

From: Scott Rowland [REDACTED]  
Sent: September 18, 2019 6:16 PM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: Fwd: Pave over Paradise!

Dear Mayor and CWK Council Members

The view to the southwest as one travels across the Okanagan Lake bridge is an iconic pastoral view. It won't be if the CWK approves the Blackmun Bay Village development and The Provincial Government gives the green light to the WFN Campbell Road townhouses. Landmark Holding's statement that Blackmun Bay will be an iconic residential address nestled into the hillside is an oxymoron! This project will be a visual blight on the landscape ... Welcome to West Kelowna and Wine Country! In 2025, as you sit stalled on Bennett Bridge heading back home you can contemplate what could have been!

The CWK is rowing in the wrong direction. It's ridiculous to have mid-rise towers dotted randomly all over West Kelowna. They should be concentrated in one area that is easily serviced by public transport, accessible for fire service and ideally close to health, grocery and recreational services. The CWK need a city centre not a garage sale of structures. Casa Loma is the worst place for this high density type of development!



The Blackmun Bay Open House flyer states that ... "the development concept has been informed by extensive community input". The opposite is true ... the majority of the Casa Loma community do not support this development and any input that we has been put forward has fallen on deaf ears! Our concerns are not fake news!

The Okanagan is a desirable place to live and it is going to continue to grow in population. By adhering to the OCP (Official Community Plan) and with foresight, constructive and thoughtful planning ... we can preserve and enhance the jewel of the Okanagan.

Scott Rowland  
Casa Loma

From: Scott Rowland [REDACTED]  
Sent: September 19, 2019 7:05 AM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: Casa Loma Confinement

Dear Mayor and Council

Landstar Development Corporation, the developers of the proposed Blackmun Bay Village have stated that their build-out will take from five to seven years. They describe their village as an iconic residential development nestled into the hillside. This proposal is a monstrosity!

This ill conceived project is comparable to a life sentence without parole for the 700 residents of Casa Loma! This project will be a choke point on the sole access into and out of our community. It will create congestion for Highway 97 commuters, inconvenience and delays for all Casa Loma residents, severely impact property values and destroy the semi rural lifestyle that West Kelowna desires to preserve. It is important to point out that there is only one viable access into and out of Casa Loma ... the escarpment above the enclave is a 30 to 40 degree slope.

There are three demographics in the Casa Loma community ... residents below the age of 40, residents between 40 and 60 and residents over 60 years of age. For some of us, the last years of our lives will be fraught with anxiety and internment in our semi-rural community. Currently there are a thousand trips daily in and out of Casa Loma which presently take a few minutes. How long will it take to negotiate this potential open pit mine for the next 5 to 10 years. How much blasting will be needed to create four 9 story towers and underground parking for 700 + cars, trucks and boat trailers? The residents of Casa Loma will be subjected to delays of 5, 10, 15 or 30 minutes due to the fact that the proposed development is centered directly over our only access road!

Campbell Road cannot accommodate walking paths, bicycle shoulders or street side parking let alone a staging area to perform open pit mining on the Casa Loma escarpment. This summer there has been congestion on the "S" turn just past Blackmun's Orchard ... this is one residential home! The only flat 3 to 4 acres for a staging site for this project is on Jim Blackmun's ALR orchard. Where will the thousands of trucks, trailers and various types of construction equipment turn around in the restrictive construction site? They'll have to travel into our residential community in order to turn around!

Congestion at the Campbell Road/Highway 97 traffic circle has been noted as a major concern for most residents if this project is approved. But, the chaos at the Highway 97 traffic circle will be nothing compared to the inconvenience that this open pit construction site for the tax paying residents of West Kelowna! The writer is concerned that given an anticipated downturn in the economy and the unforeseen consequences of the BC Speculation Tax, that this project may lie dormant before it reaches completion. The Lucaya eyesore at 1151 Sunset Drive sat uncompleted for 13 years. Will we be looking at rebar for an eternity?

The short term prospect is that Casa Loma residents will have to deal with flagmen and pilot cars every time that they leave their homes for the next 10 years!

Scott Rowland  
Casa Loma



**From:** Scott Rowland [REDACTED]  
**Sent:** September 19, 2019 7:15 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Congestion at Campbell Road and Sneena

Dear Mayor and Council

Commuters to Kelowna will soon be leaving their homes 30 minutes earlier if your Council approves the Blackmun Bay Village on Campbell Road. Two of your council members believe that high density developments such as this boondoggle will have little effect on bridge congestion ... no matter where the high rises are located. Adding 800 cars onto the Campbell Road on ramp will not be pretty! This is a transportation choke point!

I believe that the need for a second crossing can be delayed indefinitely by visionary decisions by your council, the WFN and the residents of West Kelowna. Ninety per cent of the residents of West Kelowna commute into Kelowna every day. Daily commuters from the bedroom community of West Kelowna are largely responsible for the congestion on the Bennett Bridge at rush hour. Studies show that 80.6% of our residents are using their cars, trucks and vans for their daily activities, which is 10% over the provincial average. Residents of the City of West Kelowna are also the loudest voices in demanding a second crossing!

What can be done to reverse this growing trend so that we can alleviate the pressure on the western approach to the Bennett Bridge and all along the Highway 97 to the Westbank city centre? High density development should be concentrated in the city centre where the residents can walk to all services and transportation hubs. With thoughtful planning it is everyone's responsibility to encourage the growth of our community in a way that facilitates employment, shopping and recreational opportunities on the Westside. Is it not possible to develop our city so that many of our residents have no desire to cross the bridge every day for one reason or another? Is it not possible to plan a city centre where the residents don't need a car on a regular basis? I believe that it is indeed possible!

Council should look at the situation that has evolved over the last fifty years on the North Shore of Vancouver. In the 1960's the Lions Gate Bridge and the Ironworker's Bridge had terrible southbound congestion in the mornings and severe northbound congestion in the afternoon. Fifty years later the reverse is true ... they did not build a third crossing and they did not bore a tunnel to alleviate the congestion ... the communities grew but attitudes and driving patterns changed. The City Councils on the North Shore have now reversed that trend and are now encouraging uncontrolled development ... it is a complete disaster!

Exploring the causes and effects of the North Vancouver crisis can help us in our quest to make the CWK a better place to live. If we could reduce the number of commuters that travel into Kelowna by 2 - 5% we could alleviate the east bound congestion in the morning. The CWK needs to encourage the Province to four lane Dobbin Road and to cut and fill exchanges at Butt Road, Westlake and Boucherie so that the Highway 97 traffic can flow smoothly in both directions. The cost of a second crossing will run in excess of a Billion Dollars. A good proportion of this cost will be spent carving up our community through the creation of new highways, cloverleaves and approaches. This will be catastrophic for our community! Just like the Speculation Tax ... beware of unexpected consequences!

Alleviating congestion in the 97 corridor would enable our residents to move freely in the community and allow visionary development to occur throughout the city. If council could concentrate on developing a desirable Downtown Westbank, then a revitalized Highway 97 would encourage the residents to stay on the Westside.

It is up to Council to control growth and to direct development so that we can enhance our community. Previous councils have not performed up to their full potential and it is felt that too many short sighted decisions have been made in the past. It is the writer's opinion that many more poor decisions are under consideration for 2019 and beyond. This fixation

on short term tax revenues and attracting more commuters to live in the CWK will denigrate our lifestyle and destroy the reason that people settled on the Westside in the first place.

As friends, neighbours and elected officials, it is our duty and obligation to make West Kelowna a better place ... the future belongs to the next generation and we need to leave a legacy!

This is your opportunity to make the right decision!

Scott Rowland  
West Kelowna

From: Scott Rowland <[REDACTED]>  
Sent: September 22, 2019 7:31 AM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: Casa Loma Island

Dear Mayor and Council

If CWK Council approves The Blackmun Bay Village then Casa Loma will become an island. Orange will become the new black and many of the inmates lives will be threatened!

There are many residents on our Casa Loma Road alone who will be severely impacted by construction delays. These are residents who need medical services on a regular basis or who are mentally incapacitated to deal with emergencies. The lack of a predictable and reliable route out of the neighbourhood is a huge concern.

The "joie de vie" in our neighbourhood is being destroyed and there are many residents who have or are considering moving out of Casa Loma. This is all due to future uncertainties created by the threat of this "Lakeside Monstrosity" and a financially motivated Council. Is all about the money and to hell with the citizens?

I am proposing this idea which could be a great solution ... The CWK should finance an emergency only tunnel which enters the Lakeview Escarpment from the top of Benedick and emerges onto "The Wine Trail" at Volcanic Hills. We can use temporarily use this route while Blackmun Bay is destroying the single lane access road into Casa Loma. This route will only add 15 to 45 minutes or more for each trip into Kelowna. The would please the Sneena cheaters as Casa Loma residents would be last in line for the the bridge crossing. Or alternately, this route would encourage Casa Loma residents to shop in the Westbank town Centre.

The "Wine Trails Tunnel" concept is as preposterous as Blackmun Bay Village ... clearer minds need to prevail!



Be forewarned that the unintended consequences of approval of the Blackmun Bay Village project could be as harmful as the Speculation Tax.

The Rowland Family  
Casa Loma

From: Scott Rowland [REDACTED]  
Sent: September 22, 2019 12:38 AM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: Demographics of Casa Loma

Dear Mayor and Council

The developers of the proposed Blackmun Bay project have stated that their buildout will take approximately seven years. This is comparable to a life sentence with parole for the 700 residents of Casa Loma! This project will totally engulf the single lane access into our community and create unacceptable congestion and unforeseen consequences.

The demographics of the Casa Loma community currently break into thirds ... residents below the age of 40, residents between 40 and 60 and residents over 60 years of age. By approving this project ... you will be destroying our quality of life. For some of us, the last years of our lives will be fraught with anxiety and internment in our semi-rural community. Our friends will not want to cross the bridge and then wait for the developers to blast the mountainside apart. There are a thousand trips daily in and out of Casa Loma which presently take several minutes. I cannot hazard to guess how long it will take to negotiate this potential minefield once construction starts. Could each trip be subject to delays of 5, 10, 15 or more minutes due to the fact that the proposed development is centered directly over the only access road into our community? How will emergency services be able to respond if there is 150 cubic metres of rock on Campbell Road? Will our insurance policies rise because it takes 30 minutes to respond to a fire in our community. Will multiple homes be lost?

Campbell Road cannot accommodate street side parking let alone a staging area to perform open pit mining on the Casa Loma escarpment. The only flat 3 to 4 acres for a staging site for this project is on Jim Blackmun's ALR land. The thousands of trucks, trailers and construction equipment will not be able to turn around at the site and they will be forced to travel all the way into our residential community to turn around?

Congestion at the Campbell Road/Highway 97 traffic circle has been a major concern for most residents if this project comes to fruition. The chaos at the Highway 97 traffic circle will be nothing compared to the inconvenience of negotiating this open pit construction site for seven years! By then there will

be no traffic moving on the bridge. I walked over the Bennett Bridge several weeks ago on a Sunday and the traffic is worse than the Lions Gate Bridge.

Many residents feel that the Blackmun Bay project is an embarrassment to the City of West Kelowna. If approved ... it will be a Black Eye for the entire region and particularly for those on Council who have no vision of the future. The developers will take their profits and move on to greener pastures. We will all be left with the remnants of what could have been a paradise!

Rowland Family

**From:** Scott Rowland <[REDACTED]>  
**Sent:** September 22, 2019 12:37 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay Village ... a wolf in sheep's clothing!

**Dear Mayor and Council**

**Blackmun Bay has already shown their true stripes! They are only concerned with maximizing their profit. They are not concerned about the community. Their web page is a glamerous array od lies, mistuths and fake news. They are looking for pay offs by supporting the election of certain council members. They seeded the responses to their Open Houses in February, they are soliciting support from West Kelowna residents with their skued "Robo Calls".**

**Blackmun Bay Village has requested a licence from the Provincial Government for a boat launch on Crown Land serviced by a paved, one lane road through a property designated as ALR. This one lane road will service boat, trailer, resident and guest access to the lake. This proposal is requesting approval of the boat launch on behalf of the 800 upland residents who supposedly will reside on the escarpment above Campbell Road at some time in the future. This one lane road down through the orchard would also service their orchard, winery restaurant, tasting room, yachting facilities, a boat launch, a 242 slip marina and public access to the beach! Paved roads are not permitted on ALR land and furthermore there is not enough room in the Blackmun proposal to turn a truck and trailer around or to navigate the traffic circle on Campbell Road. Blackmun Bay Village is an oxymoron! ... they have the audacity to continue to demand approval for concessions that are totally out of the realm of common sense!**

**Now the WFN are proposing to add 549 slips to the Shelter Bay Marina between the Bennett Bridge and The Blackmun Orchard! They can't be serious! Who can exhibit some common sense and foresight regarding the future of the Okanagan? The lake is totally congested at this end of the lake and the quality of our drinking water will continue to threatened by gasoline, oil, human waste and surf boats who create wakes that erode the shoreline. How will this affect the Rocky Mountain Ridged Mussel ... The Okanagan Water Board is concerned ... so should Council.**

**Why is Council supportive of this type of project in this location where the easy access to Kelowna will not benefit the services offered in West Kelowna? If tax revenue is the only reason, we wonder why we should continue to feed the West Kelowna coffers when we see the flagrant cost overruns on projects like The Wine Trail and the "Beaware of Rattlesnake" signs in Casa Loma.**

**As Jonni Mitchell sang ... pave over Paradise and put up a parking lot! If only there was enough space to handle all of the traffic on Campbell Road and park all of the cars, trucks and trailers in this ridiculous development ... at least they can turn Okanagan Lake into a parking lot with shore to shore boats! Is this development in the best interests of future generations of the Okanagan or is it strickly a profitable oppourtuny for the benefit of a few?**



**With more developments proposed like the WFN/Blackmun Village developments there will eventually be a lottery system to float a boat on our beautiful lake. Access to the lake will soon become a privilege ... not a right!**

**Scott Rowland  
Casa Loma**

**From:** Scott Rowland [REDACTED]  
**Sent:** September 22, 2019 12:32 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Isolation looming for seniors in Casa Loma

**Dear Mayor and Council**

**One third of the residents of Casa Loma are senior citizens and the City of West Kelowna is moving forward in their support of a massive development on Campbell Road. Approval of the Blackmun Bay Village will have catastrophic implications on the resident's health, well being and happiness. Approval for the Blackmun Bay Village will isolate the residents for five to ten years while four towers are built on their single access rural road ... it will be a life sentence negotiating the open pit construction site.**

**The residents will be impeded in their attempts to leave their community, their friends will not come to visit and all emergency access will be dramatically curtailed! Lives will be lost if there is not unencumbered ambulance and fire and rescue access to Casa Loma. This is a huge concern for all of the residents.**

**We are also concerned about the escalating insurance costs associated with the isolation. Our homes could be 15 to 20 minutes away from access by the fire department.**

**Council should leave a legacy ... vote for positive change that benefit the next generation as the lives of seniors and others in Casa Loma may not be able to live out their full term!**

**A concerned senior!**

**Scott Rowland**

From: [REDACTED]  
Sent: September 22, 2019 12:32 AM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: Letter from Mariann Matter

Dear Mayor and Council

My husband Emil Matter retired in 1990 and we decided to leave the big city, Vancouver and we settled down on the lovely, hidden corner called Casa Loma. Over those years we saw the city of Kelowna grow slowly but steadily. In the last two years building in Kelowna has changed tremendously. The trend is to reach higher and higher to the skies. I wonder if our 'city fathers' think long and hard about this to see not only the \$ sign short term ... but fifty years down the road. Do they want another highrise jungle city? If you must believe "you cannot stop progress" then please assemble them in the north end corner of Kelowna where the sawmill lies or in Downtown Westbank. Don't creep over to our lovely Westside Community of Casa Loma.

My concern is the proposed huge project on Campbell Road. What happened to the Agricultural Land Reserve on the Blackmun Orchard? I knew Mr. Blackmun well and I am certain he would turn over in his grave and stop this monstrous plan. If you must build, please consider something more suitable for this precious parcel of land. Something that would blend into the natural surroundings, embellish and preserve it for generations to come.

Back home in our village in Europe, behind our house, up on a slope they built a large arrangement of beautiful Terrace houses, each with a large patio, where they planted small trees and shrubs. So, looking up, it looked like a widespread green garden, not an enormous concrete housing structure. It really lifts one's soul and spirit. I could visualize something like this on our Campbell Road.

May all of you who are involved in this mega project, please rethink:

**Bigger is not better!**

**M. Matter**  
**2685 Casa Loma Road**

**From:** Sarah Morris-Probert <[REDACTED]>  
**Sent:** September 24, 2019 5:32 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay Public Hearing

Dear Council

I am a handcyclist ( a wheelchair user peddles with hands) and live on Campbell Road, we have biked for the 14 years of living on Campbell with our children growing up.

On Monday, enroute to join other handcyclists a stone slinger truck on Campbell road perceived he had moved out to give me room, however 12" is hardly enough, he did not slow down - incredibly scary when you can feel the wheels go past! Yes I am low, but same height as a child on a bike trying to get to the safety of the bridge!

I would like to draw your attention to a tragedy on Monday, a handcyclist was killed at the junction of Harvey and Dilworth under a semi. It was a chilling sight and a huge loss to our community.

Please consider the affect such an expansive development will have on residents safety whilst walking and biking on Campbell Road, or are you content that your constituents should play Russian roulette with trucks, that families wont be safe on Campbell Road.

Regards

Sarah and Wynne

<https://globalnews.ca/video/4317812/cyclist-struck-by-gas-truck/>



**From:** Sarah Morris-Probert <[REDACTED]>  
**Sent:** September 24, 2019 5:34 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay Public Hearing

As a long time resident of Campbell Road we would like to take this opportunity to formally lodge our complaint that this scope, size and type of development is not appropriate in an area which is designated OCP- as Single Family residential and low density area.  
as far as i am aware this land is still within the ALR, and the development proposals for a tiny agritourist portion of their development is both ludicrous and laughable.

We are already overwhelmed with traffic along Campbell Road at peak times as we have no sidewalks, speeding traffic and it can be very difficult to exit and enter Campbell Road due to the volume of traffic using the cut through Sneena onto the Bridge, increased Campbell road traffic would make it impossible. How emergency vehicles can navigate this at times is a disaster waiting to happen.

Plus as an active Wheelchair user I have huge concerns about my safety on the road using my handcycle with increased traffic and the safety of all the children in the neighborhood.

I appreciate that a development of the size proposed would greatly bolster DWK tax revenue, however any financial advantage would be at the cost of the Casa Loma community and significant number of votes come the next election.

Regards  
Sarah Morris-Probert  
Wynne Probert

**From:** [REDACTED]  
**Sent:** September 24, 2019 5:57 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay public hearing 23 October

I would like to submit an objection to the proposed development on the grounds of Noise Pollution from the additional 200 + boat slips on the site. Even before these additional slips are built our summer evenings on Campbell Road are disturbed by the number of boats passing by with very loud sound systems playing at full volume what by most people would be considered to be offensive lyrics including obscenities.

For some reason the boat owners appear to believe because they are on the lake the normal rules of social living no longer apply and have nothing to fear from Bylaw officers as they do not take to the water.

Blackmun Bay plus the proposed WFN 500+ slips would make Casa Loma the most boat congested area on the whole lake and sitting out over looking the lake in peace a thing of the past.

Please consider the residents of Casa Loma when making your decision they will have to live with the consequences for years to come.

Wynne Probert

Casa Loma resident Campbell Road

#12

**From:** [REDACTED]  
**Sent:** September 24, 2019 6:23 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay development Public Hearing Oct 23 third

Dear Council, I wish to express concern about the Blackmun Bay Development on the grounds that the proposed boat slips will increase the volume of water traffic in the Casa Loma Bay where Ospreys and Bald Eagles fish to feed both themselves and their fledglings. If they are persistently disturbed by water traffic and consequent water turbidity they will move from the area and we may no longer be able to appreciate and wonder at their beauty and skills.

A significant environmental loss that could be avoided.

In addition I am concerned that the construction of the development plus the already fenced off orchard will completely cut the existing wildlife corridor which sees the passage of numerous species including deer, bears, coyote, raccoons and bird life. Please consider those Casa Loma residents who do not have a voice or vote but will be seriously adversely affected by the decisions you will make.

Wynne Probert  
Campbell road

From: rodney wright [REDACTED]

Sent: September 29, 2019 4:12 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>; MayorAndCouncil  
<[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>

Subject: Public Hearing re 2211 Campbell Road - File # Z17-07

Mayor and Council,

Please find a link below to the original petition opposing the Blackmun Bay development that was signed by 276 people in Casa Loma in 2018. Also attached is a summary of all the individual comments from the residents detailing why they oppose this development as proposed (see above).


