



OPEN HOUSE QUESTION OR COMMENT SHEET

Proposed development at 13610 Banks Crescent
January 16th, 2017 and January 19th, 2017

Please complete this form if you have a question or comment and drop it in the box located at the open house or bring it to Development Services, Municipal Hall, 13211 Henry Avenue Summerland, BC. **by noon January 20th, 2017.** Comments and questions, along with answers, will form part of a report to be prepared for Council.

Comments or questions:

WHAT COST WERE SHARED WITH THE TOWN
TO PROMOTE THIS DEVELOPMENT.

RED ZONE BANK ARE GENERALLY STABLE

SHOULD THERE BE A SLIDE WITH THE LOSS
OF LIFE AND THE DEVELOPER HAS LEFT
IS THE TOWN GOING TO BE RESPONSIBLE FOR
THE LOSS. THAT WILL BE PASSED ON TO THE
TAXPAYERS!

WHAT ABOUT THE WATER SUPPLY TO THE
FISH HATCHERY. WHAT SAFEGUARDS ARE IN
PLACE! \$100,000,000 LOSS TO THE PROVINCE
P. R. PATTON.

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How much money have
Pete. Waterman
+ council been paid
to insure passage
of this development??

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My comment is that I would like the designation zoning of "agriculture" to remain on this parcel of land - And NOT be changed.

I signed:
Heraldine Oelster
5902 Hill Crescent
resident for 40 years

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A well thought out development -
would be good for Summerland.
I support the project going forward
with no hesitation!

Kenna MacKenzie

15598 Elsen Ave.

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- HEAVY TRUCK TRAFFIC IS A CONCERN ON GILLISPIE - 100' OF THIS ROAD IS SUPPORTED BY A 50 YEAR OLD 10' HIGH RETAINING WALL

- CURBS SHOULD BE INSTALLED AT THE BASE OF LATIMER HILL (AS LATIMER TURNS INTO GILLISPIE) - THERE IS A 10' DROP ON THE OTHER SIDE OF THE FENCE AT 5905 HILL CRESENT.

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HAVING JUST MIXED MY PARENTS INTO
AN INTEGRATED FACILITY SIMILAR TO WHAT IS
PROPOSED FOR SUMMERLAND, I MUCH BETTER
APPRECIATE THE VALUE AND NEED FOR SUCH
A FACILITY.

BUT

THE PROPOSED LOCATION IS ENVIRONMENTALLY
INAPPROPRIATE. NO ENGINEER WILL EVER GIVE
CERTAINTY THAT SUCH A LARGE FACILITY WILL
NOT HAVE DETRIMENTAL IMPACT ON THE FISH
HATCHERY OR NEIGHBORING PRIVATE PROPERTIES.
IF APPROVED THE DISTRICT COULD BE PUTTING
ITSELF AT LEGAL AND FINANCIAL RISK
FROM HOMEOWNERS, THE PROVINCE OF BC AND
POWERFUL FISH AND GAME LOBBY INTERESTS.

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GRANT THOMPSON, 1414 PRAIRIE VALLEY RD.

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Very impressive presentation. We need
to keep an open mind about a development
like this.

The "Baby Boomers" reaching age 69
and is the largest bubble of people to
accommodate in history of North America.

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- What's in it for Summerland tax-wise?

A big argument in the development discussion in 2013 was getting a bigger tax base to maintain Summerland. I miss that point in this presentation.

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Sincerely, I am in favor of this development. Summerland is in need of such a facility, and the jobs etc. that it would provide.

We have far too many nay-sayers in this community that will veto any thing new or different. If we were to go by the "worst case" scenario every time, there would be few homes built in this town!

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#1 I am not against development
however the risk associated with
the ground water is too great to
leave to chance. With no guarantee
the District would be better off to
give the Developers the Wharton
St. site then to persevere this.

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✓ This is a great addition to our community
providing needed housing at all levels for
aging people.
Big boon to Summerland's economy.
More needed beds for ECU + dementia
people as well.

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Two questions -
water distribution are
we going to increase -
sanitation stations,

Also sorry will it be
clean more often in the
winter -

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I am concerned for road access - there are going to be a lot of people, ~~has~~ as well as industrial traffic during construction using these narrow, steep roads. How will this effect the roads? Will all those trucks during construction damage Solley Rd (or others?) Will there only be one entrance? If so, what if it is blocked and someone needs care? Can the snow plows make that corner? Can the delivery/construction trucks?

Otherwise it looks to be a very well thought out project, just very large, which may be hard for Summerland to adjust to!

Thankyou Cathy Hermiston 250 494 8423

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Considering the quality of the developer, the jobs generated in the community and the mitigation of environmental and water quality concerns, there is no question this project should go ahead

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I've lived in S'land over 30yrs. and every council we've had has been cognisant of maintaining the distinct character of S'land. How in the hell does this monstrosity ever fit in with that character? This is big city greed! How can Solly Rd as a no truck route possibly be considered safe enough for the level of construction activity this will enable? And who will be responsible for the inevitable liability when something foreseen and ignored occurs? It better not be the tax payers!!!

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My plan is that
If this development will bring in new people/workers to Summerland, I think the council had better rethink this!

There are no rentals for families available in Summerland.

I think the mayor + council should be concentrating on attracting families + businesses instead of catering to only the seniors

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Is there another location where this facility or one with similar purpose could be built? Not in an environmentally sensitive area, or red zone, or where an aquifer could be at risk, and closer to amenities.

How deep will the foundations be, and how close to the aquifer?

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We think it is a great idea
for Summerland and maybe
even for us!

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My main concern about this development is its effect on the Trout Hatchery. Until it has been proven beyond a shadow of a doubt that the water quality will not adversely affect the Hatchery, I will vote against this development.

There are other, more suitable locations for a retirement village in Summerland. The property across from the city park, for instance, is within walking distances from all amenities, and streets, roads & sidewalks would not ~~be~~ need ~~ed~~ to be built or upgraded to accommodate such a facility.

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Virginia Smith
P.O. Box 1416,
Summerland, BC V0H 1Z0
778-516-1204



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I am in favour of development. However I think this development is in the wrong location. As a senior I like living uptown with access to Pharmacy, Dr, Shops, Library, etc., all within walking distance. I value the independence of being able to walk wherever I need to. I wonder whether the developers have considered that value in their planning - independence. I think that there are other risks with the hillside, red zone, Fish Hatchery water being some.

Any chance you can come uptown with all your great ideas?

JMP

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Strongly recommend blocking off Gillespie Rd at Latimer due to extreme gradient of connection between Latimer & Gillespie.

(south side)
The connection to Gillespie from Latimer is steep & narrow & has blind corners. The connection between Gillespie & MacDonald is a zig zag & very sharp turns - plus steep grade from Solly side - not safe in snowy weather & extremely confusing to drivers. Therefore closing the south connection of Latimer to Gillespie would prevent usage of this route.

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Why would a council elected as protectors of agricultural land support development of agricultural land (albeit non-ALR)?

Nobody is going to walk up Solly to patronize the services in IGA etc. let alone walk downtown. How can this be what Solly needs?

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Good IDEA

WRONG LOCATION

Vico AVENUE

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January 16th, 2017 and January 19th, 2017

Please complete this form if you have a question or comment and drop it in the box located at the open house or bring it to Development Services, Municipal Hall, 13211 Henry Avenue Summerland, BC. **by noon January 20th, 2017.** Comments and questions, along with answers, will form part of a report to be prepared for Council.

Comments or questions:

Council is being blindsided!
If there are developers willing to build "care" facilities/
market housing — get them up to Wharton St
if you have to give them the land. Otherwise,
the downtown will continue to languish or die
while development takes place elsewhere in
the municipality.
OK development (almost any development would be) but
wrong location.

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Thank-you for attending tonight's open house.



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I know it's early days - however, is there any indication as to how much the independent ~~living~~ facilities might cost?

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- * We need this kind of project, however I do not believe this to be an appropriate part of our community.
- * Environmental issues are a major concern.
- * It will divide the town.
- Why not push the Wharton St. area for a similar project?
- * We need a geo tech company that is not part of the company that is proposing this project.

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From the point of view of a 45 yr resident of Summerland, not living in the vicinity of the proposed development, I wish to state my vehement opposition to this proposal.

Aside from the technical problems, the human aspect is what concerns me - the suitability of this location with its access, and traffic issues ~~to be~~ ^{to be} considered in relation to the proposed residents.

Why not a more central, convenient location for this attractive development?

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Comments or questions:

Please be advised that I can appreciate this project being built in a different location as there is NO POSSIBLE way that it will not affect the AQUIFER for all the Residents and Trout Hatchery in Summerland.

The units of 13' x 19' are too small.

I do not approve of this project in this location.

The exterior of the building is overwhelming and out of character with the neighbourhood proposed.

Jan 16, 2017.

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Comments or questions:

Nowhere in the project presentation is the protection of a wild life corridor taken into account. Why is that?

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Comments or questions:

I am very concerned that
Jamblon & the Lark Group was
at this open house!

They had their opportunity to
"sell" their concept. This was
supposed to be an impartial
info gathering session and NOT
a sales meeting by Lark!

This is NOT impartial
Its a SHAM

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QUESTION OR COMMENT SHEET

Proposed development at 13610 Banks Crescent
January 19th, 2017

Would you like the moderator to read out your question for you?

I Believe previous development proposals have been rejected by previous councils.

What has changed that has allowed this proposal to be considered now.



QUESTION OR COMMENT SHEET

Proposed development at 13610 Banks Crescent
January 19th, 2017

Would you like the moderator to read out your question for you?

Some members of council have voted against development on agricultural land based on advise from the Ag. Advisory Committee & the APC Advisory Planning Committee. Why are those same people on council now voting in favour of development when both APC & APC advised not to?



QUESTION OR COMMENT SHEET

Proposed development at 13610 Banks Crescent
January 19th, 2017

Would you like the moderator to read out your question for you?

In terms of job creation
keep in mind most of the jobs
once construction is done will
be care aids. there is already
shortage of care aids and this
is a low paying job. not a great
benefit to community



QUESTION OR COMMENT SHEET

Proposed development at 13610 Banks Crescent
January 19th, 2017

Would you like the moderator to read out your question for you?

What will be the care portion's
relationship to interior health?
Will there be registered nurses
employed in that area?

Jan 18 2017

To The Summerland Council

We would like to add our voices to the many Summerlanders who violently oppose the BANKS CRESCENT development proposal.
(by a Surrey Company that only sees money)

We have lived in our home right next door to this proposed development for 20 years with good neighbors and a peaceful surrounding.

