



## 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

*File Planning + Development*

*6410-01*

**Karen Jones**

**Action**

**From:** Mayor  
**Sent:** June 6, 2016 7:58 AM  
**To:** Karen Jones  
**Subject:** Fw: QUESTION  
**Attachments:** Valley of Heaven\_2\_Lower Town\_July20\_2015\_b.jpg; 21- Summerland & Surroundings.jpg  
**Importance:** High

**File:** \_\_\_\_\_  
**Acknowledged:** \_\_\_\_\_  
**Copy to:**  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
\_\_\_\_ Council Correspondence  
 **Reading File:**  
\_\_\_\_ Agenda Item: \_\_\_\_\_  
**Referred to**  
*IM-development*  
*Erin file*  
**Completed by:** \_\_\_\_\_

*went to archive*

Sent from Windows Mail

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

Dear Mayor Waterman, Dear Council Members,

Please see the attached, we came across these photos on our computer this morning.

Assuming that you know about the project that is being proposed, our question for you is as follows:

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

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

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

Sincerely,  
Aart & Josefa Dronkers

**Karen Jones**

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

**Importance:** High

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

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

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

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

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

Thanks!  
Best regards,  
Angela & Henry Sielmann

## Action

File: \_\_\_\_\_  
Acknowledged: 11/14  
Copy to:  
 Mayor  
 Council  
 CAO  
 Council Correspondence  
 Reading File:  
 Agenda Item: \_\_\_\_\_  
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\_\_\_\_\_  
Completed by: [Signature]

13066  
Bartels

# Action

RECEIVED  
JUL 28 2016  
DISTRICT OF BRISTOL

File: 6410-01  
 Acknowledged: [Signature]  
 Copy to:  
 Mayor  
 Council  
 CAO  
 Council Correspondence  
 Reading File: 7/29/16  
 Agenda Item:  
 Referred to Mr. Peter Friskin  
 Completed by: [Signature]

Answer to  
response

To: Mayor Peter Waterman  
 Summerland Council Members

Re: Destruction of a Pristine Valley

Date: July 27, 2016

Dear Mayor,  
 Dear Council Members,

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

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

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

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

**DEVELOPERS PRESENTATION:**

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

**ENVIRONMENT:**

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

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

#### SENIOR LIVING:

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

#### TRAFFIC/NOISE:

About 320 living units are planned. If we assume that 2 people live in each unit, a total of more than 600 seniors will live there with an additional 50-60 staff members. The planned pickle ball courts and "fine dining" restaurant will be public.

Two key questions arise:

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

#### NEEDS AND CARE:

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

#### GEO-TECHNICAL:

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

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

#### STRUCTURES & VIEWS:

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

#### MARKET IMPACT:

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

#### ALTERNATIVES:

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

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

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

Sincerely Yours,

A handwritten signature in blue ink, appearing to read 'Arend J. Dronkers & Josefa L. Dronkers', written in a cursive style.

Arend J. Dronkers & Josefa L. Dronkers  
Summerland

## Tricia Mayea

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**To:** Karen Jones  
**Subject:** RE: Icasa Resort

-----Original Message-----

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

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

Regards,

Peter Waterman | Mayor

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

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

-----Original Message-----

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

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

regards

Bill Lyle  
[REDACTED]

# Action

**Karen Jones**

**From:** Bernadine Jacobs [REDACTED]  
**Sent:** November 13, 2016 5:38 PM  
**To:** Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni  
Doug Holmes; Mayor and Council  
**Subject:** Bristow Valley  
**Importance:** High

**File:**  
**Acknowledged:** 11/14  
**Copy to:**  
 Mayor  
 Council  
 Erin Carlson;  
 CAO  
 Council Correspondence  
 Reading File:  
 Agenda Item:  
**Referred to**  
  
**Completed by:** [Signature]

Good evening,

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

1. The amount of traffic that will be generated during construction – concrete trucks, heavy earth moving equipment, dump trucks back and forth with cause congestion on Solly Road and Latimer Avenue. Solly Road is extremely busy now and even busier in the summertime. Once the development is done then there would be service vehicles, delivery trucks and employees coming and going and adding to the congestions.
2. Currently the site has one access to it off of Latimer Avenue and just before entering the site there are three blind corners. Accessing the site from Gillespie is also off a blind corner, and the percentage of grade to access it off Lakeshore Drive would require a switchback or two.