<https://www.gopetition.com/petitions/casa-loma-residents-opposed-to-the-blackmun-bay-development.html>

**Blackmun Bay- what you need to know**

**Passed 1<sup>st</sup> reading:**

- 800+ parking stalls
- 216 apartments
- 86 town homes
- 180 room HOTEL
- 241 boat marina
- And more...

*That's a car!!!*



**Impact on you:**

- YEARS of construction, noise, and extreme disruption
- DISREGARD for our Official Community Plan (OCP)
- HEAVY TRAFFIC and dangerous congestion for emergency evacuation- forever
- DESTRUCTION of the natural environment

**What you can do:**

Write mayor/councillors: [mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)  
Sign petition • Attend public hearing (TBD)

[Sign petition: CASA LOMA](#)  
[RESIDENTS OPPOSED TO THE](#)  
[BLACKMUN BAY DEVELOPMENT](#)  
[GoPetition.com](#)

The undersigned are residents of Casa Loma and are opposed to the Blackmun Bay Development as presented to CWK Council as it will result in too much density in our community; will cause extreme traffic congestion during construction and after completion; will far exceed standards for access to emergency services and emergency evacuation : does not fit into the nature of the community: and ...

[www.gopetition.com](https://www.gopetition.com)



This petition was initially circulated in April 2018 after the February 13/2018 Council Meeting where Council granted "**first reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.49, 2018 (Z 17-07); and THAT Council direct staff to draft a Zoning Amendment Bylaw for consideration of the CD8 Zone as proposed (File: Z 17-07).**" It should be noted that Development Services did not support this alternative motion approved by Council.

Since that time, the Developer has done very little to address the concerns of the West Kelowna citizens, the Casa Loma residents and Development Services. In fact, the developer is now requesting that the # of units be increased from 482 units as per the February 13/18 presentation to Council to 528 units as per the May 14/19 presentation to Council - a 9.5% increase in units!!!

I would urge Council and Development Services take another look at both the petition and the individual comments in advance of the October 23 Public Hearing. There is so much wrong with this development for all of West Kelowna and so many unanswered questions that Council should opt for Alternative Motion 2 which is "**Deny the Amendments and Close the File**".

Thank you.

Rodney Wright

2776 Benedick Road

West Kelowna, B.C.

## Summary of Comments from Go Petition Survey

### Inconsistent with neighbourhood and Official Community Plan

- This development is so far outside the OCP guidelines, it should never even passed 1st Reading.
- This proposed development does not fit the community or OCP. High-rises belong downtown-not in Casa Loma!
- This project does not belong in Casa Loma. It does not fit the community we have lived in for many years.
- This is a ridiculous proposal for this site. I can only imagine it got past first reading because the City of West Kelowna is desperate to increase the tax base and plan to do it in the worst possible way. Is this really what the council wants to see along our lakeshore?
- The City does have an obligation to consider the legal requests of property owners to develop their properties to the extent permitted under existing governmental statutes. However, West Kelowna Council is giving light of day to a project that is so far off side with existing OCP and other site specific requirements that it demonstrates a profound lack of judgment in the use of governmental resources on such grossly non-conforming proposals.
- Disregard for our OCP destruction
- New development is progressive and necessary, so I don't oppose a reasonable development on this site. However, this development is far too excessive, way too large and expansive, and will significantly devalue the entire Casa Loma area. It does not comply with the Cities own development plan. It will create too much density and traffic congestion. And it is not at all appropriate for a single entry, quiet, residential neighbourhood. The road access itself is not sufficient for such a huge development. Scale it back, very significantly, and this could potentially be a nice addition to both Casa Loma and to West Kelowna on the whole. As the project stands as currently proposed is totally inappropriate.
- The proposed development does not fit the semi-rural residential area. Not only is the property a producing farm (orchard) it is included in the ALR for good reason. This development is far too large to fit within the requirements of the OCP and is completely antithetic to the reason that the residents of the Casa Loma have residents purchased their homes here and pay taxes for that life choice. The neighborhood and the lake shore frankly cannot accommodate such a development. This is a quiet residential neighborhood. The project is better suited to urban Burnaby..
- Please follow our Official Community Plan!
- This proposed development is not in keeping with the OCP, does not address the congestion on the only road in and out of Casa Loma as well as access to the Okanagan Lake bridge and will not add anything to our quality of life that we have enjoyed for many years. The only positive occurrence would be an increased tax base for the City of West Kelowna. We have lived in the area over 45 years and I knew the original owner of this property and he would be horrified at what is suggested.

- The scale of this project is way beyond the density suggested by the Official Community Plan
- We have an OCP in place to specifically address these issues that arise from several wealthy business owners who care nothing of our livelihood here in Casa Loma. Come on council, do the job that your position on council dictates you do!
- This development is atrocious... The Official Community Plan has said that we are already over our community capacity which was 300 residents for a one-road access in and out... for fire; emergency -vehicles of any sort, and infrastructure - water, sewer, traffic etc. I strongly disagree with this development.
- Non consistencies with the OCP - The precedence of this high density to this area- High density on a single access road - Another circle with first access being the development and an access to the Hwy 97 already being congested by diversion of Lakeview Heights traffic - 241 new boat slips on an already congested area with boat traffic and the additional wave erosion to our area. It simply doesn't make sense for this area, and the OCP in place.
- This whole project goes against the west Kelowna community plan and makes a mockery of the ALR. As a resident of the area, traffic congestion, sewer are already a concern.
- Inappropriate development in size out of step with the community plan going to cause massive traffic problems along Campbell Road as well as the turn Circle and the bridge itself also inappropriate use of ALR land
- This project is way out of scale for the Casa Loma neighbourhood and does not comply with the Official Community Plan. There are safety issues due to evacuation guidelines. The traffic would be a nightmare during construction and afterward. This project would be the end of the Casa Loma the residents love and Council should reject the proposal.
- I adamantly OPPOSE the Blackmun Bay development! It does NOT comply with the City of West Kelowna's Official Community Plan! It is too large for the area it is to be situated in. It will cause huge traffic congestion and is simply unacceptable to even consider this magnitude of development in this location for countless other reasons as well!
- Mayor & Council, I understand you overruled both the Planning Advisory's & Agriculture Advisory Committee's recommendations to scale back the development. It would seem ill advisable to ignore the recommendations of two professional bodies. My understanding is that the proposed development is also contrary to the OCP. Might I suggest that you heed professional advice and stick with the (OC) Plan. Running rough shod over the community of Casa Loma is inappropriate and unappreciated.
- I can't fathom allowing something this far off from the OCP! Further the fact that west Kelowna can't control road improvements seem logically to be a deal breaker.

### **Traffic Congestion at entrance to highway/Lack of bridge infrastructure**

- Very bad location. We are already stretched for fire protection catchment. A nice small resort with a pub on the water side would be fine and a few amenities. All council should come into council between 8 am and 9 am now and drive towards the bridge to get access as most of our small community does. There is now a flood of traffic taking the shortcut from the artery of Lakeview Heights and it has become extremely busy just to enter the round about. I'm not sure how the traffic would even get in or out. I would definitely sell and move after I dreamed of living in this quaint neighborhood when I moved here from Vancouver Island and built my dream home in 2006. Please consider my thoughts.
- Heavy Traffic
- Too congested on Campbell road.
- Our community is already over the fire department recommended number of houses for a community with one entry/exit. This will make the situation worse. Traffic getting onto the bridge is already difficult with the building of the new by-pass road from Mt. Boucherie. This development will make the traffic situation worse. Pedestrian traffic across Campbell Rd will be made much worse by this development. Access to and from our little community will be damaged.
- This is a bad idea on so many levels! With Campbell Rd being the only through road into Casa Loma, the construction could prohibit access in/out of our community. I am not opposed to development, but I think this is way overkill for the area! If it was scaled back so as not to negatively impact the community as a whole, I do not think people would be opposed. Casa Loma is a hidden gem of a community nestled against the mountain and it has a rural feel driving into the community. The proposed development would ruin that. I am also concerned of the impact it would have on traffic congestion onto the bridge and highway 97. It is already difficult to get onto the bridge and if you are thinking adding hundreds of new commuters to the one access it will be a nightmare! Please do not approve this development application as it is currently proposed beyond repair. I am strongly against this development.
- The traffic congestion getting onto the bridge in the mornings is already ridiculous. This development will add hundreds of more cars. Traffic will be unbearable
- This development is Far Far TOO Big. The construction traffic and parking alone will be horrendous for current residents. There is just not enough infrastructure for all the additional traffic to feed onto the bridge. DON'T let the lure of development fees and future taxes destroy your judgement.
- believe that this project is at triple the size that it should be for this location. Reasons: 1. Impact on traffic accessing the bridge at Campbell Rd circles. 2. Far too big of marina resulting in boat congestion in bridge area and Casa Loma. 3. Handling of sewer. (Problem of smell in Blackman property area already).
- With the congestion of the bridge traffic entering off of Campbell Road, the idea that you would even consider the 800 parking stalls, plus hotel accommodation is mind boggling. I invite all of council to come to Casa Loma between 8:00 am and 10:00 am and drive onto the bridge just to witness what the community has to deal with now - never mind with additional congestion with



this monstrosity. 2. How does this project remotely integrate with the pastoral quiet of the region. It belongs in Vancouver, not West Kelowna. Half these residence are looking into each other - not the view. This is an architectural fiasco; with a demographic density that cannot be supported by the existing infrastructure.

- There is no infrastructure for this kind of development. A minimum of 1000 extra people living in this proposal. Access to the bridge is not build for this extra volume of traffic. A major headache for people living in Casa Loma area. This proposal is totally insane, and should not be allowed to happen
- I am totally opposed to this development. It would bring a minimum of 1000 people into our community, if each unit has only two occupants. The road infrastructure does not support this. Getting on the bridge during anytime is a nightmare due to the short access road that the brilliant engineers came up with. We are also trying to merge into bridge traffic that is only two lanes, how smart is this? What about the 241 extra boats, city council think of our lake and the rest of the environment! I definitely would not like to see high rises in my neighbourhood, they probably would be short term rentals with all the problems attached to them. I hope the mayor and council see the light and scrap this very bad idea! Campbell road is too narrow to accommodate the traffic the development would create. Emergency vehicles entry and exit.
- Project doesn't pass the common-sense filter. The infrastructure can't support it - bridge access is already overloaded at rush hour, with traffic from West Kelowna using the shopping center bypass road in an attempt to escape the existing congestion approaching the bridge. This development would overload the two-lane road further, and bring gridlock to the bridge. There is no other way out of Casa Loma, so emergency evacuation of any kind would be extremely problematic. Many issues beyond this in the current proposed development, but this showstopper negates further discussion until a more reasonable proposal is presented.
- I disagree with this development. I don't believe the roads and bridge can handle the additional People and vehicles
- This project is highly unacceptable for all the above mentioned reasons. The Mayor and Council may be unaware that there is already significant traffic backup on Campbell road during rush hours. Drivers coming over the hill on highway 97 from West Kelowna use the new exit, enter and congest our exit roundabout, creating delays. This would only be exacerbated and create significant and potentially dangerous risk not only during rush hours: what if there were a fire or other emergency!! AGAIN, TOTALLY UNACCEPTABLE
- I have no idea this would even be considered we can't get on the bridge now with traffic congestion in the morning also the lakeside of the property is in the air this is unbelievable that mayor council are telling the developers they are considering this kind of volume for Campbell rd I am appalled that no common sense is being used with development I plan on writing everyone who is involved because no one is paying attention that there is only one way out of Campbell rd we already have issues with contamination in the water from boats from the marina and people who don't care about going past our property making high waves
- this area is not ready for this size of development!! We would need another bridge into Kelowna before this is considered!! The rush hour traffic in and out of Kelowna has already out grown the

existing bridge and it would not be fair to all of the existing tax paying citizens of the area to deal with the added congestion!!

- Too much traffic will be added to bridge. If they want to build this they should have to pay for another bridge crossing and design approved by government. The mayor and council are just thinking tax money and no regard for the people/citizens of West Kelowna who would have to deal with this on a daily bases. \*No to this project
- If there's a hospital on the Westside ,then I can see going forward but the impact on the already clogged bridge would be even more damaging for emergency services to KGH. West Kelowna has a high population already.
- That is far exceeding the livability of this area, bridge traffic is already impossibly busy already
- Does council recognize the impact on bridge traffic alone? let's not forget about the Community Action Plan, the environment and the neighbourhood. Development is one thing but location must be a well-considered factor. This council has already approved a high rise in Lakeview Heights that will impact traffic on the bridge. Council members seem to see only dollar signs and not the future beyond their actions. Council needs to be educated on the need for appropriate infrastructures before authorizing high density projects. Common sense and foresight are two of the greatest skills any city council members can have.

## Other Infrastructure Needs

- I would like to start off by saying that I am surprised that the city planner in charge and council have even let this project get this far. Besides the fact that the massing, streetfront/waterfront! and surrounding context has been ignored, the strain a project of this size would put on the local infrastructure and environment should be a huge worry for the city, residents of this area, the Westbank First Nation and surrounding Okanagan communities. Even from the limited information provided on traffic, noise, civil infrastructure etc. It can be seen that this development will increase noise, light and traffic pollution. It will create a massive increase in grey and black water within the area, of which this infrastructure is already strained. The increase in density is obscene, to go from a rural/agricultural density to something that would fit only in a urban context of a major city such as Vancouver or Seattle is appalling. The projects massing, besides being extremely coarse and closed off for a low density area, will provide a major eyesore on what is currently a low rise and low density area with minimal visual obstructions on the west side of the lake. This is a fairly green area next to a provincial park. If anything should stop this development alone, its the fact that this will be a blight on the entire Okanagan lake landscape. The community plan is to keep this area full of orchards and vegetation, this is the antithesis of what has been envisioned for this area. If this goes ahead it will destroy the character and appearance of the West Kelowna waterfront. As I mentioned before I cannot tell from the information provided, but I can only imagine the increase of traffic through this area and onto the highway. The close proximity to the bridge and short on ramp will definitely lead to major congestion and most likely cause some serious safety issues.
- Unbelievable proposal. So many unanswered questions.
- Please rethink how the impact of this huge development will have not only on our community, but, how it will affect the traffic flow, the environment, and the consumption of precious water!
- My concerns revolve around lake impacts from marina, sewer lift station(s) adjacent to lakeshore, and increased potential impacts to WFN and Casa Loma drinking water intakes
- the local infrastructure is not capable of supporting this expansion project. The geological features of the area cannot be improved to accommodate the traffic and utilities demand of such a this is just too big of a project for such a small area. We want to keep some land for the wildlife that lives in the area. What happens to us if there is an emergency evacuation? We will be the last in line to get out. How about the horrible traffic jams that are already happening at Sneena & Campbell Rd roundabout...how much worse will it be once the development is finished?? Where are all the marina users going to park their cars? Some development yes but not this big!
- PLEASE --- we have NO infrastructure !
- This development makes no sense. Traffic will be a nightmare. This will be an extreme strain on resources.
- Someone needs to give their head a shake if they think that the infrastructure in Casa Loma is anywhere close to being able to keep up with the demand this resort will add. I can only assume that neither the Mayor or City Council lives in Casa Loma...

- UNACCEPTABLE: Consider all the new developments (Blackmun, Benedict Road, First Nations development and Casa Palmero) = at least 703 new units (and many more cars) National Fire Protection Association guidelines: 1 road for 100 households: we already have 300!! Concerns re: Emergency service access, HWY 97 access, storm water management, potable water supply, land slippage, pedestrian and cyclist safety.
- West Kelowna 's resources seem to be stretched too thin . We have limited parking by boat launches, we have limited by-law Enforcement, limited police patrol. Limited access to Kelowna, when one accident occurs we are all adding at least an hour onto our commute. Let's Fix the situation and run our beautiful city effectively before adding more stress and uncertainty to your citizens you promised a healthy safe West Kelowna Lifestyle. At times this is not what we are experiencing as law abiding citizens.
- outside community plan - insufficient infrastructure such as roads, parking, access on and off bridge, unsafe.
- Municipal infrastructure requirements for this level of density must be disclosed and funding secured in advance of approval consideration. What additional fire and police, drainage and roadway infrastructure will be needed and how will these operational and capital expenses be paid for over the life of the project? During construction and following completion how will access both daily and in emergency events for existing residents be assured? A detailed environment impact analysis must be completed by the municipality (not solely relying on reports completed from a firm/or firms under contract by the developer). The connectivity of this development given its density seems out of place on Campbell Road. All of the residents/visitors to this resort will have to drive. There is no walkable amenities close by. Cycling to the resort would require major enhancements to improve safety. City Council must consider whether the development (given its density and scale) would not be better placed adjoining the density of downtown Kelowna?

### **Safety Issues related to a one road access community**

- Our community is already over the fire department recommended number of houses for a community with one entry/exit. This will make the situation worse. Traffic getting onto the bridge is already difficult with the building of the new by-pass road from Mt. Boucherie. This development will make the traffic situation worse. Pedestrian traffic across Campbell Rd will be made much worse by this development. Access to and from our little community will be damaged beyond repair. I am strongly against this development.
- DANGEROUS congestion for EMERGENCY EVACUATION-FOREVER!!!
- Do not let this project to go ahead. It will be an hindrance to all in our local community. It goes against safety protocol's for evacuation. The Sneena Road intersection is already a burden this will exbaserate the problems. So please reconsider the approval.
- this project will become a firetrap for the entire Casa Loma area.
- Campbell Road cannot handle this volume of traffic
- road in and out of Casa Loma. This development is at the exit point of our access road. If there was an emergency how would the residents at the end of our development be evacuated? How quickly would ambulances be able to get in and out of our community? Congestion to go around the traffic circle is already a problem. What will happen when there are so many more vehicles coming into and out of our community? I understand West Kelowna needs a bigger tax base but they need to seriously understand the consequences this will do to our small community that only has one access road. We support development of our community but not a development of this size in that location
- This large of a development does not belong in small Casa Loma. Also, perhaps all of the land slides and groundwater issues occurring in Kelowna and elsewhere in the Okanagan should be taken into account. Is it smart to disturb that much natural land and destroy the mountain that holds so many houses above?
- This tiny little neighbourhood cannot handle all this increased traffic!
- The density is way to high without another access or egress road.
- There will be excessive traffic both boats and cars. It will be unsafe
- While not against development, this is an ABOMINATION in every way & is excessive for the area and especially something that was once in the ALR as usable land for food. The access at Campbell Rd is NOT accessible at certain times of the day as it is all ready at over capacity & under-controlled in regard to the West Kelowna traffic. I can only imagine what would be on your councilor's heads if there was a serious incident that required access - fire; emergency services, death in regards to inaccessibility; and further, the destruction & perhaps death in regards to the stability of the cliff for the current homes on the bluff above during construction or in future weather related water & slide conditions - which are happening all over the valley NOW . This is NOT the way to get tax dollars into your budgets !!! I suggest Brown Road..!!~!
- If this development goes forward, it will destroy Casa Loma. The residents will leave due to the increase in traffic and dangerous evacuation route. What is currently a very sought after part of the city will become much less desirable. Please do not approve this development.



- This development is an abomination and will ruin the this beautiful area. It's already over populated and far too much traffic for one road. Access for Emergency services for this area is already an issue and will become more so with the estimated increase in population that this development will bring. This kind of development is going to negatively impact an already taxed sewer and water system. The other consideration here, is in the case (God forbid) of a wild fire situation in that area, there is only one way out and if you over develop this area by population density, you are jeopardizing the welfare and safety of the existing residents. The amount of traffic and speed of vehicles is already a safety issue for children, pets, pedestrians & cyclists on this road, more people equals a higher safety risk. I have been a resident since the early 1960's and have seen the changes, growth and impact that the housing developments have made. This was inevitable, houses are one thing, this monstrosity of a development that you propose is quite another and not appropriate for this location and is seeming more like a greedy tax grab for the city, than a well thought out proposal for this area.
- I feel that this development is at least two thirds too large for such a small area. Especially with having only ONE access road in and out.
- Campbell Road is not capable of handling the traffic that will occur with this development.. 2) The traffic circle at the bridge is already inadequate during rush hours. 3) Campbell Road is our only road in and out of Casa Loma and is terribly inadequate in the event of fire emergency.
- Strongly opposed to this. Traffic flow along Campbell Road would be ridiculous. Where is the City Planner on this ?. Surely he can not agree with this development? Plan to be at City meeting to oppose
- Believe this project is too high density. Only one narrow road into area and this will create major problems. Also not attractive to the area
- Safety - Too much traffic for the infrastructure. One way in and one way out.
- I am gravely concerned with the proposed development for Campbell Road. I believe it is short-sighted, without regard for the safety or wellbeing of the residents of Casa Loma and lacks long term consideration of the impact on the environment, wildlife corridor and impact on the lake. I have waited on Campbell Road for several hours while service vehicles attempted to clear a non-injury accident. Access was critically compromised by the gridlock that built up on the road blocking the only escape route in or out of the community. Fortunately, there was no life threatening occurrence to test the wisdom of what access or evacuation would look like if there was a fire in Casa Loma. The road is one way in, one way out and cannot bear the burden of increased traffic, nor can the bridge tolerate the onboarding of additional vehicles at the already insufficient merge access. Placing increased burden on the bridge would create additional stress and further erode the confidence of voters unable to commute across an already over trafficked structure. A simple drive through downtown Vancouver would demonstrate the impact of adding potentially 1000 additional vehicles to the traffic flow at this access point. I think it would be telling to create a mock emergency at the development site to actually see how far traffic might back up, and how emergency vehicles could access the scene if the Proposal was approved. A disaster simulation would clearly demonstrate how misguided this development is and unfortunately how quickly tax dollars would be lost to lawsuits. I suppose one only has to

look across the lake to see the consequence of tax grabs, at least they had access in and a lake to tap.