We fear many aspects of this development our street to be widened

Trucks, gravel, cement etc

bulldozers, dust, NOISE


and how will all the folks get up the hills that surround them

what will it do to our Trout Hatchery

our property values will plummet.

We are hoping that our current council (who were voted in to keep our agricultural land safe will after much thought will one and all vote this monstrosity down

Sincerely Twoavid Summerlanders

Marjorie Ortner


Written + signed by two elderly Summerland residents, Richard + Marjorie Ortner, Latimer Ave, Summerland



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Comments or questions:

The proposal appears to be well thought out and a good fit for our retirement community. If Council is satisfied that the environmental concerns have been addressed, then I hope they will give it their full support.

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Thank-you for attending tonight's open house.

Dave Hellard

Questions on the process.

To ensure both the town & developer know true costs it is imperative that all "off site" costs be known prior to any land use approval.

To approve now then at the development permit stage tell the developer the off site costs (ie Solly Rd, Latimer Rd, sewer main, lift station water mains, Reservoirs, electrical costs etc) may be millions is unfair to everyone.

All servicing detailed studies need to be complete prior to Land Use Approval. IF Approval is given first and conditions added later there is possibility of for conflict, Appeals to a higher authority or worse the land become "dead" as it is too expensive to develop but a special land use specific to this project approved.

② TRAFFIC Impact needs to include Summer Visitors to site & lake not 12% !! Tuscan Terraces has 39 units (single car garages) but over 90 vehicles & in the summer a 30% increase. Roads will be a major cost both to the Hwy & To the lake.
 Annual cost too high potentially for the developer! (of Town)

January 19 meeting Q&A Regarding Bristow Development Proposal

Dear Mayor, Dear Council Members, Dear Staff Members,

I would like to ask you about 3 topics of major concern:

1. The aquifer for Shaughnessy Springs and thus the Hatchery
2. The Soil Stability and Bearing Capacity at the proposed Site
3. The Slope Stability of the Red Zones surrounding the site

Rather than raise too many questions with you, I have decided to give you the key information and then focus on a few key questions at the end.

1. **The aquifer.** The aquifer feeding the Shaughnessy Springs is an artesian aquifer. An artesian aquifer is a water bearing layer confined by an overlying impermeable layer, kept under pressure. This is why the Shaughnessy Springs have a more or less constant flow (~2800 liters/min). This aquifer is believed to be fed by mainly 2 creeks, Prairie Creek and Eneas Creek. Whether the aquifer is one connected aquifer or consists of several water bearing bodies is, as far as I know, unknown. The aquifer is updip from Shaughnessy Springs under the proposed Site, although the exact location and depth of the aquifer is unknown. Piteau engineering has estimated a depth to aquifer in their report, but this is speculative and no more than an estimate. None of the wells drilled, except the 2 deepest and closest to the Shaughnessy Springs, have encountered the water-table at a depths of about 30 m bgs (27-35m), although moist was encountered in most of the wells at shallower depths. Key for the existence of the Hatchery is to ensure that the water-flow is undisturbed and consistent in quality. This means not only the aquifer itself, but as much the impermeable layer that keeps the aquifer from discharging to the surface. So even if the aquifer is 20m from the bottom of the parkade (Piteau's estimate), the impermeable layer will be shallower and more at risk.

An interesting recent phenomenon is worth mentioning: Several years ago an empty lot at the end of Morrow Av was very wet, with a puddle and a spring on it, likely fed by an (artesian) aquifer uphill. Water flooded and flowed down Morrow Avenue. The lot has been for sale for many years. Then they build on the hill above the lot and the well stopped about 3 years ago and now the lot is dry. Then about a year ago, 2 new wells (water outlets) popped up further downdip along Morrow Avenue near the Summer Gate Winery. Although there is never any clear proof, this may be another example that artesian aquifers are under pressure and in many ways unpredictable. If you disturb the flow system it will find a new outlet somewhere and ruin the land and/or cause landslides. This process may happen rather suddenly or take a lot of time. This can also happen in the Bristow Valley.

A different but also important risk element could be the design of the elevators in the complex. I have not been able to find out which type of elevators are planned. For a 6 story building it may need to be a conventional hydraulic or roped hydraulic elevator, both of which require a pit below the floor of the elevator, i.e. deeper than the parkade, and consequently would pose additional risk for the aquifer system. If they can build the lift system on top of the buildings, the buildings will become higher again than presently presented! Also, hydraulic fluids may get into run-off and eventually contaminate the water source.

Any disturbance in the integrity of the overburden of the aquifer, such as cracks, faults or deformation like tilting or folding, will influence the water flow and in the worst case cause breakthrough and discharge of water to the surface. If that happens it will cause subsidence, slumping, sliding etc, with all the devastating consequences for the complex itself as much as for the surrounding cliffs. This process can be sudden or can take years to show itself. Also, changes in water quality at Shaughnessy Springs could have dire consequence for the hatchery. Run-off from high density development can contaminate the source water and cause increased turbidity. With the limited knowledge we have on what the depth to aquifer and overlying confinement is, we and our municipality are facing a risk we cannot afford to take.

2. **Soil Stability in the Site area.** Standard Penetration Testing (SPT) was done to estimate the relative density of the soil at the proposed Site (basically you hammer a cylinder in the ground and measure how many blows you need to penetrate one foot). Of the 8 holes, 7 were tested with SPT down to ~10m, and the values range from <10-30. Two tests were higher, up to 40, but this is mainly where, I understand, they hit a rock in a gravel layer. In my interpretation, following SPT standards, the largely loosely to un-consolidated sediments would be defined as ***loose to compact***. Rock Glen engineering states that based on the test-drilling and SPT information the silts have relative densities in the firm to very stiff range, with values of 50-100Kpa. Interestingly, the unit Kpa is not a unit of relative density (which has no unit and is expressed in %). Kpa is a unit expressing pressure per area (in this case probably Bearing Capacity). Generally values of 50-100Kpa define Bearing Capacities of Very Soft Clays & Silts to Firm Clays & Medium Dense Sands, which would be in line with the SPT values! ***So, given these data there is risk for subsidence on this site. Furthermore if water gets into the system and saturates the surficial sediments the chance of subsidence and slumping will be much higher.***
3. **Slope Stability.** Slope stability is a real issue in Summerland. The cliffs surrounding the Site are mainly glacial lacustrine and fluvial silts and tills, largely unconsolidated sediments, that can slump and slide easily. This is why they are designated red-zone areas.

There are many landslides recorded in Summerland (I could find 9 + the recent one in Peachland) and ... they are still happening, among them:

- The well-known Perpetual Slide in Paradise Flats and Trout Creek Canyon, which started in 1914 and was still recorded in 2012!
- On Walter Road about 20 years ago a vineyard lost 1-2 acres of land that slid down the cliff toward the highway because of a water leak
- Lakeshore Drive slide in September 92 that took out a garage on the lake side, coming across the road, and leaving over 4 feet deep of silt on the road.
- A more surprising and less known one is the home on 6119 Solly Road that dropped some 6-12 inches in 1998 because of a water leak on Latimer Av. Some \$200,000 in repair costs.
- The Bob Campbell Vineyard on 6902/04 Switchback Rd 10 years ago lost a lot of land after a major landslide down the cliff caused by heavy rainfall
- The worst case happened in September 1970 when a large silt bluff slumped and flowed down as a dry cohesion-less mass at the far end of Faircrest St directly on the south flank of the Bristow Valley. ***It destroyed a small motel, killed 1 man and hospitalized his wife.*** Again the conclusion was that irrigation water saturated the sediments over time to a level where shear stress could not hold them in place.
- Tuscan Terrace is a major recent one and instability and repair is still ongoing today.
- The most recent one happened between Summerland and Peachland, said to be due to a water leak.

I would like to quote a paragraph from the Ministry of Energy & Mines website about landslides:

What causes Landslides?

Many factors contribute to the instability of slopes, among them the configuration of the slope, the geometry of the slope, and ground-water conditions.

Landslides can be triggered by gradual processes such as weathering, or by external mechanisms including:

- *Undercutting of a slope by stream erosion, wave action, glaciers, or human activity such as road building,*
- *Shocks or vibrations caused by earthquakes or construction activity,*
- *Loading on upper slopes,*
- *Intense or prolonged rainfall, rapid snowmelt, or sharp fluctuations in ground-water levels, etc*

Ground water flow systems as well as undermining of slopes exert critical influence on shear strength of the sediments and thus slope stability. Once the stress equilibrium is disrupted, sliding and slumping occurs.

Therefore, heavy building activity and excavation right next to the red zone steep slope areas will pose a high risk for slope stability and hence slumping. If building activity and, over time, the weight of the structure itself would disrupt the aquifer and overburden and

artesian water would discharge, the building site as well as the steep cliffs adjacent to the site may start moving downslope. All homes on top of the bluffs surrounding the Bristow Valley proposed building site are vulnerable for this situation. There was an incident in Williams Lake in 1992 that may serve as an example for the homes surrounding Bristow Valley. A building was on the edge of a major slope failure and had considerable damage from undercutting of the slope area (courtesy of the Ministry of Health).

Furthermore, what is truly troubling and very misleading vis-à-vis the public are statements from the Lark Group representatives. In a recent radio interview I heard, quote, “we are 100% confident that all hydrogeology and erosion concerns have been mitigated”, and in their January brochure I read “The Fish Hatchery and Aquifer will not be impacted” ... and further in the brochure ... quote “for these reasons the aquifer and the hatchery are entirely safe and will remain undisturbed!”.

How can that be? ... no actual work has been done to mitigate any of these concerns and there are no statements of certainty and/or proof in the engineering reports! Some of the statements in the reports pertaining to these concerns are as follows: **elevated turbidity is a moderate risk; risk anticipated to be limited; risk considered low; heavy truck traffic combined with exposed soils presents a risk to water quality within the Shaughnessy Springs; mobilized sediments could potentially increase turbidity.**

Furthermore the disclaimer at the bottom of the report reads: ***Any use that a third party makes of this report, or any reliance on or decisions based upon it, are the responsibility of such third parties, Piteau accepts no responsibility for damages, if any, suffered by any third party as a result of decisions or actions made based on this report.*** Although these disclaimers are common practice, in this particular case it will open up a large pot of worms if something goes wrong in Bristow Valley during and/or after construction, even many years later. How does our mayor and council plan to assume any potential liability that could occur through damage to bordering homes and the Fish Hatchery? And are you willing to take this risk?