3. Hazard zone: The homes located on the south side of the valley are in the “Red Zone”. Any disturbance of the soils could have catastrophic effect on these homes and cause potential slides. If this were to happen the only place the soil is going to go is down to the lakeshore and the fish hatchery.
  
4. Fire – Any building over 3 stories requires a ladder truck, something which Summerland does not have currently. Who will pay for this, the taxpayers, the developers?

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

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

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

Bernadine Jacobs

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

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

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

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

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

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

This project can be stopped by simply not rezoning the property from agricultural to high density housing.

Thank you  
Brian Wilkey

Brian W. Wilkey  
Wilkey Consulting (1996) Ltd.



## Tricia Mayea

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

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

Hi Carla,

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

Regards,  
Janet

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

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

Again thank you for your ear. Enjoy your day, carla

6410-01  
Plan Dev.

Development

**Karen Jones**

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

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

**Karen Jones | Confidential Secretary | Municipal Hall**



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

Facebook: [facebook.com/SummerlandBC](https://facebook.com/SummerlandBC)  
Twitter: [twitter.com/SummerlandBC](https://twitter.com/SummerlandBC)

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

Hello Mr. Whitton,

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

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

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

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

Please let me know if you have further questions.

Regards, Linda

Linda Tynan  
Chief Administrative Officer

**From:** [info@summerland.ca](mailto:info@summerland.ca) [mailto:[info@summerland.ca](mailto:info@summerland.ca)]

**Sent:** May 10, 2016 1:55 PM

**To:** General Information Website <[info@summerland.ca](mailto:info@summerland.ca)>

**Subject:** Summerland Contact Us submission

Name: Dave Whitton

Email: 

Phone: 

Address: 

City: Summerland

Postal Code: V0H1Z1

Contact Me  
by:  Email

Department: Administration

Comments: I am shocked by the recent proposed development I received in the mail particularly as my house is on the market. This initiative and the way it has been released appears to contravene many aspects of the REDMA. What is councils position in this regard.

Linda Tynan  
Chief Administrative Officer  
District of Summerland  
Phone 250.404.4043  
[www.summerland.ca](http://www.summerland.ca)

## Karen Jones

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

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

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

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

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

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

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

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

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

### **Lower Town Strategic Plan - Section 16**

*Approve only developments that are compatible with the form and character of Lower town and then the Summerland Community*

*Protect the integrity of Lower towns unique and compact residential neighborhoods*

*Shaugnessy Springs lands are not within the ALR, new development must be sensitive to surrounding character of the neighborhood, hazard conditions, safe access*

### **Lower Town Development Permit Area – Section 19**

*Justification of development to consider Protection of the natural environment, its ecosystem and biological diversity*

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

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

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

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

Diana Smith

## Action

File: \_\_\_\_\_  
Acknowledged: 1/14 \_\_\_\_\_  
Copy to:  
\_\_\_ Mayor  
\_\_\_ Council  
\_\_\_ CAO  
\_\_\_ / Council Correspondence  
\_\_\_ Reading File:  
\_\_\_ Agenda Item: \_\_\_\_\_  
Referred to \_\_\_\_\_  
\_\_\_\_\_  
Completed by: JS \_\_\_\_\_

**Karen Jones**

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

Dear Mayor and Council,

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

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

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

Diane Colman and Jeff Ambery  
6510 MacDonald Place  
Summerland

**Action**

File: \_\_\_\_\_  
Acknowledged: 11/9  
Copy to:  
 Mayor  
 Council  
 CAO  
 Council Correspondence  
 Reading File:  
 Agenda Item: \_\_\_\_\_  
Referred to \_\_\_\_\_  
Completed by: [Signature]

December 12, 2016

Mayor Waterman and Councillors:

Re: Banks Crescent development

#### PHILOSOPHY OF SUMMERLAND

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

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

#### VEHICLE TRAFFIC

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

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

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

#### ROAD CLASSIFICATION

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

## TRUCK ROUTES

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

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

## PEDESTRIAN CONNECTIVITY

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

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

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

## FUTURE COSTS

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

## AGRICULTURE ZONING

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

## NOISE

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

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

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

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

Regards,  
Donna and Larry Young  
13420 Bristow Road, Summerland

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



# Interior Health

*Every person matters*

November 24, 2016

Donna Young  
13420 Bristow Road, Summerland BC

Dear Mrs. Young

RE: Okanagan Vistas, Shaughnessy Greens, Summerland

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

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

#### Mrs. Young's comments

- 1. First, the road from Banks Crescent along Solly Road to Highway 97 is very steep, and no amount of construction of sidewalks and pedestrian walkways will be able to change the fact that most seniors can NOT walk or cycle 3.6 km up an extremely steep hill to the town center. To even suggest that constructing a sidewalk up a very steep hill will encourage activity in the daily lives of seniors living in this development and connect them to the downtown core is ludicrous.*
- 2. The traffic impact report presented to you in support of this development indicates that the development would "not result in any system or capacity issues". I do not agree for the following reasons:  
Currently Solly Road is currently a no-truck road. That restriction would have to be removed to allow the huge number of cement trucks, construction trucks and traffic during many years of construction. As well, when completed, the eventual added strain of increased traffic of staff, delivery/service trucks, ambulances, fire trucks, visitor and resident traffic is not compatible with the current adjoining residential and agricultural uses, and would hugely increase the potential for increased pedestrian and vehicle accidents.*

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

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

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

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



# Interior Health

*Every person matters*

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

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

Mrs. Young's comments:

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

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

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

Mrs. Young's comments:

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

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

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

Sincerely,

Pam Moore  
Healthy Built Environment Team  
[Pam.moore@interiorhealth.ca](mailto:Pam.moore@interiorhealth.ca)

  
Jill Worboys, RD  
Public Health Dietitian  
[Jill.worboys@interiorhealth.ca](mailto:Jill.worboys@interiorhealth.ca)

**Bus:** (250) 469-7070 ext 12284  
**Email:** [Pam.Moore@interiorhealth.ca](mailto:Pam.Moore@interiorhealth.ca)  
**Web:** [www.interiorhealth.ca](http://www.interiorhealth.ca)

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



**Karen Jones**

---

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

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

Gail McAuliffe

Sent from Frank's eyePad

## Action

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**Karen Jones**

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

Dear Mayor of Summerland and district

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

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

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

On a final note, your platform was always to preserve ALR properties within Summerland, as mentioned this is even a producing one.

There are a number of ALR property locations in Summerland that are not being utilized and have not been for a long time (by Kinsman Ball park area, 10 acres flat good building dirt, great access very little interference), that are superior to the proposed location.

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

Sincerely,

Gerard Obbema



## Action

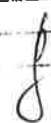
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**Karen Jones**

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

**Action**

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To Mayor and Council, City of Summerland

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

Dear Mayor and Council Members,

**Summerland and the Camel's Nose**

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

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

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

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

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

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

Glen Witter

13415 Bristow Road,

Summerland

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█ █

November 23, 2016

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RECEIVED  
 NOV 28 2011  
 District of Summerland

To Mayor Waterman and Members of the Summerland Council:

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

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

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

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

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

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

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

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

*Gordon J. Mary Ransdall*  
[Redacted] [Redacted] [Redacted]

**Karen Jones**

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

To Whom It May Concern

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

Sincerely Jill and Peter Patton  
13607 Latimer Ave.