- I adamantly and vehemently oppose the Blackmun Bay project proposed on Campbell Road. We moved to this area 6 months ago because of the low traffic volume, unobstructed views and quiet neighborhood. This project puts all of that at risk. Had we known about this, we most likely would not have moved to West Kelowna and would have stayed in Toronto. The fact that there is only a single road, with only one egress, will make for unacceptable traffic levels and potentially make for unsafe conditions. I have never voted in any federal, provincial or municipal election in my life in nearly 40 years of eligibility, but there is a first time for everything.
- Way too heavy population density for our waterfront. Dangerous emergency evacuation with that many residents

## Density of proposed Project

- I am against the overall size and magnitude of this development as well as design of the boat slips. I would like to see alternatives proposed related to the building design and boat slip placement. I am supportive of development however would like to see alternatives as I live next door.
- Please listen to our community of Casa Loma! In addition to all of the points in this attached letter, we do not want an increase in boat pollution along with more people that do not respect our community! A great number of Casa Loma resort's visitors in the summer months bring enough grief to us residents. We cannot imagine what another large hotel will do!!
- I am Apposed to the vastness of this development and the additional boat launch and marina that will impact our community and lake
- To the Mayor and Council, We have lived in Casa Loma for 26 years as we loved the semi rural feel of the area. We are totally against turning our neighbourhood into a noisy downtown atmosphere. It's really hard to imagine anyone at City Hall being happy if someone was to introduce a concept like this where they lived. We will forever be stuck with an environmentally damaged area, and traffic congestion (already a big problem) to name just two concerns. Surely the people who have lived here and loved the area as it is, should have some consideration
- Hello, I feel that this development is way larger then is appropriate for the area. No towers of any size exist in this area of the city/lake and to put towers 15 stories or hundreds of feet tall is not in keeping with the neighborhood, or sensible development. As a resident of the area I do not want to destroy the community with a development that would dominate the whole area.
- As a resident of Casa Loma and bought here for the quality of life and beauty of the area and location. I am dead set opposed to this massive development by a Calgary developer. The density, infrastructure, roads, water, sewer, utilities and use of ALR land concern me greatly and I will oppose this development to the bitter end. The Mayor and Council who support the project will be called out and I will do my best to see that you are not re-elected as your not representing the interests of the citizens who elected you. You work for us, not the other way around.
- Project this size does not make sense for this area
- This neighbourhood is too small to accommodate this many people
- Too much all at same place it will clog the area up more the it already is
- This del have spent most of my life growing up in Casa Loma and I have seen it grow from a small little farming community to a large upscaled urban community. This development is way to big for this small area and should not be put through. Just the traffic merging on to the bridge alone for us in the morning commute would be crazy. My family and I are fully opposed to this massive project.
- development is just to big for the area and the neighbor hood . Traffic will be a huge issue .
- This is a bad idea for the community. Not the right place for it. This is not downtown.
- We have sent letters to the municipality of our concerns from logistics to dense population. This project does not make sense for any part of West Kelowna.

- This massive development is unacceptable. City Council you are metaphorically selling our soul to the greed of developers. Do the right thing. Say no!
- I do not support this development proposal because it is such a high density area in a normal to low density neighbourhood. The infrastructure absolutely does not support it . The neighbourhood culture does not support it. Traffic is already a problem and a going concern at the bridge and this would make that go from concern to simply being dangerous. There is other development planning going on already “ upstream” from Casa Loma and that is already a concern given the infrastructure. Please do not approve this development project as it stands now
- I am opposed to this type of over development on Campbell Road. I violated provincial land use as well as does NOT meet community standards.
- Too large of complex. Development is ok but a controlled smaller development is more ideal
- Too big, too dense
- Way too big! Major problems for your future if this goes ahead!
- This project is not appropriate for the area and will ultimately destroy the quality of life for the residents of the immediate area. The city's panic/greed for taxes is contributing to the destruction of longstanding neighborhoods.

### **Years of construction noise and extreme disruption**

- -...NOISE ,HEAVY TRAFFIC, NEGATIVE IMPACT ON THE ENVIRONMENT
- EXTREME DISRUPTION,and NOISE Due to YEARS of CONSTRUCTION
- Precedent for other agricultural properties along Campbell Road
- This proposed development is ludicrous. There is only one road in and out of Casa Loma. My experience with the Brushinski development (10 YEARS) on Lucinde Rd has been blasting, construction traffic incl. heavy duty equipment ,gravel, cement, trucks, Certainly not a quiet residential neighborhood. This proposed development would be a very negative factor for future sales of current properties.

### **Loss of agricultural lands**

- I am strongly opposed to this development. I moved to Casa Loma because it was advertised as a quiet hidden gem. This will have a negative impact on the environment, the lake, the loss of agriculture land, the road access, traffic, and it is a monstrous development which is damaging physically and is scene altering. Stop this development. Please think of the residents and not the almighty tax dollar.
- High density development does not belong on what is now agriculture. High density should be directed to Westbank area. This is a vast over-development of the site.
- I oppose the high density proposal on orchard land
- The property should not leave ALR. If ALR releases the property the development should be one tenth of what is proposed with a completely different footprint. Attention to LEED building practices and an appreciation for eco development should be applied.



## **Destruction of natural environment**

- -...NOISE ,HEAVY TRAFFIC, NEGATIVE IMPACT ON THE ENVIRONMENT
- destruction of natural environment
- This is a beautiful rural area. This proposal imposes a density of boats, vehicles, residents and guests in a relatively small area that surpasses anything I've seen in Western Canada. I'm firmly opposed.
- Environmentally a disaster, concern of further adverse affect on water quality. Population density does not meet zoning standards. Not a sustainable build as shown with developmental plans in downtown Kelowna. Interesting to see geological and engineering studies supporting this as failed at proposed project above shelter bay.
- This proposed project is of such a significant size that I would not support it. If we are truly being responsible to the environment and our pristine care of the lake, we would never allow such a venture to be considered.
- 
- This complex represents a huge disruption to the environment and to quality of life in the Casa Loma district. The Official Community Plan for Casa Loma has not been respected... and is this not the reason for official community plans? Developers invariably propose a development plan that makes residents gasp... and then will appear to 'settle' for a lesser development - which was always their original intention. Not a lot of honesty - just manipulation. Please re-visit, reconsider and reject this entire plan!
- I am absolutely opposed to this concept of building this development in such a beautiful natural space. I certainly hope that our council takes into account the importance of maintaining the community of Casa Loma. Very disappointed that this is even being considered.
- Opposed to Blackmun Bay. Does not conform to OCP. Destruction of environment. Inappropriate land for high rises. Leave as is.
- Ugly. We don't need our beautiful lake to be polluted by more boats! (Parking lots are ugly on land and water!) The plan looks very unattractive. Protect our natural beauty. Build away from the lake!!!
- Strongly oppose Blackmun development! Serious Environmental and residential bylaw infraction concerns.
- Destruction of the natural environment , Don't want the big city , like Vancouver front,preserve the lake and the trees ,everyone want to build high rise building not to plant any trees keep the natural habitat so we can enjoy same as everyone visiting W. Kelowna .
- The height, size, scope and placement of this development is inappropriate especially as it will impact the Kalamoior Park wildlife corridor and hillside. Traffic congestion will be severe for all Westside commuters to Kelowna. The Marina expansion does not belong near the bridge.

## Other

- *I'm against the Blackmun Development!!*
- I am against the overall size and magnitude of this development as well as design of the boat slips. I would like to see alternatives proposed related to the building design and boat slip placement. I am supportive of development however would like to see alternatives as I live **next door**.
- Please DO NOT approve this development
- This project is absolutely absurd!!!
- My family has resided in Casa Loma for over 50 years and we are strongly opposed to this development.
- Needs public hearing - other than greed what sense does this make?
- I am opposed to the Blackmun Bay Development.
- We love the quiet peaceful neighbourhood of Casa Loma. We are not opposed to having development in the area but a monstrosity such as the proposed plan will forever change our much loved home. Please consider that the neighbours who live here will not personally be benefiting from this development. It's main service will be for tourists. There is plenty of space for such a development on the north side of the bridge in west Kelowna.
- My wife and I own a house there. Will retire there. Don't want big complex.
- As a previous resident, paper girl, local babysitter, and employee of CasaLoma Resort, this proposed development is a horrible idea for the beautiful community of Casa Loma.
- This will ruin our neighborhood. This type of development will better suited for downtown Kelowna.
- I support the items mentioned in the petition.
- We are totally opposed to the Blackmun Bay Development
- No Blackmun Bay development!
- VERY opposed to this new development. Grew up down the street and would go and pick peaches. Will cause heavy traffic, years of construction, and take away from the beauty of Kelowna!
- I am opposed to the Blackmun Bay development
- Not in favour as presented.
- Opposed strongly
- My parents live in Casa Loma. It is a peaceful place, but it wont anymore if this goes through.
- The development proposal does not belong any where near here. It would be more suited around Gellatly Bay are. Revitalize downtown, not Kelowna.
- Please, a great fit on Brown Road. Do not allow it anywhere near Casa Loma, too large.
- Casa Loma is on our list of " places we want to move to". As a soon to be resident who also currently works there: Those existing traffic circles are quite often jammed already - people cut through when the bridge is backed up. It's hard enough to access the bridge let alone adding more traffic. Campbell road is not big enough for all that added extra traffic that will be incurred by that massive, massive development . That development will totally wreck the feeling of what

Casa Loma is right now; lots of green space with a small community feel. Can you imagine residents trying to drive past that development during peak season? Nightmare! Surely at least something a little smaller would suffice?

- This is going to create a huge problem in the community with roads, ways and style of life. I hope this development doesn't go through. And if it does then we really have to look at the city council cause they are not looking out for the best interests.
- Strongly oppose Blackmun development. Environmental and residential bylaw infringement concerns. Too big! Too tall! Too noisy! Cliff landslide concern. If development goes so will the cliff top of houses ... how many landslides happened this year in greater Kelowna? That will only increase! Keep my home safe!
- Strongly oppose Blackmun development plans. It is an assassination of residential living. Stop development, my daughter's house above it on the cliff top will end up sliding on top of it! Lawsuits will ensue! There have been so many landslides from nature this year. Add in commercial development in a residential zone and you will have more, not to mention noise bylaw infringements, from buildings and overpopulation of a small environmental area. This development plan is revolting in every way!
- We don't need this. This is ridiculous. A one bedroom basement suite in West Kelowna is renting for 1200+ a month. How will luxury resorts help this situation? NO to this monster development.
- I spend my summers in Casa Loma, but can't see that happening if this development is approved. I can see the value of homes in this entire subdivision dropping in value like lead if this is allowed to happen. Ridiculous that anyone would even consider anything with such high density in a residential area this beautiful.

# CASA LOMA RESIDENTS OPPOSED TO THE BLACKMUN BAY DEVELOPMENT

(/petitions/casa-loma-residents-opposed-to-the-blackmun-bay-development.html)

📅 Apr 13 2018    276 Signatures (/signatures/casa-loma-residents-opposed-to-the-blackmun-bay-development.html)  
 👤 Scott Rowland (/contact/author/g2657)    Closed on Jul 14 2019

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Signatures 1 to 50 of 276

#	Title	Name	Town/City	Region	Comment	Date
1	Mr	Rodney Wright	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22134057)	Apr 13, 2018
2	Mrs.	Linda Wright	Kelowna	Canada	N/G	Apr 13, 2018
3	Mr	Ryan Holt	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22143002)	Apr 17, 2018
4	Miss	Dal Anderson	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22143006)	Apr 17, 2018
5	Mr.	Ron Dowhaniuk	West Kelowna .B.C	N/G	N/G	Apr 17, 2018
6	Ms.	Cori McGuire	West Kelowna	Canada	N/G	Apr 17, 2018
7	Ms	Valerie Bailey	West Kelowna	Canada	N/G	Apr 17, 2018
8	Mrs	Sandra Dowhaniuk	West Kelowna .B.C	Canada	<a href="#">View</a> (/signature/comment/22143903)	Apr 17, 2018
9	Mr.	Joe Gluska	West Kelowna	Canada	N/G	Apr 17, 2018
10	Mr	Graham Bailey	West Kelowna	Canada	N/G	Apr 17, 2018
11	Mr.	Jay Dowhaniuk	West Kelowna	Canada	N/G	Apr 17, 2018

#	Title	Name	Town/City	Region	Comment	Date
12	Mr. & Mrs	R. (Bob) WOULD	West Kelowna	Canada	N/G	Apr 17, 2018
13	Mr.	Michael Budd	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22144049)	Apr 17, 2018
14	Mr	Ian Merner	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22144056)	Apr 17, 2018
15	Ms	Shelley Lynn Mazur	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144060)	Apr 17, 2018
16	Dr.	Earl McDonald	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144063)	Apr 17, 2018
17	mr	Tyler Snitynsky	west kelowna	N/G	<a href="#">View</a> (/signature/comment/22144065)	Apr 17, 2018
18	mr	James Carta	west kelowna	Canada	<a href="#">View</a> (/signature/comment/22144071)	Apr 17, 2018
19	Ms	Ann Laity	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144075)	Apr 17, 2018
20	Mr.	Bryon Flor	west Kelowna	N/G	N/G	Apr 17, 2018
21	Mrs.	Yolanda McDonald	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144087)	Apr 17, 2018
22	Mr	Scott Rowland	West Kelowna, B.C.	N/G	<a href="#">View</a> (/signature/comment/22144099)	Apr 17, 2018
23	Ms	Patricia Curran	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144100)	Apr 17, 2018
24	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Apr 17, 2018
25	Mr.	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144106)	Apr 17, 2018
26	Mr.	D. Glenn Einfeld	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144127)	Apr 17, 2018
27	Mr.	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">Hidden</a>	Apr 17, 2018
28	Mr. & Mrs.	<a href="#">Anonymous</a>	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144168)	Apr 17, 2018
29	Mrs.	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22144172)	Apr 17, 2018
30	N/G	john yewchuk	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144190)	Apr 17, 2018
31	Mrs	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">Hidden</a>	Apr 17, 2018
32	Mr	<a href="#">Anonymous</a>	West Kelowna	N/G	N/G	Apr 17, 2018
33	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Apr 17, 2018
34	Mr	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">Hidden</a>	Apr 17, 2018
35	Mr	Alan Boomer	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144259)	Apr 17, 2018
36	Mr	Kevin Brown	Kelowna	N/G	N/G	Apr 17, 2018
37	Mrs	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">Hidden</a>	Apr 17, 2018
38	Mrs.	Janice Montford	West Kelowna	Canada	N/G	Apr 17, 2018
39	Mr	Gary Kosowan	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144365)	Apr 17, 2018
40	Mr.	<a href="#">Anonymous</a>	Vancouver	N/G	<a href="#">Hidden</a>	Apr 17, 2018
41	Ms	Anne Macnab	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22144381)	Apr 17, 2018
42	Mr	PETER POULTON	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144418)	Apr 17, 2018
43	Mrs	Donna Wright	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22144442)	Apr 17, 2018
44	Ms.	Chelsea Treacy	Vancouver	Canada	N/G	Apr 17, 2018
45	Mr.	Brian Dick	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22144466)	Apr 17, 2018
46	Ms	Tyla Crowe	Kelowna	Canada	N/G	Apr 17, 2018
47	Mrs.	Allison Budd	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144480)	Apr 17, 2018
48	Mr.	Werner Gut	West Kelowna	N/G	N/G	Apr 17, 2018



#	Title	Name	Town/City	Region	Comment	Date
49	N/G	Keith Reid	West Kelowna, BC	Canada	N/G	Apr 17, 2018
50	Ms	<span>Anonymous</span>	Kelown	N/G	<span>View</span> (/signature/comment/22144522)	Apr 17, 2018

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# CASA LOMA RESIDENTS OPPOSED TO THE BLACKMUN BAY DEVELOPMENT

(/petitions/casa-loma-residents-opposed-to-the-blackmun-bay-development.html)

📅 Apr 13 2018    276 Signatures (/signatures/casa-loma-residents-opposed-to-the-blackmun-bay-development.html)  
 👤 Scott Rowland (/contact/author/92657)    Closed on Jul 14 2019

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#	Title	Name	Town/City	Region	Comment	Date
51	Mr	George Jeninga	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144529)	Apr 17, 2018
52	Mr	Kody Thibault	Prince George	Canada	<a href="#">View</a> (/signature/comment/22144544)	Apr 18, 2018
53	Ms	Kelly Rowland	West Kelowna	Canada	N/G	Apr 18, 2018
54	Mr	Gary Crowe	W. Kelowna	Canada	N/G	Apr 18, 2018
55	Ms	Alice Whittick	Vancouver	N/G	N/G	Apr 18, 2018
56	Mr.	Sean Rowland	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144650)	Apr 18, 2018
57	Ms	Betty Jeninga	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144663)	Apr 18, 2018
58	Mrs	Chelsea Alford	Revelstoke	Canada	N/G	Apr 18, 2018
59	Mr	Jon Pinkerton	West kelowna	Canada	N/G	Apr 18, 2018
60	Mr.	Don Drissell	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144793)	Apr 18, 2018

#	Title	Name	Town/City	Region	Comment	Date
61	Mr.	Robert Hardy	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22144800)	Apr 18, 2018
62	Mrs.	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144812)	Apr 18, 2018
63	Mr	<a href="#">Anonymous</a>	Fort McMurray	Canada	N/G	Apr 18, 2018
64	Mrs	Renata Ferko	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22144855)	Apr 18, 2018
65	Mr	<a href="#">Anonymous</a>	Fort McMurray	Canada	N/G	Apr 18, 2018
66	Miss	Kalicia Schmidt	West Kelowna	Canada	N/G	Apr 18, 2018
67	Mrs.	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Apr 18, 2018
68	Mrs.	Meagan Conn	Vancouver	Canada	N/G	Apr 18, 2018
69	Ms	HEATHER SCHAUB	2795 Benedick Rd	Canada	N/G	Apr 18, 2018
70	Mrs	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Apr 18, 2018
71	Dr.	Robyn Reiter	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22145676)	Apr 18, 2018
72	Mr	David Athey	west Kelowna	Canada	N/G	Apr 18, 2018
73	Paterson	Doug Paterson	Richmond	N/G	<a href="#">View</a> (/signature/comment/22145688)	Apr 18, 2018
74	Mrs	Frances Farr	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22145690)	Apr 18, 2018
75	Mr.	Larry Krause	Kelowna	Canada	N/G	Apr 18, 2018
76	Mr	Ronald Paterson	Surrey	Canada	N/G	Apr 18, 2018
77	N/G	Kyla Priebe	West Kelowna	Canada	<a href="#">Hidden</a>	Apr 18, 2018
78	Mr	Matthew Hammond	West kelowna	Canada	N/G	Apr 18, 2018
79	Mr.	<a href="#">Anonymous</a>	Kelowna	Canada	<a href="#">Hidden</a>	Apr 18, 2018
80	Mrs.	<a href="#">Anonymous</a>	Kelowna	Canada	<a href="#">Hidden</a>	Apr 18, 2018
81	Ms	Meghann Dick	Bowen Hills	Australia	<a href="#">View</a> (/signature/comment/22145867)	Apr 18, 2018
82	Mr	Ivan Prosofsky	West kelowna	N/G	<a href="#">View</a> (/signature/comment/22145923)	Apr 18, 2018
83	N/G	Gillian Ungaro	West Kelowna	Canada	N/G	Apr 18, 2018
84	Mr	Harold Rempel	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22146029)	Apr 18, 2018
85	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22146088)	Apr 18, 2018
86	Mr	Fraser Rowland	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22146106)	Apr 18, 2018
87	Mr	Roy Huston	W Kelowna	Canada	N/G	Apr 18, 2018
88	Mr.	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Apr 18, 2018
89	Mr.	<a href="#">Anonymous</a>	West kelowna	Canada	N/G	Apr 19, 2018
90	Mrs	Kelleen Sexsmith	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22146134)	Apr 19, 2018

