving up the road with a full load and goes down the hill or around a corner too fast and tips over into someone's property? There are around 1500 cars a day on Sully Road. That number is going to increase by 2500 a day.

To upgrade the road, it is going to cost \$1.5 million dollars. But the \$1.5 million dollars that we have cannot be used to upgrade the roads because they are not on the current district's project list. There is also only one evacuation road. That is very unsafe if you ask me. A positive is that there will be a bussing system for the seniors who are not able to drive, but when it comes down to winter time, the roads are going to be extremely slippery due to ice. They say if the roads are too dangerous they just won't run the bus... The bus could possibly not be able to run for weeks then! Winter is about 6 months long; people need food and other supplies that they would only be able to receive from uptown.

The fish hatchery is also something to take into consideration. It is the oldest one that we have in British Columbia. It has been around for 110 years and is the only one in the province that runs off of spring water. With the underground parking lot that the development wants to build, that could put all of our fish at risk. If the developers drill too far down and accidentally hit a pipe and poked a hole in it, even the size of a pinhole, it could wipe out the whole hatchery in just minutes.

There hasn't been close to nearly as many testing's as there should be done either. There have been only 4 test wells put in and none of them encountered any water but they didn't drill far enough down to hit any. The hatchery's water was also only tested for one day. You cannot base your information off of one day of testing. You need to come back for multiple days during different times of the day to see if anything has changed and so on.

Summerland is a quiet, small town. It does not need lots of loud unnecessary construction to ruin a beautiful piece of land and view.

Sincerely,
Calista Stafford

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NOV 22 2017
District of Summerland

Road rage

Dear author

BEEP BEEP, VROOM VROOM, SKIRT SKIRT. This is what you're going to be hearing outside of your home once they put in Banks Crescent. If you think 50 cars going up and down Solly and Latimer is a problem, just wait until you get roughly around 2000 additional cars going up that hill. 2000 additional beeping and everything else. That's not even going to begin to compare to the sound semi's dump trucks and other massive building vehicles that are going to be going up and down those two streets. And this won't happen for a few weeks or even months this could happen for up to 3 to 7 years. Imagine hearing those concert down banging large trucks and everything for up to 3 to 7 years! I don't know about you but if I lived up there by where they're building I wouldn't want to be woken up first thing in the morning to bunch of banging people working on something that doesn't even concern me. Today I'm going to talk about how much it is going to cost to fix the roads that are going to go down to Banks Crescent.

Picture this, waking up to the sound of a construction truck blaring it's loud horn at early in the morning and knowing that this would happen for 3 to 7 years! What they're planning to do is repaint the road so you and love them or to make them wider so that traffic will be able to go up-and-down it work sufficiently during the winter. You know those two roads then you would know what they're like in the winter. I can speak from experience, that during the winter those roads are beyond icy. Yes you can most likely salt the road and put down gravel but those roads are steep and they're not meant to have big trucks go down them. There are signs down Solly stating that large trucks aren't able to go down Solly road. And from what I read the developers solution for that was the just "take down the signs". Well we're on the subject of big trucks some research says that the vibration of the trucks might shake the clay along where the red zone is. Now if you asked me this alone is a big red flag.

Now let's talk money. The developers were sick and that you will take roughly around \$1.5 million to repair and add to the road of Solly and Latimer. And with the time does not know yet is at the developers are going to pay the full amount of what it would take to rebuild the road or if we are going to split the cost 50-50. Now let's just say that the city does approve Banks Crescent and they do finish building it. The developer says once there done building there will have roughly around 500 parking places. Just imagine 500 cars, it's 500 extra cars driving around town, up-and-down Solly. Even though I'm most likely not going to be in Summerland by the time they finished Banks Crescent. I'm going to speak up for the kids that are younger and currently in elementary school. They're going to be around while the construction is happening with all the trucks and all the builders and all the busyness of the town. And just imagine In the summer, the beach will be packed with tourist and the people that are going to be currently living in Banks Crescent. And I don't know if you've been down to Rotary beach lately throughout the summer but it's always packed with tourists. But I can also see the positives

that it could bring summerland. Like bringing more business to the local stores and and maybe even possibly let people open up new store.

Now I have given you just a couple of reasons on why Banks Crescent shouldn't happen. There are many more reasons why we shouldn't have Banks Crescent and I our town. But just remember that where there are places with lots of traffic there are always people with road rage! Would you like our small town to be filled with people in there cars stuck in traffic that just want to get home or they need to get to work but aren't able to because of the amount of cars that are going to be going down the hill and up the hill. I don't think so! So just be aware and considerate about everyone that might be effect from this building. Don't just get blinded by the fact that you might end up retiring with a place that has a pretty view and that also have a built in movie theatre and many other things. If you want a pretty place with a beautiful view then go to Mexico, it has an amazing view.

Banks Crescent will make Summerland a busy town

I am a Civics 11 student and I go to Summerland secondary school and in our class we have been working on the Banks Crescent proposal. We have been researching it and trying to sort out what our opinion is on it. We have had public speakers come in all from very enthusiastic people who care a great deal about it to the mayor of Summerland himself.

Do you want for Summerland to turn into another big town like Penticton or even Kelowna I sure don't and this is the first step to sign over our small peaceful town's deed to quiet and serenity.

The people that will have to deal with living near the roads that will be the main transportation from town to the senior's home are going to have a lot more traffic that they will have to deal with we are not just talking about 200-300 more cars we are talking about 2,000+ more cars on a road then before that's an average raise for them by 140%

In my opinion we need fewer seniors because if all we get is seniors our community will die out and just become extinct.

They are trying to build this development on the red zone which is a dangerous way to go. Also this is also being built over the fish hatchery's aqua fur which is very vital and important for the fish's survival.

By

Jackson wagner

Trouble In Paradise?

I am a Grade 11 Civics Student and my class and I have studied and researched the banks crescent development and had several Summerland Citizens come and talk to us about their opinions. And with this information we are able to write this letter to the editor explaining our personal opinions about the banks crescent development.

The most concerning point against the development that stood out to me is that it could do some serious damage to the Shaughnessy Springs Aquafer that provides the oldest trout hatchery in BC with clean water. The trout hatchery brings in over \$100 million for the government every year and I wouldn't want to have that risked for this development. There has been an idea for a pump system to pump water from the lake and use that for the fish if anything happens to the aquafer. But the water from the lake is very risky for these fish because there is an increases chance of the fish to get sick and die from disease in the water. I think with the risk to the natural aquafer and how that could affect the fish, could potentially shut down the oldest fish hatchery in BC.

Another concerning point is the road connecting from town to where the Banks Crescent Development may be happening. It is a very narrow road with sharp corners that doesn't allow for a huge amount of safe traffic. But with this development will make more than double the amount of traffic going down the road every day, that's not counting the large dump trucks and other utility cranes that will be driving down these steep and windy roads every day for a few years. I think the large amount of utility vehicles on that road have a large chance of ending with either a few collisions or a truck not able to slow down and hitting a house or another building. I think without big changes to the roads in that area it could be a risk to the community's safety.

In my opinion I think it's a bad idea to develop the banks crescent without much further testing on the aquafer to ensure there will not be any damage. I also think major work needs to be done on the roads to get them safe for the amount of cars and trucks that would be going down those roads.

By

Brody Reid

Dear Editor

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Red Zone Makes Project Dangerous

The clay banks around the proposed build site are completely unsafe.

In 1996 the council agreed that the land above Shaughnessy Springs was environmentally sensitive so they reclassified it as agricultural to protect the water for the hatchery. There is only one evacuation route out of the area, what would they do if an earthquake was to come? There's no way they could evacuate everyone out safely.

People get killed by slumping clay from the clay banks throughout the Okanagan and this development will be surrounded by clay banks. There is no way they can call it safe when they don't know when the clay banks will collapse. People down there will be at risk at all times because of the unpredictable banks. With the rumbling of the trucks and cars while and after the development is built makes the clay even more unstable.

This development will increase traffic by 2000 trips a day into town; the people living there will not want thousands of trucks passing by their house. The streets have to truck signs because of the windy roads what makes it okay to break the rules of the road. As well the residents will not want noisy vehicles and machines making noise that's coming from the development. The streets are narrow and the one corner is sharp and on an angle this is a very dangerous spot for vehicles to turn and they want to make big trucks use that corner, that's reckless.

BY: Samuel Nixdorf

Keeping Summerland Young

Dear Editor,

I'm a grade 11 Civics student at Summerland Secondary School. For the past month my civics class has been looking at the Banks Crescent Development. We have considered both the positives and the negatives of the development.

There are two main points that concern me as a citizen of Summerland. One of those points is the traffic.

How would you feel having to see traffic go by your house more times that it has in the past?

From what I have found with all of the research that have done over this past month, shows me that the traffic will increase from say fifty cars a day to two hundred cars a day. The people who live on Solly road will have to listen to almost two hundred cars drive past their homes everyday, and that's just after the development is built. During the construction those same people will have to not only see but hear the different construction vehicles move to and from the job site multiple times a day over three years. Solly road is a steep road that has a very sharp turn. On a winter's day Solly road has proven to have hazardous road conditions especially for overweight vehicles. With that being said the developers have mentioned that they will repair solly road to make it more safe to commute on. After witnessing the lack of diligence on the part of city planners consultants and engineers on my home road of garnet valley, I can hardly put my trust in the planners to complete the solly road project on time and on budget.

The Second point that concerns me is the fact that this six story three hundred and eighty room development is strictly for seniors only. What about all the families that want to move to summerland? Yes they can move into the houses that the seniors sold, but not every person can afford a mortgage. Most families that i know can just barely afford to rent if they can find a place to rent. Affordable housing is virtually non existent in the district of summerland. For those dwellings that are available are for 65 plus. In my opinion the developers could have chosen to create an apartment building in the lot across from the park. That apartment building could be available to families who can't find houses to rent. The Apartments could also be affordable. I feel as though summerland will get more business if we allow young families to find affordable liveable homes in a place that is safe. Most families are living in penticton which isn't as children safe as summerland is.

In conclusion I am having a hard time trying to figure out why summerland needs to have such a big complex building for seniors when we can build more apartment buildings affordable for young families. Summerland has potential, we just need younger people to make that happen

Sincerely
Haley Michaud

Fight for Fish!

The aquifer that supplies natural spring water for the Summerland Fish Hatchery is at risk of being destroyed. This Fish Hatchery supplies fish for many lakes so people can fish and enjoy being outdoors. The Hatchery contributes millions of dollars to the area's economy.

The construction of this massive development will permanently disturb and destroy the pristine water that is essential to the survival and continued success of the fish hatchery.

People of Summerland we must save the Fish Hatchery. This development cannot be built on this site because it will jeopardizes the water needed for the fish to thrive. Make your voice heard at the upcoming public meeting.

Heather McDonald, Summerland

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District of Summerland

Is Summerland Thriving or Just Surviving?

I am a Civics 11 student from Summerland Secondary School. We have done a lot of research on the Banks Crescent Development, we have had guest speakers from both sides, and we have talked with the mayor and spent many classes researching so we can make an informed decision. Young people are normally disregarded of their voice in a community project as they "just don't understand" or "don't know the facts" but we might just know more than most members of our community.