## Action

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**Karen Jones**

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

To Summerland Mayor and Council

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

Sincerely Jill Patton

**Action**

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Completed by: UG

**Tricia Mayea**

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

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**From:** Larry and Donna Young [mailto: ]

**Sent:** November 22, 2016 3:22 PM

**To:** [pam.moore@interiorhealth.ca](mailto:pam.moore@interiorhealth.ca)

**Cc:** Peter Waterman <[pwaterman@summerland.ca](mailto:pwaterman@summerland.ca)>; Erin Trainer <[etrainer@summerland.ca](mailto:etrainer@summerland.ca)>; Janet Peake <[jpeake@summerland.ca](mailto:jpeake@summerland.ca)>; Richard Barkwill <[rbarkwill@summerland.ca](mailto:rbarkwill@summerland.ca)>; Toni Boot <[tboot@summerland.ca](mailto:tboot@summerland.ca)>; Erin Carlson <[ecarlson@summerland.ca](mailto:ecarlson@summerland.ca)>; Doug Holmes <[dholmes@summerland.ca](mailto:dholmes@summerland.ca)>

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

**Pam Moore**  
**Healthy Built Environment Team**  
**Interior Health**

Dear Pam:

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

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

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

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

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

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

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

#### **NEIGHBOURHOOD DESIGN AND TRANSPORTATION SYSTEMS:**

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

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

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

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

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

**FOOD SECURITY:**

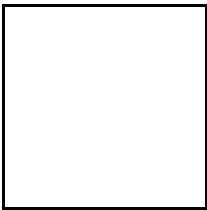
This proposed development, is zoned Agriculture. Interior Health has an interest in preserving farmland to help maintain a level of food production that contributes to food self-sufficiency and a sustainable food system. Removing this land from an Agriculture zoning to a Multi-Family zoning seems totally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

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

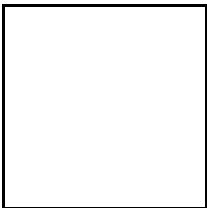
I hope you will take these ideas into consideration when you have the opportunity to become further involved with the District of Summerland regarding this proposed development.

Regards,

Donna Young  
13420 Bristow Road, Summerland BC



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

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

Dear Mayor and Council Members

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

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

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

Regards, Les Brough

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Sent from Gmail Mobile

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Sent from Gmail Mobile

## Action

File: \_\_\_\_\_  
Acknowledged: 11/16/16 *Linda*  
Copy to:  
 Mayor  
 Council  
 CAO  
 Council Correspondence  
 Reading File:  
 Agenda Item: \_\_\_\_\_  
Referred to \_\_\_\_\_  
\_\_\_\_\_  
Completed by: *L*

## Tricia Mayea

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

---

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

Mayor and Council,

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

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

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

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

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

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

**Karen Jones**

---

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

To members of council,

I am forwarding the letter I wrote to the Summerland Review earlier this week. As I have stated I am not opposed to the development but is 6 storeys really necessary? I have spent my time reading the official community plan from start to finish and there are certain areas within that plan that are pertinent to this proposed development. – First I am assuming that the proposed development falls under the Lower Town development area.

I understand according to 6.2.3.9 that the district may consider density bonusing under certain circumstances. I am sure this is under consideration.

However I would like to point out that under the multiple family development section and in particular 21.4 (guidelines) 21.4.1.3 states that buildings should lessen the visual impact upon surrounding properties- again I point out are 6 storeys necessary as they will impact the surrounding properties.

I am also hoping that the developers will be able to comply with 23.4.1.5 concerning 'non disturbance areas'. Given that this area is in the high hazard area it is a concern that disturbed areas may be subject to erosion

These are to name a few items.

Regards,

Mary-Anne MacDonald

### Action

File: \_\_\_\_\_  
Acknowledged: 11/14/16  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
\_\_\_\_ Council Correspondence  
\_\_\_\_ Reading File:  
\_\_\_\_ Agenda Item: \_\_\_\_\_  
Referred to \_\_\_\_\_  
\_\_\_\_\_  
Completed by: [Signature]

Dear Editor,

There is a proposal to rezone the vineyard in "Bristow Valley"(above the Fish Hatchery) that is going before City Council Monday May 14th( or so I was told by a city employee). The property is zoned agricultural land(but is not in the ALR) and the owners want to have it rezoned to develop a multi-storey seniors complex. Two of the buildings would be six storeys.