#	Title	Name	Town/City	Region	Comment	Date
91	Mr.	<a href="#">Anonymous</a>	Edmonton	Canada	N/G	Apr 19, 2018
92	Ms	Gisela Scholze	West Kelowna	Canada	<a href="#">Hidden</a>	Apr 19, 2018
93	Mrs	Sue Huston	West Kelowna	Canada	N/G	Apr 19, 2018
94	Ms	Rose Rowland	West Kelowna BC	Canada	N/G	Apr 19, 2018
95	MR	Owen Taylor	kelowna	Canada	N/G	Apr 19, 2018
96	Ms	Elizabeth Mikula Mikula	Kelowna	N/G	<a href="#">View</a> (/signature/comment/22146479)	Apr 19, 2018
97	Mr	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22146488)	Apr 19, 2018
98	Mr	<a href="#">Anonymous</a>	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22146499)	Apr 19, 2018
99	Mr	Christopher Crowe	West Kelowna	Canada	N/G	Apr 19, 2018
100	Mrs	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Apr 19, 2018

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 👤 Scott Rowland (/contact/author/92657)    Closed on Jul 14 2019

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#	Title	Name	Town/City	Region	Comment	Date
101	Mrs	Linda McCulloch	Unit 301	Canada	<a href="#">View</a> (/signature/comment/22147159)	Apr 19, 2018
102	Dr	Gail Black	West Kelowna	Canada	N/G	Apr 19, 2018
103	Mrs.	Alanna Snitynsky	West Kelowna	Canada	N/G	Apr 19, 2018
104	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22147435)	Apr 19, 2018
105	Mr	Clifford Eisenberg	Kelowna	Canada	N/G	Apr 19, 2018
106	N/G	Marla Eisenberg	Kelowna	N/G	N/G	Apr 19, 2018
107	Mr	David Holmes	West Kelowna	Canada	N/G	Apr 19, 2018
108	Mr.	DANIEL WILBURN	West Kelowna	Canada	N/G	Apr 19, 2018
109	Mr	Robert Dick	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22147883)	Apr 19, 2018



#	Title	Name	Town/City	Region	Comment	Date
110	Mr	Scott MacDonald	West Kelowna	N/G	N/G	Apr 19, 2018
111	Mr	Herbert Obst	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22148072)	Apr 19, 2018
112	Mr	Fredrick Smith	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22148082)	Apr 19, 2018
113	Mrs	Elisabeth Obst	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22148098)	Apr 19, 2018
114	MRS	<a href="#">Anonymous</a>	WEST KELWONA	Canada	<a href="#">View</a> (/signature/comment/22148124)	Apr 19, 2018
115	Mrs	Barbara Smith	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22148128)	Apr 19, 2018
116	N/G	Robert Lack	Kelowna	N/G	<a href="#">View</a> (/signature/comment/22148213)	Apr 20, 2018
117	Ms	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Apr 20, 2018
118	Mr	<a href="#">Anonymous</a>	West kelowna	Canada	N/G	Apr 20, 2018
119	Mr and Mrs	Tom Mayo	West Kelowna	N/G	N/G	Apr 20, 2018
120	Mrs	Linda Stainton	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22148598)	Apr 20, 2018
121	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22149345)	Apr 20, 2018
122	Mr.	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22149593)	Apr 20, 2018
123	Mr.	John Bauer	West Kelowna	Canada	N/G	Apr 20, 2018
124	Mrs	Pauline Hupka	Kelowna	Canada	N/G	Apr 20, 2018
125	Mrs.	<a href="#">Anonymous</a>	W. Kelowna, B.C.	Canada	<a href="#">Hidden</a>	Apr 21, 2018
126	Mrs	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22151406)	Apr 21, 2018
127	Mrs	<a href="#">Anonymous</a>	West Kelowna British Columbia	Canada	N/G	Apr 21, 2018
128	Mrs	Frederica Robertson	West Kelowna	Canada	N/G	Apr 22, 2018
129	Ms	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22153727)	Apr 22, 2018
130	Mr	Ian McWilliams	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22153757)	Apr 22, 2018
131	Mr	Christopher Robertson	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22153903)	Apr 22, 2018
132	N/G	Janice Spencer	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22155887)	Apr 23, 2018
133	Mrs	Yvonne Ambrose	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22155940)	Apr 23, 2018

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134	Ms.	Brittany Ambrose	Vancouver	Canada	<a href="#">View</a> (/signature/comment/22155954)	Apr 23, 2018
135	mr	Rick Ambrose	west kelowna	Canada	N/G	Apr 23, 2018
136	Mrs.	<a href="#">Anonymous</a>	West kelowna	N/G	N/G	Apr 24, 2018
137	Mr.	Irv Cordes	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22160214)	Apr 24, 2018
138	Mrs.	Nancy Quinton	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22162863)	Apr 25, 2018
139	Mr.	Sean Quinton	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22162905)	Apr 25, 2018
140	Mrs.	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22163083)	Apr 25, 2018
141	Ms	Ellen Spencer	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22167170)	Apr 25, 2018
142	Ms	Desiree Bartsch	Kelowna	Canada	N/G	Apr 25, 2018
143	N/G	<a href="#">Anonymous</a>	Kelowna	Canada	N/G	Apr 25, 2018
144	Miss	<a href="#">Anonymous</a>	Lake Country	Canada	N/G	Apr 26, 2018
145	Ms.	Chantal Crowe	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22173240)	Apr 27, 2018
146	Ms	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22176708)	Apr 29, 2018
147	Mr	<a href="#">Anonymous</a>	West kelowna	Canada	N/G	Apr 29, 2018
148	Dr	Paul Bickert	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22176777)	Apr 29, 2018
149	Mrs	Marlene Bickert	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22176783)	Apr 29, 2018
150	Mr.	Mike Gluska	West kelowna	N/G	N/G	Apr 29, 2018

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 👤 Scott Rowland (/contact/author/92657)    Closed on Jul 14 2019

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151	Ms	Jen Gluska	West kelowna	N/G	N/G	Apr 29, 2018
152	Mrs	Linda Cordes	West Kelowna	N/G	N/G	Apr 29, 2018
153	Ms	<span>Anonymous</span>	West kelowna	Canada	<span>View</span> (/signature/comment/22179686)	May 01, 2018
154	Mr.	Michael Pollock	West Kelowna	Canada	N/G	May 01, 2018
155	Mrs.	Ronni Pollock	West Kelowna	N/G	N/G	May 01, 2018
156	Dr.	Mary Ann Murphy	West Kelowna	Canada	N/G	May 02, 2018
157	mr	Clinton kanduth	west kelowna	Canada	N/G	May 02, 2018
158	Ms	Meaghan Stewart	West kelowna	N/G	N/G	May 02, 2018
159	Mr.	Victor Spencer	West Kelowna	Canada	<span>View</span> (/signature/comment/22182151)	May 03, 2018
160	Mrs.	Andrea Spencer	West Kelowna	Canada	N/G	May 03, 2018
161	mr	Victor Klassen	West Kelowna	Canada	<span>View</span> (/signature/comment/22183215)	May 03, 2018

#	Title	Name	Town/City	Region	Comment	Date
162	Mrs.	Tania Unwin	West Kelowna	N/G	N/G	May 03, 2018
163	Mr.	Eric Unwin	West Kelowna	N/G	N/G	May 03, 2018
164	Mr	John Lynn	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22184980)	May 04, 2018
165	Mrs	Sylvia Lynn	west Kelowna	N/G	N/G	May 05, 2018
166	Mrs	Maureen Macdonald	West Kelowna	N/G	<a href="#">Hidden</a>	May 06, 2018
167	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22186509)	May 06, 2018
168	N/G	Mike MacDonald	WEST KELOWNA	N/G	N/G	May 06, 2018
169	Mrs	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">Hidden</a>	May 06, 2018
170	Mr	Dean Dragland	West Kelowna	Canada	N/G	May 07, 2018
171	Ms	Elizabeth Neef	West Kelowna	Canada	N/G	May 07, 2018
172	Mr	Bruce Meyer	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22186743)	May 07, 2018
173	N/G	Leigh anne Nelson	West kelowna	N/G	N/G	May 07, 2018
174	Mr.	Barry Mudry	West Kelowna	N/G	N/G	May 07, 2018
175	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22187287)	May 07, 2018
176	Mr	Myron Odermatt	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22187496)	May 07, 2018
177	Mr	Peter Robinson	West Kelowna	Canada	N/G	May 08, 2018
178	N/G	<a href="#">Anonymous</a>	W Kelowna	Canada	N/G	May 09, 2018
179	Ron Turnbull	<a href="#">Anonymous</a>	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22191755)	May 10, 2018
180	Ms	<a href="#">Anonymous</a>	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22191764)	May 10, 2018
181	Mrs	<a href="#">Anonymous</a>	West Kelowna	N/G	N/G	May 10, 2018
182	N/G	James Chan	WEST KELOWNA	N/G	N/G	May 14, 2018
183	Dr	Amanda Wilmer	West KELOWNA	Canada	N/G	May 14, 2018
184	Mrs	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">Hidden</a>	May 17, 2018
185	Mr.	Jay Rowland	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22204710)	May 17, 2018
186	Mr	<a href="#">Anonymous</a>	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22204804)	May 17, 2018
187	Mrs.	Helen Houser	West Kelowna	Canada	N/G	May 18, 2018
188	N/G	Julie Mulligan	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22206512)	May 19, 2018

#	Title	Name	Town/City	Region	Comment	Date
189	Mr	John Mulligan	Kelowna	Canada	N/G	May 19, 2018
190	Mr	Philip Dong	West Kelowna	N/G	N/G	May 19, 2018
191	Mrs	Julie Dong	West Kelowna	Canada	N/G	May 19, 2018
192	Mrs	Anonymous	West Kelowna	Canada	N/G	May 24, 2018
193	Mr	Ashley Ragoonaden	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22212682)	May 24, 2018
194	Ms	terry setzer	West Kelowna	N/G	N/G	May 24, 2018
195	N/G	Judy Puhach	West Kelowna	Canada	N/G	May 25, 2018
196	Mrs	Cherylanne Dick	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22213560)	May 25, 2018
197	Ms	Anonymous	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22214480)	May 25, 2018
198	Ms	Anonymous	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22214784)	May 25, 2018
199	Dr	Allan Jones	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22214994)	May 25, 2018
200	Mr	Anonymous	West Kelowna	N/G	N/G	May 26, 2018

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# CASA LOMA RESIDENTS OPPOSED TO THE BLACKMUN BAY DEVELOPMENT

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 👤 Scott Rowland (/contact/author/g2657)    Closed on Jul 14 2019

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201	N/G	Grant Steven	West Kelowna	Canada	N/G	May 27, 2018
202	Mr.	David Lukinuk	West Kelowna	Canada	<a href="/signature/comment/22216881">View</a> (/signature/comment/22216881)	May 27, 2018
203	Mrs	Natalie Milne	west kelowna	N/G	N/G	May 29, 2018
204	Mr	Jason Milne	west kelowna	N/G	N/G	May 29, 2018
205	Mrs	Andrea Steven	Kelowna	N/G	N/G	May 29, 2018
206	Mr.	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	May 31, 2018
207	Mr.	Cam Bailey	Kelowna	Canada	<a href="/signature/comment/22220998">View</a> (/signature/comment/22220998)	May 31, 2018
208	Mr.	Brian Henschel	West Kelowna	N/G	N/G	Jun 03, 2018
209	ms	kat watson	west kelowna	Canada	N/G	Jun 05, 2018
210	mr	tyson gehring	west kelowna	Canada	N/G	Jun 05, 2018
211	N/G	David Loudoun	Westkelowna	N/G	<a href="/signature/comment/22237977">View</a> (/signature/comment/22237977)	Jun 06, 2018

#	Title	Name	Town/City	Region	Comment	Date
212	N/G	ROSE GABA	WEST KELOWNA	N/G	<a href="#">View</a> (/signature/comment/22241112)	Jun 08, 2018
213	Mr.	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Jun 13, 2018
214	Mr	Jim Laird	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22253358)	Jun 18, 2018
215	Ms	Sharon Laird	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22253363)	Jun 18, 2018
216	N/G	Heather Larratt	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22260619)	Jun 25, 2018
217	mr	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Jul 01, 2018
218	Mr	Darryl Austin	West Kelowna	Canada	<a href="#">Hidden</a>	Jul 01, 2018
219	Mrs	<a href="#">Anonymous</a>	West Kelowna	N/G	N/G	Jul 01, 2018
220	Mr	<a href="#">Anonymous</a>	West Kelowna	N/G	N/G	Jul 01, 2018
221	Ms	<a href="#">Anonymous</a>	West Kelowna	N/G	N/G	Jul 01, 2018
222	N/G	kyle marriott	west kelowna	Canada	<a href="#">View</a> (/signature/comment/22266451)	Jul 01, 2018
223	N/G	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22266468)	Jul 01, 2018
224	Mr.	Bob Verigin	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22266473)	Jul 01, 2018
225	Ms	Susan Sitar	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22266505)	Jul 01, 2018
226	Mr.	Gert Kabis	West Kelowna	Canada	N/G	Jul 01, 2018
227	Mrs.	Marina Didyk	West Kelowna	Canada	N/G	Jul 01, 2018
228	Miss	Amanda Westen	West Kelowna	N/G	N/G	Jul 01, 2018
229	Mr.	Marvin Didyk	West Kelowna	Canada	N/G	Jul 01, 2018
230	N/G	<a href="#">Anonymous</a>	WEST KELOWNA	Canada	<a href="#">Hidden</a>	Jul 01, 2018
231	Mrs	Margo Jensen	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22266595)	Jul 01, 2018
232	ms	<a href="#">Anonymous</a>	west kelowna	N/G	N/G	Jul 01, 2018
233	N/G	A Pudas	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22266703)	Jul 01, 2018
234	Mr.	Stewart Andreen	West Kelowna	N/G	<a href="#">View</a> (/signature/comment/22266746)	Jul 01, 2018
235	Mr	Robert Courcelles	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22266856)	Jul 01, 2018
236	N/G	Kathleen Wood	West Kelowna	N/G	N/G	Jul 01, 2018
237	Mr.	Steen Espersen	West Kelowna	Canada	N/G	Jul 02, 2018
238	Ms	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22267567)	Jul 02, 2018
239	Ms	Brittney Hounslow	Kelowna	Canada	N/G	Jul 02, 2018
240	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Jul 02, 2018
241	Mrs	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22267687)	Jul 02, 2018
242	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22267716)	Jul 02, 2018
243	mrs	Donna Clendenning	west kelowna	N/G	<a href="#">View</a> (/signature/comment/22267735)	Jul 02, 2018
244	Mrs.	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Jul 02, 2018
245	Mr.	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Jul 02, 2018
246	N/G	<a href="#">Anonymous</a>	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22267888)	Jul 03, 2018
247	Mr.	Brodie Sanders	Kelowna	N/G	N/G	Jul 03, 2018
248	Mrs.	<a href="#">Anonymous</a>	West Kelowna	N/G	N/G	Jul 03, 2018



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249	Ms	Clair Morrison	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22268038)	Jul 03, 2018
250	Ms	<a href="#">Anonymous</a>	West kelowna	N/G	<a href="#">View</a> (/signature/comment/22268437)	Jul 03, 2018

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# CASA LOMA RESIDENTS OPPOSED TO THE BLACKMUN BAY DEVELOPMENT

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 👤 Scott Rowland (/contact/author/g2657)    Closed on Jul 14 2019

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251	Me	mark smeltzer	West kelowna	N/G	<a href="#">View</a> (/signature/comment/22268443)	Jul 03, 2018
	Smeltzer					
252	Ms	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">Hidden</a>	Jul 03, 2018
253	Mrs	<a href="#">Anonymous</a>	West Kelowna	N/G	<a href="#">Hidden</a>	Jul 03, 2018
254	N/G	<a href="#">Anonymous</a>	Lakeview heights West Kelowna	N/G	<a href="#">Hidden</a>	Jul 03, 2018
255	Mrs.	<a href="#">Anonymous</a>	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22268867)	Jul 03, 2018
256	mr	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Jul 03, 2018
257	Ms.	Kristi Lamash	West Kelowna	Canada	N/G	Jul 03, 2018
258	Mr	Paul Morgan	West kelowna	Canada	<a href="#">View</a> (/signature/comment/22269216)	Jul 03, 2018
259	Mr.	Craig Busch	Kelowna	Canada	N/G	Jul 03, 2018

#	Title	Name	Town/City	Region	Comment	Date
260	Dr.	Dean Griswold	Kelowna	Canada	<a href="#">View</a> (/signature/comment/22271417)	Jul 04, 2018
261	Mr	Nathan Russo	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22271879)	Jul 05, 2018
262	Ms	Bonita Kay Summers	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22274821)	Jul 06, 2018
263	Mr	Barry Carter	West Kelowna	N/G	N/G	Oct 09, 2018
264	Mr.	Al Dadswell	Okotoks	N/G	<a href="#">View</a> (/signature/comment/22553046)	Oct 09, 2018
265	Ms.	Marguerite Alston	west kelowna	Canada	<a href="#">View</a> (/signature/comment/22553082)	Oct 09, 2018
266	Mrs.	Olivia Dadswell	Edmonton	Canada	<a href="#">View</a> (/signature/comment/22553090)	Oct 09, 2018
267	N/G	Charlotte Jones	Casa loma	N/G	<a href="#">View</a> (/signature/comment/22553387)	Oct 10, 2018
268	ms	Constance Kennedy	WEST KELOWNA	Canada	N/G	Oct 11, 2018
269	Mr	Timothy Mack	West Kelowna	N/G	N/G	Oct 11, 2018
270	Mr	Mark Stathers	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/22733585)	Jan 23, 2019
271	Ms.	<a href="#">Anonymous</a>	West Kelowna	Canada	N/G	Feb 12, 2019
272	Miss,	Kristi Houghton	West Kelowna	Canada	N/G	Mar 03, 2019
273	Mr.	Brett Smeltzer	West Kelowna	N/G	N/G	Mar 03, 2019
274	N/G	Trevor Beckley	WEST KELOWNA	Canada	N/G	Jul 09, 2019
275	Mrs.	Lori Shoaf	west kelowna	Canada	<a href="#">View</a> (/signature/comment/23164111)	Jul 09, 2019
276	N/G	<a href="#">Anonymous</a>	West Kelowna	Canada	<a href="#">View</a> (/signature/comment/23168150)	Jul 13, 2019

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

From: mark sunderland [REDACTED]  
Sent: October-02-19 11:19 AM  
To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
Subject: Public Hearing re 2211 Campbell Road-File # Z17-07\*

To Mayor and Council

My name is Mark Sunderland and I live at 821 McCartney Rd., Lake View Heights, West Kelowna. In advance of the October 23 Public hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development as proposed.

The obvious problem with this is the unacceptable increase in traffic this number of new residents would cause.

There are obvious issues with fire evacuation, which is an issue already.

This goes against West Kelowna's Official Community Plan. We don't want this kind of huge, resort style development in this area.

As a friend of Kalamor Park and Member of Lakeview Heights, I am well aware that there are major sewage and drainage issues, which would have serious concerns for the wildlife corridor and the habitat for the spawning Salmon in the lake.

The proposed increase in boat traffic will be unacceptable.

I do hope that the Mayor and Council will vote to NOT support the Blackmun Bay development as proposed.

Mark Sunderland  
821 McCartney Rd., West Kelowna

**From:** jgluska [REDACTED]  
**Sent:** October 2, 2019 1:06 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun bay

Mr. Mayor and Council

It is 21 days until the public hearing about the massive development slated for Blackmun Bay. Having lived in Casa Loma for several years I have seen how hard previous councils have worked to preserve linear access to Okanagan Lake, for the benefit of all residents and visitors.

I am asking Council to reject the zoning application for the 242 boat slip Marina, as this does not impact any decision on the housing or hotel application. Changing the zoning from W1 to W 3 gives the water area of Blackmun Bay to the developer or future owners for all time. Keeping Blackmun Bay zoned W1 will not only Preserve the water for non-motorized activities but also protect the water intake for Casa Loma residents. A byproduct of maintaining the zoning as W1 will protect the foreshore from further erosion due to the constant volume of boat traffic in and out of the marina, from more wave-action than is currently happening.