So, my questions to you, dear Mayor, Dear Council, Dear Staff is

- **What is your own interpretation of the Engineering Reports. Is there risk or no risk?**
- **Are you willing to take this risk and why?**
- **How does our mayor and council plan to assume any potential liability that could occur through damage to bordering homes and the Fish Hatchery?**
- **Are you willing to be responsibility for any damages and in the worst case loss of life?**

Aart J. Dronkers

Sept 15 2014 Penticton Herald

(Peter Waterman) said the land swap which took prime agricultural land out of the Agriculture Land Reserve remains the biggest issue the district is facing.

"I believe a lot of residents felt they weren't heard," he said.

Waterman was the lone councillor opposed to the land swap. Although it's a major spoke in his platform, he said he's far from being a one-issue candidate.

"We have tremendous resources in our community being our young people who are passionate about Summerland," he said.

"We have to make valuable connections within our community which will allow us to expand our arts and retail sector and make sure it moves ahead. We have 175,000 people to the north of us and 60,000 to the south connected by a major, good highway and the potential is endless."

He said building financial reserves and infrastructure are other key issues adding that several roads, most notably Giants Head and Garnett Valley Road, are in poor condition.

"The mayor sets the tone," he said. "Our current council has done a number of projects that I am proud of, but it has been uninterested in listening to the community."

Nov 16 2016

SUMMERLAND — In a 5-2 vote Monday, council approved the application to exclude property located at 14014 Highway 97 from the Agriculture Land Reserve.

The application will now be sent to the Agriculture Land Commission for consideration.

Mayor Peter Waterman and Coun. Erin Carlson voted against the motion.

At a recent meeting, the Agriculture Advisory Committee recommended denial of the exclusion application.

Waterman said there may be potential for expanding the agri-industrial aspects of the property

All Candidates Forum - Oct 29 2016

Part of Peter Waterman's speech as per Peter Waterman's own website:

"Growing our financial reserves to maintain our infrastructure is key to our economic health and will be an ongoing effort. It is extremely difficult to upgrade or renovate infrastructure without sources of revenue outside of property taxes. As we grow our economy there will be a demand for housing. But residential growth does not pay for itself. For every dollar of property tax, costs over time are \$1.20 at a minimum."

Nov 15 2016

SUMMERLAND — Coun. Doug Holmes received a round of applause from a standing-room only crowd Monday when he told council it needs to have a philosophical discussion on the proposed Banks Crescent project.

The project would see the construction of a 380 seniors' housing complex with a mixture of market housing, independent and assisted living units located on a bowl-shaped site east of Bristow Road and Solly Road.

The property is zoned agriculture and a large part of it has been a productive vineyard for many years.

"Do we want this development?" Holmes said.

Mayor Peter Waterman replied that a lot of clarity around various reports was needed.

"What about (holding the discussion) now?" Holmes said.

"We can't have such a discussion without having more information," Coun. Richard Barkwill said.

Judging from the letters to the editors of local newspapers, emails sent to council and speakers at Monday's meeting, many members of the public already have enough information and are ready for Holmes' suggested discussion.

"This council was elected on their views to preserve agriculture whether ALR protected or common sense protected and we say let's hold their feet to the fire and force them to hold tight on their principles!" Jill and Peter Patton wrote in an email to mayor and council...

....The buildings would be six stories with three levels of underground parking.

Use of the fifth building is yet-to-be-determined.

Fisher said the project, which would start with 130 units and have a build-out of up to seven years, would be a \$100 million capital investment.

He estimated the project would provide 200-300 construction and engineering jobs over three years and result in 75-100 full time equivalent positions upon completion.

McIntosh reported the project would generate approximately \$3 million in development cost charges and an estimated \$197,000 annually for the first three years.

Regarding the loss of seven acres of productive land, McIntosh wrote to council, "The loss must be considered in the context of the social, economic and cultural benefits this type of development will provide to the community."

Nov 15 2016 from When the Public Speaks, Summerland Council Listens

"I was originally concerned about staff time and undue delay for developers. I am now assured these aren't significant," Mayor Peter Waterman.

"We will continue to look at ways to cut red tape for developers," said Peake, who wanted to assure the public that council is "not doing anything in an underhand manner."

May 10 2016

SUMMERLAND — "The construction business is booming in Summerland. In April, 26 building permits were issued for a total of \$1,455,500 in structure value. Three new single family dwellings accounted for \$1,025,000 of the total followed by seven residential additions at \$197,000 and one carriage home at \$80,000..."

From Peter Waterman's website:

Summerland Review Question: Agriculture

October 29, 2014

This week's question: How would you strengthen and support Summerland's agricultural sector?

"The 2008 Agricultural Plan needs to be read carefully. A key phrase in the plan states, "The agricultural industry must be reassured of the sustainability of its soils and water and protection from the urban and rural growth pressure."...

"...My platform statement of the formation of a Mayor's Task Force on our economy would likely see many more cooperative efforts and suggestions that would support and strengthen agriculture in cooperation with the rest of the business community."

Oct 30 2014 re: Growth

"In the first phase of the recent growth strategy exercise, citizens identified their priorities. These top priorities involved growing the local economy, supporting local agriculture and preserving natural ecosystems. For Summerland, residential growth is more likely to take place with growing the local economy and enhancing and preserving the rural urban mix that make Summerland a preferred place to live."

November 1st, 2014

Question 10: What do you feel are the key sectors that are important to the economic sustainability of the Summerland community and why?

"Industry, tourism, and agri-tourism, agriculture, business and retail are the main sectors. The steadiest in terms of sustainability is agriculture..."

On Affordable Housing...

"In the first phase of the recent growth strategy exercise, citizens identified their priorities. These top priorities involved growing the local economy, supporting local agriculture and preserving natural ecosystems. For Summerland, residential growth is more likely to take place with growing the local economy and enhancing and preserving the rural urban mix that make Summerland a preferred place to live."

Summerland, B.C. — It was a proposed land swap in Summerland that faced great opposition from residents, resulting in large crowds at town hall meetings. But in a 4-1 vote last spring, council adopted to take 80 hectares of farmland out of the Agricultural Land Reserve and replace it with 90 hectares of land further away in Summerland hills. So this civic election, voters decided to swap out the incumbents. Outgoing Mayor Janice Perrino didn't seek re-election.

Global BC online- Nov 27 2014

Summerland, B.C. — It was a proposed land swap in Summerland that faced great opposition from residents, resulting in large crowds at town hall meetings. But in a 4-1 vote last spring, council adopted to take 80 hectares of farmland out of the A.L.R and replace it with 90 hectares of land further

away in Summerland hills. So this civic election, voters decided to swap out the incumbents.

Outgoing mayor Janice Perrino didn't seek re-election.

~~re-election~~. Now Peter Waterman, the lone council member who opposed the proposal, is moving to the mayor's chair.

"I think the first order of business for council is to consider withdrawing that application," says Waterman.

Prior to winning their seats on council, four out of the six councillors-elect have been vocal in their opposition against the land swap.

While the others say there's no harm in waiting to see what the Agricultural Land Commission (ALC) decides.

Some Summerlanders say discussions have already been exhausted and they've made their concerns heard.

"We've done our voicing, we've done our meetings. And when we did them, we found that the people in charge at the time didn't listen and have actually said that food security is not our interest," says Roxane Claes, resident.

The Mayor-elect says trading prime farmland is not the way to boost the town's economy.

He plans to initiate a mayor's task force to brainstorm other ways to create growth with local stakeholders.

"Just name any business in this community and we're going to put some thoughts together to see where we want to head," says Waterman.

He will introduce the motion to withdraw the land swap application from the ALC at the first regular council meeting.

Sept 15 2014 Penticton Herald

(Peter Waterman) said the land swap which took prime agricultural land out of the Agricultural Land Reserve remains the biggest issue the district is facing.

"I believe a lot of residents felt they weren't heard," he said.

Waterman was the lone councillor opposed to the land swap. Although it's a major spoke in his platform, he said he's far from being a one-issue candidate.

"We have tremendous resources in our community being our young people who are passionate about Summerland," he said.

"We have to make valuable connections within our community which will allow us to expand our arts and retail sector and make sure it moves ahead. We have 175,000 people to the north of us and 60,000 to the south connected by a major, good highway and the potential is endless."

He said building financial reserves and infrastructure are other key issues adding that several roads, most notably Giants Head and Garnett Valley Road, are in poor condition.

"The mayor sets the tone," he said. "Our current council has done a number of projects that I am proud of, but it has been uninterested in listening to the community."

Nov 16 2016

SUMMERLAND — In a 5-2 vote Monday, council approved the application to exclude property located at 14014 Highway 97 from the Agriculture Land Reserve.

The application will now be sent to the Agriculture Land Commission for consideration.

Mayor Peter Waterman and Coun. Erin Carlson voted against the motion.

At a recent meeting, the Agriculture Advisory Committee recommended denial of the exclusion application.

Waterman said there may be potential for expanding the agri-industrial aspects of the property

All Candidates Forum - Oct 29 2016

Part of Peter Waterman's speech as per Peter Waterman's own website: *repeated*

"Growing our financial reserves to maintain our infrastructure is key to our economic health and will be an ongoing effort. It is extremely difficult to upgrade or renovate infrastructure without sources of

LOWER TOWN STRATEGIC PLAN, SUMMERLAND, BC

The following objectives considered general directions for the Lower Town area:

1. Lower Town is comprised of varied and complementing land uses offering diverse activities and experiences for both the Summerland community and visitors.
2. New developments are compatible with the form and character of Lower Town and the Summerland community.
3. The integrity of Lower Town's residential neighbourhoods are preserved and protected.
4. Lower Town's commercial uses shall complement and not detract from Summerland's downtown core.
5. Lower Town provides continuous and connected waterfront access through walkways, parks and open spaces.
6. The importance of the Lower Town's waterfront, history and physical character is appreciated and enhanced.
7. View corridors of Okanagan Lake and the surrounding mountains are optimized.
8. The environmental and natural qualities of Lower Town and adjacent lands are respected and preserved.
9. The Lower Town Strategic Plan shall be consistent with policies contained in the OCP, notably as they consider Hazard Areas, Heritage and the Environment.
10. Lower Town is maintained and expanded as a pedestrian oriented area, where automobiles are accommodated but do not dominate the character and design of the special place.

