



**BLACKMUN BAY
DEVELOPMENT LP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

ADDITIONAL CONSULTATION FOR
BLACKMUN BAY VILLAGE | FILE Z 17-07

WHAT WE HEARD REPORT

REPORT | MARCH 2019



EXECUTIVE SUMMARY

On January 8, 2019, the City of West Kelowna Council directed the applicant for file Z 17-07 to conduct additional public consultation to inform Council's consideration of the applicant's request for Second Reading. The applicant coordinated with City Staff to promptly schedule a set of Open House sessions, which were scheduled for February 5, 7, 15 and 16. Notices and advertising of the open house dates and purpose was widely shared by the applicant through direct communication with the Casa Loma Community Association, the Lakeview Heights Community Association, and ads placed in local print media (Kelowna Daily Courier and Westside Weekly), as well as notification to local media outlets such as CBC Kelowna, Global Kelowna, and Global News. This information was also shared through various meetings with local business groups in the weeks prior to the events, and a large sign advertising the open houses was placed by the Orchard on Campbell Road.

A copy of open house notices and ads placed in local media are included in [Appendix A](#).

West Kelowna Mayor and Council, and City Administration were informed by the applicant about the upcoming community consultations dates and were briefed about the additional consultation events planned and scheduled for February 2019.

A brief summary of the consultation events held follows:

- The first two Open Houses were held at the Best Western Plus Hotel in West Kelowna (3460 Carrington Road), where information boards and feedback surveys were made available to attendees. Representatives of the applicant and its consultant team were present at both events to address questions raised by attendees. There were 23 people registered for the Feb. 5 session (6pm-8pm) and 18 registered attendees for the Feb. 7 session (6pm-8pm). A total of 8 feedback forms were collected from attendees to both these events. Registration forms are included in [Appendix B](#).
- The second set of Open Houses were held at the Lakeview Heights Community Hall (860 Anders Road), where information boards and feedback surveys were made available to attendees. Representatives of the applicant and its consultant team were available at both events to address questions raised by attendees. There were 15 people registered for the Feb. 15 session (6pm-8pm) and 41 registered attendees for the Feb. 16 session (3pm-5pm). A total of 23 feedback forms were collected from attendees to both events. Registration forms are included in [Appendix B](#).
- Additionally, application and project-related information has been made available at the project's website at www.blackmunbay.com since April 2017, including a section on project updates to keep the community informed about revisions made to the original application. Community input recorded through the project's website, as well as direct electronic messages received by the Applicant, has been included in [Appendix C](#).

Overall, community members have been receptive to the proposed development as revised by the applicant since the original submission of the application. Given the multiple meetings held with the Community Associations of Casa Loma and Lakeview Heights, there has been a growing interest in the future amenities that could be provided by the project, as well as a broader understanding of how to team-up to address the issues of concern for the adjacent communities. The Applicant has also held multiple meetings with members of the West Kelowna and Kelowna business groups, leading to a growing number of inquiries about investment and employment opportunities that could be created by the proposed development. The Applicant has given careful consideration to community input received, which will inform any further revisions to be made to the application as it proceeds through the review process.

Similar to the feedback collected in September 2017, concerns raised by open house attendees included:



- Traffic:** Traffic volume created by the proposed development and its potential impact on eastbound peak-hour traffic through the William Bennett Bridge. Concerns were raised about eastbound traffic from West Kelowna shortcutting through Sneena Road and the south roundabout and creating a bottleneck in the access ramp onto the bridge for residents along Campbell Road and the Casa Loma community. These issues have been addressed in the revised Transportation Impact Assessment report submitted in November 2018, which proposed alternative approaches to manage peak-hour traffic on Hwy 97 coming eastward to the Bennett Bridge. It is, however, broadly acknowledged that peak-hour traffic on this section of Hwy 97, specifically from Westside Rd. in West Kelowna to Pandosy St. in Kelowna, is an issue that requires a collaborative approach with the Ministry of Transportation and Infrastructure, the City of West Kelowna (CWK), and the Westbank First Nation. The applicant has indicated its willingness to assist with finding suitable traffic mitigating measures, which should lessen the impact of the traffic increase.
- Density:** While more community members acknowledged that the original application had been revised to a reduced density, most still expressed concern about the density proposed for the development. While there was general understanding that a critical mass was necessary to support the economic viability of the proposed project and bring along the amenities considered for the western Okanagan shore, reduced density was the most suggested revision by open house attendees to the applicant. Although a variety of housing typologies (in the form of townhomes and apartments) allows for housing diversity in the area, some expressed concern about the issue of ownership vs. rental units in the proposed development. The applicant is now reviewing opportunities for density reduction, while maintaining the economic viability of any future development.
- Emergency Response and Exit Options:** Concern about a prompt and safe exit route from the Casa Loma community in the case of an emergency remained a high concern for open house attendees, particularly for Casa Loma residents. Development along Campbell Road and south to the Casa Loma community has grown with a single access/egress road connecting to the William Bennett Bridge and West Kelowna. Exploratory conversations have mentioned the possibility of a secondary emergency-only access connecting Casa Palmero Road with Lakeview Road as a possible option. Similar to the transit issue, this matter requires a coordinated approach to further analyze a feasible solution that is beyond the scope of this development alone. It is acknowledged that this issue exists independent of this proposed development, and any possible solution would require involvement from the City of West Kelowna and possibly provincial authorities.
- Building Height and Built Form:** Building height and the overall scale of the proposed development were matters of concern for open house attendees. Although the original application has been downscaled to 8 to 10 storeys from the original 15 storeys, (a height of 10 storeys was fully supported by the West Kelowna Advisory Planning Commission), the proposed built form for the buildings shown in the renderings shared with community members received mixed comments primarily along the lines that there is no precedent on the western shore of the Okanagan for such an iconic development. Positive comments were expressed regarding a potential reduced footprint for buildings west of Campbell Road, as well as for the iconic vision for the development. It was also readily acknowledged by a few attendees that given that this development is embedded into the mountain side, it would not be blocking anyone's view and would constitute a more naturally integrated development form.
- Environmental Impacts:** Potential impact on wildlife movement along the western portion of the site, close to the escarpment, and the environmental sensitivity of the foreshore remain as matters of concern for some open house attendees. Even though the proposed beach and agri-tourism cabins have been removed from the application, some community members are still concerned



about increased motorboat activity supported by the proposed marina. These aspects have been addressed by the Applicant in the Environmental Impact Assessment reports submitted to the CWK and the Province, leading to a reduced development footprint on the agricultural lands.