Lastly the rejection of the W3 zoning of Blackman Bay will significantly reduce the traffic of an already congested area by taking over 500 cars out of the area, as we all know people going boating all do not arrive in the same cars or at the same time.

Mr. Mayor and Council please vote wisely to preserve Blackmun Bay for all residents and visitors to enjoy and not just boat owners who can afford a slip at the marina.

Thank you,

Joe Gluska

2699 Campbell Road West Kelowna

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

From: Anne Macnab [REDACTED]

Sent: October 2, 2019 4:57 PM

To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>

Subject: Public Hearing - Blackmun Bay

Hello Mayor and Council:

I am hopeful that mayor and council will vote NO to the Blackmun Bay development on Campbell Road. I am not against development but this project is massive and simply "over the top" for the Casa Loma Community. I am in agreement with the Official Community Plan developed by your staff.

The Blackmun Bay development will impact our water, wildlife, our safety and have a devastating impact on our neighbourhood forever. It will create a daily bottleneck for all westside residents travelling the Bennett Bridge. Getting on and off the bridge will be a nightmare and driving Campbell Road both during construction and after, difficult.

There is no ability for parking on Campbell Road and even developing a staging area for construction, will be problematic for the community. There are no amenities in Casa Loma so driving is a must. The proposed apartment towers provide for one parking spot, limited visitor parking and at the marina, no parking for trailers or boating guests. This development is simply too big for the area.

The OCP was developed by your professional staff and recognizes the nature of the community. To disregard their expertise in such a massive way would set a dangerous precedent for West Kelowna. It negates the purpose of Official Community Plans and the concept of controlled development. If the Blackmun Bay development were proposed for downtown Westbank, Gellatly Bay Area, this would perhaps make sense but not in Casa Loma.

I hope the concerns of the community are listened to.

Sincerely,

Anne Macnab  
[REDACTED]

Sent from my iPad

**From:** Freya Fang [REDACTED]  
**Sent:** October-02-19 5:18 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re2211 Campbell Road-File #Z17-07\*

To Mayor and Council,

My name is Freya Fang and I live at 530 Casa Grande Drive in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development as proposed.

Gridlock issues on Bennett Bridge--the entrance to the Bennett Bridge is already a major bottle neck. Many people are using Sneena Road as a means to try to get around this road block. With proposed developments for both WKC and WFN estimated at additional 1,000 residential units + more opportunities for even more development, both WFN and WKC need to come up with a transportation plan to address the gridlock issues faced by all people on the Westside.

I do hope that Mayor and Council will vote to not support the Blackmun Bay development as proposed.

Thank you,  
Freya  
530 Casa Grande Drive, West Kelowna

Thank you,  
Freya



**From:** Gary & Nancy Young [REDACTED]

**Sent:** October-03-19 8:59 PM

**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

**Subject:** Please find attached our Objection to the Blackmun Bay Development Proposal Z17-07. We would like this on record for the Public Hearing. Thank you.

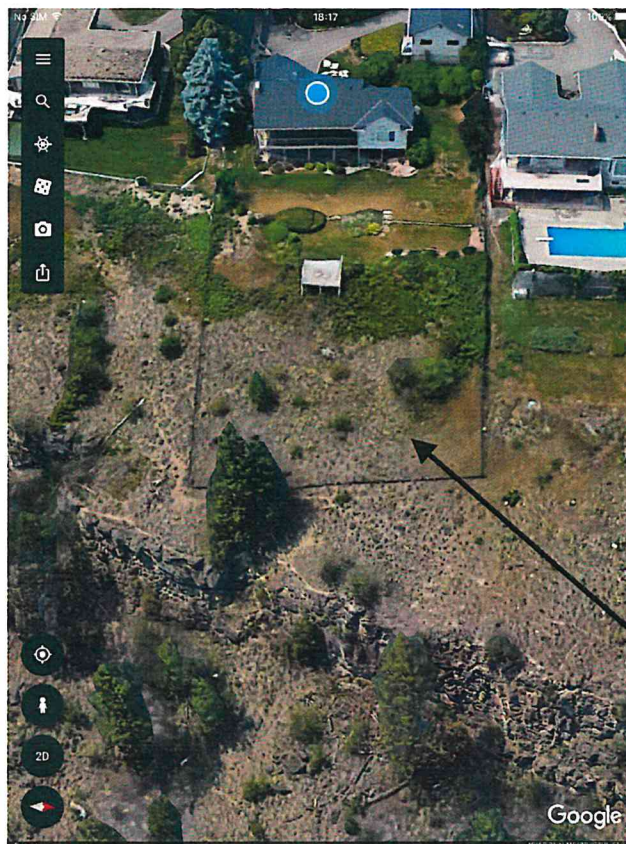
Please find attached our objection to the current proposal for the Blackmun Bay Development. We would like this on record for the Public Hearing on Oct 23/19.

Thank you,  
Nancy and Gary Young  
[REDACTED]

I am writing in reference to the Blackmun Bay Development Proposal No Z17-07 on Campbell Road. We own and live at 2235 Bridgeview Road, West Kelowna.

We would like you to know that we **strongly object** to the Blackmun Bay Development proposal.

This property is directly below and adjacent to ours. We have grave concerns that this development will compromise the stability of the bank/cliff and our property. Our house has been on this property since 1969 and at no time has there been any movement of the cliff or bank. Clearly it is the intention of the developer to undermine this cliff and build on what would appear to be 40-70% grade. How can this not compromise our property, the safety of the cliff, and the homes along the ridge?



2235 Bridgeview Road

To have 280 condo units, 60 town homes, a 120 room towering hotel, and some 608 underground parking units seems disproportionate for the approximate 3 to 4 acres of land. Of real concern is the portion of this land that is on a 40-70% slope before the cliff. As they dig down to foot his monster complex, how can it not effect the stability of the bank. As residence owners, we are all restricted in height of our homes, so as not to impede our neighbour's views. Of real concern to us it the height of this 10 story multi-building complex to be constructed in front of our property.

Here is a summary of our objections:

1. **Density & Height:** The original proposed height of this development would appear to be **420M**. The lower edge of our property is at **445M**. Clearly unlike their proposed rendering, this development would obstruct the view of most of our properties on Bridgeview Road. At one time there was some discussion to limit the development to **343M**. We agree that **343M** should be the very **maximum height** limit of this development. Again I would like to point out that their renditions show the height of the development significantly lower than the hillside, even on their first proposal of the 15 story towers. Certainly, this will not be the reality at 420M.

Of note, Blackmun Bay's original proposal asked to build three 15 story condo and one 15 story hotel unit. Now they are asking for 10 stories, however the number of units has not really changed to reflect this 5 story difference. They are currently seeking approval for 460 units, a mere 24 units down from their original proposal of 484 units.

Of real concern, is the developer later coming to the City and requesting a height change from 10 to 15 stories as we have seen happen in downtown Kelowna.

**2. Noise Impact.** The noise from a commercial hotel and condominium/ town homes complex will greatly effect all of our neighbours. We already hear significant noise from the new bridge and boaters who are floating on the lake.

When we first moved to our house there was the Pub at the foot of the bridge. We could hear people talking and orders being called out and music until 2 or 3 am.

The noise travels uphill. If you allow a rooftop swimming pool, this would be incredibly noisy. If this is approved, the city will need to put hours of use restrictions on the rooftop areas to help mitigate some of this noise.

In addition to the rooftop pool, in the concept drawing, where are they planning on putting the air conditioners/HVAC units? We understand that air conditions don't have to be located on rooftops and can be placed at ground level. This would somewhat help limit the noise impact.



The noise from the proposed marina is also a concern.

**3. Visual Impact.** With reference to the visual impact from our street and properties, the developer has generated a helicopter/drone view partway from across the other side of the lake. We would like to request a visual impact from our properties and not the rendering that clearly misrepresents the proposed height of the development. Again, this was most evident in their first rendering of the 15 story proposal. Attached is a photo of our existing view. Please note, that deck is at 460M.



**4. Property Value Impact.** If this proposal is approved, then our home values certainly will go down in value as you re-zone and commercialize this pristine residential & ALR region.

**5. Wildlife Impact.** The area is full of eagles, deer, racoons, vultures, coyotes, quail & hawks that all use this corridor to hunt, live, and travel through daily. Please note the deer in the previous picture. I don't think that these creatures are even being considered with this development proposal.

**6. Traffic Impact.** The bridge is already at a standstill for a good part of the morning and evening commute. If you add this many units, on a single access road, at the foot of the bridge, then the commute time for all of West Kelowna, and in particular the residences living on Campbell Road, will be greatly impacted during and after construction. Also, the lack of parking that Blackmun Bay proposes falls well short of a sensible requirement for all of the amenities they are wanting to build. The congestion on Campbell Road will prove to be a continuing and ever-growing concern for all home owners who reside on Campbell Road as they commute into Kelowna or West Kelowna. There is only one entrance in or out.

**7. Fire & Emergency Equipment Concerns.** If there is a fire, or emergency, how will the Fire Department, ambulances or police get into this over congested area? Within the last couple of years there have been two fires that we know of on Campbell Road. The last one being a tree on the Blackmun Bay property, which occurred around 11pm on 5 July 2018. Luckily, it happened along the shore line and not on the hill side. I have attached a picture of that fire to show how quickly a fire could spread to the existing pine trees on the bank.



**8. Security Concerns.** With increased density comes increased crime.

### **Conclusion**

We are not opposed to a residential development below our property with reasonable height restrictions and density. We are however, opposed to the size and height for this proposal. Perhaps a development more in line with what is already existing further south on Campbell Road would be more appropriate...individual homes and maybe some town homes, that aren't higher than 3 or 4 stories. If you grant permission for this mega-construction site, then you as a city will also assume some of the responsibility for any future erosion of the land, including engineering and environmental damage to the surrounding properties.



Blackmun Bay keeps touting how much money they have invested in designing this development. They seem to continually push this line. In reality, your City should not care how much they have spent, but what happens in the long run to our neighbourhoods and in particular the Casa Loma area.

Thank you for your time and consideration,

Nancy & Gary Young

2235 Bridgeview Road, West Kelowna



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

From: Elisabeth Obst [REDACTED]

Sent: October-03-19 4:18 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: Public Hearing re 2211 Campbell Road- File # Z17-07\*

To Mayor and Council

Our names are Herbert and Elisabeth Obst and we live at 444 Casa Rio Drive in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, we would like to detail why we are opposed to this development as proposed:

Emergency access and fire evacuation - With the proposed development of 528 housing units for Blackmun Bay and the proposed 268 housing development on the adjacent WFN land, Campbell Road will be the only access for over 1,100 housing units. This far exceeds the National Fire Protection Standards that call for 2 exits when there are more than 100 housing units. It, in fact, exceeds the standard of a minimum of 3 access routes in and out of an area with over 600 residential units. The City can no longer afford to risk the safety of all Casa Lima residents by approving further development on Campbell Road. Just think what will happen in case of a forest fire, we will all burn here!

Disregard for West Kelowna City Official Community Plan (OCP) - Casa Loma has been identified as a Neighbourhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighbourhoods such as Casa Loma. The Blackmun Bay development, which would be the single largest development, in West Kelowna is a complete disregard to existing OCP's. This development will turn into Airbnb's or other short term rentals with a transient population. Council should not approve this development.

Years of construction, noise and extreme disruption - The projected build out of this project is 6 years. Have you ever seen a construction project completed by the estimated time provided by the company? My husband and I are in our 80's, we have lived here peacefully for 23 years as many of our neighbours. This project will hasten our early death!

The years of construction, noise, dirt and extreme disruption for the existing Casa Loma residents is unacceptable. Additionally, there is no staging area for trucks, cranes, parking for construction workers etc. that will be needed to build this development.

Destruction of the natural environment - the proposed Blackmun Bay project would result in the destruction of a valuable wild life corridor that extends from the Bennett Bridge through to Kalamo Park. As well the addition of the 241 boat marina for Blackmun Bay, Shelter Bay has a proposal to increase the # of boat slips by 549 units. Both West Kelowna and Westbank First Nation need to determine what the impact of these additional boat slips will have on our lake before further development is approved.

Gridlock issues on Bennett Bridge - the entrance to the Bennett Bridge is already a major bottle neck. Many people are using Sneena Road as a means to try to get around this roadblock. With proposed developments for both WKC and WFN estimated at additional 1,000 residential units + more


opportunities for even more development, both WFN and WKC need to come up with a transportation plan to address the gridlock issues faced by all people on the Westside.

Safety issues for the properties above the development - there will be a need for a significant amount of blasting into the existing cliff. This blasting could have a major impact on the houses above the development - particularly on Bridgeview Road. And it might have an impact on Casa Loma homes as well.

Safety of Casa Loma water - the addition of 790 boat slips could have an impact on the Casa Loma water system. The water intake pipe for Casa Loma is located near the Blackmun Bay development WKC will need to assess the impact of these new and expanded marinas before approving the marina plans.

And then there is the sewer system - most times of the year there is an extremely unpleasant odour emitting from the sewer front of our home, also on Campbell Road between Casa Rio and the Blackmun Bay project the stench is unbearable. So you are thinking about approving this project, adding all these units, but after digging up the roads twice we still don't have a properly working system.

We sincerely hope that the Mayor and Council will vote to NOT SUPPORT the Blackmun Bay development as proposed!

Herbert Obst and Elisabeth Obst  
444 Casa Rio Drive  
West Kelowna, B.C.  
V1Z 3L6  


Take care,  
Elisabeth Obst

**From:** Allison McLean [REDACTED]  
**Sent:** October-06-19 5:20 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road - File #Z17-07

To Mayor and Council

Our names are Allison McLean and Ronald Turnbull. We live at 540 Casa Grande Drive in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay Development, we want to detail our opposition to the development as it is being proposed.

We worry about the safety of the neighbourhood from the traffic, the effect on the environment and the impact on the wildlife in the area.

Campbell Road is the only access into the neighbourhood. The increase in population would hinder a safe and efficient evacuation if such emergency occurred. It would also hinder emergency crews entering the area. We are concerned that with this new developments along Campbell Road, we will far exceed the National Fire Protection Association standards for exits to housing units ratio.

The traffic on the Bennett Bridge would increase substantially. Traffic on the bridge is already an issue for those living on the Westside. At times the traffic currently backs up on to Sneena Road. This will only get worse with Blackmun Bay. The merge lane is short from Campbell Road onto the highway. With the increased traffic from Campbell Road will mean longer bottlenecks for other West Kelowna residents.

Blackmun Bay is looking to add 241 boat slips. We are told the water intake pipe for Casa Loma is located near Blackmun. We want to ensure that the water quality is not affected by this development.

There will be a significant amount of blasting into the existing cliff. The impact on the existing houses in the area needs to be carefully examined before any of this work begins.

Wildlife live along the corridor between Kalamoir Park and the Bennett Bridge. Destruction of this area will have a serious impact on them.

We do hope that the Mayor and the Council take these issues under consideration and not support the Blackmun Bay development as proposed.

Regards,

Allison McLean and Ronald Turnbull

540 Casa Grande Dr

West Kelowna

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

From: Earl J McDonald [REDACTED]

Sent: October-06-19 5:24 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Cc: [REDACTED]

Subject: Public Hearing re 2211 Campbell Road -File Z17 -07

Mayor Milsom and Council

My wife Yolanda and I will be unable to attend the 23rd October Public Hearing re the Blackmun Bay project, but we wish to express why we oppose this development as proposed ,for the following reasons.

Gridlock on Bennett Bridge

It is now quite difficult to merge onto the bridge, especially between 7-9 am from Monday to Friday, and we anticipate much more difficulty with the estimated approximately 800 housing units added by the proposed Blackmun and WFN developments on Campbell road. This will significantly increase the volume of traffic and thus slow the flow of traffic on to and off the bridge.

Emergency access and fire evacuation

There are now more than 100 housing units in the Casa Loma area . We are told that exceeds the National Fire Protection Standards which call for 2 exits. The addition of another 800 housing units will therefore far exceed the National Fire Protection Standards and thus decrease the safety of all Casa Loma residents during an emergency - health or otherwise and during a fire evacuation.

Noise and extreme disruption

Casa Loma's and Lakeview Heights' quiet and peaceful neighborhoods will be disrupted and negatively affected by very loud noises ,dust and increased traffic especially during the estimated 6 years the project is expected to be built. This could lead to health issues such as increased stress and exacerbation of breathing conditions such as asthma and chronic chest infections.

Blasting could also damage nearby buildings Safety of Casa Loma water The water intake pipe for Casa Loma is located near the Blackmun Bay development. The addition of about 800 boat slips could cause increased turbidity and a possible increase in bacterial viral and fungal counts in our tap water.

We hope that the Mayor and Council will listen to the opposing voices of all residents of West Kelowna especially those in the Casa Loma and Lakeview areas, which are more directly affected and that they will not vote to approve the Blackmun Bay development -as proposed.

Yours truly

Earl and Yollie McDonald

571 Casa grande dr

West Kelowna v1z3m4

Sent from my iPad

**From:** [REDACTED]  
**Sent:** October-05-19 2:38 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Blackmun Bay project



5 October 2019

To: Mayor and Council of the City of West Kelowna  
2760 Cameron Road  
West Kelowna B.C. V1Z2T6

Re: Public Hearing -2211 Campbell Road File # Z17-07

My name is Gary Kosowan and I live at 485 Casa Rio Drive, West Kelowna, and I would like to explain to you why I am strongly opposed to the Blackmun Bay project.

On 2nd of October I had a doctors appointment at 9:30AM, in Kelowna. As I drove down Campbell Road approaching the bridge I encountered approximately 7-10 vehicles in front of me attempting to enter the traffic circle and onto the bridge. For no apparent reason the bridge was clogged. Traffic was stopped, entering the traffic circle and onto the bridge was slow and difficult. This is the point where road rage can begin. Fortunately this day I managed to slip into the traffic without incident.

I can only imagine how far back the line up to enter the bridge from Campbell Road will be if you add an additional 1000 vehicles to the Casa Rio Area. This was October, what would the summer months be like? If you had a doctor's appointment, or had an airplane to catch, what time would you have to leave home?

The existing residence would be "land locked" If this development goes ahead I believe the people that occupy these rooms in Blackmun Bay will also be very annoyed with this situation.

This turmoil starts when the first spade goes into the ground. Now Campbell Road will endure gravel trucks, graders, cement trucks, cranes, and all the subcontractors vehicles.

I am not against new development. I believe for any city to prosper you must have now growth. However Blackmun Bay is the wrong location.

The other major issue I have is the inability of emergency vehicles getting in or out of Campbell Road. I don't care how loud the siren is, the road is narrow and 2 lanes. I am 77 years old and this concerns me.

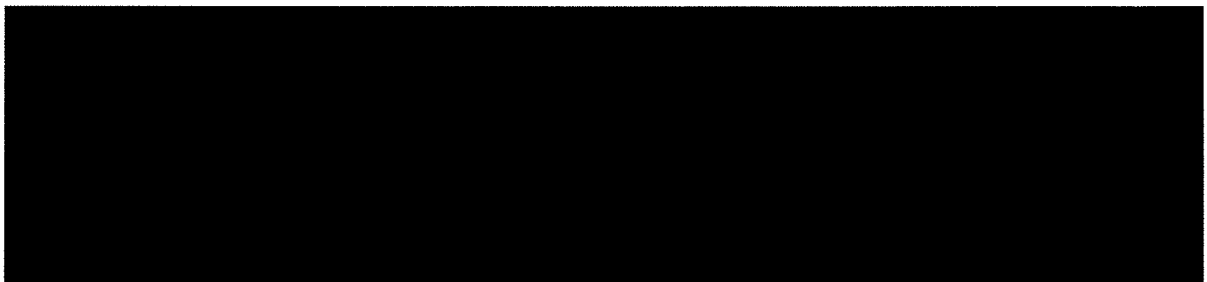
There are many other reasons why I don't support this project, but I am sure that my neighbours will enlighten you.

I hope the Mayor and Council will vote to NOT support the Blackmun Bay development as proposed.

Yours truly,

A solid black rectangular box used to redact the signature of Gary Kosowan.

Gary Kosowan

A large solid black rectangular box used to redact the main body of the letter.

**From:** [REDACTED]

**Sent:** October-04-19 4:27 PM

**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

**Subject:** Public hearing re 2211 Campbell Road, West Kelowna File # Z17-07

Dear Mayor and Council,

Our names are Frances Farr and Tremayne Farr. We have lived at 2787 Benedick Road, West Kelowna for 44 years and in the Casa Loma community for 48 years. There have been a lot of changes!