3.0 POLICIES

This sub-section considers the strategic directions for the following:

- Waterfront Parks and Open Spaces, • Community, Social and Recreational Facilities; • Future Development Areas; and
- Mobility and Connectivity.

The policies are further illustrated in Schedule "B" - Lower Town Strategic Plan.

3.1 Waterfront, Parks and Open Spaces

Lower Town includes over 8.0 hectares of parkland. The majority of the parkland is within Peach Orchard Park following almost a kilometer of the lakeshore, providing amenities such as a boat launch, children's waterpark, playgrounds, a pier, and beaches. In addition, Kinsmen Park is a 0.4 hectare park at the southern end of Lower Town.

The District has to date provided approximately 1.2 kilometers of waterfront walkways from Peach Orchard Park to the Summerland Resort. The District has also acquired approximately 1.4 hectares of waterfront lands at the south end of the study area for additional public waterfront access.

The following policies consider the strategic directions for the Lower Town waterfront, parks and open spaces:

- .1 Continually explore opportunities to increase the public access and parkland along the lake.
- .2 Expand opportunities and activities available for the public to be "in and on" Lake Okanagan, Peach Orchard Park, Lower Town Townsite
- .3 Protect swimming areas from boat traffic.
- .4 Facilitate additional public boat docking facilities along the waterfront including consideration for a publicly accessible wharf.

- .5 Improve and post access points of existing publicly owned waterfront properties.
- .6 Require a continuous and connected public waterfront walkway through new development and redevelopment proposals.
- .7 Continue to support existing and future recreation activities along the waterfront.
- .8 Identify, protect and preserve areas of environmental sensitivity notably riparian areas.
- .9 Introduce public and semi public amenity areas and open spaces into existing and new developments.
- .10 Maintain and expand the Centennial Trail and the other trail networks linking Lower Town to the remainder of Summerland.

3.2 Community, Social and Recreational Facilities

Lower Town is home to a number of established community, social and recreational facilities including the South Okanagan Sailing Association, the Summerland Lakeside Presbyterian Church, the Summerland Yacht Club, the Summerland Trout Hatchery, the Lakeshore Racquet Club, the Peach Orchard Campground, and the public boat launch. These publicly accessible places draw people all year from the surrounding region. These facilities are key to the vitality and sustained success of Lower Town.

The following policies consider the strategic directions for community, social and recreational facilities:

- .1 Protect, preserve and support existing community, social and recreational facilities.
- .2 Support and enhance the historic, interpretive and educational value of the Summerland Trout Hatchery.
- .3 Encourage the development of additional public and private facilities that address the needs of both residents and visitors.
- .4 Recognize community amenities as vital to the vibrancy of Lower Town including facilities, waterfront access, parks, walkways and gathering spaces to facilitate social, recreational, arts, and cultural events and festivals.

Summerland Trout Hatchery

3.3 Future Development Areas

There is increasing interest in development along the foreshore of Okanagan Lake. Summerland and Lower Town are being discovered as desirable locations for residential and tourist accommodation, notably on larger (formerly industrial) parcels and the renovation or demolition of smaller residential homes. Lower Town offers established, primarily single family neighbourhoods as well as areas with development potential including the lands surrounding the wharf and the former Cannery site, the Lakeshore neighbourhood and the Banks Creek parcel. The potential development areas have been identified in Schedule "B" as the Central Waterfront, Lakeshore South and Banks Creek.

The following policies consider the strategic direction for future development areas:

- .1 Provide a vibrant, mixed use and attractive waterfront and streetscape for the Central Waterfront, permitting higher densities at the appropriate massing and height as not to detract from the small town character of Lower Town.
- .2 Include in the redevelopment of the Central Waterfront, local convenience and tourism related commercial uses, with residential and accommodation uses.
- .3 Give priority to higher density development opportunities in the Central Waterfront along the west side of Lakeshore Drive subject to geotechnical, safety, character, height and visual impact considerations.

- .4 Centralize higher development densities in the Central Waterfront, to ensure that commercial and service uses are within a comfortable walking distance to accommodation and parking.
- .5 Ensure an appropriate scale for new development in the Central Waterfront, stepping building heights down where adjacent to Lakeshore Road and the shoreline.
- .6 Encourage new developments proposed in the Central Waterfront to include complementing community and/or tourist related amenities welcoming residents and tourists alike.
- .7 Encourage new developments in the Central Waterfront to greeting visitors from the lake, providing docking and mooring opportunities for public boats, and accommodating a continuous waterfront walkway.
- .8 Optimize views, publicly oriented uses and access along the shoreline, reinforced by appropriate signage/wayfaring landmarks identifiable for residents and visitors.

Waterfront Walkway / Development

- .9 Consider the opportunities for existing community, social and recreational facilities to be sustained and enhanced during the review and consideration of major development applications in the Central Waterfront or Lakeshore South.
- .9 Encourage the retention of the unique historic and character buildings in the Lakeshore South neighbourhood.
- .10 Explore the opportunities for additional residential development on the Banks Creek properties, encouraging increased residential densities, for lands not within the Agricultural Land Reserve. New development must be sensitive to surrounding character of the neighbourhood, hazardous conditions, safe access and address the need for affordable and/or seniors housing.

3.4 Mobility and Connectivity

The topography of Lower Town provides both advantages and challenges to the connectivity within the neighbourhood and to the remainder of Summerland. The level shoreline and the linear nature of Lakeshore Road provide excellent vehicular and pedestrian access to the lake and other amenities. Alternatively, the significant grade change, the barrier of the controlled access highway and the distance to downtown (2 km) limit the ease of access to the Lower Town neighbourhood.

The Centennial Trail has enhanced the pedestrian and bicycle access, although the terrain is challenging and in some instances conflicts with vehicular traffic. The District has also provided approximately 1.2 km of trail/sidewalk along the waterfront and Lakeshore Drive. There are several parking areas within Peach Orchard Park, while there is no public transit access- ing the area. There are limited opportunities for public use boaters to dock along the Summerland waterfront.

The following policies consider the strategic directions for mobility and connectivity to and from Lower Town:

- .1 Continue and require the public waterfront walkway or boardwalk along the shoreline.
- .2 Complete safe, easily recognizable, and shared use trail and sidewalk connections between downtown Summerland and Lower Town. Provide pedestrian connections to existing trail and sidewalk networks adjacent to Lower Town. Encourage community stewardship in the maintenance and enhancement of the trails, Waterfront Walkway and Amenities
- .3 Develop a Lower Town mobility strategy to consider alternative transportation options and enforcement to improve the connectivity to and from the area.

- .4 Work towards enhancing existing and constructing new waterfront walkways to provide universal access for wheelchairs and other physical challenges.
- .5 Increase public boat access opportunities along the waterfront including consideration of a publicly accessible wharf improving accessibility from Lake Okanagan to Summerland. Consider alternative transportation options for visitors arriving to Lower Town by boat.
- .6 Improve the community awareness of existing public access points to the waterfront.
- .7 Explore alternative approaches to meet average summer parking needs for the Lower Town waterfront while not compromising the aesthetic or pedestrian oriented character of the area.
- .8 Increase the parking opportunities at the south entrance, near or adjacent to public parks, the sailing club and access points.
- .9 Introduce traffic pattern refinements that improve the safety, but not the speed of vehicular travel along Lakeshore Road.
- .10 Enhance the gateway elements of the southern access of Lower Town from Highway 97 and Peach Orchard Road through signage and landmarks.
- .11 Develop a signage (orientation and interpretation program) following a common theme connecting key locations throughout Lower Town.

4.0 IMPLEMENTATION

The following action items further direct the fulfillment of the Lower Town Strategic Plan. They are referenced to the corresponding objective and policies, together with the priority and responsibility that are needed to achieve the preferred directions. The remaining objectives and policies are addressed in the Development Permit Guidelines.

Priority References Responsibility Reference O/I = Ongoing/Immediately D = District <2 = Less than 2 years S = Stakeholder Interests and Community Groups >2 = More than 2 years LO/D = Land Owners/Developers C = Community Involvement

Connection to the Water

* Rob's question - what happens if it gets re-zoned to High Density, then part way into construction they find a problem & stop the project - will the land designation change back to Agriculture or will it stay as high density

* Sink holes.

the car was recovered in Penticton on Dec. 3, when RCMP were conducting a traffic stop. The driver fled on foot.

www.summerlandreview.com

Gary Tamblyn, New Essence Health Care Services, The Lang Families, Saint Elizabeth Health Care and The Lark Group present:

iCASA Resort Living

Located at 1360 Banks Crescent

The proposed Seniors Community will be named "iCASA Resort Living". This unique health and wellness hub will be built on 6.5 acres, perched atop Okanagan Lake offering unimpeded lake views. Contoured to promote a united community pocket engaging with Summerland downtown and lower town vibrant identity. Both culture and health will be emphasized from both residents and staff living at iCASA. Market Housing, Independent Living, Assisted Living and Memory Care suites offer all comforts of hospitality and care services that promote the highest quality of "live right at home" in Summerland, BC.

ECONOMIC OUTCOMES

- 200-300 local construction and engineering jobs. Immediate spending in the Summerland Community.
- Stimulating house sales and opening new homes to market.
- \$125M Capital Investment in Summerland.
- 75-100 FTE permanent jobs upon completion.
- \$2.75M-\$4M per year in permanent salaries.
- All off-site infrastructure paid for by developer.
- \$1M in infrastructure upgrades to surrounding community.
- Est. \$400,000 annual property tax revenue.

SITE SELECTION AND GEOGRAPHY

- OCP designated lower town as a component for a Residential Community. This community was named "Shaughnessy Greens".

- All Geotechnical Testing supports the project's development on this non-ALR Land
- The development is a vibrant residential neighborhood providing an active-focused lifestyle for healthy living.
- Location of this project allows iCASA to establish a benchmark for the Lower Town of Summerland to thrive, acting as a robust catalyst stimulating Lower Town business and cultural activity.

SOCIAL AND LOGISTICAL

- Our seniors will be engaged and intertwined in the main area of Shopping and Business in Summerland. Transportation needs are met by using Transit system, Handi Dart, iCASA's own buses and volunteer drivers who belong to our volunteer/resident Social committee.
- Our clients the seniors have dictated that the location on Banks Crescent is where they would want to live, play and retire.
- \$1M of amenities improvement such as:
 - Full walkway from Highway 97 down Solly Rd to property on Banks Crescent.
 - Walking pathway from lower Gillespie Rd up to McDonald Pl. as directed by Council.
 - Roads of Solly, Latimer and Gillespie to be upgraded.
 - Banks Crescent 6.5-acre buildable land has been heralded by Health Care professionals as "best suited location for a Health and Wellness hub for development in the Okanagan."