- **Proposed Marina and Increased Motorboat**

Activity: Some attendees to the open house events expressed concern about more noise and increased waves coming to the shoreline as a result of having more motorboats in the area coming to the proposed marina. Aside from potential environmental impacts, some were concerned with reduced mobility for non-motorized boats (canoes, kayaks, etc.) along the shore if the wharf link to the marina is built as proposed. As such, some suggested a bridged access high enough to allow kayaks to pass underneath. These concerns decreased in importance from the September 2017 consultation process, and generally the 2019 community consultation indicated a great interest in the addition of the marina, with many questions relating to whether the marina will have private or public access.

- **Preservation of Agricultural Land:** There still seemed to be some confusion about the future of the existing peach orchard, with some open house attendees being concerned about it being removed. Positive comments were expressed by open house attendees when learning that the orchard would not only remain, but that its agricultural use would be enhanced and intensified as part of the proposed development.
- **Servicing:** Similar to feedback received in 2017, concerns were mostly expressed about the limited servicing capacity available in the Casa Loma water and sanitary networks. Community members were relieved to know that servicing for the proposed development did not consider impacting such infrastructure and that connections to CWK networks, and improvements to the servicing infrastructure were being pursued.
- **Pedestrian/Cycling pathways:** Open house attendees expressed interest in formalizing a safe shared pedestrian/cycling pathway along Campbell

Road, which is generally identified in the CWK's future bicycle network plan, as considered in the proposed development.

- **Wider Choice of Amenities in the Area:**

Several community members expressed interest in having a wider choice of amenities readily accessible through the proposed development, like restaurants, coffee shops, and a mix of commercial services of neighbourhood scale and more marina-related services. Some also saw the proposed development as a potential opportunity for local businesses, and inquiries on these have been received by the applicant in the first few months of 2019.

- **Views from and to top-of-bank:** There were no concerns recorded on this matter during the February consultation events.
- **Economic Contribution:** As part of the process of advertising the open house and consultation of 2019, there were a great many approaches by people from West Kelowna, and the surrounding communities, expressing interest in purchasing units within the eventual development, and seeking opportunities for jobs participating in the eventual development and construction of the proposed project. Many business owners have indicated their interest in discussing with the Developer how they can become involved in this proposed project and have welcomed the windfall business opportunity from what is likely the largest investment in West Kelowna to date.

The comments expressed by community members consulted through direct conversations at the four open houses held and collected through the project's website will continue to be carefully reviewed and assessed by the applicant to inform the proposed development project as it makes its way through the approval process. Throughout this process, the Developer continued to emphasize in all its communications the desire for finding a balance between properly addressing community raised technical issues, while ensuring that the eventual development meets financial viability standards, while adding an iconic development which would make a significant contribution to the West Kelowna landscape and economic health.



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See separate Appendices package.



1.0 INTRODUCTION

The application to amend the City of West Kelowna's Official Community Plan (OCP) and the land use designation for the lands identified as DISTRICT LOT 522, PID 011-516-402, located at 2211 Campbell Road, in the City of West Kelowna, was filed by IBI Group on behalf of Blackmun Bay Development Limited Partnership on March 16, 2017. The review process brought the application before Council early in 2019. On January 8, 2019, the City of West Kelowna Council directed the applicant for file Z 17-07 to conduct additional public consultation to inform Council's consideration of the applicant's request for Second Reading. The applicant coordinated with City Staff to promptly schedule a set of Open House sessions, which were scheduled for February 5, 7, 15 and 16. Notices and advertising of the open house dates and purpose was widely shared by the applicant through direct communication with the Casa Loma Community Association, the Lakeview Heights Community Association, and ads placed in local print media (Kelowna Daily Courier and Westside Weekly), notification of local media outlets such as CBC Kelowna, Global Kelowna, and Global News, as shown in [Appendix A](#). This information was also shared through various meetings with local business groups in the weeks prior to the events, and a large sign advertising the open houses was placed by the Orchard on Campbell Road.

A copy of open house notices and ads placed in local media are included in [Appendix A](#).

1.1 Background

The subject property is situated at 2211 Campbell Road, in the west shore of the Okanagan Lake with the City of West Kelowna and adjacent to the south boundary of the Tsinstikeptum Indian Reserve 10 (Westbank First Nation). The site, which is bisected by Campbell Road, occupies ± 16.80 acres of prime waterfront in West Kelowna. [Exhibit 1.0](#) identifies

the subject property in its regional and local context.

[Exhibit 2.0](#) shows an aerial view and photos of the site.

[Exhibit 3.0](#) shows the existing and proposed land use for the site as per Zoning Bylaw No. 0154, 2013. The site was previously zoned A-1 Agricultural within the A.L.R. and comprises an operating peach orchard and one dwelling structure on its portion east of Campbell Road. This portion of the site offers $\pm 1,013$ front feet of lake shore on the west side of Okanagan Lake in the Lakeview Heights area with an estimated ± 8.5 acres located between the lake and Campbell Road.

The remaining ± 8.3 acres located west of Campbell Road is zoned A-1 as well but has been successfully removed from the A.L.R. Part of the west section of the site is intended to accommodate the proposed mixed use development.

The application is twofold:

- **Official Community Plan (OCP):** Amend land use designation for lands west of Campbell Road from Agricultural to Tourist Commercial and reflect the amendment on Schedule 1 of the OCP.
- **Zoning:** Amend the zone of the western portion of the site from the existing Agricultural Zone (A1) to CD8-Comprehensive Development Zone (Blackmun Bay Hillside Village) to accommodate the proposed development and amend the water zone from W1 Recreational Water Use zone to W3 Commercial Water Use zone, with some limitations on marina use.