In advance of the Public Hearing for the Blackmun Bay project on October 23, 2019, we wish to detail some of the reasons why we are OPPOSED to this development as proposed. One would be very naive to believe that changes will not occur but one hopes that the changes that do occur will be in keeping with the overall long range plan in the community that will be of benefit to the residents and also to the groups that wish to make the changes happen.

-- for emergency access and fire evacuation the volume of proposed units is not acceptable. The numbers far exceeds the National Fire Protection standard. Please keep in mind that we have only ONE egress into and out of our community.

-- This does not follow the Official Community Plan that the city of West Kelowna adopted. Please keep in mind that Westbank First Nations are planning a huge development next door to the north of this property. It would seem that we (non native residents) have no jurisdiction over this development but we do have a say in the planning of the Blackmun Bay proposal.

--There will be years of construction, noise and extreme disruption. We were informed that it may be a six year plan. That is a long time to be daily inconvenienced.

-- How will the wildlife corridor be addressed? This corridor has been established from the Bennett bridge to Kalamor park to the south. There won't be any flat land for the animals to use and the remainder is a cliff.

-- Attempting to access the Bennett bridge will be a terrible problem. At the moment some of the Lakeview and West Kelowna commuters use Sneena road to access the south Casa Loma roundabout. It can be gridlocked in the morning. Think of the impact of adding almost another 1000 residences to this dilemma! ( 500 plus units from Blackmun Bay and more than 400 from Westbank First Nations proposed development.

--Has the safety of the properties above the development been addressed? There will be blasting, excavation, etc and I would be concerned if I was a property owner above this area.

--Part of the proposal is the addition of a marina and a large number of boat slips. The neighbours to the north, WFN also wish to expand. What is the impact of this massive covering of the lake bottom relating to fisheries, aquatic life and quality of the water that we all drink from the Okanagan Lake?

We hope that the Mayor and Council will vote to NOT support the Blackmun Bay project as proposed

Respectively,

Frances and Tremayne Farr



**From:** [REDACTED]  
**Sent:** October-08-19 2:45 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing Re: 2211 Campbell Road - File #Z17-07\*

Good Afternoon


Could you please ensure a copy of the attached letter is provided to the Mayor and all members of Council and also attach it to the above noted file.

Could you also confirm by return email that this communication has been received.

Thank you

Daryl Ferko

Daryl Ferko  
2564 Campbell Road  
West Kelowna, BC V1Z1T2



October 7, 2019

City Council  
City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC V1Z 2T6

Dear Sirs:

RE: Proposed Blackmun Bay Development (the "Development")

I am a resident of the Community of Casa Loma (the "Community") and I would like to provide you with my comments regarding the Blackmun Bay Development.

1. It has been noted by the staff of the City of West Kelowna that the number of residential units in the Community already exceed the Fire Department's recommended number of residential units for communities with only one entrance/exit. The Development will greatly increase the fire risk of the residents of the Community. I do not think it is prudent for council to ignore the increasing fire risk it is exposing its citizens to and the increased liability it may be assuming by ignoring the recommendations from professional fire associations advising on fire risk. No further development should be approved for the Community.
2. The Community is rated as a "high risk" area for wildfires and it is my understanding that the City has not developed an evacuation plan for the Community in the event of a wildfire. Until an evacuation plan is developed, modeled and tested, I do not think it is prudent for council to add residential units to the Community, increasing the fire risk of the existing residents.
3. The Development is the highest density project to be proposed in West Kelowna's history and it is being proposed in a rural like community with rural like road infrastructure. Bridge access for the Community is already difficult in the mornings. I do not believe the Community's road infrastructure, including bridge access, will be able to accommodate the increased road traffic generated by the Development. What traffic models have the City evaluated for this Development?
4. The Community already has a very large marina located at the entrance of the Community. The Development is proposing an additional marina. Have adequate lake and shoreline environmental studies been completed

to model the environmental impacts to marine life and the shoreline?  
Also, have the environmental impacts to marine life been studied relating to the possible addition of another fueling station at the marina and the environmental impacts from increased boat traffic along the shoreline of the Community? Have the environmental impacts to endangered species been evaluated by Council?

5. Although the development proposes a marina, little is said about a boat launch for the development. The Development will put added pressure on the small community boat launch located in the Community. There is already traffic and trailer congestion during the summer at the existing boat launch.
6. The Community prides itself on the existing ALR land within the Community. The Development will have a significant negative impact on the activities on the existing ALR land. There is limited ALR land in West Kelowna and proper stewardship of ALR land is important. I think it is prudent for Council to protect the ALR land that currently exists within West Kelowna. Council should not allow existing ALR land to be degraded in any way.
7. Our Community lives with drinking water quality advisories every summer. The Development will further negatively impact our drinking water quality. I do not feel it is prudent for Council to increase the health risk to the citizens of the Community by approving projects that will result in declining drinking water quality. Has Council evaluated the increased liability it may be assuming in this regard?

Reflecting the above, I do not believe this project should be approved in any form. I hope you will take my concerns into consideration when you consider the approval of the Development.

If you require any further information, please contact the undersigned at the above noted address, phone number or by email at [REDACTED]

Thank you

Yours truly

Daryl Ferko

**From:** Renata Ferko [REDACTED]  
**Sent:** October-08-19 2:47 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road - File #Z17-07\*

Please pass this on to Mayor and Council with the attached letter

Thank you,

Renata Ferko

2564 Campbell Road

West Kelowna, BC V1Z 1T2

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Renata Ferko  
2564 Campbell Road  
West Kelowna, BC. V1Z 1T2

October 6, 2019

City Council  
City of West Kelowna  
2760 Cameron Road  
West Kelowna, BC V1Z 2T6

Re: Blackmun Bay proposal

My concern is with the number of additional vehicles accessing Campbell Road due to the proposed Blackmun Bay project.

One nice thing about living in the Casa Loma neighbourhood is having a view of the bridge and being able to see if there is any congestion on the bridge. That is a daily occurrence during rush-hours and also certainly during the summer with the tourist traffic. Not to mention when vehicles break down on the bridge during non rush hour times.

During rush hour it is quite an ordeal breaking into traffic in the roundabout on Campbell Road. Often, in addition to vehicles taking the Hudson and Snee Roads to access the bridge, vehicles travelling north on Hwy 97 will take the Campbell Road exit to the roundabout and then re-merge on to the bridge.

On Friday, July 19, 2019 at approx 10:30 am we once again noticed there was congestion on the bridge going northbound into Kelowna. Since we were going toward West Kelowna we didn't think it would impede us. Once we got to the roundabout we realized just how bad it was. Driving southbound on Highway 97 we saw the traffic was backed up going northbound all the way past Bylands (6.5 km from the Campbell Road roundabout). Traffic was still backed up on our return to the Casa Loma area after completing our errands. We ended up taking Hudson and Snee Roads to get on to Campbell Road. We waited a few hours before heading into Kelowna to do our other errands. On our return home to West Kelowna we realized traffic was still backed up going North bound.

With the looming possibility of the proposed Blackmun Bay project in mind and possibly approximately 500 more residential units, all I could think about was how would the residents at the far end of the Casa Loma area ever be able to evacuate quickly and efficiently with more cars on our one lane road. Our only road in and out of our community. Imagine another possible 1000 residents in the Blackmun Bay project trying to evacuate as well. I also wondered whether West Kelowna has the number of appropriate emergency vehicles to respond to a situation such as this. What would our evacuation plan be?

As we all know, forest fires are our reality and are very frightening to even think about. Despite all the rain we have had this year, on Thursday there was a lightning strike which started a fire in the Joe Rich area. This brought to mind a fire that started just above Kalmoir Park below Lakeview area approx 3 years ago. That was one of the most frightening days I have experienced since moving to Casa Loma in 2011, thinking what would happen if that fire spread and came into our block. How would we evacuate quickly if that fire happened to be in an area closer to the bridge. Cutting us off from our only exit point? That could certainly happen with this new proposed development. Again, what is the evacuation plan for Casa Loma residents?

I am firmly against the proposed Blackmun Bay development.

Renata Ferko

**From:** gregsibbald [REDACTED]  
**Sent:** October-08-19 5:10 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public hearing re 2211 Campbell Rd. File #Z17 07

My name is Greg Sibbald, 510 Casa Grande Dr. in West Kelowna.

I do not want the proposed Blackmum Bay project to go forward. It will add significant traffic and spoil the unique feature of Casa Loma.

I hope the Mayor and council will also agree this development will not be positive and vote Not to support it

Greg Sibbald  
510 Casa Grande Dr.

Thanks for your support.

Sent from my Samsung Galaxy smartphone.

**From:** Ryan Holt [REDACTED]  
**Sent:** October 8, 2019 5:29 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** FILE # Z17-07, OPPOSITION TO BLACKMUN BAY DEVELOPMENT PROPOSAL - Ryan Holt

Hello Mayor and Council,

Hope everyone is doing well and staying warm with the early winter that appears to be setting in.

Please accept my attached letter regarding my personal **opposition to the Blackmun Bay Proposal as it is currently proposed**; I kept it only a few key points but more to follow and a colorful public hearing ahead I'm sure.

Please add this to what I'm sure is a large and growing pile.

Thanks,  
Ryan Holt  
2615 Campbell Road, Casa Loma, West Kelowna

## FILE # Z17-07, BLACKMUN BAY DEVELOPMENT PROPOSAL

October 6, 2019

**From:** Ryan Holt, 2615 Campbell Road, Casa Loma, West Kelowna

**Attention:** City of West Kelowna Council Mayor & Council

Dear West Kelowna City Council,

I am writing to you as a concerned property owner in Casa Loma, West Kelowna for the past 15 years, in a home previously owned by family since 1992. I am writing to express concern with the outrageous development proposal being considered for 2211 Campbell Road a.k.a. Blackmun Bay.

I have volunteered in the role as President of the Casa Loma Community Association board of directors since 2018. I have had the privilege to meet everyone on City council and I believe that City Council is genuine in its collective goal to manage sustainable growth while respecting the character of existing neighborhoods.

In countless meetings with neighbors and other community members, it is clear that we share a common view that this project is way out of line with what the West Kelowna community stands for: a balance between the ever-growing demand for housing and retaining the beauty that makes everyone want to live here in the first place.

A short list of reasons I strongly oppose this project as currently proposed:

1. **Official Community Plan:** When we bought our property, we referenced the OCP and felt comfortable that the mix of ALR/agricultural and low-density residential zoning would be honored- it is called an Official Community Plan after all. Times change, but a project of this scale that has requested what can only be described as unprecedented, extreme zoning amendments (from A1 to CD8) *is not a right of the developer* and it is absolutely not in the best interests of anyone else in the community. High-rises and high-density belong near the city center, so that the community can build a strong core which will support West Kelowna businesses and minimize traffic and urban sprawl.
2. **Insufficient Infrastructure:** There are many older or disabled people who live in Casa Loma. In previous summers, Kalamo Park was so dry, and the fire threat so high, that it was closed to public access for months. If you knew a fire would break out- **and that threat is always present given that Casa Loma is located in high wildfire hazard area-** and the National Fire Protection Guidelines on a single access road were disregarded, would you in good conscience vote to approve a project like this? The construction phase alone would be an unacceptable threat to evacuation safety and would almost certainly require

## FILE # Z17-07, BLACKMUN BAY DEVELOPMENT PROPOSAL

the ALR-designated land below to use as a bypass and would become a construction warzone. There are no sidewalks for safe places for kids and families to walk. There's the water issue everyone is aware of... in other words a very long list of infrastructure deficits that alone are reason enough to decline this project.

3. **Common sense:** Campbell Road feeds on to Highway 97. It is already a crowded and dangerous exit with the extra unknown of pending First Nations overdevelopment. There are no immediate amenities in Casa Loma, so by necessity those new residents will have to drive elsewhere. Does adding potentially hundreds of daily vehicles to a choke point on a very busy highway merge make any common sense? Density in any organized major city is always concentrated in the downtown core near amenities and other density for a reason. Furthermore, this development will funnel traffic into Kelowna, which is 3km away, versus ~12km to West Kelowna City center. How does that help support West Kelowna business?? (It doesn't.)

I am not arguing against any and all development- this is not a NIMBY rant. This is private land, and the owner of the land should be allowed to develop the land if it meets all safety and zoning conditions- but it does not. The development corporation knew very well what the land was zoned for when they purchased it. I am simply asking that the OCP and safety conditions be respected and not treated with irrelevance- because that will become a very slippery slope and set the precedent for future development proposals across West Kelowna.

There will be no shortage of demand in the coming years ahead for development property, and insisting developers be reasonable when requesting zoning changes will not hurt West Kelowna's growth initiatives. In fact, adhering to and enforcing a strong OCP will ensure West Kelowna will have a cohesive and bright future.

**I ask that you carefully consider your legacy that you will all leave for generations to come when making important decisions on this property and others like it.**

Thank you all for your service, and for listening to the many voices in the community that are counting on you to protect the public interest, and at a minimum, honor the Official Community Plan and reject the Blackmun Bay development as proposed.

Yours truly



Ryah Holt, P.Eng.

**From:** Dean Griswold [REDACTED]  
**Sent:** October-08-19 10:44 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road West Kelowna File #Z17-07\*

Dean Mayor and Council;

My wife and I are residents of West Kelowna and live above the proposed development call Blackmun Bay. We are very strongly opposed to this development for the following reasons.

1. Safety of the properties situated above the development.
2. Safety of the Casa Loma water supply with a marina expansion planned.
3. Destruction of natural habitat and interruption of the wild life corridor.
4. Increased traffic onto the W.R. Bennett bridge and Campbell Road itself.
5. This development is in contradiction to the OCP for this area.
6. Emergency access and egress from the area is inadequate.
7. Residents and tourists in such a development are more likely to shop and work in Kelowna and not utilize the merchants or services of West Kelowna.

I hope the Mayor and Council of West Kelowna will vote to **NOT** support the Blackmun Bay Development as proposed.

Sincerely;

Dean and Denise Griswold  
2345 Bridgeview Road  
West Kelowna, BC

October 5-2019

To Mayer and council

As a family, we enjoy going on the lake in our boat, and I've noticed a few different lake front developments in the Central Okanagan. One development in particular stood out as a parallel comparison to the proposed Blackmun Bay Development – and seeing how their boat-launch & boat-trailer parking has affected their community is of grave concern.

McKinley Beach is a beautiful "one road access only" community similar to ours - located on the East side of the lake off Glenmore Rd. This development has a new 110-boat-slip marina with NO PARKING LOT, every time we boat by it is not hard to miss how the road up from the marina is always full of 'vehicle upon vehicle' (with & without trailers attached) lined up - all the way to the top of the development! Please see the above attached photo.

I'm concerned that this could be the exact same situation on Campbell Rd, as the developer of Blackmun Bay has failed to show a reasonable and workable solution to the parking issue. Campbell Rd is already challenged with not enough space for pedestrians and bicycles to move safely – there is no room for parked cars with boat trailers.

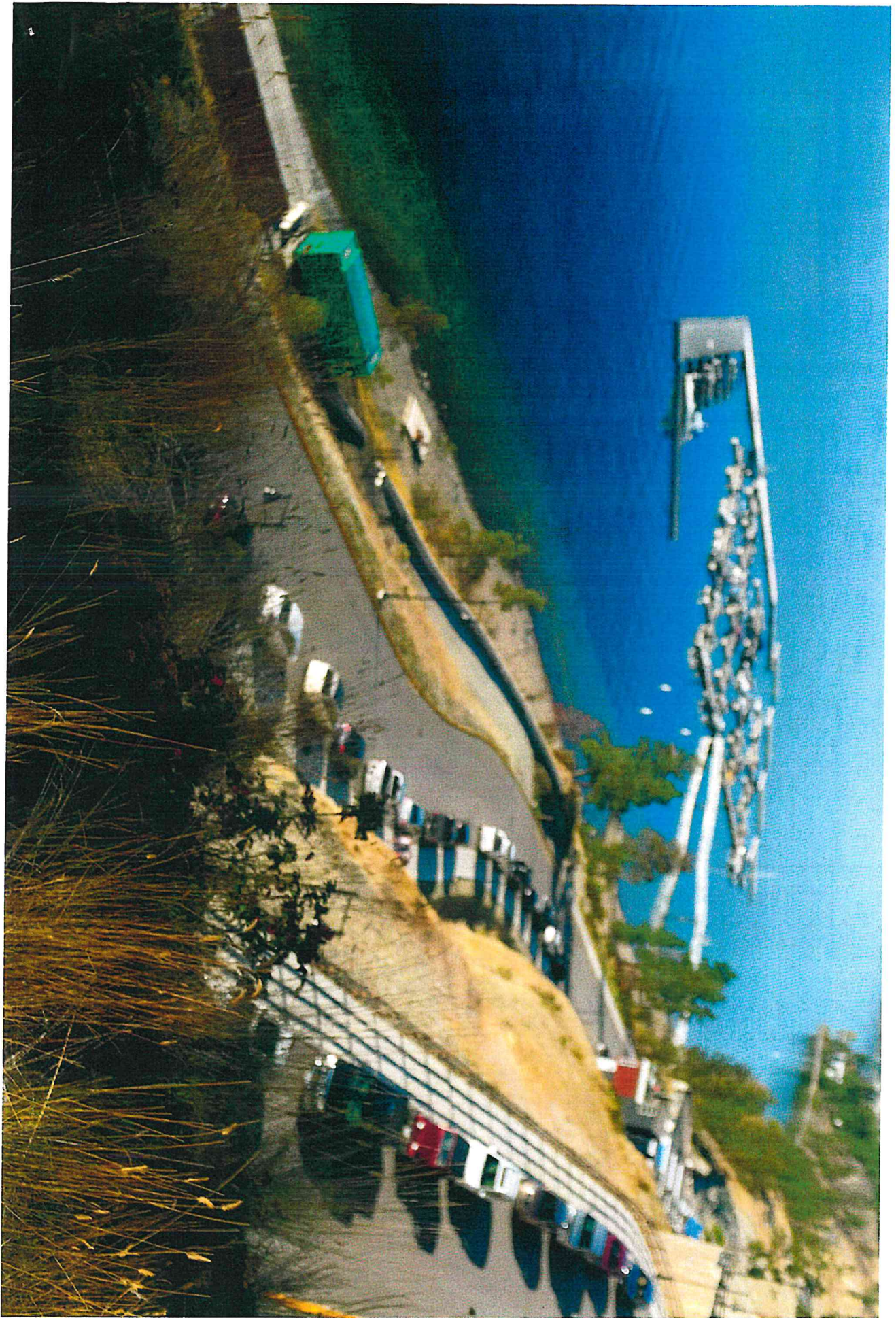
We sincerely hope the Mayer and council will take this into consideration when making their decisions to move this project forward or not, we have a chance here to make the right decision the first time!

Simson Family

2684 Casa Loma Rd









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

From: Sean Quinton [REDACTED]

Sent: October-09-19 12:59 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: Public Hearing re:2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Sean Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proceeding.

Emergency access and fire evacuation is of paramount concern. With the development of 528 housing units for Blackmun Bay and the proposed 268 housing development on adjacent WFN land, Campbell Road will be the only access in or out for over 1100 housing units. It is my understanding that this far exceeds the National Fire Protection Standards that calls for 2 exits where there are more than 100 housing units. It in fact exceeds the standard of a minimum 3 access routes in and out of an area with over 600 residential units. The City can no longer afford to risk the safety of all Casa Loma residents by approving further development on Campbell Road.

I do hope the Mayor and Council will vote to not support the Blackmun Bay development as proposed.

Sean Quinton

21-2493 Casa Palmero Drive, West Kelowna

**From:** Sean Quinton <[REDACTED]>  
**Sent:** October-09-19 1:13 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re:2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Sean Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proceeding.

This development is in complete disregard of the West Kelowna Official Community Plan (OCP). Casa Loma has been identified as a neighbourhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighbourhoods such as Casa Loma. The Blackmun Bay development is in complete disregard to existing OCP's. Council should not approve this development.

I do hope the Mayor and Council will vote to not support the Blackmun Bay development as proposed.

Sean Quinton  
21-2493 Casa Palmero Drive, West Kelowna

**From:** Sean Quinton <[REDACTED]>  
**Sent:** October-09-19 1:18 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re:2211 Campbell Road - File #Z17-07

To Mayor and Council,  
My name is Sean Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proceeding.

The projected build out of this development is 6 years. The years of construction, noise and extreme disruption for the existing Casa Loma residents is unacceptable. Additionally there is no staging area for trucks, cranes etc. that will be needed to build this development.

I do hope the Mayor and Council will vote to not support the Blackmun Bay development as proposed.