In May of this year there was an information meeting held at which several issues were raised by concerned citizens – land stability, effects on the fish hatchery fresh water supply, property access( currently a single lane) and fire protection to name a few.

The developers anticipate approximately 400-600 residents. Some of the units would be owned,while others would be leased. And there will also be assisted living and complex care units.

So my questions are:

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

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

M-AMacDonald

(6505 MacDonald Place)

6412-01

# Action

**Michael and Valli Scheuring**  
101-6114 Faircrest Street, Summerland, BC, V0H 1Z1

File: \_\_\_\_\_  
 Acknowledged: \_\_\_\_\_  
 Copy to:  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ Council  
 \_\_\_\_\_ CAO  
 \_\_\_\_\_ Council Correspondence  
 Reading File:  
 Agenda Item: \_\_\_\_\_  
 Referred to: PH File  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Completed by: S

**RECEIVED**  
**JUL 04 2016**  
*District of Summerland*

To:  
Mayor of Summerland  
Council Members

Dear Mayor, dear Members of Council,

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

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

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

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

Best regards,



The image shows two handwritten signatures in blue ink. The top signature is written in a cursive style and appears to read 'Valerie King'. The bottom signature is also in cursive and is more stylized, possibly reading 'P. King'.

File: \_\_\_\_\_

Acknowledged: 11/9 \_\_\_\_\_

Copy to: \_\_\_\_\_

\_\_\_\_ Mayor

\_\_\_\_ Council

\_\_\_\_ CAO

Council Correspondence

\_\_\_\_ Reading File: \_\_\_\_\_

\_\_\_\_ Agenda Item: \_\_\_\_\_

Referred to \_\_\_\_\_

Completed by: \_\_\_\_\_

**Karen Jones**

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

Dear council members,

At the last municipal election I voted for most of you because, in your presentations to us the citizens of Summerland, you promised to work with us, and for us, to make Summerland more vibrant and attractive by:

- preserving, and supporting its agricultural industry,
- by doing the above to maintaining the agriculture land intact, but working to revitalize the downtown area utilizing available commercial land.

All of the above to increase attractiveness of Summerland as a desired, eco-friendly tourist destination, and the place to live, thus attracting more businesses to downtown area.

This was the main platform based on all of you counsellors, and the mayor, were voted in.

What is happening after the election?

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

Someone would try to justify this decision by arguing the increased residential development brings increased population therefore more tax revenue for the town.

Maybe yes, but how many of those senior residents would pay additional taxes, how many of them would be new residents, not the existing Summerlanders?

How many seniors out there would be able to enjoy the town living when the faraway located seniors center, with steep, slippery at time roads keep them separated from the rest of the community?

And the most important question; down the road, when the town takes over the maintenance and servicing of the area, how much such development would cost taxpayers in the future?

Dear councilors,

Yes, we need new developments in Summerland to grow the community. But we need to do it smart way right from the beginning.

Do we have a long range growth plan, with all conditions, considerations, and directions specified to make sure we are consistent, and able to stay with the plan regardless a municipal election results?

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

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

We have so many empty lots in the downtown area where all services are available, where maintenance of the infrastructure is already established.

The council should look at those areas first before agreeing to any other developments.

I strongly believe, in a small community like ours, such decisions should be done based on a broad consultation with all citizens.

Regards,

Mike Wierzbicki  
12585 Sunset Pl.

File: \_\_\_\_\_  
Acknowledged: LT to reply  
Copy to:  
 Mayor  
 Council  
 CAO  
 Council Correspondence  
 Reading File:  
 Agenda Item: \_\_\_\_\_  
Referred to \_\_\_\_\_

November 12, 2016

Summerland Mayor and Council,  
Henry Avenue, Summerland, BC

Dear Mayor Waterman and Council:

Completed by: X

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

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

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

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

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

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

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

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

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

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

November 10, 2016

To Mayor and Council, City of Summerland

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

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

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

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

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

Rita Connacher

Action

File: BANKS

Acknowledged: \_\_\_\_\_

Copy to: \_\_\_\_\_

\_\_\_\_ Mayor

\_\_\_\_ Council

\_\_\_\_ CAO

\_\_\_\_ Council Correspondence

\_\_\_\_ Reading File: \_\_\_\_\_

\_\_\_\_ Agenda Item: \_\_\_\_\_

Referred to \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Completed by: [Signature]

**Karen Jones**

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

Hello Rodney,

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

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

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

Councillor Toni Boot

**From:** Rodney Workun [mailto:rodney.workun@summerland.ca]  
**Sent:** November 17, 2016 11:17 AM  
**To:** Aart Dronkers <aart.dronkers@summerland.ca>  
**Cc:** "Mary & Ken MacDonald , Claudia Klann (cklann@summerland.ca)", Frank Font (frank.font@summerland.ca), Karen & Bob Walker" (karen@summerland.ca); Mary-Anne Macdonald <m-anne@summerland.ca>; Kamala Young <kamala.young@summerland.ca>; Peter Waterman <tbomayor@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Toni Boot <tboot@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Julia & Vince Law (julialaw@summerland.ca); Rita & Stuart Connacher <rconnacher@summerland.ca>; Aart Dronkers <aart.dronkers@summerland.ca>; Orville & Barbara Robson (orville@summerland.ca); Valli and Mike Scheuring (valli@summerland.ca); Dick Ortner <dick.ortner@summerland.ca>; Connie Denesiuk", Brian Wilkey (brian.wilkey@summerland.ca), Gena & Shane Lowe (ygenalowe@summerland.ca); Diane Colman & Jeff Ambery <jambery@summerland.ca> <cdenesiuk@shaw.ca>  
**Subject:** Icasa Resort Development on Banks

**To all opposed to: Icasa Resort Development**

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

## Tricia Mayea

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

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

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

Thanks Doug

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

Hi Rodney,

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

Sincerely,

Doug

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

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

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

## Tricia Mayea

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

---

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

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

And copy all of council: council@summerland.ca

Doug

---

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

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

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

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

Doug

---

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

Another issue Doug that has been concealed from us and doesn't have engineering data submitted to back it up, what really concerns us is the noise generated from this proposed commercial development should it ever go ahead is:

Each tower will have loads of ventilation equipment probably located on its roof, Exhaust fans, Make Up air fans, Air-Conditioning fans, Cooling Tower fans that will have a reverberating noise from them when all are operating that will probably sound like a 737-Jet. This means for us who live in the area it will sound like we live in the Flight path of an Air Port "24/7".

This would be totally unacceptable.

# Action

Rodney Workun  
6501-Macdonal Place

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November 26, 2016

Dear Peter Waterman,

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

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

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

Hopefully you will reconsider as there certainly are areas better suited for this development in Summerland.

Warm regards,  
Rodney Workun

### 1. Changing Designation on Trucks

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

### 2. Fire Trucks

Doug here is another safety issue that hasn't been fully address as far as I'm concern; Does the town of Summerland have fire trucks large enough to fight a 6-story fire? If it doesn't who pays for the equipment and building it will take to house it.

Hopefully I will hear back on this issue as I haven't had an answer on my first question.

You did ask what issues that I thought remained concealed.

By the way I did email the Mayor and Council on these matters a week ago and didn't get a response back.

### 3. Noise Levels

Another issue Doug that has been concealed from us and doesn't have engineering data submitted to back it up that really concerns us, the noise generated from this proposed commercial development should it ever go ahead:

Each tower will have loads of ventilation equipment probably located on its roof, Exhaust fans, Make Up air fans, Air-Conditioning fans, Cooling Tower fans that will have a reverberating noise from them when all are operating that will probably sound like a 737-Jet. This means for us who live in the area it will sound like we live in the Flight path of an Air Port 24/7. This would be totally unacceptable.

#### 4. Proposed Walkway/Staircase.

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

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

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

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

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

**Karen Jones**

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

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

[redacted]

Sent from my iPad

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**Karen Jones**

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

To Summerland Council members : re Bristow Valley development proposal.