The review process has involved continued communication and coordination between the applicant and City of West Kelowna staff, leading the applicant to consider revisions to the application. Amendments to the Official Community Plan were brought through the review process first, receiving a supporting review by the Agricultural Advisory Committee on January 11, 2018, by the Advisory Planning Commission on January 17, 2018 and First Reading by Council on February 13, 2018. The application for the boat launch



to serve the proposed marina was reviewed positively by the Agricultural Advisory Committee on May 13, 2018. The proposed Comprehensive Development Bylaw 8 (Blackmun Bay Hillside Village CD8), received supporting review by the Advisory Planning Commission on June 13, 2018 and First Reading on June 26, 2018. Council's resolution on June 26 directed Administration to bring the file to Public Hearing before proceeding to Second Reading. Since the applicant was in the process of preparing additional technical reports in support of the application, the applicant requested that the Public Hearing not be scheduled until those reports were finalized and submitted.

A revised application and supporting additional technical reports were submitted on Nov. 28, 2018, which included:

- A revised Transportation Impact Assessment (TIA) report, describing updates to the transportation impact assessment (TIA) and technical analysis for emergency access for the Community of Casa Loma.
- Obtained provincial and federal (Transport Canada) approval for the Blackmun Bay Village marina. Applicant is proceeding with advertising / staking requirements.
- Confirmation of application receipt and supporting report for the boat launch to service the proposed marina. Acceptance letter from Ministry of Forests, Lands and Natural Resource Operations received on Nov. 5, 2018.
- Completed additional environmental studies in support of our application. The mussel survey was completed as part of the boat launch EIA and is now under review by the Province.
- Summary of advanced analysis of potential options for an emergency only access to service the Casa Loma Community, and proposed feasible engineered and practical options.
- Revised the proposed development to address concerns expressed by the community, and determined more detailed design that would balance the economic viability of this project, while respecting some of the comments that came back from previous Council, Administration and the community.

At the time of preparation of this report, Phase 2 of the subsurface (geo-technical) investigation on the site is ongoing, with the report anticipated to be completed in the Spring of 2019. Similarly, the rare species inventory report, which is part of the overall environmental assessment, is being finalized and is scheduled to be submitted in the Spring of 2019. The Applicant has given careful consideration to comments received from Council, Administration and the community to inform any further revisions to be made to the application as it proceeds through the review process, while maintaining the economic viability of this project.

1.2 Project Overview

While the initial application has been revised to respond to comments received from Council, Administration and the community, the vision for this exciting new project remains to position West Kelowna to capitalize on the consolidation of the Okanagan as a prime retiring and vacationing destination in Canada, along with its reputation as the Food and Wine Capital of Canada, analogous to California's Napa Valley.

A summary of amendments to the initial application is presented in **Exhibits 4.0-4.3**. Key items revised in response to feedback received include the following:

- Revised maximum building height from 15 storeys to 10 storeys, or possibly even 8 storeys
- Committed to meet full parking requirements as per existing Land Use Bylaw ratios, with parking management relaxations to be explored with the City during DP stage.
- Removal of the proposed public beach and agri-tourism accommodations, thus reducing the

development footprint on agricultural lands and on environmentally sensitive areas along the foreshore.

- Removal of the proposed floating village and commercial area.

Throughout the review process and multiple discussions with local community and business groups, the applicant has received a growing number of inquiries about employment and investment opportunities in the proposed development. The potential economic benefits of the proposed project have been broadly acknowledged and continue to foster interest in the community given that the proposed development represents:

- A \$200 Million investment in West Kelowna.
- Over 800 direct jobs and more than 1,200 indirect construction jobs.
- Over 200 direct and indirect operational jobs, once complete.
- An estimated \$4.6 million in development fees to the City of West Kelowna.
- An estimated \$2.1 Million per year in property taxes for the City of West Kelowna, in addition to significant business taxes associated to the marina and agro-tourism activities.

Benefits that could be achieved through the proposed development follow:

- **High quality development in a landmark location:** The proposed development creates an iconic landmark that enhances West Kelowna's presence in the Okanagan. The proposal is consistent with OCP policies relative to tourism, commercial and waterfront development.
- **Provides a range of amenities for West Kelowna community:** Unique amenities and features become available for community members west of the Bennett Bridge, i.e., marina and boat launch, hotel and related services, spa, fitness/wellness, winery/restaurant, and associated agro-tourism

activities.

- **Expanded public access to Lake Okanagan:** The marina application has been favourably reviewed by Provincial entities and will improve water-based amenities in West Kelowna. Parking and boat trailer storage are contained within the underground parkade and a cell phone/computer application will be developed which will enable boaters to reserve parking and trailer storage, thereby greatly reducing opportunities for congestion at public boat launches.
- **Enhanced servicing infrastructure:** A looped water system is proposed with connections from the existing line to the south and Lakeview Heights. Connections to the sanitary line along Campbell Road will also greatly improve the functionality as the trunk tends to become septic because of lack of flow.
- **Preservation of agricultural activity on site:** The development is anchored by a long-standing orchard which is an integral component of the project. There is an orchard manager and improvements to the orchard are currently being implemented. It is also proposed to enhance the orchard for compatible agro-tourism activities.
- **Preservation of scenic views from top of hill:** In consideration of public input, the project has been designed to step up the slopes in such a fashion that impacts on views from the top of the slope (Lakeview Heights) are minimized.
- **Reduced development footprint to preserve environmental quality:** The development concept has been revised to minimize the impact on environmentally sensitive areas along the shore. The concentration of density on a reduced footprint has a lesser impact than typical low density sprawl.
- **Seeks to ameliorate concerns regarding fire/emergency access:** By employing non-combustible construction and sprinkle-ring of the facility; by providing equivalencies to



be incorporated into building design to aid in the suppression of fires; and by advancing a review of a potential pedestrian connection to Lakeview Heights is also considered as part of the development.