Artist Rendering

HEALTH AND WELLNESS

- Saint Elizabeth Health Care Services will provide:
- Home Care services become available to all Summerland Residents.
- Provide 24/7 care service and needs to iCASA residents.
- Full Care Plan assessment and delivery.
- Physiotherapists, occupational therapists, onsite doctors, foot care to name a few.
- RN, resident, doctor and family driven care team engages "best practice" care and service outcomes.
- Care services including bathing assists, medication reminders, mobility assistance, morning and evening assistance, scheduled and unscheduled care available.
- 24/7 resident monitoring, etc.

If the iCASA project is to continue to 2nd reading, we cannot proceed without your support. Please write or email the council members with your backing on the iCASA Development. Also, please come to the January Open Houses and show your support. Dates and times will be presented by the District of Summerland. Write or email your support to kjones@summerland.ca. Call Gary Tamblyn, 250-801-7795 with any questions.



OPEN HOUSE QUESTION OR COMMENT SHEET

Proposed development at 13610 Banks Crescent
January 16th, 2017 and January 19th, 2017

Please complete this form if you have a question or comment and drop it in the box located at the open house or bring it to Development Services, Municipal Hall, 13211 Henry Avenue Summerland, BC. **by noon January 20th, 2017**. Comments and questions, along with answers, will form part of a report to be prepared for Council.

Comments or questions:

With new research supporting intergenerational housing developments as the best way to grow communities and support the well-being of citizens (including seniors) is it appropriate to consider more large scale developments that only allow seniors - detracting from future long-term growth of the community? Like the decline in enrollment numbers at schools due to demographics, what will the long-term (beyond the Baby Boomers) view of this property & similar large-scale senior development entail? How far ahead is

Please use the back of this page if more space is needed.

This personal information you provide is collected pursuant to the *Local Government Act* and the *Community Charter*, and protected under the authority of Part 3, Division 1, Section 26(c) of the *Freedom of Information and Protection of Privacy Act*. Your name and contact information **WILL NOT** be released to third parties, nor be used by the District for unrelated purposes, without your consent. Questions regarding the collection or use of your personal information may be referred to any civic staff present at this meeting or contact the Corporate Officer Jeremy Denegar at 13211 Henry Avenue, Summerland, BC or call 250-404-4046.

Thank-you for attending tonight's open house.

planning
department
looking?
Thank-you,
Meghan Steele.

**** CD8 ZONING BYLAW AMENDMENT**

Question

Every one of Summerland's bylaws has a Maximum Height, but it is not included in the new CD8 bylaw that has been put forward for council to vote on. Many towns have height restrictions. The Lark Group has advertised this development from 320 units to 380 units, from 3 stories underground and 6 above, to now what seems to be 1 story underground and 8 above. The drawings attached to the zoning bylaw that council is voting on show 7 stories above ground and I guess 2 underground. Approving a zoning bylaw is like signing a contract. The plans attached to the Bylaw are very loose-ended. How does council know what they are voting for? How many units will be allowed, how many stories will be allowed, and how do you plan to regulate the height?

LOCATION

Comment:

The Wharton /Kelly Street property is zoned CD7 for a similar project and is a far more preferred , accessible and sensible location. It seems a better proposal in size and location, and would not place such a strain on our current infrastructure and future costs. There should be no rush to approve a development. We have land available on a smaller scale. Don't you think it would be more sensible to encourage a new proposal on Wharton Street?

LIABILITY

Question:

The iCasa buildings come within feet of Red Zone High Hazard and Environmentally areas. The clay banks behind surrounding the development could easily slide or shift. Studies can fail, claybanks can slide, we all know that. Underground streams could be diverted away from supply to the Fish Hatchery. Individual home insurance will not cover this, so obviously, if you pass this Zoning Amendment , homeowners of bordering properties will hold you and the town of Summerland to be liable. How does this council plan to assume any potential liability that could occur through damage to bordering homes and the Fish Hatchery? And are they willing to take this risk?

ROADS / INFRASTRUCTURE

Question:

In changing the designation of the current Local Road to Collector Road, and by changing the road from a No-Truck route to a Truck Route, the requirements change from widths, infrastructure and depths of asphalt. What percentage of Solly Road and Latimer Roads do not meet the width designations of Collector Roads, and Truck routes - and how do you plan to widen them? Has the current asphalt been tested to see if it will support heavy vehicles, and who will pay for ongoing infrastructure costs?

Summerland has always been careful to be sure that neighbourhood roads are safe. How would you plan to make Solly Roads and Latimer Roads safe for construction trucks, cement trucks, service trucks, vehicles and pedestrians, especially in winter?

****POWER**

Question:

Summerland has a contract for power with Fortis BC. The report to District of Summerland by Primary Engineering and Construction (August 30, 2016) states that neither the Prairie Valley substation nor the Trout Creek substation can accommodate this project as it exceeds the contract demand limit with Fortis BC.

The report also states that there is insufficient electrical capacity at the Prairie Valley substation to accommodate the additional load. The Trout Creek Substation has sufficient capacity but at significant capital expenditure. If we are overloading our substations with the increased demand by the development, who pays the costs and will there be an increase in costs with Fortis for the residents of Summerland.

And shouldn't we be using the power available to service family developments that will help our own residents rather than bringing seniors in from all over the province to purchase iCasa condos and depleting our utility services?

****SIZE**

Question:

The Architect drawings show the size to be over 600,000 square feet, in 6 buildings. This is a huge project unequalled anywhere. The written "Objectives for Summerland" it states that residential neighbourhoods are to be preserved and protected. The Official Community Plan, which is the guideline for development in Summerland 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 surrounding uses, have direct access to a major collector road, and provide pedestrian access to nearby parks and commercial/institutional needs. Can you explain why council should vote for a project that goes against every one of these guidelines and is not sensitive to the current single family neighbourhood?

****AGRICULTURE**

Question:

Summerland's own Agriculture Advisory Commission voted NOT to support the rezoning from Agriculture to allow this huge development. A letter from Interior Health to Donna Young which is on record, states that "it would be best if the land remained zoned as agriculture." This council was elected on the basis of their philosophy of the future of development and agriculture in our town. Can you explain how this council would even consider taking a beautiful agriculture-zoned property and re-zone it not just for single family homes or small townhouses, but to rezone it to allow one of the largest multi-family/commercial developments in the Okanagan Valley?

January 11, 2017

IDEAS for TRAFFIC QUESTIONS - to be asked @ January 19, 2017 Q & A Public Information Session with Mayor & City Hall Staff at Center Stage:

1. The developer relied on a physical one day traffic count done by CTQ on July 11th, 2016 at one intersection only, Solly Road and Latimer Avenue, is this realistic, with the increase of as many as five hundred vehicles at this development, What data did the developer rely on to estimate traffic? Are their estimates realistic? Also their 8 page report dated September 28th 2016, continually relates to the year 2026, is this accurate or an error?
2. The Municipal Traffic Study by Watt Consulting, in November 8th 2016, showed discrepancies between Lark's CTQ and the municipalities Watt Consulting. The differences were with respect to site lines, grades and cul-de-sacs, as well as traffic numbers varied. So my question is Which study and Which Numbers are you going to use to make a decision?
3. Construction will involve hundreds of heavy trucks to travel down Solly Rd. What happens if there is a brake failure? What are the consequences, who is liable?
4. Solly Rd. does not currently permit heavy vehicles. Is it your intention to simply take down the "no truck sign" and declare it a connector road now to suit the developers needs?
5. How does the district know whether the road base will support the heavy industrial vehicles, like cement trucks, over the long terms construction phase? Who pays if there is damage to the roads?
6. The improvements to Latimer, the sight lines and road widths have to be improved by the developer, this will have a major impact on the approaches to property owners...question to be phrased by the asker? (Stu?) look at Watt Consulting review of the study.
 - a. **Part of the "amenities" proposed for this development includes widening of Latimer Avenue and the addition of a sidewalk from Solly Road to the new development. I expect most of the widening will occur along the west side of Latimer Avenue that is bordered by very steep embankments. There are no details on what this widening will look like or what the impact on adjacent properties will be. In particular:**
 - i. **How much wider and in what direction will the actual widening and sidewalk construction be undertaken?**
 - ii. **Any widening will impact existing driveway access to properties, including associated surfacing and retaining walls. How will the District ensure that reasonable driveway grades will be maintained as well as restoring the associated**

surfacing and retaining walls to a condition comparable to that which presently exists?

- iii. Over the years landscaping, including irrigation systems, has been carried out by landowners onto the street right of way to enhance streetscape aesthetics and control slope erosion and noxious weed growth. What will the District do to coordinate any construction with landowners to ensure disconnection of irrigation systems prior to construction to avoid damage to these systems that extend onto private property and what would be the approach to replacing any lost landscaping?**

- 7. Where will all the construction workers, trades etc. park during four to seven years of construction? Will it be totally on- site @ Banks Crescent... on Lark's development property? Property owners do not want construction vehicles on the neighborhood streets, or on Municipal Dedicated Park Land (Red Zone) at the corner of MacDonald Place and Solly Road.
- 8. Parking for condo owners - has any provision been made for parking motorhomes, trailer, boats, sea-doo's, skidoos etc.? Is the developer providing on-site parking for these?
- 9. Additional questions and concerns:

OFFICIAL COMMUNITY PLAN QUESTIONS

Q1) Lark's proposed development project is inconsistent with OCP, Lower Town Community Plan and Urban Growth Strategy. For example, refer to 7.2.3.4 of the OCP where it makes the following statement "Promote the inclusion of productive agricultural land into the ALR boundary that is currently not designated and protected as ALR lands."

Question – what has the district done to promote the inclusion of these lands?

Q2) 1:2, 1:3 and 1:6 of The Official Community Plan for Lower Town Summerland (referred to hence forth as OCP-LT) states that new developments are compatible with the form and character of Lower Town and Summerland" and "should protect and preserve the integrity of Lower Town neighbourhoods".

How does this proposed development of 5 buildings of up to 6 or 7 stories comply visually to the existing surrounds of Lower Town and how are they preserving the physical character of LT when they plan on tearing down a house built in 1920 just to build their entranceway?

Q3) The Developer has said they will have a fine dining restaurant, daycare, wellness services including massage therapy, pool, Amphitheatre (performing arts venue) library, and medical services on site.