**Sean Quinton**  
21-2493 Casa Palmero Drive, West Kelowna

**From:** Sean Quinton <[REDACTED]>  
**Sent:** October-09-19 1:34 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,  
My name is Sean Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proceeding.

The Safety of the Casa Loma water supply is a primary concern. The addition of 790 boat slips could have an impact on the safety of the Casa Loma water system. The water intake pipe for Casa Loma is located near the Blackmun Bay development. WKC will need to assess the impact of these new or expanded marinas before approving the marina plans.

I do hope the Mayor and Council will vote to not support the Blackmun Bay development as proposed.

**Sean Quinton**  
**21-2493 Casa Palmero Drive, West Kelowna**

**From:** Sean Quinton [REDACTED]  
**Sent:** October-09-19 1:44 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,  
My name is Sean Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proceeding.

The destruction of the natural environment is very concerning to me. The proposed Blackmun Bay project would result in the destruction of a valuable wildlife corridor that extends from the Bennett Bridge through to Kalamo Park. As well as the addition of the 241 boat marina for Blackmun Bay, Shelter Bay has proposed to increase the number of boat slips by 549 units. Both WKC and WFN need to determine the impact these additional boat slips will have on our lake before further development is approved.

There are safety concerns for the properties above the development. There will be a need for a significant amount of blasting in to the existing cliff. This blasting could have a major impact on the houses above the development, particularly on Bridgeview Road.

I do hope the Mayor and Council will vote to not support the Blackmun Bay development as proposed.

**Sean Quinton**  
**21-2493 Casa Palmero Drive, West Kelowna**

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

From: Noreen Meyer [REDACTED]

Sent: October-09-19 3:21 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: File Z17-07 bylaw 0100.49

To Whom it may concern: I am totally against the development named Blackmun Bay. I live on Campbell road and my main concern is safety. If there is a need to evacuate Casa Loma for fires ( as an example) there is no way that

you could quickly evacuate this community. The bridge at each rush hour is bad enough but adding a disaster evacuation would not be successful with the unavoidable increase in traffic this development brings. I could not even get a speed bump installed on Campbell as it is an egress road and cannot be impaired in any way. .

We had to follow many regulations to extend our legal dock. How could a marina of 240 slips not negatively impact our marine environment?

This development is simply too big for the area and the many year build will impact present residents negatively, Please do not approve this development, there is really no benefit to west kelowna.

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

From: B Meyer [REDACTED]

Sent: October-09-19 3:01 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: File Z17-07 Blackmun Bay Bylaws 0100.49, 0154.59, 0154.66

City Clerk

I am a resident at 2331 Campbell road and have received the notification of a public hearing on the above subject matter to be held on October 23rd of this year.

The purpose of this letter is to express my dis-satisfaction with the timing and proposed meeting dates. In my opinion this plays directly into the hands of the developer as a great deal of property owners will have vacated their properties for the winter months. Why was this hearing delayed to a date when you must have known those who do not live year round in the area would not and in all probability could not attend. I suspect the Blackmun people had a large say in this decision as it is in their best interest to have as few concerned residents attend as is possible.

I personally travel a great deal and do not winter in West Kelowna even though Campbell road is my primary residence. I also note that the meeting is to start at 6:00 pm on the 23rd and that those who wish to address council with their concerns will be given a 5 minute time limit to address their concerns. I have several concerns and will request my allotted 5 minuets for each concern. If all those who wish to be heard are given their time slots we will be at this meeting for hours and potentially into the next day. I would request this Public Hearing be delayed to the summer (June-Sept) of next year so we can all have input into this important decision. At the very least you need additional time to allow all concerned citizens to have the proper time to express their opinions.

Bruce Meyer  
2331 Campbell Road



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

From: B Meyer [REDACTED]

Sent: October-10-19 10:56 AM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: File # Z17-07. Bylaws 0100.49, 0154.59, 0154.66 Blackmon Bay application

We currently live at 2331 Campbell Road, West Kelowna and will be severely impacted if Council approves this proposed development. We are opposed to these applications for the following reasons.

- The development goes against the existing development guidelines established by the City of West Kelowna so should be denied on that basis alone.

- There are numerous safety concerns if approved including but not limited to;

- Campbell Road is a single lane ingress/egress road and cannot handle the proposed traffic increase that is envisioned by this development

- Both during and after construction emergency response will be negatively impacted and those living south of the development will be at risk of not receiving emergency help in time and potential death

- In the event of a forest fire there will be no way out for existing residents as Blackmun development residents (over 2000 cars, trucks, trailers, boats, etc) will clog the exit point to HWY 97

- The bridge traffic is already untenable especially in the AM and PM rush hours. In the event of an emergency happening at these times, or even an accident on HWY 97 there will be no exit from Campbell RD

- there are NO current plans for bridge expansion or HWY 97 improvement

- Directly North of Blackmun the WFN owns the property to HWY 97 and have a large development planned that Does not require City approval. Another addition to the already crowded Campbell Rd and HWY

- The WFN also has planned another large development on the North side of the Bridge that again will add thousands of vehicles to the bridge and HWY 97 -The application includes a proposed 240 boat marina and commercial development on the water as well as a new boat launch. We are opposed to any new boat launch and Marina for the following reasons

- there is an existing large marina with facilities to accommodate any needs for a new development as the owners (WFN) are planning to double its existing capacity

- under existing provincial Agricultural Land Reserve rules the lower development cannot pave, pour concrete, build new structures other than existing footprint or otherwise use this land for commercial purposes. Blackmun approval will create erosion, dust issues, environmental pollution, wildlife disruption and fish migration issues. I have not seen any environmental studies showing the effect this development will have on the water, environment and wildlife.

- This area of the lake is already over crowded with boat traffic and cannot sustain an additional 500 boats moored (Blackmun and the expansion of the existing marina) in this small area

- the existing water area is a pristine environment ideal for canoes, kayaks, swimming and day use. Why put another eyesore on our beautiful lake that is not needed. Blackmun will profit we will not.

- once you Grant this marina application the City has no control over future expansion. Approval means no control in the future.

- boat traffic going under the bridge is extremely busy now and often dangerous. This development will only make this situation worse adding hundreds of boats daily to under bridge traffic.

- why are we considering a Hotel application? When you consider all the above issues a hotel with its rooms, restaurants, bars, etc will exponentially add to the safety and traffic concerns. This area does not need a Hotel, put it in the downtown area where it's needed.

- As a property owner and taxpayer this development will have a very negative impact on real estate prices for single family homes both in the Casa Loma area and the communities above the escarpment.

For all Blackmun claim of new tax dollars the net effect will probably be negative as property prices drop in the area.

-It will not be possible during construction to GUARANTEE access at all times on Campbell Road. This puts all residents in the area at a safety risk level that is not acceptable. When this occurs are you prepared to handle the fallout?

We do not support any of the application as it exists and ask all City of West Kelowna Council and Mayor to vote against this development. Support your community not this monstrosity.

Bruce and Noreen Meyer  
2331 Campbell Rd.

**From:** Allison Budd [REDACTED]  
**Sent:** October 10, 2019 9:02 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Decision time

Blackmun Bay development cannot proceed at this time.

National Fire Association standards are already breached by the number of houses in Casa Loma with only one exit road. This is particularly dangerous when Casa Loma is classified as an EXTREME FIRE HAZARD AREA.

Furthermore, councillors who approve this project can be made PERSONALLY liable for ignoring a development that contravenes the NFA standards when a disaster occurs.

Finally, those councillors who received financial support from the developers in the last municipal election should NOT vote on this development proposal as that would be viewed as a CORRUPT practise.

Allison Budd  
553 Zdralek Cove  
West Kelowna BC

**From:** jgluska [REDACTED]  
**Date:** October 10, 2019 at 10:18:32 AM PDT  
**To:** [gord.milsom@westkelownacity.ca](mailto:gord.milsom@westkelownacity.ca)  
**Cc:** "deJong, Rick" <[rick.dejong@westkelownacity.ca](mailto:rick.dejong@westkelownacity.ca)>, Doug Findlater <[Doug.Findlater@westkelownacity.ca](mailto:Doug.Findlater@westkelownacity.ca)>, "Zanon, Carol" <[carol.zanon@westkelownacity.ca](mailto:carol.zanon@westkelownacity.ca)>  
**Subject:** bylaw NO. 0100.49 zoning amendment NO.0154.59 & NO. 0154.66

Official Community Plan Amendment By Law NO. 0100.49  
Zoning Amendment NO. 0154.59 & No. 0154.66

Attention City Clerk

The major issue that will be facing not only residents of Casa Loma but all residents using the Bennett Bridge will be the increase in traffic volume.

The Proposed Marina for Blackmun Bay is 242 boats, this may also mean additional cars but does not include storage for 242 boat trailers. To date there may be some people who purchase a residence and buy or rent a slip but that number could be between 24 and 48 these numbers are from the developer. This means roughly 200 cars plus the cars of friends, relatives etc that will join them for a day of boating. So on any day there could be 120 cars of boat owners and 85 cars of friends coming into an area with no parking available.(half of the max capacity)

This will be compounded by the application for an increase of some 540 boat slips at shelter bay adding another 270 boat owner cars plus 135 cars of friends for a total over 400 cars. Combine this with 205 cars from blackmun and you have just over 600 cars looking for parking. On the three long weekends you could have potentially over 1000 cars between the bridge and Blackmun bay.

Now you have to add the 776 cars from the 348 apartments, 120 cars from the 60 townhomes, plus a minimum of 120 cars from the hotel this is just over 1000 cars. This does not include any cars or trucks from staff, deliveries, grounds crew, marina support etc.

Casa Loma has around 385 homes and approval has already been given for expansion. To date there are a minimum of 770 cars but more likely just under a 1000 when including the resort.

The total maximum is 3000 cars on a 2 lane single entry road with potentially 2000 being in the first 1500 to 1800 meters of the bridge roundabout.

Council cannot look at each development individually when dealing with traffic. There has to be a vision that plans for the next decade minimum that not only looks at the traffic in this area but as West Kelowna grows, (2nd fastest growing municipality in Okanagan), council has to look at the increased number of cars using the connecting corridor to Kelowna.

Please say no to the marina and tell the developer to return with a density plan that is in line with the OCP.

Joe Gluska  
2699 Campbell rd.  
West Kelowna

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

From: maureen macdonald <[REDACTED]>

Sent: October-10-19 12:54 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: ATTN City Clerk re OCP Amendment Bylaw No. 0100.49 and Zoning Amendment Bylaw No. 0154.59 and 0154.66 (Z17-07)

My name is Maureen Macdonald and I reside at 10-2493 Casa Palmero Drive, West Kelowna

I have many concerns regarding the Blackmun Bay development but my primary one is the fact we have only one access road in and out of our community. Increased density will not only cause major traffic problems but in the event of a community or personal emergency we may find ourselves in a very dangerous situation. I do believe that before you approve such a development your first priority should be to provide another road in and out of our community for the safety of all residents.

Thank you for your attention.



#41

**From:** Rebecca Narinesingh  
**To:** dev services  
**Subject:** FW: Reference File # Z17-07  
**Date:** October 16, 2019 11:22:25 AM

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REBECCA NARINESINGH | EXECUTIVE COORDINATOR  
City of West Kelowna – Celebrating 10 Years of Service  
778.797.2210 | [www.westkelownacity.ca](http://www.westkelownacity.ca)

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

From: Jim Laird [REDACTED]  
Sent: October 16, 2019 11:15 AM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: Reference File # Z17-07

We are emphatically against the Blackmun Bay development and are expressing our opinion why this should "NOT TO BE APPROVED". We are not against any development but the current planned location is not feasible.

We purchased our home at 2501 Campbell Road in 2003. We have lived with poorly thought out access for all of these years. We have no public transit because every street is a cul-de-sac and buses cannot turn around safely. As you know the "NEW" 2008 bridge has no more lanes going into Kelowna during the morning rush hour than the "OLD" bridge had which was built in 1958! Every year the rush hour commute becomes longer and more of a nightmare and this proposed development will only exacerbate this problem. What will happen with emergency services? How will fire trucks and ambulances get here expediently?

There are other developments being considered for the land between this proposal and highway 97. I would expect that knowing this should be taken into account while making your decision. An excuse like "We never knew" is not acceptable!

For every single dwelling that has been built on Campbell Road (that always takes a year or two to complete ) there are traffic problems and congestion. It is already unsafe with the single lanes and a road with no shoulders to park anything bigger than a small car. Large trucks have to come all the way to the first intersection, turn up Casa Grande, back up onto Casa Rio, then turn right to get back on Campbell Road north bound. This is totally unsafe as it is blind for the north bound traffic. I cannot imagine the congestion and how many large truck trips it will take to build the proposed development. It will be a struggle to even get a large truck off Campbell Road onto the construction site.

Please stop this proposal now and do not let it go to third reading.

Jim and Sharon Laird

2501 Campbell Road  
[REDACTED]

#42

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Public hearing re 2211 Campbell Road - File #Z17-07  
**Date:** October 16, 2019 11:34:01 AM

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

City of West Kelowna – Celebrating 10 Years of Service

778.797.2210 | [www.westkelownacity.ca](http://www.westkelownacity.ca)

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**From:** Carole [REDACTED]  
**Sent:** October 16, 2019 11:33 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Public hearing re 2211 Campbell Road - File #Z17-07

Mayor and Council,

As a resident of the Casa Loma community, I oppose the Blackmun Bay Development due to the unrealistic congestion this will cause, not only for anyone using Campbell Road but also for traffic onto the bridge. In case of fire, it is an impossible situation.

Secondly, what about the water problems presently in Lakeview Heights. There are insufficient resources that already exist. The proposed marina would damage the eco structure of the lake.

Please, Mr. Mayor and Council members, do not support this project.

Carole Rosenbaum  
424 Casa Rio Drive  
West Kelowna, BC

Sent from [Mail](#) for Windows 10



**From:** Al Dadswell [REDACTED]  
**Sent:** October 10, 2019 2:59 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay

I am not sure how this project got through second reading, because there is no way anyone in the world with half a brain would approve this project in the Casa Loma community. The water treatment plant can't handle it. Campbell Road can't handle it. The sewer system can't handle it. The bridge traffic can't handle it. These things are already maxed out and suffering as it is, so adding another thousand people and a few hundred cars into the area all at once is only going to make things unbearable.

I vote against this project wholeheartedly and would hope that city council will as well.

Al Dadswell R.O.F.  
[REDACTED]

**From:** Trisha Webster [REDACTED]  
**Sent:** October 10, 2019 3:31 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay

1. Reference File # Z17-07)

Dear Mayor and Council,

I write this email to you in strong opposition to the above mentioned development.

My family home is located at 2711 Casa Loma Road and this property has been in my family for the last 50 years. We are one of the longest standing families in this community and enjoy it for a multitude of reasons.

It is a small community tucked along the shore and combines single family dwellings surrounded by farm land and forest. The summer months have their challenges with the threat of ongoing forest fires and we deal with a single road entry and exit. Merging onto the bridge at any time of the day can be hazardous and the thought of walking the road to the bridge minus any sidewalks or markings is certainly done with caution and quick reflexes and speeds of vehicles can certainly exceed what is posted.

Even with the above mentioned challenges we are a community filled with young parents and grandparents alike along with repeat families from elsewhere who annually visit the Casa Loma Resort.

I completely understand why people would want to live here, it's idyllic. However, the addition of hundreds of residences combined in high rise towers and such is ludicrous. I understand that the development on its own in a different location like in downtown West Kelowna or elsewhere would make sense but jamming it into the hillside on a literal side road certainly can't make sense to all of you?

I implore you, my children and future grandchildren implore you please don't let this oversized poorly thought out development happen.

From traffic congestion to fire safety to possible future geotechnical issues please do the right thing and ensure that you preserve the land in question.

Thank you for taking the time to read my concerns and again please think long and hard on this one.

Trisha & Ken Webster and family  
2711 Casa Loma Road

[REDACTED]  
Sent from my iPhone

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

From: Barb Mayo [REDACTED]

Sent: October 10, 2019 4:15 PM

To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>

Subject: Blackmun bay

This is not just a casa Loma problem. When and if construction starts, the cement trucks etc coming off and onto the bridge will impede ALL traffic crossing on the bridge not just casa loma. I was told by the developer that there would be 800 workers.

Where will they park?

Barb Mayo

2525 Campbell Rd West Kelowna

Sent from my iPhone

**From:** Sylvia Einfeld <[REDACTED]>  
**Sent:** October 10, 2019 4:29 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Reference File # Z17-07

Dear Mayor Milsom and City Council:

We are residents of Casa Rio Drive who are opposed to the Blackmun Bay development.

We have numerous concerns about this project, including infrastructure issues and associated costs, water quality concerns, geotechnical challenges associated with recontouring the steep slope (i.e., drainage issues vis-à-vis moisture and seepage), public safety, as well as the tax, environmental and economic impacts. We are also concerned about the number of short-term rental units, which will increase noise and vagrancy problems, bridge and traffic congestion, air and water pollution.

Overall, this development will have a serious and negative impact on the entire Casa Loma and Campbell road areas and indeed, Okanagan Lake.

Yours truly,

Sylvia & Glenn Einfeld

From: Jay Rowland [REDACTED]

Sent: October 11, 2019 8:31 AM

To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>

Subject: Comments regarding - Reference File # Z17-07 - Blackmun Bay Development in advance of Public Hearing October 23, 2019

Dear Mayor and Council,

I am writing to the City of West Kelowna Council (CWK) as a concerned resident and I want to register my objections to the Blackmun Bay development proposal. I have been resident in Casa Loma since 1957 and I view this development as the beginning of the end for what I value about our community.

The current proposal for the west of Campbell Road site includes 4 large buildings, up to 9 stories, consisting of 348 condo units, 60 town homes, a 120 room hotel, 750 plus parking stalls and a 241 boat slip marina.

I have so many concerns regarding this project's proposal and it is difficult to know where to begin. I will frame my objections by comparing the Blackmun Bay proposal to the values espoused in the **City of West Kelowna's Official Community Plan (OCP)** which is a document whose principles I support.

1) The unsuitability of the site based on the current proposal

The site to the west of Campbell road is located within a sensitive terrestrial ecosystem as is a relatively undisturbed natural wildlife habitat area. Rock fall from the cliff area poses a significant risk to construction workers and to the traffic on Campbell road, which is the residents only exit from Casa Loma. The slope is very steep and is determined to be in excess of 40% slope in certain areas. The proposed building of large towers and blasting out the mountain for footings and underground parking is entirely inconsistent with the site (deemed to be in the Sensitive Terrestrial Permit Area according to Schedule 4 of the OCP) and therefore is in direct conflict with the City of West Kelowna's Official Community Plan (OCP).

Specifically the OCP states as follows with respect to this aspect:

Our Ecosystems	Be responsive stewards of natural ecosystems to protect, enhance and restore biodiversity in the region	3.7.2 Biodiversity and Environmentally Sensitive Areas 4.3.1 DPA 4 -Hillside 4.3.6 DPA 5 - Aquatic Ecosystem 4.3.7 DPA 6 – Sensitive Terrestrial Ecosystem
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The Blackmun proposal seeks to overbuild the site with multiple apartment towers and a hotel, which requires a hollowing out the entire hillside with the resultant habitat destruction and therefore directly conflicts with the stated goal of the OCP to be responsible stewards of our natural ecosystems.

The location is also subject to the Hillside and Wildfire Interface Development restrictions which are being ignored (Schedule 5 of the OCP).

**The Blackmun Bay proposal should be denied as they directly conflict with the above stated guidelines of the OCP.**

## 2) The nature of the Community

Casa Loma is a residential community without any commercial activity except for the Casa Loma Resort, which has been there for decades and is a low-rise complex. The existing housing is comprised of single family homes and some townhouses. There are no towers.

The OCP has designated the Casa Loma area as mostly Single Family Residential and the remainder consists of a small amount of low density multiple family homes that have been approved in the past.

A review of Schedule 1 of the OCP states that the highest density designation for development is Core Central Multiple Family, and is found exclusively in the immediate area of downtown Westbank. The residents who live there in apartments are able to access multiple commercial services within the local area by walking, bicycle, transit or car.

The Blackmun Bay Proposal is requesting variances to build up our semi-rural neighbourhood to the highest possible density (Core Central Multiple Family) in an area where there are no commercial services. Such intensive land use is completely contradictory to the OCP as this density should only apply to specified built up areas of the central City not to essentially single family neighbourhoods, which is what we have in Casa Loma.