Banks crescent is a development presented by the Lark Group. It was proposed to be a 424 room senior home with multi-levels of care depending on your needs. Summerland needs this development; we need the jobs and the tax dollars that it will bring along with it. Our seniors need places to live where they can receive the care they require and deserve.

Summerland is in desperate need of more jobs for our community. Building this development will bring in jobs for Construction Workers, Doctors, Nurses, Care Aids among lots of minimum wage paying jobs for the youth and students living in town. There is said to be a movie theatre, restaurants, a spa, a pool along with other amenities that will require workers that Summerland can provide.

Do you hate hitting pot holes when you're driving around town? Tax dollars can fix that! As we all know some infrastructure in Summerland need upgrading however, that costs money. Summerland would benefit from the tax dollars this development would bring along with it. Banks Crescent would bring in 600,000 more tax dollars per year. The extra tax dollars could possibly fund to upgrade the roads and/or other amenities for example, the Summerland Fitness and Aquatic Centre.

In Summerland we are lucky to have the oldest Fish Hatchery in British Columbia. Many Summerland Residents are concerned about what this development could mean for the hatchery, the main concern is the aquifer under the property as increased vibration could cause dust and clay particles to contaminate Shaughnessy Springs. There have been multiple studies done to confirm the safety of the spring. The developer has also mentioned an enhanced protection program that includes permanent water monitoring wells and water quality testing as soon as possible.

The "Baby Boomer" population is aging, approximately one thousand Canadian seniors retire every day and we need places for them to live to get the care they need. There are two main seniors housing options in Summerland, Dr. Andrew Pavilion (Interior Health) and the Summerland Seniors Village. Some folks do get in-home private care

but for a lot of seniors it is not an option as they need around the clock supervision. Does someone you know have dementia and you want them in town for easy visitation? Having more assisted living facilities can help with that! There is at least a two year waiting list to get into a seniors home in Summerland, with another option it will decrease the lengthiness of these waiting list.

Summerland needs the help this development would provide for all members of the community young or old. It feels like our town is just surviving, we need to grow and change to thrive.

Ava Hart

The Town that Progress Forgot

Dear Editor ,

Summerland is already B.C.'s slowest growing city , how much longer can we say no to development before we are living in a state we cant return from??

The grade 11 civics class of Summerland secondary have spent the past month or so researching both the pros and cons of the development being discussed for Summerland. The Banks Crescent Development can be a controversial discussion among the people of our small town and that is why the class and I spent a long period of time making sure we were getting accurate information from both sides of the argument. We talked with members from "Summerlander's for Sensible Development" as well as members from "Citizens supporting Icasa". After listening and developing our own ideas of the project we finished off our research with a meeting with the mayor of Summerland to hear other information we may not have been given and ask questions to help create an opinion. When asked to create an opinion I struggled slightly as I didn't know who or what to believe and I didn't want to feel pressured by outside sources , I really wanted to make sure this was a personal and educated opinion.

When It finally came time to make a decision on how I felt , I realized I had some of the most common concerns with this development. These concerns being the environment and economy of Summerland. Having lived here my whole life both of these concerns were and are very important to me and my family. When beginning my research my absolute biggest worry were the environmental issues that were brought up in the discussion of this project. The worry about the red zone and fish hatchery were 2 factors of this argument I wanted to be sure of. Upon our class research we not only learned that the developer had come up with a 2nd water source for the trout hatchery in case of any complications but also has made sure that the development is built at least 20 meters above the aquifer creating a much lessor chance of any turbidity occurring. The red zone in Summerland was also a worry and is a worry for many of us as our homes are placed on that land and any issues with the clay banks could create an even bigger issue in the town. Having this as a thought In mind when researching I was also informed that although the development comes close it does and will not be placed on the red zone or cause any issues that way. This allowed me to have a little bit of a clearer mind when attempting to create my opinion because many of the reasons

I may have been against it were relieved.

Now my absolute biggest reason for believing this development would positively impact Summerland is due to our economic instability. Its not hard to see that businesses are struggling, anyone who has walked downtown couldn't of helped but notice the for sale signs and empty lots that take up places that were once filled. The lack of population downtown makes it hard for our businesses to sustain. Summerland has been looking for an active business to bring the livelihood back and the more we continue to deny projects such as banks crescent the worse things will become. Along with the necessity for an active business, Summerland is also in need of more jobs. Many people who live in Summerland work in Penticton or Kelowna which is not only inconvenient for our people but our city. This new development will bring in 125 new jobs both being part time and full. As a teenager in this town it would be extremely helpful to have more job opportunity's that are part time and available, as they are hard to find here. As well as having new full time jobs in areas such as the medical departments of this development will bring more young family's and business to our city. Having new family's moving into town has been a difficult task for a while now as the real estate market and jobs are dried up. In allowing this development it will bring many of these jobs as well as free up approximately 60-80 homes in Summerland for those new family's to live in. For these reasons I strongly believe in this project, I think that our town is in desperate need for a movement and although this project may not be the best case scenario for Summerland it brings many more pros than cons. Summerland will now have \$600,000 in taxes coming in each year from this project which can go to fixing our pot hole infested roads and bring more amenities to attract attention to Summerland such as a revamp of our aquatic or community center's.

Having spent a lot of my time invested in studying this project these are many of the pros to this development I think people miss and or are not informed about. These are the reasons I feel banks crescent should go through and reasons I think you should take into consideration when coming up with your own opinion.

Signed , Faith Fraser.

Will Summerland Stay Alive to Thrive?

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NOV 22 2017

District of Summerland

Dear Editor,

As most small cities and towns, Summerland has many issues that need to be addressed and solved with reasonable solutions. Summerland, as it stands now, is struggling to keep local businesses open due to the lack of activity downtown, thus leading to the difficulty Summerland has to gather revenue to improve our infrastructure and community amenities (ie: the recreational centre, ice rink, and sewer systems.) More businesses and industries will generate more income to keep the town alive and thriving, while continually drawing in new residents.

Being a teenager in my community, I feel it's important that I can be a voice for my fellow youth and represent the younger generation, bringing attention to what we hope for in Summerland's future. I have researched this controversial project thoroughly, on my own and with my civics 11 class, keeping an open mind while gathering facts and information both for, and against, this development.

The proposed Banks Crescent development will bring in an extra 400 thousand tax dollars per year to contribute to and improve Summerland's facilities which is important when trying to attract younger families to our area.

All off-site improvements necessary for construction will be paid for by the developer, costing Summerland's taxpayers nothing in the process.

Looking into the future as young members of society, we also need to keep our eyes open for possible career paths and job openings. Banks Crescent will create 200-300 temporary jobs and 75 permanent jobs to keep young families in the community employed.

Young families living in Summerland, and moving to the Summerland because of the jobs created and houses freed up by the seniors moving into the development will again generate more income to keep Summerland alive and busy.

Summerland as it is, is decreasing in size and something needs to be done about it! If Summerland doesn't decide to go forward with this project, I believe it will have serious consequences.

The Banks Crescent development is exactly what Summerland needs to kick start a new era of economic activity and liveliness. Although the Banks Crescent development is for seniors, the impact does not stop there. The effects of this

project will be positively felt throughout all generations. It is time we say out with the old, and welcome development into Summerland with open arms.

Avery McKelvey

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NOV 22 2017
District of Columbia

Simple Solution to Save Summerland

Dear Editor

People are afraid of change, and the Banks Crescent development is no exception. When you think of Summerland, it probably reminds you of a quiet, tightknit community. Although this image may be familiar and comforting to us, it's not very realistic for Summerland's future. Businesses are closing, there are fewer children attending our public schools, and job opportunities are at an all time low. As a result, our local economy is collapsing and we are killing our town's chance to flourish.

I have been studying the controversial Banks Crescent development in my grade 11 Civics class. We have talked to members from Summerlanders for Sensible Development and supporters of iCasa, interviewed Mayor Waterman, as well as visited the Banks Crescent area. I have also personally researched the development proposal and have concluded that Summerland will benefit greatly from iCasa.

This development will bring in the business and money we desperately need to keep Summerland prosperous. From a capital investment of \$125 million, iCasa will generate \$3-4 million from annual salaries, roughly \$400 000 from annual property tax revenue, 200-300 short-term jobs, and 75-100 long-term jobs. The \$2.9 million in development cost charges associated with this proposed resort could have a significant impact on repairing roads in Summerland. As a bonus, all off-site infrastructure will be paid for by the developer.

As with any substantial development, iCasa has its disadvantages. However, these negatives are being blown out of proportion. The concerns for the environment and the Trout Hatchery are valid. That being said, Mayor Waterman and Council will not approve this development if adequate tests and surveys have not taken place beforehand. If the developers really want iCasa to become a reality, why would they ruin their chances by disregarding the required tests? As for the worry of the development being built in the red zone, this argument can easily be debunked. Technically speaking, the red zone surrounds the property; the actual development will not be situated on unstable land.

More than one quarter of our community is represented by seniors who deserve to live comfortably. The Banks Crescent Development can provide them with quality healthcare services and much needed housing. iCasa will bring in new jobs, new revenue, and better support for seniors. How could you resist that?

Emma Jones
Summerland

Banks Crescent is the right way to go!

I am a Civics 11 student from Summerland Secondary school and our class has been working hard to find the best reasons on why Banks Crescent is good or bad. We have had speakers from around town who strongly agree and disagree with this new project. After all the research we have done, Banks Crescent will be safe and offer very good health care.

The devolvement is planned in a very strategic location for people, for an example the rooms will have a beautiful lake side view, which increases the value of the rooms but not too much so that no one can afford them. There are a couple of beaches nearby for families to go and enjoy themselves, trails for people to walk, and even a waterpark. Inside the development there will be a pool, recreation center, and six levels. It is greener to go up in stories then to expand the foot print!

Summerland is the slowest growing city in British Columbia, and with this new project we can start to expand our small town to grow even bigger. The next generation is the "baby boom" and there will be a lot of new people needing homes to stay in that will have good continuum care. The building offers flexible care levels for people who need different attention.

There have been many concerns about the aquafer like; will this project affect this fish hatchery? The answer is no, the developer has said that he will make a second back-up water source for the hatchery to get its water from. Not only that but he has had many professionals come in and do tests on it, and they all say it's going to be safe and the underground natural water system will not be hurt.

Do you want more money for Summerland; do you want your grandparents living in a safe environment? Well Banks Crescent will provide Summerland a steady income from taxes of more than \$400,000/year! This money can be put towards a new pool, roads or even a new skate park. Our local businesses will

definitely be making more profit from all the new people coming to stay at the development.

Simon Groot

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NOV 22 2017

Distict of Summerland

Bank Crescent shows us the Money!

Dear Editor

I am a Summerland Secondary student in Civics grade 11. I've been doing some research on the Banks Crescent development, as well as doing interviews with both sides of the project. With all the research I have done, in my opinion, we should support it. This project will give our economy a boost that it truly needs, and give us more opportunities for work. It will make more homes for seniors to live in and make less of a wait to get into.