As per 1:4 of OCP-LT, how then is this development not going to affect existing businesses of a similar nature that already exist in the downtown core?

Q4) OCP-LT 3.2-2 states that Summerland "support and enhance the historic, interpretative and educational value of the Summerland Trout Hatchery." When asked about slope stability and impact on the fish hatchery, the developer's Malak Tawashi stated on CBC radio Morning Program that the developer is "100% confident" that their studies made sure there won't be impact to slope stability or the Trout Hatchery.

How can the developer be "100% confident" and if you are so sure, are you willing to sign individual legal documents to each and every surrounding homeowner that you will accept liability and pay for any damage to structures of existing homes, damage to the Trout Hatchery and liability and damages awarded if there is loss of life?

Q11) Summerland Council staff have indicated that property prices around the development are likely to increase. Would the district of Summerland wish to guarantee such an increase or at least guarantee that there won't be a decrease in property values?

12) The November 14 2016 report to council about this proposal failed to mention the many ways that this proposed development conflicts completely with the Official Community Plan. Why is this?

13) As per the District of Summerland's Strategic Plan for 2015-2019, it states that "the new Summerland Council supports the 'four pillars' model of community sustainability, which emphasizes the need to promote the social, economic, environmental, and cultural well-being of the community". Lark themselves have stated that their proposed seniors housing will be in "an isolated bowl" and that they will have the facilities that residents need within it. As the proposal is marketed as "aging-in-place", will replace an existing vineyard, see a house built in 1920 torn down and Mayor Waterman has said that for every dollar of property tax collected, \$1.20+ is needed to maintain infrastructure, how does this development fit in to these 'four pillars' of our community?

SUMMERY: Can you please point out where in the OCP document, there is support for several huge, multi-unit, high-rise buildings in Summerland?

Banks Crescent Development Q&A “Power Supply” Bucket Questions

Stu Connacher

- 1. In a report from Primary Engineering to the District regarding power supply to the Banks Crescent development it is noted that the presently negotiated contract demand limit with Fortis BC will be exceeded and that system upgrades, either at the Prairie Valley substation or the District owned distribution system from the Trout Creek substation, will be required to serve this point load.**
 - a. How will the District ensure that the electricity rate payers of Summerland are protected from rate increases associated with the increased demand charges and the system upgrades required for this development between the initial load requirements at the start of this project and the full load requirements at completion, which could take the better part of a decade to realize? In other words, how will the full costs of these associated expenses be assigned directly to the developer during this interim period?**
 - b. How will the District ensure the rate payers are protected from rate increases if the increased demand is negotiated and the system upgrades are completed but the full forecast load at this development is never fully realized?**

Banks Crescent Development Q&A "Agriculture" Bucket Questions

Stu Connacher

1. The District of Summerland's Cultural Plan notes very succinctly what Summerlanders' value about their community. It notes that these values should be reflected by council and staff in considering municipal decisions and projects. Being surrounded by orchards and vineyards was one of the very significant values identified. Protecting and preserving agricultural lands also figures as an objective in the OCP as well as recommendations from the Agricultural Advisory Committee and Interior Health. In addition this council was elected largely due to their support for protecting and preserving agricultural lands – reference Summerland Review article on this subject of October 29, 2014 – key quotes from council members noted below.
 - a. Is council prepared to ignore the volunteer efforts of the many citizens who contributed many hours to the development of these principles, their own Agricultural Advisory Committee's recommendations as well as council's own values as indicated by council's election on this platform and the adoption of these plans by approving this re-zoning proposal in the interests of questionable economic benefits? In other words, can these values be bought?
 - b. Does council distinguish between lands included within the ALR, whether or not they have ever been farmed or ever will be farmed, and long term actively farmed lands that for whatever bureaucratic slip of the pen were excluded from the ALR but remain protected by municipal zoning bylaws when considering development proposals?

Toni Boot: Further, I will work to institute municipal policy to protect our agricultural sector above and beyond that provided by the ALC/ALR.

Mayor Waterman: The 2008 Agricultural Plan needs to be read carefully. A key phrase in the plan states, "The agricultural industry must be reassured of the sustainability of its soils and water and protection from the urban and rural growth pressure."

Erin Carlson: First of all, we must protect farmland in perpetuity for future generations.....If we reinstate the Agricultural Advisory Committee, we can start looking at new ideas.

Doug Holmes: Maintain the integrity of the ALR and adhere to Smart Growth principles, which place priority on infill, redevelopment, and the protection of agriculture and green space.

Janet Peake: A thriving agricultural community is of benefit for a healthy province and our local citizens. The municipality could amend its zoning bylaw to make it easier for farmers and wineries to operate and advertise agri-tourism and direct farm marketing enterprises.

Erin Trainer: Agriculture plays a huge role in Summerland's identity. It's not all that we are – but it is a defining characteristic and something to be proud of.

Banks Crescent Development Q&A “Traffic” Bucket Questions

Stu Connacher

- 1. Part of the “amenities” proposed for this development includes widening of Latimer Avenue and the addition of a sidewalk from Solly Road to the new development. I expect most of the widening will occur along the west side of Latimer Avenue that is bordered by very steep embankments. There are no details on what this widening will look like or what the impact on adjacent properties will be. In particular:**
 - a. How much wider and in what direction will the actual widening and sidewalk construction be undertaken?**
 - b. Any widening will impact existing driveway access to properties, including associated surfacing and retaining walls. How will the District ensure that reasonable driveway grades will be maintained as well as restoring the associated surfacing and retaining walls to a condition comparable to that which presently exists?**
 - c. Over the years landscaping, including irrigation systems, has been carried out by landowners onto the street right of way to enhance streetscape aesthetics and control slope erosion and noxious weed growth. What will the District do to coordinate any construction with landowners to ensure disconnection of irrigation systems prior to construction to avoid damage to these systems that extend onto private property and what would be the approach to replacing any lost landscaping?**

Mayor, Council & Staff

From: Rita Connacher

FUTURE DEVELOPMENT

It has been well stated that the construction of the condo development will take 3 to 7 years, depending on the success of pre-sales.

What happens if, after clearing the vineyard and excavating for construction:

1. They run into trouble with the aquifer and/or silt bluffs. What happens then? Is council willing to take responsibility for this?
2. Or, if pre-sales of condo units don't meet targets and the developers walk away from the project? How do we ever recover from this? Who will be responsible for cleaning the site?

If the condo development is allowed to proceed, there will be a new Strata Council formed, complete with its own set of bylaws.

1. Can anyone guarantee that the new strata council's philosophies mirror ours?
2. Can anyone guarantee that these will not become vacation rentals or Air B&B opportunities?

What does Aging in Place mean? If I buy a condo unit at 55 years old, would I have to sell my condo first, then buy another unit in the Assisted Living building, then sell that and buy into the Memory Care facility? It sounds romantic but it's very disruptive, especially as you age.
Does anyone here know what the process is?

What happens if I bought the condo at 55 years old, I suddenly had a stroke and needed care but all the care beds are full? Where do I go? Where is the security in that?

7

Mayor, Council & Staff

There have been numerous versions of the proposed condo development at 13610 Banks Crescent to date. The Lark Group has advertised this development from 320 units to 380 units, from 3 stories underground and 6 above, to what seems to now be 1 story underground and 8 above. This advertising board at the Open House on Jan 16th has 5 buildings with 390 units!

1. Does anyone from Council or Staff know exactly what the true scope of the development is?

Every one of Summerland's bylaws has a maximum height restriction, but this is not included in the new CD8 bylaw that has been put forward for Council to vote on. The drawings attached to the zoning bylaw amendment shows 7 stories above ground and what looks like 2 stories underground. The plans attached to the Bylaw are very loose-ended.

1. How does council know what they are voting for?
2. How many units will be allowed, how many stories will be allowed, and how do you plan to regulate the height?

Given all the uncertainty, is there a guaranteed building plan that details what the sequence of the building construction is – i.e. will the memory care facility be built first or do the strata units take priority?

If strata unit pre-sales don't meet targets, what assurances do we have that the memory care building will actually be built at all?

Mayor & Council

"Summerland is a magical place". Quoted directly from the District's own website homepage

Quotes from the Lower Town Strategic Plan:

- Ensuring an appropriate scale for new development
- Encourage and retention of the unique historic and character buildings in the neighborhood
- New developments are compatible with the form and character of Lower Town and the Summerland community
- The integrity of Lower Town's residential neighborhoods are preserved and protected
- Lower Town's commercial uses shall complement and not detract from Summerland's downtown core
- The environmental and natural qualities of Lower Town and adjacent lands are respected and preserved
- The Lower Town Strategic Plan shall be consistent with policies contained in the OCP, notably as they consider Hazard Areas, Heritage and the Environment.

Quotes from District of Summerland Cultural Plan:

- People say this is what the value most about Summerland: the arts, the unique character of the community, the quality of life, the community's history and heritage, and the local agriculture.
- Reflect Summerland's cultural values in municipal decisions and projects. Consider community character, quality of life, history and heritage and agriculture.

These are just some of the quotes taken directly from the District's own sponsored publications, with hundreds of hours of volunteer effort.

1. **Are you willing to compromise these values for a big box condo that doesn't fit into ANY of the guidelines;**
2. **Are these values for sale? At what cost?**

I've reviewed the Official Community Plan, the Cultural Plan, the Lower Town Strategic Plan and some of the Agricultural Advisory Committee documents. I did not see in any of those documents, anywhere, support for a high rise building.

- 
1. **Can you please point out where, in any of the above documents, there is support for large, multi-unit, high-rise buildings in Summerland?**

Question:

Regarding the question: "Can you please point out where, in any of the above documents, there is support for large, multi-unit, high-rise buildings in Summerland?"

The Architect drawings show the size to be over 600,000 square feet, in 6 buildings. This is a huge project unequalled anywhere. The written "Objectives for Summerland" it states that residential neighbourhoods are to be preserved and protected. The Official Community Plan, which is the guideline for development in Summerland 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 surrounding uses, have direct access to a major collector road, and provide pedestrian access to nearby parks and commercial/institutional needs. **Can you explain why council should vote for a project that goes against every one of these guidelines and is not sensitive to the current single family neighbourhood?**

Mayor & Council

From: Rita Connacher

You have a fiduciary responsibility as elected leaders of the community to protect your residents and its environment, and to be accountable to them. This is done, to some extent by having civic bylaws, plans and rules in place for you and the residents to respect and follow. This ensures community safety and order.

Why would you compromise the existing bylaws and plans and place your residents and the environment at risk? Are the current bylaws worthless? Or for sale?