We are concerned about the proposal to rezone the Bristow Valley area from agricultural land to high density housing.

We have no problem with a similar development in a more appropriate area close to town (the old Kelly Care site would be a very good site), but do not favour removing viable agricultural land to do this.

Thank you for your consideration of this matter.

Tony Cottrell  
Heather Cottrell

4811 Croil Ave  
[redacted]

## Action

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This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

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

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November 13, 2016

Dear Mayor and Council,

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

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

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

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

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

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

Tyler and Jenny Chick

## Karen Jones

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

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

- >
- > Robin and Janice Agur

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**Karen Jones**

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

Dear Sirs and Madams,

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

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

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

Respectfully yours,  
Rita Connacher  
Summerland, BC

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# Summerlanders for Sensible Development

## Save Bristow Valley & the Fish Hatchery!



### What you must know about this proposal now...

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

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

### **HAVE YOUR SAY ...!**

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

If you would like more information, go to [www.sensiblesummerland.com](http://www.sensiblesummerland.com) OR like us on Facebook Summerlanders for Sensible Development

**Karen Jones**

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

Mr. Mayor and Councillors,

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

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

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

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

Shake your heads NO to this proposal.

Donna Wahl  
Concerned long-term resident.

## Action

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Orv and Barbara Robson  
6708 MacDonald Place  
Summerland, BC

December 12, 2016

Mayor Waterman & Council:

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

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

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

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

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

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

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

Sincerely,

Orv and Barbara Robson

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

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Dear Mayor Waterman and Summerland Councillors

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

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

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

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

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

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

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

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

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

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

Has such a proposal been presented to Council?

Regards,

Henry & Angela Sielmann

December 12, 2016

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**Karen Jones**

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

Good Afternoon,

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

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

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

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

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

Sincerely  
Diana Smith

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**Karen Jones**

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

Dear Council Members,

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

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

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

Please go ahead with the project.

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

[redacted]

### Action

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**Karen Jones**

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

Completed by: [Signature]

Dear Mayor Waterman and Council,

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

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

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

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

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

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

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

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

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

Respectfully,

Carolyn Courtemanche  
14009 Latimer Avenue  
Summerland

**Karen Jones**

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

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

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

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

Many thanks,  
Donna Wahl

## Action

File: \_\_\_\_\_  
Acknowledged: \_\_\_\_\_  
Copy to:  
\_\_\_ Mayor  
\_\_\_ Council  
\_\_\_ CAO  
\_\_\_ / Council Correspondence  
\_\_\_ Reading File:  
\_\_\_ / Agenda Item; *1/1* \_\_\_\_\_  
Referred to \_\_\_\_\_  
\_\_\_\_\_  
Completed by: *[Signature]* \_\_\_\_\_

# Action

**Karen Jones**

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

Filed: \_\_\_\_\_  
Acknowledged: \_\_\_\_\_  
Copy to:  
Mayor \_\_\_\_\_  
Council \_\_\_\_\_  
CAO \_\_\_\_\_  
/ Council Correspondence \_\_\_\_\_  
Reading File: \_\_\_\_\_  
/ Agenda Item: \_\_\_\_\_  
Referred to: \_\_\_\_\_  
Completed by: \_\_\_\_\_

January 2, 2017

**To: Mayor Peter Waterman and Council**

Happy New Year!

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

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

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

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

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

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

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

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

Regards,

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

RECEIVED

DEC 23 2016

District of Summerland

Dec. /16

Summerland Mayor & Council

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

But the site for this proposal is wrong.

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

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

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

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

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

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

Sheila White

Sheila White

7413 KIRK AVE SUMMERLAND BC V8H 1Z9

## Karen Jones

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

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

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

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

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

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

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

Diana Smith

## Action

File: \_\_\_\_\_  
Acknowledged: 1/3  
Copy to:  
 Mayor  
 Council  
 CAO  
 Council Correspondence  
Reading File: \_\_\_\_\_  
Agenda Item: PA  
Referred to \_\_\_\_\_  
\_\_\_\_\_  
Completed by: [Signature]