This development will bring in tax dollars so we can make improvement on our roads, water pipeline, and to fix the water damages from flooding. Summerland does not get enough taxes to keep up with all the repairs need for roads, water pipeline, and even on the water damages that happened during the summer flood. This project will give us new roads so it will be safer in the winter to drive on.

How will this project boost our economy? The project will bring in more jobs such as short term and long term employment. They are going to need Care Aids, Nurses, and chefs for the kitchen. Their jobs will bring in more people and their families to Summerland to work and to live here. Their jobs will have benefits like dental care, eye care, and health care. The jobs pay well so the workers will shop locally and support our economy.

The project is being paid by the developer; he is paying for all the new roads, sidewalks, street lights, and construction. The tax money will be going towards to city hall, so the mayor and city council will put the money towards new roads, water pipeline, and to fix any damages that come our way. The developer will give us benefits in the future, because this development will attract new businesses to give our economy another boost.

A concerned citizen said "I've lived in Summerland for nine years and just seen it slowly decline, we need something like this to provide some jobs and maybe attract some young people." Many people of Summerland are speaking out saying that we need something new. The developer said that there are 75-100 permanent jobs that will come with the facility.

We need new opportunities in Summerland because slowly we are losing businesses, families moving due to the lack of stores, events, and there is nothing to do here. People try to bring something new here but other people keep on saying no. Those people are blind on what is going on and how Summerland is slowly dying. Look around Summerland we need this Development to happen to save our town.

Justice Mackey

RECEIVED
NOV 22 2017
Board of Summerland

Banks Crescent is Safe!

The Summerland Banks Crescent Development has proven to be safe and have little to no effect on three main controversial subjects. This includes the fresh water aquafer located underneath the development, the poor road conditions leading down to the development, and the clay cliffs surrounding the area.

After the scare about potentially creating turbidity in the fish hatchery's water source the developer has done multiple things to insure the safety of the fish hatchery. For example we have had multiple professionals come to evaluate the problem and each have stated that in their opinion the aquafer will be safe. On top of this the developer has guaranteed that if anything goes wrong we will be provided with a brand new waterworks infrastructure valued at \$600,000. This will also protect the hatchery from any future operations that could cause harm.

In regards to the poor road conditions towards the proposed site the developer has offered to improve the roads by widening, and maintaining Sully and latmir road. They will also be adding a sidewalk that runs all the way down to the site.

About the cliffs surrounding the development that appeared at first to be in the red zone we have had multiple professionals come to take a look at the area and each have given a signature showing that the area is safe. If the project is passed there will likely be many more before anything is built.

Thank you for taking the time to read my letter

-Jack Taylor

Karen Jones

From: Chris Beaton <[REDACTED]>
Sent: November 18, 2017 10:19 AM
To: Mayor and Council
Subject: Banks creek development

I am writing this letter because I believe that council is somehow going off track in making decisions regarding the Banks Creek development.

First, I am mystified at why council members continue to have committee level questions and discussion at a council meeting. I watched the entire 3+ hours of the November meeting and noted that there are several questions posed by councillors that are clearly committee type discussions. For example, why in the world would you have a discussion regarding whether the power goes above ground or in ground? Do you not know that literally 99% of all new construction has underground power??? Even if this is a discussion point, surely it is a committee level discussion point. There were several instances of this "committee level" discussion. This burning up of council meeting time has been evident at other meetings as well.

Second, I feel that council is somehow losing sight of the goal of all this. I thought that the job of council was to review applications, look at all the by-laws, the OCP, recommendations by the many experts brought in on the project and then make an informed decision. It does not seem that councillors are doing this. Rather, we have subjective statements such as "I think it's in the wrong place". I don't believe it's your job to decide if something is right or wrong. It's your job to see if all the appropriate boxes are ticked. If they are, then the project should proceed.

I remember back to other council decisions in the past such as the police station, the library, the condos by the Credit Union, the condos by Tire Craft, the list goes on. In none of those council discussion do I recall councillors stating that it was "right" or "wrong". They looked at the technical data, they reviewed all of the by-laws and the OCP, they reviewed the reports of various engineering experts and then made a decision based on those elements. Why are you not doing that in this case??

You should also know that I personally voted for all of you. I thought that collectively you had the potential to bring a fresh and progressive view to council. One that promoted the town, promoted development that fit the current OCP and by-laws and one that worked to move the town forward. If you drive around any other town in the Okanagan, you will notice that there is construction of condo developments everywhere. However when you drive around Summerland you see that there are none and haven't been any for several years.

You say you want densification, that you want more housing for young families, that you want more people working and living in Summerland. And yet council actions would suggest literally the opposite.

(the discussion regarding the 22 lot development in Trout Creek follows this disturbing pattern. Those lots are right beside the school you are trying to keep open!)

The Banks Creek development in one way or another would bring jobs for younger people, jobs for construction workers, children to attend schools, more demand for housing, another option for senior living, significant taxes for fixing up various roads, sidewalks etc. The list of potential benefits is a long one.

But if you're not careful, you're going to wake up one morning that find out that the Lark group is gone, just the like the company that was going to build the proposed golf course. And our nickname of "Slumberland" will be well earned.

Thanks

Chris Beaton

Chris

ACTION

File: 303020 BOMMS

Acknowledged: _____

Copy to:

____ Mayor

____ Council

____ CAO

☒ Council Correspondence

____ Reading File:

____ Agenda Item: C

Referred to _____

Completed by J

Karen Jones

From: Gordon Humphreys [REDACTED]
Sent: November 17, 2017 9:28 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: Summerland

November 17, 2017

MAYOR AND COUNCIL / SUMMERLAND

I am a relatively new resident in Summerland . But after attending the last Council meeting this week I was forced to let my feelings be known!

First I would like to commend the mayor for speaking up and reintroducing the Composting issue and was most disappointed in the way the issue was handled at the time.

!) no-one on council has the right to outright dismiss the motion that would let everyone receive more information! Especially saying they are philosophically against the proposal , before actually hearing all the reasons for having the site in our community. How can you in good conscience sit in judgement when your mind is already made up, with limited information.

2) I am appalled at the Summerland citizens who cheered and booed as members of council spoke. (in any other council meeting you would have all been excused from the building)

but for some reason these BULLYING tactics are OK in Summerland !

3) I have read the local paper cover to cover for the last three years and not once was there any information there that could be used as good information to actually make any kind of informed decision .

4) After hearing the Mayor's concerns I feel the topic needs more consideration , especially after hearing the problems with leaching at the dump! and the idea that we will have to pay out of our tax dollars to remedy that situation in the near future ! Also the money that would be available to up grade the road and include the much needed sidewalks along portions of the road.

I suppose I'm just misinformed ! But I would love to have a good intelligent conversation about this and other aspects of councils decisions on some major projects that would put considerable cash on the table for our community. As far as I can see we do need a broader tax base so we can address the many problems that are out there with respect to much needed funds to upgrade infrastructure etc.(roads for one).

— The CAVE club is working overtime to confuse everyone and shut our town down. Here I refer to the Banks Cr. development !

Need I say any more ! As I see this project as a win win for the community. Sure there will be some inconveniences for those living close to the development , but as you all know these things all get done and in the end all the controversy will be forgotten (I hope).

Also sitting through the meeting I couldn't help but be taken aback by the decision on the development proposed for Trout Creek along Nixon Rd. The reality of it is ; we need the housing especially if it will allow for young families to locate here . As I recall we nearly lost the Trout Creek school ,and the only way to insure we keep the school open is to have families with school age children living in our community.

It seems to me we need to look at the economics of the projects we have available to us and not tell developers to find some other community to invest millions in,as we are so well off that we don't need your money !! Do that a time or two and you won't have to worry as no one will ever try to invest here!

At this point I feel very sorry for the main street business as they really need some new investment capital to be poured into Summerland!

Good job Mayor Waterman! But the jury is still out on the integrity of a number of councillors !

Some of the actions of members of this community are making it difficult to see us as a harmonious welcoming town in which to invest and live.

Lets not tear apart our community. It will take a long time for neighbours to speak openly again !

Here I would remind you of the actions of a few with respect to the Mayor , his home and family ! (outrageous at best!)

How would you like to be treated like that when you are trying to do the best you can for everyone in Summerland. It's defiantly a thankless job . Don't make it harder than it should be.

Be careful of what you say and do as the consequences are far reaching.

Thank you for understanding:

Gordon Humphreys
11017 Holder Ave.,
Summerland, BC
VOH-124

Action

File: 3020-20
Acknowledged: 11/20
Copy to:
☐ Mayor
☐ Council
☐ CAO
☐ Council Correspondence
☒ Reading File:
Agenda Item: BXN125,
Referred to _____
Completed by: [Signature]



Action

Dan McLachlan

November 18, 2017

District of Summerland
13211 Henry Ave.
Summerland, BC V0H 1Z0

Re: Support of Banks Crescent Development

Dear Mayor and Council,

After careful consideration of all the communities between the Shuswap and Osoyoos we chose Summerland for our retirement years based on size, location, amenities, aesthetics and friendliness of the people.

Recently the opposition to what seems to be most or any possible development or growth in the community is appalling in the manner it is presented. The "Citizens Against Virtually Everything" are no better than school yard bullies. I have approached some of the protesters to ask questions as to why the Banks Development would be detrimental to the community and the replies were hostile and not backed by facts or logic only speculation, opinion, and coffee shop gossip. As elected representatives of the community I trust your final decision will be based on facts, professional studies and unbiased analysis of what is in the best interest of the community. Declaring a "No" vote and "philosophical" opposition to any development prior to unbiased analysis of the facts is unacceptable.

I have read the technical reports posted on the website and the greatest concern I could find was possible increased turbidity of the spring water supplying the fish hatchery. It seems to me that a buried pipe to carry the water from the source to the hatchery would be a simple and cost effective solution and would also reduce or eliminate issues of turbidity that already exist.

Considering the median age in Summerland is 55, the need for housing will be even greater in the future than it is now. Funded housing for seniors will be stretched to the breaking point as the baby boomers age so a private facility such as the Banks Development will help alleviate that load.

In my assessment the location of the Banks Development will have virtually no negative affects on residents in the near vicinity other than some increased traffic which can be mitigated with infrastructure upgrades. The increased tax base, needed facilities, employment opportunities, developer funded infrastructure upgrades and miscellaneous other benefits to the community by far outweigh the unfounded opposition to the project. Therefore if the professional independent studies and third party review are favourable there should be no option other than approval of the development.

I live on Solly Road and support the Banks Development.

Sincerely,



Dan McLachlan

Mayor
✓ Council all met after mtg.
✓ CAO
Council Correspondence
Reading File:
Agenda Item: Banks
Referred to Sh
Completed by: if

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NOV 20 2017
District of Summerland

Action

Karen Jones

File: _____
Acknowledged: 11/21
Copy to: _____
____ Mayor
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____ Council Correspondence
____ Reading File:
____ Agenda Item: Banks
Referred to _____
Completed by: 8

From: Gordon Humphreys [REDACTED]
Sent: November 22, 2017 9:48 PM
To: Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes
Subject: Banks Cres.