This issue has taken an emotional toll on a lot of people and I think that you already have a sense of how most of us feel. We urge you to not prolong the public process. Please set a date for the public hearing as quickly as possible.

Traffic question 1:

What engineering studies have been done to determine the suitability of upgrading Solly and Latimer from Local Road to Collector Road designation, and who pays for it?

In addition to changing the designation on paperwork, there will be higher standards that these roads need to conform to: including thickness of asphalt; width of lanes; presence of shoulders, sidewalks and curbs, as well as rain-water run-off management; otherwise there will be significant damage to local infrastructure such as underground gas lines, water lines, the road surface itself, and adjacent properties.

Currently Solly and Latimer have virtually no shoulders, sidewalks or curbs, and there are stretches of Solly that routinely washout during periods of heavy rainfall.

When compared to “real” Collector Roads in Summerland such as Peach Orchard or Prairie Valley, Solly and Latimer Roads are definitely not built to the same standard and were not designed to handle the same volume of traffic.

So again: what engineering studies have been done to determine the suitability of upgrading Solly and Latimer from Local Road to Collector Road designation, and who pays for it?

Traffic question 2:

What engineering studies have been done to support the widening of Latimer Ave?

In the developer’s Nov 9, 2016 Proposed Community Amenities document posted on the Summerland website, the developer proposed to both widen Latimer and add a sidewalk to Latimer.

Note that Latimer is quite narrow at 14009 (my house) and 14013 Latimer Ave. with steep slopes on either side of the road. Further, there are utilities located close along the West side of the road and both the houses at 14013 and 14009 Latimer are located quite close to the East side of the road.

As a further note, the stretch of Latimer at 14009 floods approximately twice a year during periods of heavy rainfall, in fact in the 2 and ½ years we have lived at this address I have had to prevent flooding of my house on more than one occasion as the road bed has filled up with water and the overflow runs into my front door. I routinely maintain the municipal storm drains with rakes and shovels to keep them clear of debris and reduce the flooding in this area during periods of heavy rain. I have spoken with Summerland Works Foreman David Sandrelli and asked about having the steep bank directly above the storm drain on the West side of Latimer Ave. “cut back” to allow some form of shoulder to catch the debris that flushes off the slope in periods of heavy rain, therefore reducing the volume of material that clogs the drain and reduce the flooding; he advised me that it was not possible due to utilities located at the very edge of the road.

Is there a specific width that Latimer needs to be widened to, to accommodate the projected traffic and pedestrian sidewalk; and what is the plan if studies determine that it is not economically feasible to widen Latimer to provide both the wider road and the sidewalk?

Traffic question 3:

Will a new traffic study be done based on the current 390 unit proposal vs the 346 units the current study is based on, and will a separate traffic study be done for Latimer Ave which will bear the brunt of this traffic?

Latimer Ave from Solly Road south to Banks Cres currently services 13 houses.

By adding 390 new homes at the end of this street the volume of traffic will go up by approximately 3,000% (!!) from the current estimate of 60 cars a day, to a forecasted almost 1900 cars a day. This is based on both the CTO and Watts Consulting data that estimated an additional 1662 cars per day for a 346 unit development; extrapolate that out to 390 units and add in the current 60 cars a day and it adds up to 1885 cars a day on a road currently handling 60 cars a day.

The consultant's reports suggest that Local roads are expected to handle a maximum of approximately 1000 cars a day, these traffic studies show us heading for twice that....

This traffic volume will destroy our current neighbourhood on Latimer Ave.

Therefore will a new traffic study be done based on the current 390 unit proposal vs. the 346 units the current study is based on, and will a separate traffic study be done for Latimer Ave?

Traffic question 4:

What assurances can the Municipality provide to homeowners with property adjacent to Solly and Latimer Roads that no damage will happen to private property due to the continual vibrations generated by 7 years of construction vehicles and dump trucks traveling along this route?

Note that based on a land survey map that I have at my home, this part of Lower Town was originally subdivided back in 1957, obviously the older houses are not built to modern standards and codes and could be subject to shifting, cracking and other damage as they are built on loose soil and steep slopes.

Therefore what assurances can the Municipality provide that no damage will happen to private property due to the continual vibrations through the 7 years of construction?

Traffic question 5:

Simply – is it sane, logical, and responsible to build such a large facility with only one marginal access route?

Thinking beyond the mere “convenience” of being able to access your own property, to safety and access of emergency vehicles etc.



OPEN HOUSE QUESTION OR COMMENT SHEET

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Comments or questions:

Please see attached.

Please ensure that this issue is at the beginning of Council agendas, not item #14.

What will it take to end this process right now and save all the time and effort of evaluations and assessments.

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Thank-you for attending tonight's open house.

Open House

1. Have you read all the documentation related to this proposed development?
 - a. Have you read the related Zoning bylaws, OCP, and Lower Town Strategic Plan?
 - b. Have you looked at all the maps and digested their import?
 - c. Do you think you can make an informed decision considering the amount of technical information put before you?
 - d. Are you relying on information provided by the developer to make your decision?
 - e. Should it not be confirmed by independent analyses?
2. The City of Summerland's own Economic Development webpage, states "Summerland is the perfect combination of lifestyle and opportunity. With meandering roads and **views** of brilliant blue water, lush orchards and spectacular vineyards at every turn...".
 - a. Is wiping out a vineyard and replacing it with high rises in harmony with this description of Summerland?
 - b. Will we just decide on a case by case basis which will be the next small parcel of agricultural land to build on?
 - c. Should not a forward-looking community have a plan for future development and stick to it?
 - d. Do we not already have a community plan?
3. How would you describe the current form and character of Lower Town and the Summerland community?

- a. How many multi-family buildings does Lower Town currently have?
 - b. What percentage of the homes in Lower Town are multi-family?
 - c. What percentage of the homes in Lower Town are more than three storey?
4. How would you describe the current integrity and unification of this neighbourhood?
5. When is the last time you walked for over 2 km to go shopping?
 - a. Did you walk up hill?
 - b. Did you walk in the heat of the summer or in the ice and snow of the winter?
 - c. How many shopping bags did you carry home?
 - d. How will this development complement existing Summerland businesses when some of their 'amenities' will be competing with existing businesses, for example hairdressers?
 - e. Is it not true that a high percentage of people who drive to go shopping will leave Summerland and go to Penticton and Kelowna for shopping trips?
6. Are you aware of the light pollution that will emanate from this gigantic project which will certainly impede the night time views?
7. Are you aware of the noise pollution that will be created first by the construction and then by the air conditioning and heating units of these buildings?

8. The city put a park bench at the top of MacDonald Place. Who will want to sit there to look at the tops of high rises and listen to mechanical units operating when they came to see the vineyard and the lake?
 - a. Is not tourism important to Summerland's economy?
9. The Lower Town Strategic Plan states that it shall be consistent with policies contained in the OCP, notably as they consider Hazard Areas, Heritage and the Environment. Is this development not making a mockery of the Official Community Plan and Lower Town Strategic Plan? Does it not seem to you that they wish to not merely modify the existing plans but completely re-write them?
10. The Strategic Plan states that the City should identify, protect and preserve areas of environmental sensitivity notably riparian areas.
 - a. Is not the stream in this location in need of your protection?
11. As the developers plan to build more condos than care units what happens when they don't have a space for a condo owner to move to a section providing the care they need?
 - a. Is Aging in Place perhaps a misleading marketing strategy?
 - b. How do we hold Lark Group/St Elizabeth to their stated plan of x number of condos and x number of care units say two or three years down the road?
 - c. What is there to stop them selling every unit as a condo?
 - d. Why is this called a seniors development and not a condo development?

12. One of the documents provided by the developer titled "Proposed iCasa Resort Living Questionnaire".
 - a. Of what value is a questionnaire with only 27 respondents?
 - b. Who were those respondents?
 - c. Is it possible that the rest of the reports and technical mumbo jumbo wherein 'experts' give their 'expert opinion' and yet actually hold no liability for what they say due to legal wording are just as useless?
 - d. Is it not vital that each councillor understands each of the documents and how much value each of them is to the decision-making process on something that will affect the future of Summerland?
13. Do any councillors feel pressured to agree to the rezoning?
14. Rezoning from agricultural to single family dwelling is one thing, but rezoning from agricultural to high density/commercial?
15. Lark Group wants to build one of their buildings with no defined purpose at this time. Does that mean that they could build a casino, fast food restaurant, or gas station if they choose?
16. Do you think taxpayers want you to sell out for \$400,000 or \$600,000 or whatever amount has randomly been put before you as an increase to the tax base?

**PUBLIC INFORMATION PRESENTATION
BRISTOW VALLEY DEVELOPMENT**

Questions for the District:

1. Given serious concerns about adjacent slopes stability, and underground water status; is the District of Summerland, and all taxpayers, legally, and regulatory **protected against any claims** for reimbursement, payout and any other forms of claims against the District because of some losses, damages occurring during the construction, and later on in the future, caused by operation of this Development ?

2. Any municipal development costs money to a developer, and to the effected municipality. Those are hard cost of construction, additional operations, and future maintenance of any infrastructure associated with a development, and soft costs of salaries and fees.

Is the District's Administration aware of such costs, has they been **preliminarily** calculated for:

- initial stages of this development (less occupants, less money),
- the final stage (after a time frame assigned for a takeoff of any infrastructure - meaning the full occupancy of the project)?

Is there any contingency financial plan in case of the project's failure which can create an over-expensive infrastructure to deal with (half of the occupancy-half of the tax revenue), but all expenses to maintain such infrastructure?

3. Is there an updated District of Summerland Growth Plan, so any new development could have assigned appropriate location, so we don't have to flip/flop every time with a decision of Agricultural versus Development areas? If no such a Plan - why?

Questions for the Developer:

I am assuming the project is at its feasibility study stage. The major concern here is the slope stability and effect of the construction on the underground water. Therefore:

1. Does a documentation, and the corresponding engineering drawing exist which shows the number, and locations of the recently performed (no further than 2 years ago) **test drillings** for the purpose of finding:

- soil structure (type of the soil, depths of particular layers, density etc.) around the adjacent slopes of the development's area, and within the boundaries of the development,
- underground water status (depth, flow directions, flow velocity, and volume etc.)