- **Enhanced connectivity/pedestrianization along Campbell Road:** The applicant has been discussing with WFN connections to a regional pathway network, emergency vehicular access and the matching of improvements, in particular sidewalks between the proposed developments along Campbell Road.
- **Financial Highlights:**
 - The project is a \$200 M investment
 - 824 FTE direct construction jobs
 - 1278 FTE direct and indirect construction jobs
 - 170 FTE direct operational jobs
 - 214 FTE direct and indirect operational jobs
- **Enhanced Fiscal Base:** The proposed

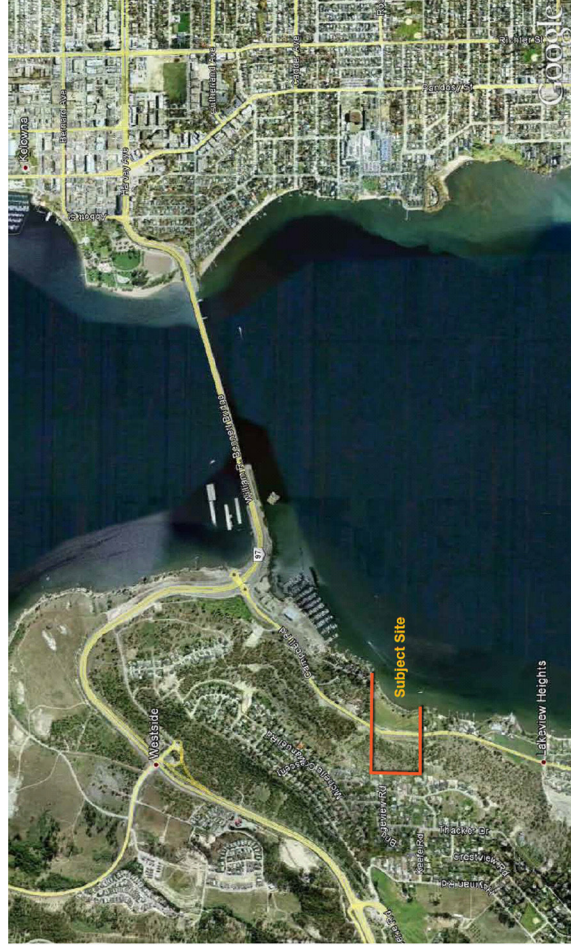
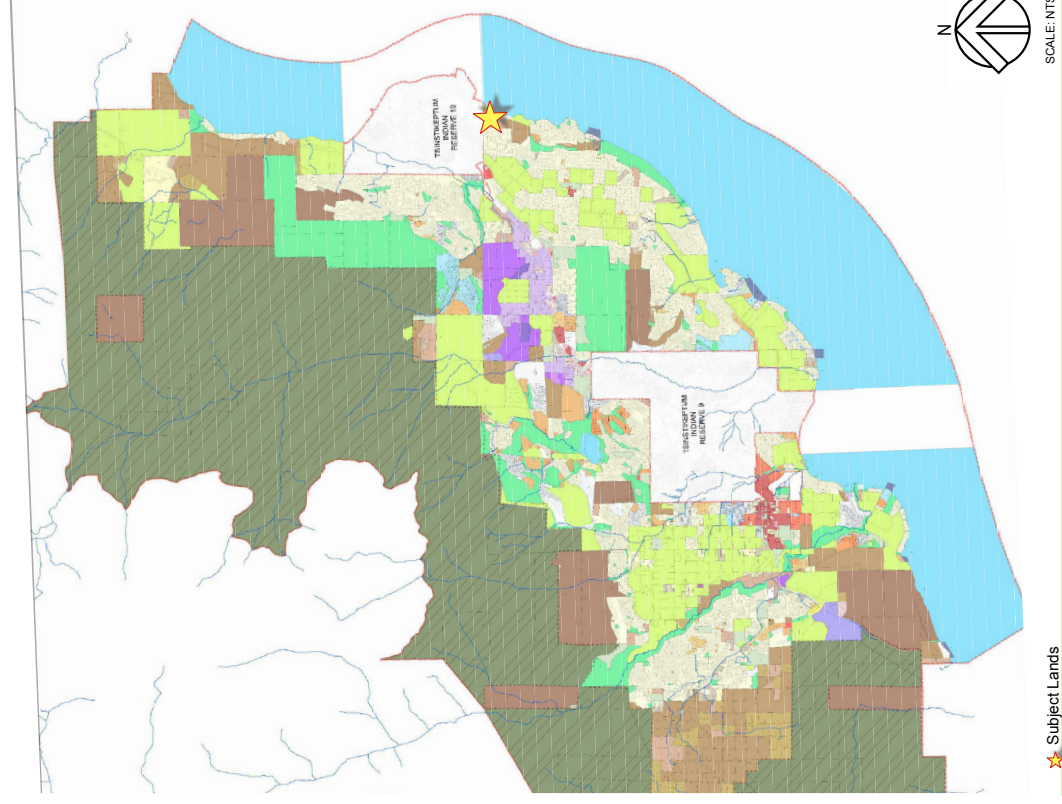
development is estimated to generate at build out an estimated **\$2.1 million per year** in property taxes for the City of West Kelowna in addition to significant business taxes associated with the marina and agro-tourism activities.

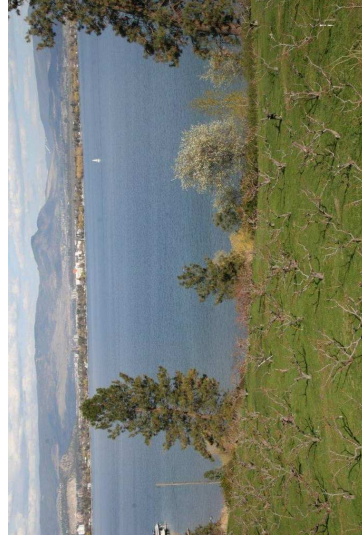
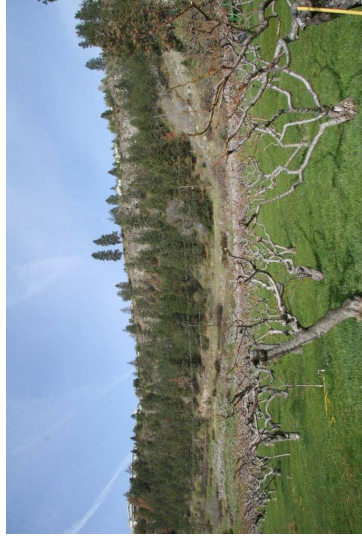
1.3 Purpose of Additional Consultation

The purpose of the additional consultation process is to:

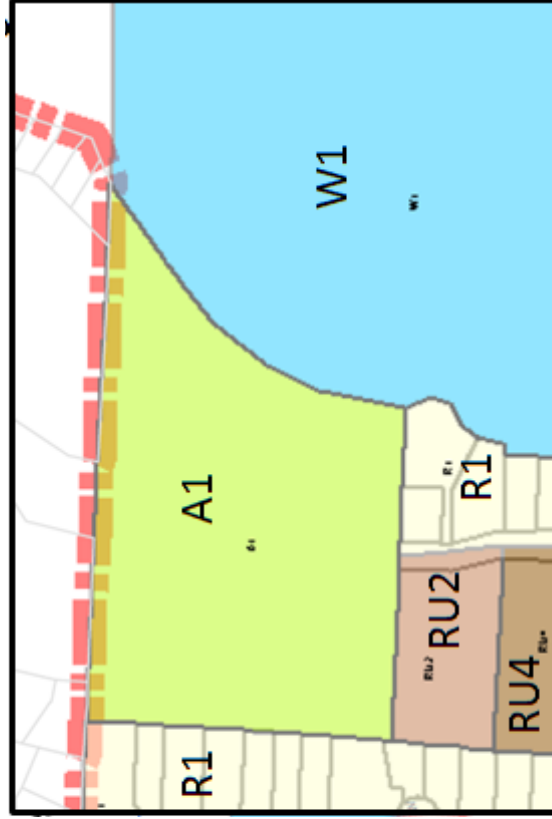
- Respond to Council's direction given on January 8, 2019.
- Inform the wider West Kelowna community of the proposed development and clarify misunderstandings that have raised since the submission of the application.
- Gather additional input from the community to inform Council, Administration and the applicant on possible further revisions to the application.

The City of West Kelowna Council is the approving authority that will support or reject the proposed development. Council support is contingent on meeting the objectives of City policy and the needs identified by the developer, stakeholders and general public.





Existing



Proposed

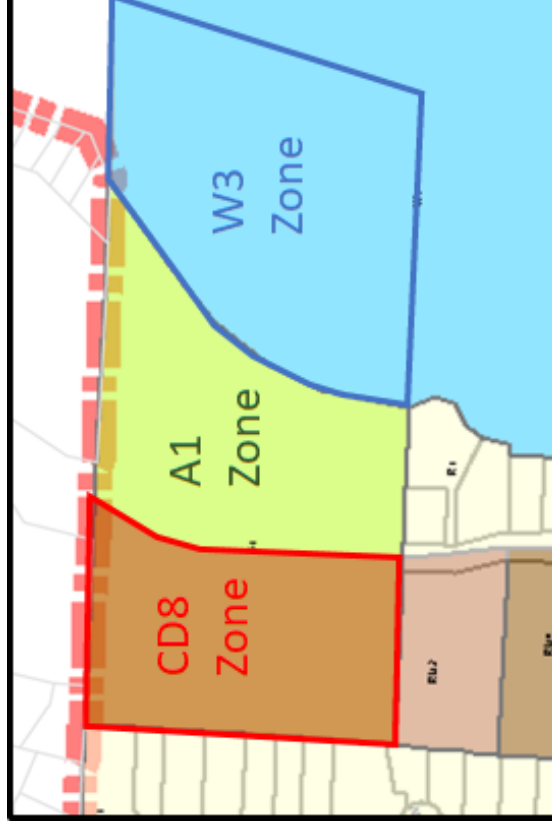


Exhibit 4.0 Amendments to Initial Application

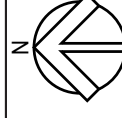
File Z 17-07	March 2017	February 2019
Official Community Plan Amendment	From Agricultural to Comprehensive Development (CD8)	From Agricultural to Tourist Commercial
Zoning	One bylaw for all lands from Agricultural Zone (A1) to Comprehensive Development Zone (CD8)	Two bylaws (upland and water zone – A1 lands unchanged): i. Commercial Water Zone (W3) Bylaw No. 159.66 ii. Comprehensive Development Zone (CD8) Bylaw No. 154.59
Maximum Building Height (upland)	Fifteen (15) storeys	Ten (10) storeys
Density (upland)	216 dwelling units 86 townhomes 180 rooms hotel 2.8 FAR	300-348 dwelling units (8 storeys) 40-60 townhomes (4 storeys) 100-120 rooms hotel (10 Storeys) 2.8 FAR
Parking (upland)	18 surface parking stalls 776 underground parking stalls	10-18 surface parking stalls 600-674 underground parking stalls
Agricultural Lands (ALR)	Enhancements to existing orchard Agricultural produce stand/restaurant 425m2 10 agri-tourism accommodation Driveway/boat launch	Enhancements to existing orchard and preservation of agricultural uses Agricultural produce stand/restaurant 425m2 No agri-tourism accommodation Driveway/boat launch
Foreshore	Public beach Floating play structure Boardwalk over riparian areas	Natural area
Marina	241 boat slips Floating village (100 units) Floating commercial area (929m2)	241 boat slips – Conditional approval received; boat launch application under review No floating village No floating commercial area