Summerland Mayor and Council

I want you all to know that I have only been a resident of Summerland for the past three years and we enjoy living here. Also note that I supported each and everyone of you at election time. I have attended several council meetings regarding the Banks Crescent development ; also have read the many letters to the editor !

The impression I have received is :

- 1) Not enough Doctors . (meaning with this development we will be hard pressed to acquire medical help!)
- 2) We are too old to walk up hill to the town centre!
- 3) We all have at least 2 cars and that will surely put a huge strain on the road capacity.
- 4) As noted from one letter : We only support the Developer and the Undertaker! (This was a real slap in the face)!
- 5) We will average one visitor a day. (causing no huge traffic problem)
- 6) We will find it difficult to get groceries !! (easily have them delivered)

Even though there are so many reasons that are so negative (I hope you find this amusing ! as we really need some positive input here) I would like to live close to the beach so I like everyone else, could walk to the beach and be able to bike all the way to Trout Creek on a nice level paved trail (So easy). Watch the young people play and enjoy the lake view.

Most importantly from my experiences in other communities we have lived in: every town needs some development if it is to progress.

And the way things are going here just now makes me realize progress will never happen here unless council takes the community by the hand and get these projects underway.

I was of the understanding that if a proposal was made and all the criteria of said development were met there will be no further delays or discussion ,and personal interests of council members should NOT involve decisions on good economic projects.

After a year or more of throwing up road blocks it's time to move on and let the community heal !

I think this should be the time we look to the future of our town and begin to build for the next generations. (Fore site not hind site !)

Guess what: we will need to fix roads and leaky land fill wether we have development or not !

It sure would be nice to have either a developer or Gov. funds available to help with these projects.

Please show me a town that would not welcome this large development . I only see win win here.

Thank you all for your time and consideration :

Lets get on with development in our town. I for one am looking forward to it.

Joyce Humphreys
11017 HolderAve.
Summerland, BC

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NOV 10 2017
District of Summerland

Re Banks Crescent Development

I trust council is considering this development very carefully regarding the environmental impact and safety concerns, which have been well expressed by many Summerland residents.

I have lived in Summerland for more than fifty years and well remember picking beautiful peaches in a productive orchard on this land. I was surprised to learn it is not in the land reserve.

Despite the possible short term benefit's a development such as this could bring, we must consider the long term potential problems.

We have been entrusted to protect our farm land and waterways. To quote a Cree Proverb, " Only when the last tree has died and the last river has been polluted and the last fish has been caught will we realize that we can't eat money."

Respectively, Joyce Husch

Action
File: 3030-20 Banks
Acknowledged: _____
Copy to:
☒ Mayor
☒ Council
☐ CAO
☐ Council Correspondence
☐ Reading File:
☐ Agenda Item: _____
Referred to _____

Completed by: JH

Karen Jones

From: [REDACTED]
Sent: November 12, 2017 7:47 AM
To: Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Peter Waterman; Richard Barkwill; Toni Boot
Subject: Master transportation plan
Attachments: banks cres clarification'.odt

Action

File: 3030-20 BANKS

Acknowledged: 11/14

Copy to:

☒ Mayor

☒ Council

☐ CAO

☐ Council Correspondence

☐ Reading File:

☐ Agenda Item: _____

Referred to _____

Completed by: 8

To Mayor and Councillors

I need some clarification.

First – I thought the most recent proposal from Lark before council was 424 units with town houses on the Crawford property. At the COW meeting the Developmental officer was discussing the costs to the developer for the **ORIGINAL** 380 unit proposal. Am I missing something?

Second – If the current proposal with town houses is being considered then the road configuration would have to change yet again would it not? AND entrance and exit to the Banks Cres property would be where??

Third – It was stated that Latimer would only have to be widened by 1 – 1.2 metres. Is that not the width of a sidewalk roughly? So what about widening the ROAD for the increased traffic – especially trucks? Then there would have to be expropriation of land would there not? And who is paying for that? Yet at the COW it was stated that no expropriation was needed.

Fourth- Gillespie Road and its connection to MacDonald St would have to be addressed in either case. As Councillor Holmes pointed out those that go to Penticton tend to go DOWN hill and those heading north or to town will head up Solly. Why is Gillespie Road not considered? And better yet who will be paying for that? The Wyatt report states that Latimer north would need to be realigned as well. Hmm?

Fifth- I would beg to differ with the Developmental officer over the “collector road” not being completely defined. It is quite clear in the **Transportation Master Plan(TMP)** which, although completed in 2008, was ADOPTED by council along with the OCP in 2015 and discusses the number of vehicles/day on each of the designated types of roads and even provides cross sections of the types of roads with measurements. Therefore council must have felt that the Transportation Master Plan must be relevant even 10 years later.

Sixth- Currently Latimer road is a local road based on that classification and by definition there is less than 1000 vehicles/day on this type of road. What was presented at the COW meeting was a traffic increase of more than 2000 vehicles /day. So this would have to change the classification of Latimer to a rural collector road – with all probability that would change the configuration and width allowance as presented in Fig 8,9, 11, & 12 of the **TMP**. Solly Road is another issue – it would have to be reclassified but staff only recommended a partial upgrade? Why? The road connects all the way to Lakeshore.

Seventh- Page 25 - Truck Route Bylaw – specifies gross weight restrictions for specific routes “ 5.1 “Truck routes require stronger road bases, thicker asphalt and wider lanes. Sidewalks or wide paved shoulder are **REQUIRED** along truck routes to provide separation between vehicles and pedestrians(VULNERABLE users). 5.2 designates the truck routes in the district and I do NOT see Solly Road on that list.(figure 14) AGAIN – should you change this designation who is going to pay for these upgrades which will be GREATER than the proposed \$1 million dollars that was presented by the staff?

Eighth- Lets talk about 'connectivity'. Transport Support Policies (8.4.1)states that rule of thumb is transit users are willing to walk 400 m to access transit. If the proposed development was to proceed can you please tell me where that would be? If it is to remain a 'seniors' development have you considered the increase use of motorized scooters and carts?

How does the staff propose to CONNECT the sidewalk at the crest of Solly Road to the portion closer to the highway. Currently there is only a 'crosswalk' delineation which, to access is along a VERY narrow strip. Who will pay for this upgrade? This is a challenging area with huge limitations because of the steep topography and narrow roads. These issues need to be addressed and costs factored for **all** stakeholders.

***I would also like to remind council that in July/August of 2016 there was a sink hole on the MacDonald PL.right of way that required more than 3 dump truck loads to fill. No one knows where that silt went to as it did NOT show up on Latimer AND to date it is still spongy to walk over.

Karen Jones

From: Doug Wahl [REDACTED]
Sent: November 15, 2017 6:41 PM
To: Erin Trainer; Erin Carlson; Richard Barkwill; Peter Waterman; Janet Peake; Doug Holmes; Toni Boot
Cc: Linda Tynan; kyle.girgan@gofishbc.com; tim.yesaki@gofishbc.com
Subject: Third-party review

Hello Mayor and Council – please consider the following points as the third-party review gets underway:

- The District has not yet finalized the terms of reference or the costs for the third-party review. These should be made public as soon as possible.
- As of last night's Council meeting, Mr. Strachan was uncertain whether the engineers and other staff with Golder Associates, that will be assigned to the third-party review, have experience dealing with a similar scope development, with similar soil types, on top of a near-surface artesian aquifer?
- It is unclear whether the Freshwater Fisheries Society and the relevant government ministries will be offered the opportunity to comment on the third-party review and whether those comments will be provided to Council and the public prior to the public hearing?
- Instead of providing an alternate water source, Lark is proposing to monitor turbidity in the aquifer/spring. However, Lark has yet to undertake a comprehensive risk assessment of the development on the aquifer/spring and they have not identified solutions to stop a turbidity event, including damage to the aquifer, once it has started.
- Lark's current approach, as stated in their July 27th "Enhanced Protection Plan", is to stop work once a turbidity event is detected (see #4 and 5 below). However, once the water quality is affected, the supply of water to the hatchery cannot be mitigated. How are the fish in the hatchery supposed to survive in the meantime?
- The inclusion of #5 (see below), is the first time Lark acknowledges there is a potential for 'vibration induced turbidity'.

Sincerely,

Doug Wahl, RPBio, CPESC
Registered Professional Biologist
Certified Professional in Erosion and Sediment Control

Action

File: 3030-20 B.N.I.L.S
Acknowledged: 11/16
Copy to:
___ Mayor
___ Council
___ CAO
✓ Council Correspondence
___ Reading File:
___ Agenda Item: _____
Referred to _____
Completed by: [Signature]



July 27, 2017

iCasa Resort Living, Summerland BC
at Shaughnessy Green (the "Project")

ATT: Dean Strachan, Director of Development Services, Summerland BC
RE: Alternative to Contingency Water Supply

Dear Mr. Strachan,

Subsequent to hearing from the Freshwater Fisheries Society of BC (FFSBC) at the July 24th, 2017 Council Meeting we would like to present an alternative option for addressing the concerns of the FFSBC. We understand the FFSBC is concerned about construction induced turbidity of the local aquifer that is used by the Hatchery and portions of which may run below the Project site.

As background information, the previously proposed contingency water supply option would have been provided to the District who in turn would have supplied water to the FFSBC for the Hatchery's use. The revised plan presented below provides enhanced protective measures of the aquifer during construction and does not include the provision of a water supply to the District.

The basis of the enhanced protection plan we are working includes the following:

1. Install permanent water monitoring wells on site
2. Begin baseline water quality testing as soon as practicably possible
3. Prior to commencing construction publish the pre-construction turbidity levels and the publically available high-risk turbidity levels that impact fish production
4. During construction provide ongoing water quality monitoring for turbidity with stop-work notifications being issued should the turbidity levels exceed the published high-risk threshold
5. Once work is stopped, and turbidity levels have reduced to acceptable levels, proceed with an approved alternative work method confirmed to reduce vibration-induced turbidity
6. Continue with alternative method until works in the affected area are complete
7. Leave the monitoring wells in place for future hydrology research and data collection

In addition to the above alternative protection measures, all sedimentation and erosion control measures as previously outlined in our erosion and sedimentation control plan will be in place.

Sincerely,

Lark Enterprises Ltd.
Malek Tawashy,
Development Project Manager

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7924 / Virus Database: 4782/15125 - Release Date: 11/15/17

NOV 10 2017

CITY OF ONTARIO

To Mayor and Councillors

I need some clarification.

First – I thought the most recent proposal from Lark before council was 424 units with town houses on the Crawford property. At the COW meeting the Developmental officer was discussing the costs to the developer for the **ORIGINAL** 380 unit proposal. Am I missing something?