2. The whole development creates sort of a dam located at the base of a big bowl. In case of a very heavy rain, and lack of surface water retention by the soil because of this development, there could be a significant water runoff. Has any engineering calculation been made to determine:

- the total area of effected **surface water**, and following the total volume of the surface water (in a worst case scenario of flood rains)?
- if the existing storm system (downstream of the development) is capable of handling such additional volume of the surface water, and additional amount of silt, washed out debris, etc?

Mike Wierzbicki
12585 Sunset Pl
Summerland



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Comments or questions:

960 People on the Petition do not want this development
Perhaps there can be a vote to see
if Summerland residents would be in
favour of changing the Community plan

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Comments or questions:

- ① It sounds like M+C would like to see development Council is looking at approving rezoning of Agriculture to high density residential.
Under what conditions would council be willing to consider such rezoning from agriculture to any type of residential.
If the Banks Crescent property is not suitable would you consider other locations even if in ALR
Is District of Summerland going to obtain qualified ~~their own separate~~ ^{and} independent review of engineering reports.
Is there a hard line in the sand regarding ALR?

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Questions for Town meeting of Q & A on Thursday January 19, 2017

Good evening, my name is Brian Wilkey and I live at 6119 Solly Road.

The question I have at this time is about RISKS. Identifying and measuring risks for the Town of Summerland. There are several RISKS that have been identified with this project, some of them are:

- Possible Red Zone issues
- Fresh water supply for the fish hatchery
- Sewer and drainage issues,
- Roads and traffic, Impact to the Summerland infrastructure
- Densification of Lower Town
- Noise pollution
- Light pollution
- Impact of this project on the Town of Summerland forever more
- This is just to name a few

This is a high risk project, and a much larger project than this town has ever considered. Town council and town staff do not have the expertise to be able to accurately identify and measure all the risks associated with this project.

So my question is what independent consultants has the town hired to first off identify all the possible risks, then measure these risks and provide this information for town council to be able to make an informed decision. I do not mean the consultants that Lark has provided, they will tell the town anything that will help get the project approved.

I mean 100 % independent consultants to identify, measure the risk and highlight to council the consequences of proceeding in each of the areas of risk that has been identified? Without doing this, how can Town council make an informed decision taking in all the facts?

Thank you

Brian Wilkey

Second question

Good evening again. My name is Brian Wilkey at 6119 Solly Road, Summerland

My next question is property values.

My home is right in the middle of the construction zone at the corner of Solly Road and Latimer.

For sure my property values will be severely depressed for the next 3 to 5 to 7 years, or however long the construction period is going to be. (Apparently this is yet to be determined). What are the plans of the District of Summerland to compensate me for my loss of property value when the construction traffic and noise drive me out of my own home and force me to sell? I am sure I will not be the only homeowner to be in this same situation!

Thank you

Brian Wilkey



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Comments or questions:

Will the size & scope of this complex not affect the price of our hydro? They will need constant lights, air conditioning heating etc. If we go over our allotment all our rates will surely skyrocket! How is this protecting the welfare of our residents?

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OFFICIAL COMMUNITY PLAN QUESTIONS

(11) Lark's proposed development project is inconsistent with OCP, Lower Town Community Plan and Urban Growth Strategy. For example, refer to 7.2.3.4 of the OCP where it makes the following statement "Promote the inclusion of productive agricultural land into the ALR boundary that is currently not designated and protected as ALR lands."

Question – what has the district done to promote the inclusion of these lands?

(12) 1:2, 1:3 and 1:6 of The Official Community Plan for Lower Town Summerland (referred to hence forth as OCP-LT) states that new developments are compatible with the form and character of Lower Town and Summerland" and "should protect and preserve the integrity of Lower Town neighbourhoods".

How does this proposed development of 5 buildings of up to 6 or 7 stories comply visually to the existing surrounds of Lower Town and how are they preserving the physical character of LT when they plan on tearing down a house built in 1920 just to build their entranceway?

(13) The Developer has said they will have a fine dining restaurant, daycare facility, wellness services including massage therapy, pool, Amphitheatre (performing arts venue) library, hairdressing salon, and medical services on site.

As per 1:4 of OCP-LT, how then is this development not going to affect existing businesses of a similar nature that already exist in the downtown core?

(14) OCP-LT 3.2-2 states that Summerland "support and enhance the historic, interpretative and educational value of the Summerland Trout Hatchery." When asked about slope stability and impact on the fish hatchery, the developer's Malak Tawashi stated on CBC radio Morning Program that the developer is "100% confident" that their studies made sure there won't be impact to slope stability or the Trout Hatchery.

How can the developer be "100% confident" and if you are so sure, are you willing to sign individual legal documents to each and every surrounding homeowner that you will accept liability and pay for any damage to structures of existing homes, damage to the Trout Hatchery and liability and damages awarded if there is loss of life?

Q101 How is council addressing 6.2 – 6.4 of the OCP to “*Preserve and protect agricultural land and encourage farming*”

Q51 Summerland Council staff have indicated that property prices around the development are likely to increase. Would the district of Summerland wish to guarantee such an increase or at least guarantee that there won't be a decrease in property values?

Q2 The November 14 2016 report to council about this proposal failed to mention the many ways that this proposed development conflicts completely with the Official Community Plan. Why is this?

Q1 As per the District of Summerland's Strategic Plan for 2015-2019, it states that “the new Summerland Council supports the ‘four pillars’ model of community sustainability, which emphasizes the need to promote the social, economic, environmental, and cultural well-being of the community”. Lark themselves have stated that their proposed seniors housing will be in “an isolated bowl” and that they will have the facilities that residents need within it. As the proposal is marketed as “aging-in-place”, will replace an existing vineyard, see a house built in 1920 torn down and Mayor Waterman has said that for every dollar of property tax collected, \$1.20+ is needed to maintain infrastructure, how does this development fit in to these ‘four pillars’ of our community?

COMMUNITY Can you please point out where in the OCP document, there is support for several huge, multi-unit, high-rise buildings in Summerland?



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Comments or questions:

HOW OLD AND IN WHAT SHAPE IS
THE WATER LINE ON BRISTOW AND
FAIRCREST? WHAT ~~LIABILITY~~ LIABILITY IS THAT
TO THE PROPOSED DEVELOPMENT?

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Comments or questions:

I am starting to lose confidence in the material Lank Group is supplying particularly since their latest leaflet landed in my mailbox recently. Even with regards to their stated proposed 380 units and underground parking levels the "FACTS" seem uncertain. At the Open House on January 16th the number of proposed units added up to 390 (from the display board) and Building F didn't even have a designated purpose; in their recent leaflet Lank group states there will only be one of the three parking levels underground, at the open house it was back to three levels. If even these facts don't seem consistent, how can

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earth can I have confidence in their studies on the stability of the cliffs, traffic, impact on the fish hatchery?

At the Open House I discussed the number of jobs this development would bring - I would advise Council and staff to look at staffing levels in other seniors developments and residencies before believing this proposed development will bring ^{permanent} job growth to Summersland. ~~and~~ and bring families ~~and~~ to live in our town. Most of the jobs would only be generated if the Memory Care and Residential Care units are built - at their open house in December, Mr. Fisher, of Lark Group told me that Assisted Living, Independent Living, Residential Care and Memory Care units would be built depending on "Community Need - Ageing in Place?!"

Mr. Fisher also discussed the partnerships for the Health & Wellness Hub - I will leave it to Council and Staff to investigate these on line as I have done! I note Gary Tamblyn is the owner and chief operator ^{ing} officer of New Essence Healthcare Management Services and that he is working with Lark Group and Saint Elizabeth on this proposed development - will there be an opportunity for partnerships with local care providers to give services for this?

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Comments or questions:

- Have you done this before?
- A 10% increase of property tax would deliver a tax revenue of an extra \$800,000. It's immediate, risk-free for the hatchery, does not add any cost and has no long-term negative impact. Why don't you talk frankly to Summerlanders about money? You might be surprised by their reaction.
- How much money does this process cost to taxpayers?
- Don't you realize that this project - and its assessment - is just more than you can handle?
- What would be the process to get the Banks Crescent lots into the ALR?

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Comments or questions:

I have been active @ both meetings and this project is HORRENDOUS!
It does not suit Summerland at ALL! Council is being Ridiculed by
everyone living here. Its embarrassing what they (council) has done thus
far. Seniors want walking distance to the core. ASK ALL THE SENIORS!
Young families want affordable townhouses (200k-300k) Not what
going pool just built in.

Why are you straying so far from Wharton st? Our core
is the problem So dear council get off your high horse and stop
being so desperate for income from this ridiculous proposal.

Rip It to shreds and and get out there and FIND
someone who WILL build a Wharton!!! NOW!!! Focus on
our core already.

Sincerely - A VERY ANGRY SLAND MOTHER w/ aging parents
and young kids.

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Thank-you for attending tonight's open house.

OPEN HOUSE QUESTION OR COMMENT SHEET

Proposed development at 13610 Banks Crescent

January 16th, 2017 and January 19th, 2017

Please complete this form if you have a question or comment and drop it in the box located at the open house or bring it to Development Services, Municipal Hall, 13211 Henry Avenue Summerland, BC. **by noon January 20th, 2017.** Comments and questions, along with answers, will form part of a report to be prepared for Council.

Comments or questions:

I am starting to lose confidence in the material Lank Group is supplying particularly since their latest leaflet landed in my mailbox recently. Even with regards to their stated proposed 300 units and underground parking levels the "FACTS" seem uncertain. At the Open House on January 16th the number of proposed units added up to 390 (from the display board) and Building F didn't even have a designated purpose; in their recent leaflet Lank group states there will only be one of the three parking levels underground, at the open house it was back to three levels. If even these facts don't seem consistent, how on

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earth can I have confidence in their studies on the stability of the cliffs, traffic, impact on the fish hatchery?

At the Open House I discussed the number of jobs this development would bring - I would advise Council and staff to look at staffing levels in other seniors developments and residences before believing this proposed development will bring ^{permanent} job growth to Summersland. ~~and~~ and bring families ~~and~~ to live in our town. Most of the jobs would only be generated if the Memory Care and Residential Care units are built - at their open house in December, Mr. Fisher, of Lark Group told me that Assisted Living, Independent Living, Residential Care and Memory Care units would be built depending on "Community Need - Ageing in Place?!"

Mr. Fisher also discussed the partnerships for the Health & Wellness Hub - I will leave it to Council and Staff to investigate these on line as I have done! I note Gary Tamblyn is the owner and chief operator ^{ing} officer of New Essence Healthcare Management Services and that he is working with Lark Group and Saint Elizabeth on this proposed development - will there be an opportunity for partnerships with local care providers to give services for this?