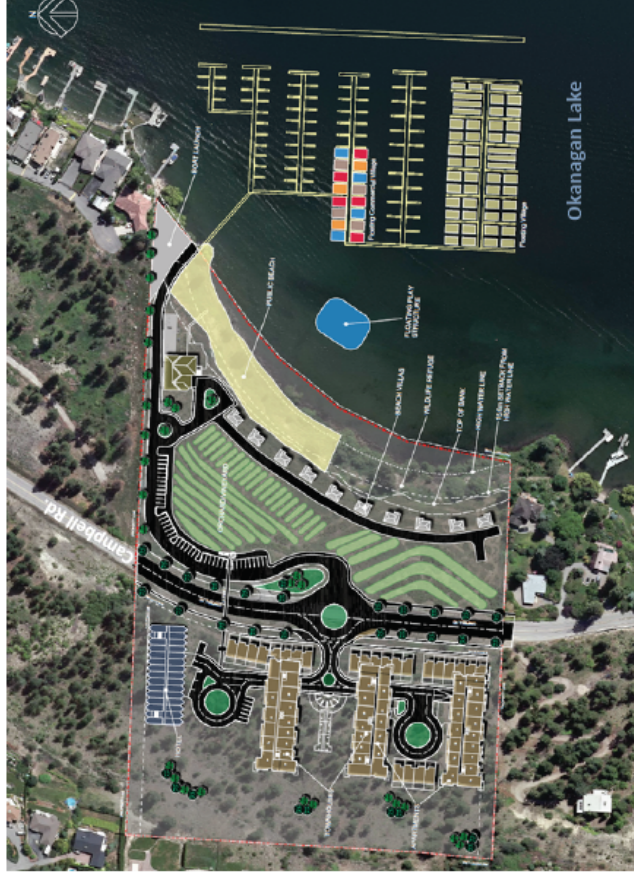


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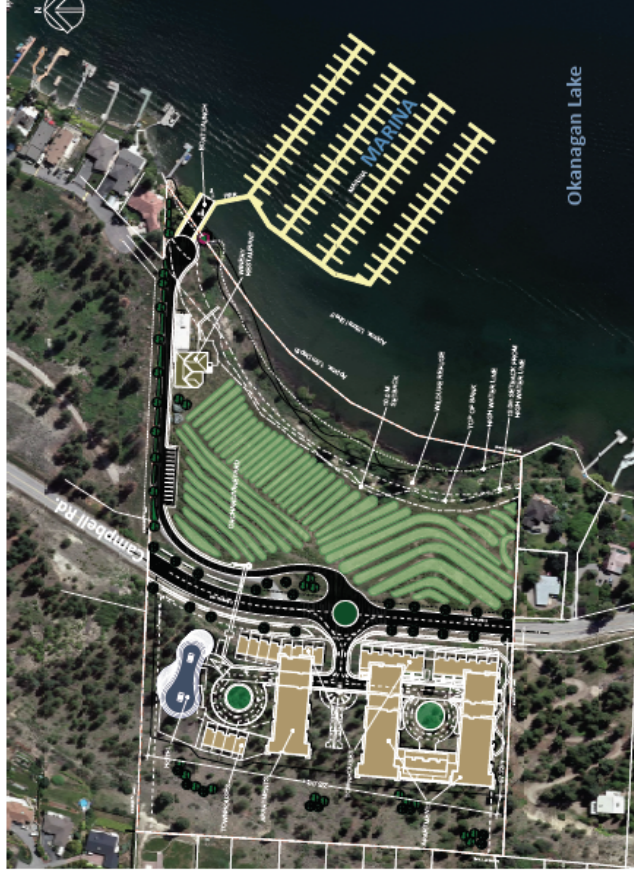


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MARCH 2019





March 2017



February 2019



Fall 2017



February 2019

Conceptual - for illustration purposes only

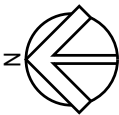
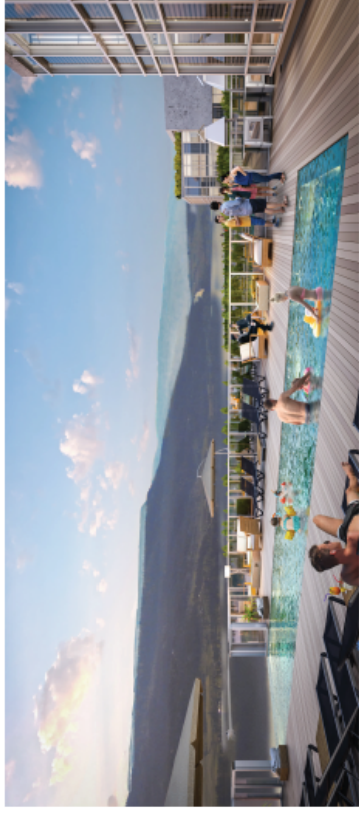


Exhibit 4.3 Amendments to Initial Application



Conceptual - for illustration purposes only

2. ADDITIONAL CONSULTATION RECORD

2.1 Consultation Approach

2.1.1 Engagement Format

In consultation with the City of West Kelowna Planning staff overseeing the review of File Z 17-07, the format considered appropriate for the additional consultation directed by Council focused on the following:

- Open houses open to West Kelowna community members to inform about the application review process, amendments done to the application, clarify approach to comments received in the previous set of engagement events and collect additional feedback to inform the application.
- Constant project information through the project's website managed by the applicant, where direct contact information is available to receive feedback.
- Individual interviews by the applicant with community association representatives, particularly from the Casa Loma and Lakeview Heights communities.
- Presentations and interviews by the applicant to West Kelowna and Kelowna business groups and local media.

2.1.2 Timeline

Since the formal submission of the application on March 16, 2017, the review and consultation process for File Z 17-07 has followed the timeline below:

- Submission of formal application: March 16, 2017;
- Site Visit with City of West Kelowna Planning staff; briefings to Mayor and Council: May 2, 2017
- Technical meeting with City of West Kelowna staff: June 21, 2017;
- Receipt of review comments by City of West Kelowna staff: July 12, 2017;
- Identification of key stakeholders to approach for engagement and consultation: July 26, 2017;
- Introductory meeting with Board of Directors of Casa Loma Community Association: July 28, 2017.
- Initial set of Open Houses for community engagement: September 21 and 22, 2017.
- Introductory meeting with Westbank First Nation representatives: September 21, 2017.
- Submission of supplemental documents: November 9, 2017.
- Presentation of Amendments to the Official Community Plan to the Agricultural Advisory Committee: January 11, 2018.
- Presentation of Amendments to the Official Community Plan to the Advisory Planning Commission: January 17, 2018.
- Council First Reading to Amendments to the Official Community Plan: February 13, 2018.
- Presentation of boat launch application to the Agricultural Advisory Committee: May 3, 2018.
- Presentation of Comprehensive Development 8 (CD8) bylaw to the Advisory Planning Commission: June 13, 2018.
- Council First Reading to Comprehensive Development 8 (CD8) bylaw: June 26, 2018.
- Submission of supplemental technical reports and revisions to initial application: November 28, 2018.
- Council direction for additional community consultation: January 8, 2019.
- Additional community consultation sessions: February 5, 7, 15 and 16, 2019.

2.2 Additional Consultation Events

As part of the ongoing engagement with local community groups since the last set of community consultation events in September 2017, the applicant has maintained an ongoing dialog with groups interested in the proposed development. A summary of the events attended or hosted is presented below.

2.2.1 Open Houses

Four Open House sessions were scheduled for February 5, 7, 15 and 16. Notices and advertising of the open house dates and purpose was widely shared by the applicant through direct communication with the Casa Loma Community Association, the Lakeview Heights Community Association, and ads placed in local print media (Kelowna Daily Courier and Westside Weekly), notification of local media outlets such as CBC Kelowna, Global Kelowna, and Global News.

West Kelowna Mayor and Council, and City Administration were informed by the applicant about the proposed development project and were briefed about the additional consultation events planned and scheduled for February 2019.