**Therefore, it seems that the Blackmun Bay developers want to turn our lovely community into something akin to a slice of Vancouver's downtown by building multiple towers and a hotel in an area with no services. This makes no sense to me or to any of my neighbours with whom I have consulted. I consider this proposal to be an outrageous affront to the Casa Loma residents and entirely inconsistent with the existing neighbourhood.**



**I respectfully request that Council deny the developer's application for towers and a hotel for this site.**

### 3) Traffic and Road access Impacts on the Community

There is only one narrow road that services the entire Casa Loma community. The OCP designates this road as a DWK local road (according to Schedule 7 or an Urban Minor Collector according to Works and Services Bylaw No. 0120). What is unique with our residential area is that there is only one road access in or out. There is no other vehicular means of getting out to Highway 97 to work or shop unless you go by boat.

The construction of the proposed development will take an estimated 7-10 years. The congestion caused by the many hundreds of workers on the site will severely impede local residents and visitors trying to enter or leave the community. In this regard, the developer estimates that this project will create 800 construction jobs. Where will they park their vehicles in a safe manner? There is no parking lot and precious little transit options to the site. This can only result in traffic chaos.

The massive scale of the development and the resulting congestion poses a real threat in case of a medical emergency in Casa Loma, a structural fire or wildfire. Thus the scope of this development puts the health and well being of our neighbourhood at risk and this is intolerable.

### 4) The Blackmun Bay development proposal directly conflicts with the OCP requirements as stated below in Section 4.1.1:

#### **4.1.1 General Objectives and Policies**

##### **Development Implementation Objectives**

1. Ensure that the community's vision is reflected in new growth and (re)development.

**The Blackmun Bay plan DOES NOT REFLECT the Casa Loma community's vision with respect to new growth. The proposal is contrary to the basic values expressed in the OCP as described previously. The Casa Loma community is very alarmed over this project and you can expect an avalanche of correspondence expressing a similar view. I ask that the Council and Mayor act in accordance with the values expressed in the OCP and reject this proposal.**

2. Ensure that the policy direction of the OCP is realized through monitoring and annual reporting.

With respect to this guideline the Mayor and Council need to be vigilant and follow the guidelines of the OCP and not allow a developer who intends to grossly overbuild a site in the interests of the project's profitability. The developer's submission noted 'that the community expressed concerns about the density' but shrugged it off on the basis that 'there was a general understanding that a critical mass was necessary to support the economic feasibility of the proposed project.'

There is no such understanding in the community! The developer purchased this land with full knowledge of the OCP and with the zoning restrictions in effect yet wants to brush them all aside and build a huge development suitable for only a big city like Vancouver. We don't want this massive tower development and we resent this apparent justification that implies acquiescence on behalf of the community. We will fight to preserve our community.

3. Provide a trusted, fair and reliable governance structure that reflects and complements the high level of community participation.

The Casa Loma community wants participation in this process and our views need to be heard and carefully considered by our elected representatives.

4. Ensure future development is implemented in a safe and orderly manner.

Because of the restricted road access and the rock fall from the blasting needed for slope reduction, this project WILL NOT BE ABLE TO PROCEED IN A SAFE AND ORDERLY MANNER. This concern includes the impeding of residents and emergency vehicles due to traffic congestion and parking problems that will go on for years.

5. Preserve and enhance views and the natural quality of hillsides, which contribute to the positive images of West Kelowna, providing aesthetic, social, cultural and economic community benefits.

This guideline is very central to my objection in that the OCP requires that views will be preserved and enhanced and the natural quality of the hillsides be protected. This section of the OCP would have to be completely ignored by the Mayor and Council and residents' rights trampled in order for this development to proceed. This project would absolutely destroy the visual quality of the hillside and the natural environment, including the wildlife corridor. This is a shameful abuse of our precious natural environment.



It is great that the City has such laudable community ideals as outlined in the OCP but they are meaningless if they are not followed and the guidelines enforced.

I urge the Mayor and Council to reject the Blackmun Bay Development plan for towers and a hotel.

Yours truly,

Jay Rowland

2681 Casa Loma Road,

West Kelowna, B.C. V1Z 1T6

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

From: Jomo [REDACTED]

Sent: October-11-19 12:21 PM

To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>

Subject: Blackmun Bay

My name is John Macdonald and I reside at 10-2493 Casa Palmero Drive.

I strongly oppose this project in its' current form. I am not against development of this land, but not a project of this magnitude. My understanding the Blackmun project is the largest development proposal in the history of West Kelowna. And this project will be situated in an area that has the poorest infrastructure to support it.

We have lived here for 2 years but I understand our community began in the sixties. We have endured 2 years with a "Boil Water Advisory". My understanding is that this is an annual occurrence. I know this is hard to believe that a community in this day and age does not have consistently clean drinking water. This is only one example of the many things that need to be addressed PRIOR to giving the green light to this proposal.

Thank you for your time and I will look forward to seeing you at the Council meeting.

Regards,

John

#49

**From:** [Joanne Beloin](#)  
**To:** [Tracey Batten](#); [Shelley Schnitzler](#); [dev services](#)  
**Subject:** FW: Blackmun Bay Z17-07 Bylaw #0100.49 Zoning Bylaw#0154.59 & 0154.66  
**Date:** October 15, 2019 8:41:29 AM

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

From: Yvonne Ambrose [REDACTED]  
Sent: October-11-19 5:05 PM  
To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
Subject: Blackmun Bay Z17-07 Bylaw #0100.49 Zoning Bylaw#0154.59 & 0154.66

October 11, 2019

Attention: City Clerk  
Dear City Mayor & Counsels:

My name is Yvonne Ambrose and reside at 2633 Casa Loma Road, West Kelowna, B.C.

I cannot attend public meeting where residents can voice concerns and ask questions, so I am submitting my opposition by email.

My vote is "NO" to the application to change Bylaw Zoning. It should stay in Agriculture Zoning, that orchard has been there since we bought our home in 1998. We are losing so much of our heritage in the Okanagan, it is such a shame to lose green spaces with wildlife, vegetation, and nature beauty. This development plan will also effect our water source, all those boats dump sewage, garbage into the lake, adding pollution. The safety concerns with traffic and accessibility for emergency vehicles is another matter to take into consideration.

I realize that we have to accept change and encourage developments for growth, but i do not think this is the right area for such a plan. It would make more sense to have a community centre closer to the middle of West Kelowna, build housing, shops, restaurants around a Recreation Centre, Arena, amenities that tax payers can use year round. Thank you for your time and public service.

Kind regards,  
Yvonne Ambrose

Sent from my iPad

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Tracey Batten](#); [Shelley Schnitzler](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:45:32 AM

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**From:** Nancy Quinton <[REDACTED]>  
**Sent:** October-12-19 3:53 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Nancy Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proceeding.

The **destruction of the natural environment** is very concerning to me. The proposed Blackmun Bay project would result in the destruction of a valuable wildlife corridor that extends from the Bennett Bridge through to Kalamoier Park. As well as the addition of the 241 boat marina for Blackmun Bay, Shelter Bay has proposed to increase the number of boat slips by 549 units. Both WKC and WFN need to determine the impact these additional boat slips will have on our lake before further development is approved.

There are safety concerns for the properties above the development. There will be a need for a significant amount of blasting in to the existing cliff. This blasting could have a major impact on the houses above the development, particularly on Bridgeview Road.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
 Nancy Quinton  
 21 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:45:51 AM

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**From:** Nancy Quinton <[REDACTED]>  
**Sent:** October-12-19 3:55 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Nancy Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

This development is in complete **disregard of the West Kelowna Official Community Plan (OCP)**. Casa Loma has been identified as a neighbourhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighbourhoods such as Casa Loma. The Blackmun Bay development is in complete disregard to existing OCP's. Council should not approve this development.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,

Nancy Quinton

21 - 2493 Casa Palmero Drive, West Kelowna



**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:45:56 AM

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**From:** Nancy Quinton [REDACTED]  
**Sent:** October-12-19 3:58 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Nancy Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

The projected build out of this development is 6 years. The years of construction, noise and extreme disruption for the existing Casa Loma residents is unacceptable. Additionally there is no staging area for trucks, cranes etc. that will be needed to build this development.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Nancy Quinton  
21 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:46:02 AM

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**From:** Nancy Quinton [REDACTED]  
**Sent:** October-12-19 4:00 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,  
My name is Nancy Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

The Safety of the Casa Loma **water supply** is a primary concern. The addition of 790 boat slips could have an impact on the safety of the Casa Loma water system. The water intake pipe for Casa Loma is located near the Blackmun Bay development. WKC will need to assess the impact of these new or expanded marinas before approving the marina plans.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Nancy Quinton  
21 - 2493 Casa Palmero Drive, West Kelowna



**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:46:07 AM

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**From:** Nancy Quinton [REDACTED]  
**Sent:** October-12-19 4:03 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,  
My name is Nancy Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

A major concern I have is **traffic congestion** and management. The entrance to Bennett Bridge is already a major bottleneck. Many motorists use Sneena Road as means of to try and "get around" this road block. This rush hour practice already snarls traffic from Casa Loma as well as creating additional on-ramp merging issues for existing patient bridge traffic. With proposed developments for both WKC (Blackmun Bay) and WFN estimated at an additional 1000+ residential units plus other proposed developments both jurisdictions need to come up with a transportation plan to address the gridlock issues faced by all people on the west side.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Nancy Quinton  
21 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:46:16 AM

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**From:** Nancy Quinton [REDACTED]  
**Sent:** October-12-19 4:05 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Nancy Quinton and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

**Emergency access and fire evacuation is of paramount concern.** With the development of 528 housing units for Blackmun Bay and the proposed 268 housing development on adjacent WFN land, Campbell Road will be the only access in or out for over 1100 housing units. It is my understanding that this far exceeds the National Fire Protection Standards that calls for 2 exits where there are more than 100 housing units. It in fact exceeds the standard of a minimum 3 access routes in and out of an area with over 600 residential units. The City can no longer afford to risk the safety of all Casa Loma residents by approving further development on Campbell Road.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Nancy Quinton  
21 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Reference File # Z17-07 - Blackmun Bay project  
**Date:** October 15, 2019 8:47:01 AM

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** Twila Pattyson [REDACTED]  
**Sent:** October 12, 2019 6:38 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Reference File # Z17-07 - Blackmun Bay project

Twila Pattyson  
11654 Land Court  
Lake Country, BC  
V4V 2M6

October 12, 2019

Dear Mayor and Councillors of West Kelowna,

**Re: Reference File # Z17-07 - Blackmun Bay project**

I wanted to share my thoughts about the proposed Blackmun Bay project. I oppose this development because the community of Casa Loma and city services cannot handle an increase in population and the traffic that would come from this project. The bridge can't handle rush hour traffic now as it is. What are the plans to add a bridge, widen the bridge, add a ferry or something? As this is such a massive project how our small infrastructure for water, sewer, etc. handle such a huge additional load? Also, what protection is being taken to ensure that this

massive project will not have a negative impact on our lake? If we continue to damage our natural resources there won't be a reason for tourists to come to the Okanagan.

Sincerely,

Twila Pattyson

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - file # Z17-07\*  
**Date:** October 15, 2019 8:47:37 AM

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

From: Dave and Andrea Henseleit [REDACTED]  
Sent: October-13-19 6:08 PM  
To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
Subject: Public Hearing re: 2211 Campbell Road - file # Z17-07\*

To the Mayor and Council

My name is David Henseleit and I live at 2633 Casa Palmero Dr in West Kelowna, In advance of the Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development as proposed. I am not specifically against development or progress but this project as it is proposed raises numerous concerns;

- Emergency access and fire evacuation, we only have the one way in and out on Campbell Rd, and with the proposed development there will be over 1,100 housing units, which way exceeds National fire protection standards
- The development disregards the West Kelowna City official Community Plan
- Years of construction noise and access issues, is there a plan to build a bypass route during construction?, how about staging areas and access for large equipment
- Destruction of the wildlife corridor that exists on that hillside and ties into the Kalmoir Park, I personally see deer and other natural animals on that hillside weekly
- Even MORE congestion and access issues towards the bridge
- Environmental impact with 241 more boats proposed at Blackmun Bay in ADDITION to the planned increase of 500+ slips at the existing marina

I have heard that this will make some money for the city of West Kelowna, with permits and taxes, yet the West Kelowna Chamber of Commerce is against this as any residents and holidayer's living there will be simply crossing the bridge and spending their money in Kelowna.

I assume the campaign contributions for the recently elected council members is all public knowledge as I think it would be worth an investigation into how much was "contributed" by the developers of Blackmun Bay to personal campaigns.

I strongly feel that if there is to be a project of this size, height and density it should be in towards the core of West Kelowna, where the residents would then live and shop and eat and support the community of West Kelowna, and not just that of the downtown Kelowna area businesses

I do hope as elected officials who should represent their constituents, and not interests of developers , will vote to not support the Blackmun Bay development as proposed

David Henseleit  
2633 Casa Palmero Drive  
West Kelowna, BC.



**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07  
**Date:** October 15, 2019 8:47:45 AM

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**From:** George Jeninga [REDACTED]  
**Sent:** October-14-19 11:24 AM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road - File # Z17-07

To Mayor and Council

My name is George Jeninga and I live at 561 Casa Grande Drive in West Kelowna. In advance of the October 23rd, 2019 Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development as proposed.

Traffic in and out of the Casa Loma neighbourhood will be an absolute disaster during the six years of construction, and a real nuisance ever thereafter. Just this week there was construction on Campbell Road

for a sewer repair and the delay coming and going was considerable. Campbell road is just not big enough for a project like this. If this project goes ahead, I would advise all Casa Loma residents to take their chances with the Lake to exit, in case of an emergency and I would suggest sending a helicopter for medical emergencies.

Any resident selling their property in Casa Loma during and after construction will be facing an uphill battle if the potential Buyer experiences a lengthy delay getting to the property. Is the City of West Kelowna prepared to compensate for this?

I do hope that Mayor and Council will vote to not support the Blackmun Bay development as proposed.

George Jeninga  
 561 Casa Grande Drive  
 West Kelowna, BC  
 V1Z 3M4  
 [REDACTED]



**From:** [Rebecca Narinesingh](#)  
**To:** [dev.services](#)  
**Subject:** FW: Reference File # Z17-07  
**Date:** October 15, 2019 8:47:50 AM

---

**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** Bob and Lynda Would <[REDACTED]>  
**Sent:** October 12, 2019 12:18 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Reference File # Z17-07

Dear Mayor and Council,

We wish to add our voices to those who oppose the Blackmun Bay development. Our main concerns are traffic flow on to the bridge, and access and egress for emergency vehicles. Without any new housing in Casa Loma we already have congestion in the mornings in the traffic circle leading to the bridge. This route is the only way in and out of our community. We realize that development will occur, but please before you approve a proposal as large as Blackmun Bay, make sure the existing infrastructure is in place to support it.

Lynda and Bob Would  
2653 Casa Loma Rd  
West Kelowna B.C.  
V1Z 1T6

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:01 AM

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**From:** Julie Dong 8 [REDACTED] >  
**Sent:** October-14-19 2:36 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Julie Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

**Emergency access and fire evacuation is of paramount concern.** With the development of 528 housing units for Blackmun Bay and the proposed 268 housing development on adjacent WFN land, Campbell Road will be the only access in or out for over 1100 housing units. It is my understanding that this far exceeds the National Fire Protection Standards that calls for 2 exits where there are more than 100 housing units. It in fact exceeds the standard of a minimum 3 access routes in and out of an area with over 600 residential units. The City can no longer afford to risk the safety of all Casa Loma residents by approving further development on Campbell Road.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
 Julie Dong  
 22 - 2493 Casa Palmero Drive, West Kelowna

#61

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:08 AM

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---

**From:** Julie Dong 8 [REDACTED]  
**Sent:** October-14-19 2:37 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Julie Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proceeding.

The **destruction of the natural environment** is very concerning to me. The proposed Blackmun Bay project would result in the destruction of a valuable wildlife corridor that extends from the Bennett Bridge through to Kalamoir Park. As well as the addition of the 241 boat marina for Blackmun Bay, Shelter Bay has proposed to increase the number of boat slips by 549 units. Both WKC and WFN need to determine the impact these additional boat slips will have on our lake before further development is approved.

There are safety concerns for the properties above the development. There will be a need for a significant amount of blasting in to the existing cliff. This blasting could have a major impact on the houses above the development, particularly on Bridgeview Road.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Julie Dong  
22 - 2493 Casa Palmero Drive, West Kelowna

#62

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:14 AM

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**From:** Julie Dong 8 [REDACTED]  
**Sent:** October-14-19 2:38 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Julie Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

This development is in complete **disregard of the West Kelowna Official Community Plan (OCP)**. Casa Loma has been identified as a neighbourhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighbourhoods such as Casa Loma. The Blackmun Bay development is in complete disregard to existing OCP's. Council should not approve this development.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Julie Dong  
22 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:22 AM

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**From:** Julie Dong 8 [REDACTED]  
**Sent:** October-14-19 2:39 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Julie Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

The projected build out of this development is 6 years. The years of construction, noise and extreme disruption for the existing Casa Loma residents is unacceptable. Additionally there is no staging area for trucks, cranes etc. that will be needed to build this development.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Julie Dong

22 - 2493 Casa Palmero Drive, West Kelowna



#64

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:28 AM

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---

**From:** Julie Dong 8 [REDACTED]  
**Sent:** October-14-19 2:39 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Julie Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

The Safety of the Casa Loma **water supply** is a primary concern. The addition of 790 boat slips could have an impact on the safety of the Casa Loma water system. The water intake pipe for Casa Loma is located near the Blackmun Bay development. WKC will need to assess the impact of these new or expanded marinas before approving the marina plans.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Julie Dong  
22 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:34 AM

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**From:** Julie Dong 8 <[REDACTED]>  
**Sent:** October-14-19 2:40 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is JulieDong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

A major concern I have is **traffic congestion** and management. The entrance to Bennett Bridge is already a major bottleneck. Many motorists use Sneena Road as means of to try and "get around" this road block. This rush hour practice already snarls traffic from Casa Loma as well as creating additional on-ramp merging issues for existing patient bridge traffic. With proposed developments for both WKC (Blackmun Bay) and WFN estimated at an additional 1000+ residential units plus other proposed developments both jurisdictions need to come up with a transportation plan to address the gridlock issues faced by all people on the west side.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Julie Dong  
22 - 2493 Casa Palmero Drive, West Kelowna



**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:44 AM

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**From:** Philip Dong [REDACTED]  
**Sent:** October-14-19 2:42 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Philip Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

The Safety of the Casa Loma **water supply** is a primary concern. The addition of 790 boat slips could have an impact on the safety of the Casa Loma water system. The water intake pipe for Casa Loma is located near the Blackmun Bay development. WKC will need to assess the impact of these new or expanded marinas before approving the marina plans.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Philip Dong  
22 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:50 AM

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**From:** Philip Dong [REDACTED]  
**Sent:** October-14-19 2:44 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Philip Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

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I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Philip Dong  
22 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:48:56 AM

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**From:** Philip Dong [REDACTED]  
**Sent:** October-14-19 2:45 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Philip Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

This development is in complete **disregard of the West Kelowna Official Community Plan (OCP)**. Casa Loma has been identified as a neighbourhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighbourhoods such as Casa Loma. The Blackmun Bay development is in complete disregard to existing OCP's. Council should not approve this development.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Philip Dong  
21 - 2493 Casa Palmero Drive, West Kelowna

#69

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:49:01 AM

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**From:** Philip Dong [REDACTED]  
**Sent:** October-14-19 2:51 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

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The projected build out of this development is 6 years. The years of construction, noise and extreme disruption for the existing Casa Loma residents is unacceptable. Additionally there is no staging area for trucks, cranes etc. that will be needed to build this development.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
Philip Dong  
22 - 2493 Casa Palmero Drive, West Kelowna



**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Road - File #Z17-07  
**Date:** October 15, 2019 8:49:32 AM

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**From:** Philip Dong [REDACTED]  
**Sent:** October-14-19 2:54 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re: 2211 Campbell Road - File #Z17-07

To Mayor and Council,

My name is Philip Dong and I live at Palmero Villas in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am **opposed** to this development proceeding.

**Emergency access and fire evacuation is of paramount concern.** With the development of 528 housing units for Blackmun Bay and the proposed 268 housing development on adjacent WFN land, Campbell Road will be the only access in or out for over 1100 housing units. It is my understanding that this far exceeds the National Fire Protection Standards that calls for 2 exits where there are more than 100 housing units. It in fact exceeds the standard of a minimum 3 access routes in and out of an area with over 600 residential units. The City can no longer afford to risk the safety of all Casa Loma residents by approving further development on Campbell Road.

I do hope the Mayor and Council will vote to **not** support the Blackmun Bay development as proposed.

Sincerely,  
 Philip Dong  
 22 - 2493 Casa Palmero Drive, West Kelowna