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Regards
Mary Anne MacDonald

Karen Jones

From: Doug Wahl <[REDACTED]>
Sent: November 1, 2017 10:07 PM
To: dcullen@ctqconsultants.ca
Cc: Kris Johnson; Erin Trainer; Toni Boot; Erin Carlson; Peter Waterman; Doug Holmes; Janet Peake; Richard Barkwill
Subject: Traffic assessment report
Attachments: traffic-study-summerland-2016-09-26.pdf; "Certification"

Hello David – I understand that CTQ completed a traffic assessment report for the Lark Group on Sept. 28, 2016. In the report, you state that CTQ ...“completed a physical one day traffic count on July 11, 2016” at the intersection of Solly Rd and Latimer Ave. It is clear that the increased volume of traffic as a result of the proposed Banks Crescent development is a major concern. In light of that, it would be useful to know what time you started and finished surveying traffic on that day? I would like to get a better sense of how much your analysis and interpretation in the report is based on real-time data versus extrapolation.

Thanks for your help!

Doug Wahl

Action

File: 303020 Banks
Acknowledged: _____
Copy to:
____ Mayor
____ Council
____ CAO
☒ Council Correspondence
____ Reading File:
____ Agenda Item: PM
Referred to _____

Completed by: [Signature]



Project No.: 16028
File No.: 5-L-007

September 28, 2016

Lark Group
Suite 1500, 13737 96 Avenue
Surrey, BC V3V 0C6
Attention: **Mr. Malek Tawashy**

Dear Sir:

**Re: Okanagan Vistas Independent & Assisted Living, Summerland BC
Traffic Review**

We are pleased to provide the following review of the anticipated traffic generated by the proposed 346 unit mixed use, market Housing and Seniors Residential Development with access off of Banks Crescent. The site location is shown on the **Figure 1** air photo below.

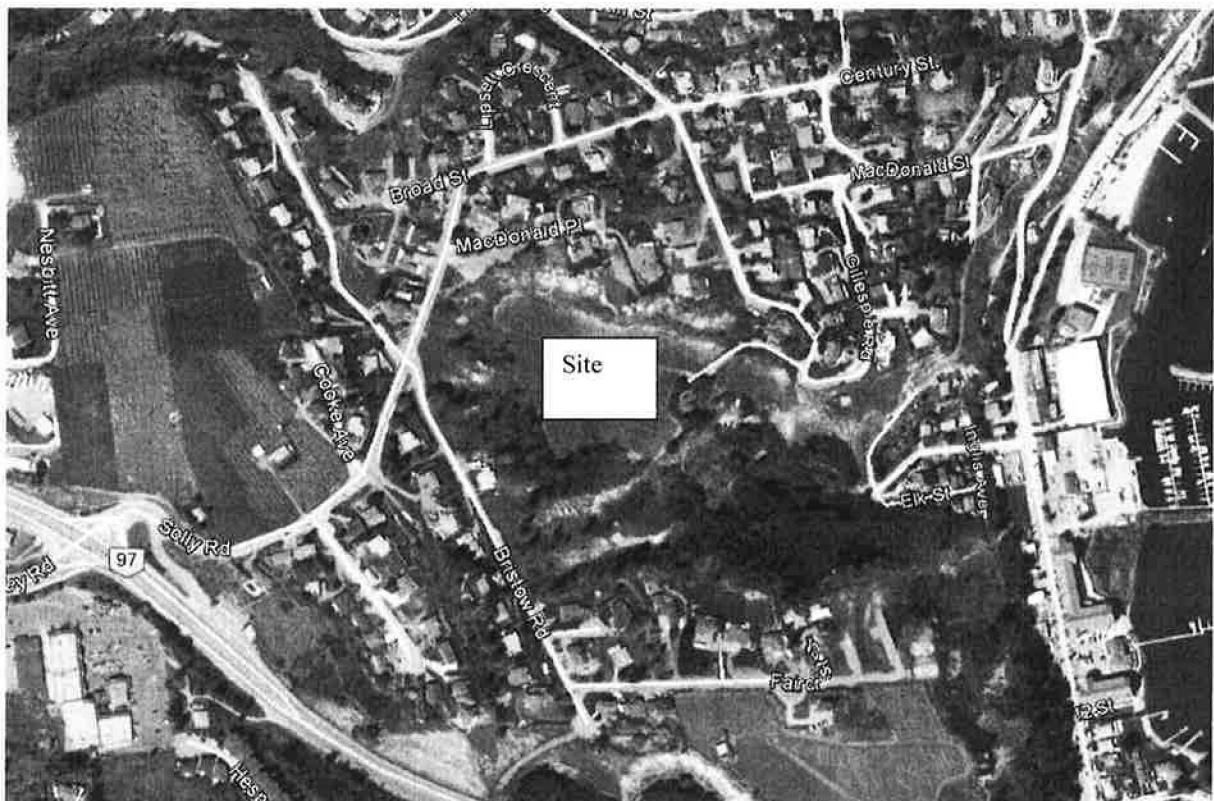


Figure 1 - Site Location

**Reference: Okanagan Vistas Independent & Assisted Living, Summerland BC
Traffic Review**

The development is planned to have:

- 211 units of 1 and 2 bedroom Condominium Units (Market Housing);
- 99 Independent Living Rental Units for Seniors (with independent kitchens); and
- 36 Assisted Living and Memory Care Units for Seniors (with shared kitchen facilities).

In support of the anticipated traffic generation from the project, we have reviewed the existing traffic on Latimer Avenue and Solly Road. Latimer Avenue connects with Solly Road to the north, and via Gillespie Road, back to Solly Road to the east. Solly Road intersects with Highway 97 to the west and Lakeshore Drive S to the east. We completed a physical one day traffic count on July 11, 2016 at the intersection of Solly Road and Latimer Avenue. The observed traffic volumes of 1,500 vehicles per day on Solly Road (to the west of Larimer Avenue) are currently well below the collector road threshold of 8,000 trips per day.

A) TRIP GENERATION AND DISTRIBUTION

Reviews of similar types of independent and assisted living developments indicate that the major traffic generation is from the arrival and departure of the kitchen and support staff. The staff tends to arrive prior to the AM peak hour and depart after the PM peak hour, and thus have a minimal impact on the local road network. The number of visitors is minimal, with the largest numbers of visits occurring during the weekend.

We anticipate the development will generate traffic of a similar proportion and distribution to the *Institute of Transportation Engineers Trip Generation 9th Edition Manual* for the following, and as presented in **Table 1** on the following page:

- Residential Condo / Townhouse (Land Use Code 230);
- Senior Adult Housing – attached (Land Use Code 254); and
- Assisted living (Land Use Code 230).

Reference: **Okanagan Vistas Independent & Assisted Living, Summerland BC**
Traffic Review

ITE Trip Generation Rates - 9th Edition

Description /ITE Code	Units	ITE Vehicle Trip Generation Rates							Expected Units	Total Generated			Total Distribution of Generated			
		Weekday	AM	PM	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Senior Adult Housing-Attached 252	DU	3.44	0.20	0.25	34%	66%	54%	46%	99	341	20	25	7	13	13	11
Assisted Living 254	Beds	2.66	0.14	0.22	65%	35%	44%	56%	36	96	5	8	3	2	3	4
Resd. Condo /Townhouse 230	DU	5.81	0.44	0.52	17%	83%	67%	33%	211	1,226	93	110	16	77	74	36
										1,662	118	142	26	92	90	52

Table 1 – ITE Trip Generation Rates

The ITE Trip Generation rates from **Table 1** produce the following average weekday traffic volumes:

- AM Peak Hour - 92 out bound trips, 26 inbound trips;
- PM Peak Hour - 52 outbound trips, 90 inbound trips.

The *Institute of Transportation Engineers Trip Generation 9th Edition Manual* is used as an industry standard to provide estimates of vehicle trips for specific developments. The rates are based on information collated from actual traffic studies, and presented for the average weekday Peak Hour volumes the specific land use will generate, during normal operations.

Based on a review of the background traffic volumes and the anticipated areas of employment, and commercial activity for the development residents, we anticipate the following traffic distribution to and from the site:

- 50% of the traffic will to and from the central core of Summerland via Prairie Valley Road on to Solly Road;
- 25% of the traffic will be to and from the north via Highway 97 onto Solly Road; and
- 25% of the traffic will be to and from the south, with an even split between Highway 97 (onto Solly Road), and Lakeshore Drive S (onto Gillespie Road).

The site generated traffic distribution for the PM Peak Hour is presented on **Figure 2** on the following page.

Reference: Okanagan Vistas Independent & Assisted Living, Summerland BC
Traffic Review

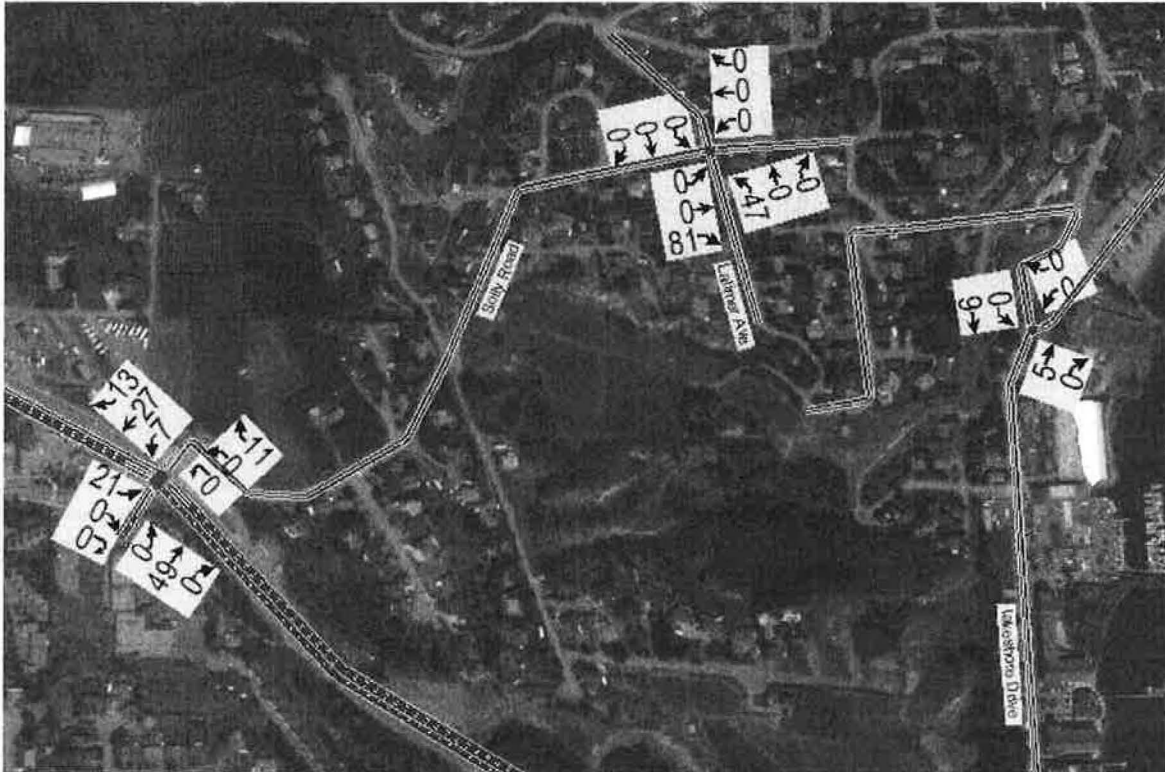


Figure 2 - Site Traffic Distribution

B) BACKGROUND TRAFFIC

We completed a physical one day traffic count on July 11, 2016 at the intersection of Solly Road and Latimer Avenue. The recorded PM Peak Hour traffic volumes are presented in **Figure 3** below.