A copy of the information boards presented at the open houses are included in **Appendix B**, along with the feedback form available to attendees.

Select photos of the events are shown in **Exhibits 5.0 and 5.1**.

A brief summary of the consultation events held follows:

- The first two Open Houses were held at the Best Western Plus Hotel in West Kelowna (3460 Carrington Road), where information boards and feedback surveys were made available to attendees. Representatives of the applicant and its consultant team were present at both events to address questions raised by attendees. There were 23 people registered for the Feb. 5 session (6pm-8pm) and 18 registered attendees for the Feb. 7 session (6pm-8pm). A total of 8 feedback forms were collected from attendees to both events. Registration forms are included in **Appendix C**.
- The second set of Open Houses were held at the Lakeview Heights Community Hall (860 Anders Road), where information boards and feedback surveys were made available to attendees. Representatives of the applicant and its consultant team were available at both events to address questions raised by attendees. There were 15 people registered for the Feb. 15 session (6pm-8pm) and 41 registered attendees for the Feb. 16 session (3pm-5pm). A total of 23 feedback forms were collected from attendees to both events. Registration forms are included in **Appendix C**.
- Additionally, application and project-related information has been made available at the project's website at www.blackmunbay.com since April 2017, including a section on project updates to keep the community informed about revisions made to the original application. Community input recorded through the project's website, as well as direct electronic messages received by the Applicant, has been included in **Appendix D**.

2.2.2 Project Website

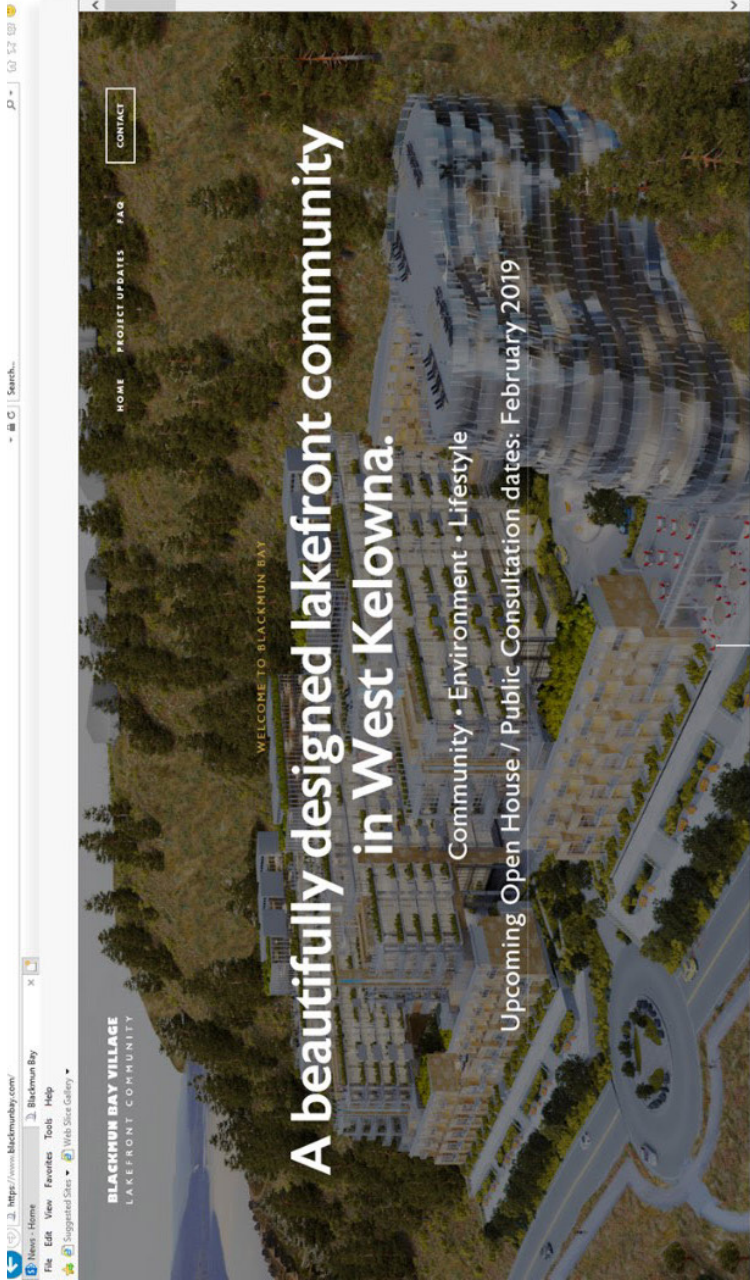
The applicant set up a project's website since the submission of the formal application and has maintained it to provide updated project-related information through the review process. The project's website is located at www.blackmunbay.com and has been advertised through the application signs posted on the site since April 2017, as shown on **Exhibit 5.2**. The project website has made a feedback form available from the start and the project website was shared with attendees at both open houses. Community input recorded through the project's website has included in **Appendix D**.







Exhibit 5.2 Project website <http://www.blackmunbay.com/> advertised on application sign installed on site.



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MARCH 2019

3.0 FEEDBACK AND PROJECT UPDATES

Overall, community members have been receptive to the proposed development as revised by the applicant since the original submission of the application. Given the multiple meetings held with the Community Associations of Casa Loma and Lakeview Heights, there has been a growing interest in the future amenities that could be provided by the project, as well as a broader understanding of how to team-up to address the issues of concern for the adjacent communities. The Applicant has also held multiple meetings with members of the West Kelowna and Kelowna business groups, leading to a growing number of inquiries about investment and employment opportunities that could be created by the proposed development.