Figure 3 – 2016 Background PM Peak Hour Traffic

**Reference: Okanagan Vistas Independent & Assisted Living, Summerland BC
Traffic Review**

C) TRAFFIC ANALYSIS

The operation of the Solly Road and Latimer Avenue intersection has been analyzed utilizing Highway Capacity Manual Synchro 9 software for unsignalized intersections. An operational level of service is determined for each movement based upon the calculated delay.

The Levels of Service for unsignalized intersections are as follows:

- Level of Service (LoS) A represents less than 10 seconds of average delay and is considered a good operating condition.
- Level of Service (LoS) B represents greater than 10 seconds and less than 15 seconds of average delay and is considered a good operating condition.
- Level of Service C represents greater than 15 seconds and less than 25 seconds of average delay and is considered a fair operating condition.
- Level of Service D represents greater than 25 seconds and less than 35 seconds of average delay and is considered a fair operating condition.
- Level of Service E represents greater than 35 seconds and less than 50 seconds of average delay and is considered a poor operating condition.
- Level of Service F represents more than 50 seconds of average delay and is considered a failed operating condition.

Generally, and in accordance with the *Ministry of Transportation Site Impact Analysis Requirements Manual*, in urban areas, improvements are considered when the overall intersection performance nears Level of Service E. For arterial streets, though traffic improvements are to be considered when the performance nears Level of Service D.

The Background traffic was analyzed for the Weekday PM Peak Hour traffic for the 2026 year. The 2016 background traffic was increased by an annual growth of 2% per year to establish the 2016 background traffic volumes. The Synchro 9 analysis results are provided in **Figure 4** on the following page.

**Reference: Okanagan Vistas Independent & Assisted Living, Summerland BC
Traffic Review**

HCM 2000 SIGNING SETTINGS												
Lanes and Sharing (#RL)												
Traffic Volume (vph)	13	78	5	4	38	1	1	2	2	4	0	17
Future Volume (vph)	13	78	5	4	38	1	1	2	2	4	0	17
Sign Control	—	Free	—	—	Free	—	—	Stop	—	—	Stop	—
Median Width (m)	—	0.0	—	—	0.0	—	—	0.0	—	—	0.0	—
TWLT Median	—		—	—		—	—		—	—		—
Right Turn Channelized	—	—	None	—	—	None	—	—	None	—	—	None
Critical Gap, tC (s)	4.1	—	—	4.1	—	—	7.1	6.5	6.2	7.1	—	6.2
Follow Up Time, tF (s)	2.2	—	—	2.2	—	—	3.5	4.0	3.3	3.5	—	3.3
Volume to Capacity Ratio	0.01	0.01	0.01	0.00	0.00	0.00	0.01	0.01	0.01	0.02	—	0.02
Control Delay (s)	0.1	1.0	1.0	0.0	0.7	0.7	9.5	9.5	9.5	8.9	—	8.9
Level of Service	A	A	A	A	A	A	A	A	A	A	—	A
Queue Length 95th (m)	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.5	—	0.5
Approach Delay (s)	—	1.0	—	—	0.7	—	—	9.5	—	—	8.9	—

Figure 4 – 2026 Background PM Peak Hour Traffic Analysis

The intersection operation for the 2026 background traffic had the following results:

- Level of Service 'A';
- Maximum volume to capacity ratio of 0.02;
- Intersection delay of 2.2 seconds.

The Background plus full build out of the development traffic was analyzed for the Weekday PM Peak Hour traffic for the 2026 year. The Synchro 9 analysis results are provided in **Figure 5** below.

HCM 2000 SIGNING SETTINGS												
Lanes and Sharing (#RL)												
Traffic Volume (vph)	13	78	85	4	38	1	48	2	2	4	0	17
Future Volume (vph)	13	78	85	4	38	1	48	2	2	4	0	17
Sign Control	—	Free	—	—	Free	—	—	Stop	—	—	Stop	—
Median Width (m)	—	0.0	—	—	0.0	—	—	0.0	—	—	0.0	—
TWLT Median	—		—	—		—	—		—	—		—
Right Turn Channelized	—	—	None	—	—	None	—	—	None	—	—	None
Critical Gap, tC (s)	4.1	—	—	4.1	—	—	7.1	6.5	6.2	7.1	—	6.2
Follow Up Time, tF (s)	2.2	—	—	2.2	—	—	3.5	4.0	3.3	3.5	—	3.3
Volume to Capacity Ratio	0.01	0.01	0.01	0.00	0.00	0.00	0.08	0.08	0.08	0.02	—	0.02
Control Delay (s)	0.1	0.6	0.6	0.0	0.7	0.7	10.7	10.7	10.7	8.9	—	8.9
Level of Service	A	A	A	A	A	A	B	B	B	A	—	A
Queue Length 95th (m)	0.2	0.2	0.2	0.1	0.1	0.1	2.0	2.0	2.0	0.5	—	0.5
Approach Delay (s)	—	0.6	—	—	0.7	—	—	10.7	—	—	8.9	—

Figure 5 – 2026 Background plus Development PM Peak Hour Traffic Analysis

**Reference: Okanagan Vistas Independent & Assisted Living, Summerland BC
Traffic Review**

The intersection operation for the 2026 background plus development traffic had the following results:

- Level of Service 'A';
- Maximum volume to capacity ratio of 0.08;
- Intersection delay of 3 seconds; and
- The north bound traffic had a queue of 2 vehicles.

The combination of the forecast 2026 traffic combined with the development traffic did not result in any system or capacity issues, and there are no infrastructure improvements required to accommodate the additional development traffic.

D) TRUCK ROUTES

Truck access to the site is recommended via Highway 97 to Solly Road, and then on to Latimer Avenue. Gillespie Road to Lakeshore Drive is not recommended due to the steep, narrow and tight curves along the route.

E) PEDESTRIAN CONNECTIVITY

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 only sidewalk in the area adjacent to the site is located on the east side of Solly Road for a length of 80m just to the south of the Bristow Road intersection.

Vehicle activity on the adjacent local roadways is light and 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 main desire line for pedestrian access to the site will be from the south west via Solly Road. Given the site is located in a natural depression on average 36m below the level of Solly Road to the west, we recommend the potential for a stairway from the site to Solly Road be investigated. The embankment material is not ideal and a geotechnical review would need to be conducted to determine the suitability of the soils and the constructability of a stairway.

**Reference: Okanagan Vistas Independent & Assisted Living, Summerland BC
Traffic Review**

F) RECOMENDATIONS

The District of Summerland Rezoning requirements call for the development of the road rights of way abutting the site be brought up to current District urban roadway standards from the property line to the center of the roadway.

Due to the size and nature of the site, there is property frontage on the following roadways:

- Bristow Road - approx 220m of frontage, without curb and gutter or sidewalk;
- Solly Road - approx 100m of frontage, without curb and gutter or sidewalk; and
- Banks Cr. - approx 170m of frontage, without curb and gutter or sidewalk.

Bristow Road, MacDonald Pl., and Banks Cr. Have minimal pedestrian activity and off site works would be better suited to the development of pedestrian links to other areas adjacent to the development. Upon discussion with the District of Summerland, it is recommended that a portion of the adjacent offsite frontage improvement works be replaced with the development of sidewalks in the following locations:

- from the site to the west on Solly Road, tying into the existing sidewalk, approximate length of 230m;
- from Latimer Avenue to the west at MacDonald Place, approximate length of 270m; and
- From Latimer Avenue to the east at MacDonald Street, approximate length of 230m.

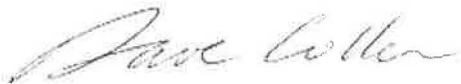
Improvements to the Latimer Avenue and Solly Road intersection could also be completed in replacement to adjacent offsite frontage improvements.

We trust the above meets your requirements. Please contact the undersigned if you have any questions on the above or require further information.

Yours very truly,

CTQ CONSULTANTS LTD.

Per:



Mr. David D. Cullen, P.Eng.
Transportation Engineer

DDC: dc

Karen Jones

From: Dave Cullen [REDACTED]
Sent: November 2, 2017 8:28 AM
To: Doug Wahl
Cc: Kris Johnson; Erin Trainer; Toni Boot; Erin Carlson; Peter Waterman; Doug Holmes; Janet Peake; Richard Barkwill; Malek Tawashy; Myron Dirks
Subject: RE: Traffic assessment report
Attachments: 2016-07-11 CTQ Traffic Count.pdf

Doug, the traffic count was completed using 15min intervals for each approach movement as per the attached vehicle turning movement survey, starting at 7:30am and ending at 6 pm.

David D. Cullen, P.Eng.



Tel: 250.979.1221 ext.120
Cel: 250.870-6525



From: Doug Wahl [mailto:[REDACTED]]
Sent: Wednesday, November 01, 2017 10:07 PM
To: Dave Cullen <DCullen@ctqconsultants.ca>
Cc: Kris Johnson <kjohnson@summerland.ca>; etrainer@summerland.ca; tboot@summerland.ca; ecarlson@summerland.ca; mayor@summerland.ca; dholmes@summerland.ca; jpeake@summerland.ca; rbarkwill@summerland.ca
Subject: Traffic assessment report

Hello David – I understand that CTQ completed a traffic assessment report for the Lark Group on Sept. 28, 2016. In the report, you state that CTQ ...“completed a physical one day traffic count on July 11, 2016” at the intersection of Solly Rd and Latimer Ave. It is clear that the increased volume of traffic as a result of the proposed Banks Crescent development is a major concern. In light of that, it would be useful to know what time you started and finished surveying traffic on that day? I would like to get a better sense of how much your analysis and interpretation in the report is based on real-time data versus extrapolation.

Thanks for your help!

Doug Wahl

Action

File: 3030-20 Banks
Acknowledged: _____
Copy to:
____ Mayor
____ Council
____ CAO
☒ Council Correspondence
____ Reading File:
____ Agenda Item: PA.
Referred to: _____

Completed by: [Signature]

Karen Jones

From: Doug Wahl [REDACTED]
Sent: November 2, 2017 12:52 PM
To: Erin Trainer; Erin Carlson; Janet Peake; Peter Waterman; Toni Boot; Doug Holmes; Richard Barkwill
Cc: [REDACTED]
Subject: Trust, Bias, Opinion and Fact

Trust, Bias, Opinion and Fact

These are the four words I focused on last week when I had the privilege of talking to grade 11 Summerland Secondary School students in Mr. Stathers' civics class about the proposed Banks Crescent condo development. The students are thinking about the possible benefits and negative effects of the development.

Opinion Vs Fact - I gave the students my Opinion that very few Facts have been presented to date. However there has been a lot of Opinion presented as Fact. One example of presenting an Opinion as Fact is when the developer (the Lark Group) repeatedly says that the 424 unit condo development will not have any impact on the aquifer or the trout hatchery – the developer has yet to show any Facts to back up their claim. There are too many other examples to list here.

Bias – I said to the students that, in my Opinion, I perceive that Bias has crept into the decision making process. You hear it in the tone of the Mayor from day 1 (18 months ago) talking about the benefits of the development without equally talking about the possible significant negative effects. When in Council chambers, senior staff never talk about why Banks Crescent might not be a great location for a supposed seniors condo development and instead the town should be focused on affordable housing rather than adding even more unaffordable housing! What we heard from staff about the development related to planning was a theory using chicken and egg metaphors (which I still don't understand!). I also perceive Bias when senior staff respond to questions from Council and provide responses that are sometimes factually incorrect and seem to always weigh in favour of the developer.

Trust – I told the students that, in my Opinion, Trust in the decision making processes is critically important. I do not Trust the decision making process because I perceive there is Bias and so much Opinion has been stated and seemingly accepted as Fact (it is left up to Council members to decipher what is Fact vs. Opinion). I do not Trust the developer because they have never shown a desire to be part of our community, to address our concerns, understand what makes Summerlander's tick and to propose a development that actually meets OUR needs.

By the way, I was so impressed with how bright those grade 11 students are – they have great futures ahead of them!

Doug Wahl
Summerland

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2016.0.7924 / Virus Database: 4782/15092 - Release Date: 11/01/17

Action

File: 303020 Banks
Acknowledged: _____
Copy to:
____ Mayor
____ Council
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____ Council Correspondence
____ Reading File: PK
____ Agenda Item: PK
Referred to: _____

Karen Jones

From: DIANA SMITH [REDACTED]
Sent: October 29, 2017 10:31 PM
To: Peter Waterman; Richard Barkwill; Toni Boot; Doug Holmes; Erin Trainer; Erin Carlson; Janet Peake
Cc: Linda Tynan; Dean Strachan
Subject: Roads and Traffic Concerns - 13610 Banks Crescent

To Mayor, Council and District Staff:

At the Committee of the Whole (COW) meeting on October 25th regarding Infrastructure costs for the 424 condo unit development on Banks Crescent, it was very good to hear the thoughtful questions and discussions by Council to better understand the impact.

District Staff had been asked to present Infrastructure costs for discussion. However ONLY the potential benefits from the Direct Off Site Works and fees from the Development Cost Charges (DCC) were presented, NOT the more important aspect of Infrastructure and ongoing maintenance costs to the Town and residents who will all pay whether or not the development is completed. The estimated \$1.4 million DCC fees for road improvements to upgrade Solly to Latimer and Latimer to Banks Crescent cannot be used by the District to upgrade these 2 roads as they are not on the current Districts Project list. Who will then pay?

With regards to road upgrades and costs, it was interesting to hear that there has been no traffic study done on Latimer where the 2000 additional trips per day will originate from. Staff's comment at the meeting that "there are only a handful of houses", on the street was offensive in its dismissive tone, as 2000 car trips/day will have huge impact on the very short local road of 12 houses with steep driveways. Staff also stated that the local hills and corners are a challenge and that not all road issues will be addressed. Why then even consider a development of this density in this location? How could the Developers traffic studies (3 of them) ever have been considered as acceptable when this street of a "Handful of houses", was omitted from the study and will bear the brunt of the additional 2000 car trips/day. How many residents in Summerland would like 2000 car trips/per day passing in front of their home? Would Marie and Richard Gallant who head up the group in favour of this development and who live on Bristow above the Banks Crescent development be so cavalier in their support if 2000 more cars passed their home every day? Probably not...

The traffic studies also did not take into consideration the additional traffic on Latimer north to Peach Orchard that many residents use to go to town, or the traffic coming from Highway 97 along Lakeshore Drive and up Macdonald and Gillespie. Currently there are no infrastructure costs provided by the Developer allocated to upgrade Latimer to Peach Orchard or Solly to Lakeshore. Who will pay for them?

Please Council and all Staff, drive around these steep, narrow, windy roads and try to envision 2000 more car trips per day on them. Imagine truck loads of fill over 5 to 7 years of construction navigating the twists and turns of Solly road, a road that was designated a local road due to its topography and limited ability to accommodate large heavy vehicles. Scary at best...risky and dangerous at worst.

Sincerely

Diana Smith
Solly Road

Action

File: _____
Acknowledged: 10/30
Copy to:
___ Mayor
___ Council
___ CAO
___ ☒ Council Correspondence
___ Reading File:
___ Agenda Item: AN
Referred to _____
Completed by: [Signature]

October 30, 2017

Mayor and Councillors, Summerland Council

Re: 13610 Banks Crescent Development Proposal

As the "information gathering process" continues for the controversial proposed Banks Crescent development by Lark Group, I would like clarification please concerning the third-party engineering review of the proposed aquifer protection strategy as discussed at the Oct. 23 council meeting. Do I understand correctly:

- (1) The District of Summerland (i.e. taxpayers) is paying for this independent 3rd party review, not the developer?
- (2) Is the plan under review based on Lark Group's two letters dated July 27, 2017 and August 14, 2017, which outlined **their** 7-point revised "enhanced aquifer protection plan" to try to address the many concerns raised by our Summerland Trout Hatchery?

Are these two letters that Lark refers to as "the aquifer protection plan" what you are asking an independent third party review to look at? Is this really an "unbiased" review when this 7-point plan that is under review came from the Lark Group in the first place? Lark also defend "their position that vibration-induced turbidity will *not* pose a risk to the underlying aquifer" and then they quote two engineering firms **they** hired? I am happy you are trying to address Summerland Trout Hatchery's very real concerns, but does this sound a little like a fox in the hen house?

Barbara Robson

6708 MacDonald Place, Summerland, BC ([REDACTED])

c.c. Kyle Girgan, Manager, Summerland Trout Hatchery, Editor, Summerland Review,
Editor, Penticton Herald, Susan McIver, Editor, Penticton Western News

Action

File: _____
Acknowledged: 10/31
Copy to:
____ Mayor
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____ Council Correspondence
____ Reading File:
____ Agenda Item: Dames **Att**
Referred to: _____
Completed by: J

Action

Karen Jones

From: Linda Tynan
Sent: November 1, 2017 11:04 AM
To: D Smith
Cc: Karen Jones
Subject: RE: COW Oct. 25 2017 DCC questions

File: _____
Acknowledged: HL
Copy to: _____
____ Mayor
____ Council
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____ Council Correspondence
____ Reading File:
____ Agenda Item:
Referred to PA Banks

Hello Kathy,

Completed by: HL

Council has received your letter. Your comments and inquiries will assist them in determining what outstanding questions they would like to request more information on.

Please note that no tipping fees were waived at the landfill for the demolition of the old cannery building. Council was interested in exploring a possible partnership agreement with the property owners if a clear mutual benefit was established however, such benefits were not ultimately recognized and therefore the District did not participate further and no fees were waived. I do not believe that the demolition material was taken to the Summerland landfill.

At this time, there are no specific policies relating to Development and Waste Management agreements in relation to the impact of the development on the landfill. Such discussions would be held on an individual basis where council deems necessary.

Council has designated funds in the financial plan for use towards a landfill review, however, limited staff capacity has caused a delay in this process. It is expected that a review of the landfill will occur in 2018.

Regards,
Linda.

Linda Tynan
Chief Administrative Officer

From: D Smith [mailto:_____
Sent: October 26, 2017 1:50 PM
To: Mayor and Council <council@summerland.ca>
Cc: Linda Tynan <ltynan@summerland.ca>
Subject: COW Oct. 25 2017 DCC questions

Dear Mayor and Councillors,

Thank you for the informative Committee of the Whole meeting Oct. 25, 2017 to present the Staff report on the potential budgeting for the Banks Crescent Proposal at 2nd reading. In the workshop several DCC requirements were considered.

I noted that there was no mention of the **Waste Management component as a DCC category**. Where do the costs to our Landfill capacity, staffing to sort and process, and reclaiming of recycled materials factor into the discussion of this and future development projects in Summerland?

At the April 24, 2017 Council meeting, a motion was passed to have a Partnering Agreement with the Summy Holdings Corporation for the demolition of the old cannery building and redevelopment project to be conducted on Lakeshore

Drive in the next two years. I believe tipping fees up to \$250,000 were waived at our landfill, but cannot source this information on the Summerland.ca site.

Could myself and the public be directed to where we can receive information about the Municipality policies regarding Development and Waste Management agreements? When will the next opportunity be given for Council to address these questions and for the public to be informed?

Thank you for your attention to this matter and your reply.

Regards,

Kathy Smith

10695 Aileen Ave
Summerland BC V0H 1Z8



Action

File: _____

Acknowledged: 11/1

Copy to: _____

____ Mayor

____ Council

____ CAO

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____ Reading File:

____ Agenda Item: Banks PN

Referred to _____

Linda Tynan to respond

Completed by 8

Karen Jones

From: Linda Tynan
Sent: November 1, 2017 9:59 AM
To: Sandi
Cc: Karen Jones
Subject: RE: OCP Amendment and Rezoning – Banks Crescent Third-Party Review

Sandi,

Thank you for your letter regarding the third party review for the "aquifer protection strategy" related to the Banks Crescent development proposal.

It is common practice for District of Summerland staff to engage professionals to provide opinions on different matters. When it is deemed necessary to engage such a professional, staff looks at the qualifications of the professional, the area of specialty and their experience before determining who to engage. Each professional – whether they are biologists, engineers, lawyers, etc. are governed by their own professional association for ethical conduct which includes being non-biased.

Council has requested this review to assist them in the decision making for this application. It is council that must be satisfied that they have all the relevant information they need to feel comfortable making a decision one way or another in regards to this application.

It is unfortunate that you feel that there is *"distrust from many Summerland residents with regards to this whole process"* because to date the process has been fully open to the public with an attempt to be as transparent as possible in each step of the process. Council has been thorough in gathering information from many sources. Council has not yet indicated whether they will move to go forward to a public hearing and a third reading of the proposed bylaw or whether they will be unable to get enough information to feel comfortable making a decision in either direction. This is a discussion that will continue to occur as council receives more information.

Linda Tynan
Chief Administrative Officer

From: Sandi [mailto:_____
Sent: October 29, 2017 8:15 PM
To: Mayor and Council <council@summerland.ca>
Cc: Peter Waterman <pwaterman@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Janet Peake <jpeake@summerland.ca>; dstrachen@summerland.ca; Linda Tynan <ltynan@summerland.ca>; David Svetlichny <dsvetlichny@summerland.ca>; Kris Johnson <kjohnson@summerland.ca>
Subject: OCP Amendment and Rezoning – Banks Crescent Third-Party Review

Good Evening Mayor and Council

Please see the attached correspondence.

I look forward to your response.