Similar to the feedback collected in September 2017, concerns raised by open house attendees included:

- Traffic:** Traffic volume created by the proposed development and its potential impact on eastbound peak-hour traffic through the William Bennett Bridge. Concerns were raised about eastbound traffic from West Kelowna shortcutting through Sneena Road and the south roundabout and creating a bottleneck in the access ramp onto the bridge for residents along Campbell Road and the Casa Loma community. These issues have been addressed in the revised Transportation Impact Assessment report submitted in November 2018, which proposed alternative approaches to manage peak-hour traffic on Hwy 97 coming eastward to the Bennett Bridge. It is, however, broadly acknowledged that peak-hour traffic on this section of Hwy 97, specifically from Westside Rd. in West Kelowna to Pandosy St. in Kelowna, is an issue that requires a collaborative approach with the Ministry of Transportation and Infrastructure, the City of West Kelowna and Westbank First Nation. The applicant has indicated its willingness to assist with finding suitable traffic mitigating measures, which should lessen the impact of the traffic increase.
- Density:** While more community members acknowledged that the original application had been revised to a reduced density, most still expressed concern about the density proposed for the development. While there was general understanding that a critical mass was necessary to support the economic feasibility of the proposed project, and bring along the amenities considered for the western Okanagan shore, reduced density was the most suggested revision by open house attendees to the applicant. Although a variety of housing typologies (in the form of townhomes and apartments) allows for housing diversity in the area, some expressed concern about the mix of ownership vs. rental units in the proposed development. The applicant is now reviewing opportunities for density reduction, while maintaining the economic viability of any future development.
- Emergency Response and Exit Options:** Concern about a prompt and safe exit route from the Casa Loma community in the case of an emergency remained a high concern for open house attendees, particularly for Casa Loma residents. Development along Campbell Road and south to the Casa Loma community has grown with a single access/egress road connecting to the William Bennett Bridge and West Kelowna. Exploratory conversations have mentioned the possibility of a secondary emergency-only access connecting Casa Palmero Road with Lakeview Road as a possible option. Similar to the transit issue, this matter requires a coordinated approach to further analyze a feasible solution. It is acknowledged that this issue exists independent of this proposed development, and any possible solution would require involvement from The City of West Kelowna and possibly provincial authorities.



- **Building Height and Built Form:** Building height and the overall scale of the proposed development were matters of concern for open house attendees. Although the original application has been downscaled to 8 to 10 storeys from the original 15 storeys, (a height fully supported by the West Kelowna Advisory Planning Commission), the proposed built form for the buildings shown in the renderings shared with community members received mixed comments primarily along the lines that there is no precedent on the western shore of the Okanagan for such an iconic development. Positive comments were expressed regarding a potential reduced footprint for buildings west of Campbell Road, as well as for the iconic vision for the development. It was also readily acknowledged by a few attendees that given that this development is embedded into the mountain side, it would not be blocking anyone's view and would form a more naturally integrated development form.
- **Environmental Impacts:** Potential impact on wildlife movement along the western portion of the site, close to the escarpment, and the environmental sensitivity of the foreshore remain as matters of concern for some open house attendees. Even though the proposed beach and agri-tourism cabins have been removed from the application, some community members are still concerned about increased motorboat activity supported by the proposed marina. These aspects have been addressed in the Environmental Impact Assessment reports submitted to the CWK and the Province, leading to a reduced development footprint on the agricultural lands.
- **Proposed Marina and Increased Motorboat Activity:** Some attendees to the open house events expressed concern about more noise and increased waves coming to the shoreline as a result of having more motorboats in the area coming to the proposed marina. Aside from potential environmental impacts, some were concerned with reduced mobility for non-motorized boats (canoes, kayaks, etc.) along the shore if the wharf link to the marina is built as proposed. As such, some suggesting a bridged access high enough to allow kayaks to pass underneath. These concerns decreased in importance from the September 2017 consultation process, and generally the 2019 community consultation indicated a great interest in the addition of the marina, with many questions relating to whether the marina will have private or public access.
- **Preservation of Agricultural Land:** There still seemed to be some confusion about the future of the existing orchard, with some open house attendees being concerned about it being removed. Positive comments were expressed by open house attendees when learning that the orchard would not only remain, but that its agricultural use would be enhanced and intensified as part of the proposed development.
- **Servicing:** Similar to feedback received in 2017, concerns were mostly expressed about the limited servicing capacity available in the Casa Loma water and sanitary networks. Community members were relieved to know that servicing for the proposed development did not consider impacting such infrastructure and that connections to CWK networks, and improvement to the servicing infrastructure was being pursued.
- **Pedestrian/Cycling pathways:** Open house attendees expressed interest in formalizing a safe shared pedestrian/cycling pathway along Campbell Road, which is generally identified in the CWK's future bicycle network plan, as considered in the proposed development.
- **Wider Choice of Amenities in the Area:** Several community members expressed interest in having a wider choice of amenities readily accessible through the proposed development, like restaurants, coffee shops, and a mix of commercial services of neighbourhood scale and more marina-related services. Some also saw the proposed development as a potential opportunity for local businesses, and inquiries on these have been received by the applicant.

- **Views from and to top-of-bank:** There were no concerns recorded on this matter during the February consultation events.
- **Economic Contribution:** As part of the process of advertising the open house and consultation of 2019, there were a great many approaches by people from West Kelowna, and the surrounding communities, expressing interest in purchasing units within the eventual development, and seeking opportunities for jobs participating in the eventual development and construction of the proposed project. Many business owners have indicated their interest in discussing with the Developer how they can become involved in this proposed project and have welcomed the windfall business opportunity from what is likely the largest investment in West Kelowna to date.
- The comments expressed by community members consulted through direct conversations at the four open houses held and collected through the project's website will be carefully reviewed and assessed by the applicant to inform the proposed development project as it makes its way through the approval process. A summary of community comments received is included in [Appendix E](#).

4.0 CONCLUSION

Responding positively to Council's wishes and directions to see extensive community consultation, the Applicant has opted to hold a number of sessions, throughout the community, making all efforts to invite the broader West Kelowna community to come and learn more, and provide their feedback on this proposed development. The applicant has also pursued timely communication with a diverse community and business groups identified through the review process of the application submitted. Accurate information available for this stage of the planning process has been provided to all stakeholders and shared with City of West Kelowna Planning staff. Mayor and Council have been informed about the proposed development concept, the history and status of the application, and the revisions made to the original application were explained. These additional February 2019 consultation sessions were designed to ensure that the community and applicant have further opportunities for constructive dialogue, and that Council can get a better sense of the opinions of the community regarding this proposed development and Land Use amendment.

The applicant has consistently expressed an open approach to the proposed project and flexibility to adjust the project to address community feedback received, as long as the basic tenants of an economically viable project can be maintained. Information collected through the engagement events have informed the preparation of a revised application that responds to comments recorded in conversations and surveys.

The applicant looks forward to a continued dialog with the City of West Kelowna Council, Administration and the West Kelowna community to advance the proposed project to a successful approval process.