Sincerely

October 28, 2017

Dear Mayor and Council

SENT BY EMAIL: council@summerland.ca

Re: OCP Amendment and Rezoning – Banks Crescent Third-Party Review

It is my understanding that a third-party engineering firm has been hired by the District of Summerland to review the applicant's (Lark) proposed "aquifer protection strategy" with regards to the proposed Banks Crescent development.

May I ask who selected this third-party engineering firm? Was there any discussion with Summerland Freshwater Fisheries of BC?

It would be prudent (and standard practise I might add), to select a truly **independent third – party** that is agreed to by all parties. Was this done? If not, why not?

As I am sure you can appreciate, there are LOTS of rumours, speculation, assumptions, and quite frankly distrust from many Summerland residents with regards to this whole process. This process should be open and transparent, and clearly it is not.

I (and I am sure many others), would greatly appreciate an explanation and an answer as to how this third-party was selected.

I look forward to your response and would respectfully request that this correspondence be included in the next council meeting November 14, 2017.

Sincerely,

Sandi Paulson

cc: mayor@summerland.ca
etrainer@summerland.ca
rbarkwill@summerland.ca
tboot@summerland.ca
ecarlson@summerland.ca
dholmes@summerland.ca
jpeake@summerland.ca

Action

File: _____

Acknowledged: _____

Copy to: _____

☒ Mayor

☒ Council

☒ CAO

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Reading File: _____

Agenda Item: PA. 8

Referred to _____

LT responded.

Completed by: lf

Karen Jones

From: Doug Wahl <[REDACTED]>
Sent: October 31, 2017 9:52 PM
To: Richard Barkwill; Peter Waterman; Janet Peake; Doug Holmes; Erin Carlson; Erin Trainer; Toni Boot
Cc: Linda Tynan
Subject: Uncertainty about Banks Cresc. costs

Dear Mayor and Council,

I want to thank Council for scheduling the Banks Crescent 'Council of the Whole' meeting in the evening when more of the public, including myself, could attend. However, I left the meeting uncertain about the financial implications of the proposed development. By now, I anticipated that the District would have been equipped with a higher level of certainty and clarity regarding the project costs for various services and infrastructure, including the approximate dollar values to be apportioned to the developer vs the District.

Just a few of many additional concerns come to mind:

- It seems staff have not yet entered into formal negotiations with the developer regarding project costs or amenity contributions? Although we have a figure of about 1.2 million towards amenities, Ms. Tynan reported that discussion about the categories or types of amenity contributions with Lark had not occurred since Ian McIntosh was employed by the district.
- The developer has in fact previously advised the District about amenity contributions. Initially, the developer proposed a staircase. However, later on the developer said, in writing, that the staircase was not feasible due to slope stability concerns (I was puzzled that staff mentioned the staircase over 3 times at the COW meeting). Instead, the developer said they would fund up to \$600,000 towards an emergency water source for the hatchery (an offer they later rescinded in favour of doing monitoring??).
- Estimated costs for the upgrading of Solly Rd. were provided. However, it remains unclear about whether the subgrade of Solly Rd. is sufficiently stable to support the increased traffic including commercial and industrial vehicles. Also, in the winter, Solly Rd. is particularly hazardous near the crest adjacent to Cooke Ave (many vehicles have not been able to navigate this section).
- The investment in time and District funded wages for staff, Council members, consultants and others seems to be discounted as a cost. Over the course of 18 months, I speculate that these costs are likely in the order of \$300,000-\$400,000. This is particularly concerning since the developer only paid \$1,000 for the OCP/rezoning application. If I am incorrect, please have staff provide a more accurate figure including supporting documentation.

Sincerely,

Doug Wahl
13807 Latimer Ave.
Summerland

Action

File: _____
Acknowledged: 11/1
Copy to:
____ Mayor
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____ Agenda Item: PW Banks
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Completed by: [Signature]

Karen Jones

From: Donna Wahl [REDACTED]
Sent: October 31, 2017 10:31 PM
To: Dean Strachan; Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Linda Tynan; Peter Waterman; Richard Barkwill; Toni Boot
Subject: COW Meeting of Banks Cres.

Dear Mayor and Elected Council Officials,

Last Wednesday's Committee of the Whole Meeting was, I understood, for staff to give Mayor and council members the facts and figures about how much the different components of developing Banks Cres were going to cost and what percentage of each were going to be paid by for the developer and what, if anything, should be paid by the town of Summerland, and ultimately us, the residents.

It could have been presented quite simply. Something like:

- Cost of widening Solly Rd to collector status with footpaths = X dollars. Developer to pay X percent.
- Cost of strengthening Solly Rd to collector status to withstand heavy construction vehicles every day for 3-5-7 years = X dollars. Developer to pay X percent.
- Cost of traffic light installation at the corner of Solly Rd & Latimer Ave = X dollars. Developer to pay X percent.
- Cost of moving power poles, altering gas lines, adding sewer lines, installing extra fire hydrants = X dollars. Developer to pay X percent.
- Cost of realigning of Banks Cres. to Gillespie Rd., realigning driveways to widened roads etc. = X dollars. Developer to pay X percent.

The list could go on. Establishing that Solly Road is NOT currently in the masterplan for upgrading tells me one thing – it is fine to service its' current amount of traffic. In light of this, it would seem to me that the developer should be paying 100% of all these costs because without this proposed mega structure and the 2,000 extra vehicle trips, our infrastructure is adequate to service the current population of lower town.

Counselor Homes, who lives in lower town was forthright in saying residents in lower town usually go down to Lakeshore drive if heading to Penticton. And I have said before that even a relatively minor snowfall usually sends most local residents from Bristow Road to Lakeshore Drive over to Peach Orchard Road. Many of them use the northern Latimer to get to Peach Orchard Rd. Yet in this 'equation' the only upgrading mentioned at all was a slight widening of Solly to Latimer. Gillespie, the second exit from this mega complex was not even mentioned. And no-one can go anywhere from Gillespie without using McDonald. Was either given so much as a thought?

There were a couple of big puzzle pieces still completely missing:-

Nobody mentioned the cost of extra police, fire or ambulatory staff, yet we know that a certain ratio of emergency services per population is required.

The fish hatchery and it's water source weren't part of the equation either. Lark says they have offered to build a water treatment facility. Good. But what do we really know about this

plan? Even if they build it to the standard required by the hatchery, who is going to pay to oversee the running of it and who is going to pay to keep it maintained?

A "hiccup" in the water temperature, the turbidity or a micro-organism getting in could kill the 1 million fry the hatchery raises annually within hours. As the hatchery brings \$100 million into this region of the province each year, a very real fact is that the Provincial Government could sue the town of Summerland for lost revenue.

It seems that two of the most influential staff members helping paint this rosy picture of Lark's planned development are the same two that don't even 'live' in this town. In my math, this does not equate.

What we were supposed to get at the COW meeting was a summary of the cost of expenses verses money generated. What we got instead was a 'brush-off'.

Donna Wahl

Summerland

Action

File: _____
Acknowledged: 11/1
Copy to:
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____ Agenda Item: 11/1 11/1
Referred to _____

Completed by: Y

Karen Jones

From: Barbara Robson <[REDACTED]>
Sent: November 1, 2017 3:37 PM
To: Mary-MacDonald; Diane Colman & Jeff Ambery
Cc: Peter Waterman; Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Jeremy Denegar; Dean Strachan; Linda Tynan
Subject: Council email addresses & FOI Susan McIver

Hi,

Diane, further to your call last night, we have mulled over the phone call you got from Susan McIver about the FOI and next steps. We think (a) we should not cut off our nose to spite our face – (at times we'd like to tho) and not encourage her to do an article embarrassing them as she said – that would only help them sell papers and not help our cause – especially if (b) we want to do a meeting and see what we can get for free instead. I would tell her to go ahead and write an article based on her questioning how they can know to the penny what the cost is for staff to do 1/2hour FOI but they don't know of costs to staff on Banks. Susan mentioned that to me as well. She also said she doesn't know a lot about FOI and that Jo Fries was the expert, he would be back in the office today.

For future letters to Council – here are the emails for them all, plus some staff. Be aware that they all go thru Linda Tynan, 95% of the time your letter will be on the district's web page (should be 100%), so if you want a councillor to get a letter for sure and in private - hand delivery to city hall with your initial across the back of the envelope will say if they got it at all – and in what state – opened or not.

Mayor Peter Waterman - mayor@summerland.ca
Councillor Doug Holmes - dholmes@summerland.ca
Councillor Erin Carlson - ecarlson@summerland.ca
Councillor Erin Trainer - etrainer@summerland.ca
Councillor Janet Peake - jpeake@summerland.ca
Councillor Richard Barkwill - rbarkwill@summerland.ca
Councillor Toni Boot - tboot@summerland.ca

Jeremy Denegar, D/Corp. Services - jdenegar@summerland.ca
Dean Strachan, D/Dev.Services - dstrachan@summerland.ca
Linda Tynan, CAO - ltynan@summerland.ca

Next Council is Nov. 14.

Action

File: _____
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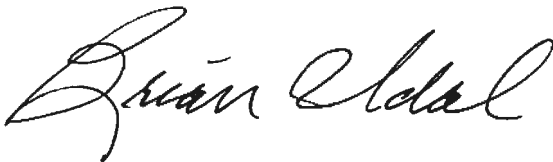
October 27, 2017

RECEIVED
NOV 02 2017
District of Summerland

To Mayor Waterman and Councillors:

Development Left Community Struggling

As a former White Rock/South Surrey resident I thought I would share some experience with you. We are very new to Summerland. We moved here for the arid climate, beauty, peace and friendliness of your town. Some of my friends tell me that Summerland is like 40 years ago which is not to say it is behind the times but more aptly charming. White Rock was like that too until a certain new neighbour moved in called Bosa Development. All things must and will change so they say but it should be what the people want and not what Big Business wants. It starts out with the promises of more tax base to help the growing community. White Rock was and still is struggling to pay for all their services. Now comes the "How come me too". You let one developer in and now the next one wants in and within a 10 year period you are looking at human filing cabinets in the sky just like White Rock. So much for OCP (Official Community Plan). Much to the chagrin of the community it is rapidly expanding and so are the taxes and aggressive nature. The major point here is that more tax revenue from business development does not mean less taxes for you. Currently White Rock's water has gone from super clean thanks to an underground aquifer, to currently BROWN and the city planners and engineers can't figure it out. It has been going on for months and the well to do who pay the highest taxes in White Rock are miffed. Now White Rock Council and experts are planning a multi level parking lot by the beach. It's a beach, go figure. You play with nature and you play with fire. Ask yourselves what **two** developments are currently being proposed in your peaceful town that are knocking on your door with promises of more development, more jobs and more money.....for the people! If we don't want it then say so LOUDLY. Don't expect someone else will take care of it. We really like this town and already I am hearing voices of discontent from intelligent educated people who know more than I. Let us Listen before it is too late. Less is more many times. We don't really need fancy sidewalks on every street now do we? We read a sign across from the Beanery which states as a town motto "Celebrate Community, Cherish Home". Makes good sense to us.



Brian Udal
10718 Ward Street
Summerland BC

Action

File: 3030-20
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