

**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 8:49:37 AM

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**JOANNE BELOIN | LEGISLATIVE SERVICES — CLERK II | CITY HALL**  
2760 Cameron Road, West Kelowna, BC V1Z 2T6  
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**From:** Philip Dong <[REDACTED]>  
**Sent:** October-14-19 3:04 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 **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,  
Philip Dong  
22 - 2493 Casa Palmero Drive, West Kelowna

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Reference File # Z17-07(Blackmun Bay Development) Public Hearing replacement of previous email  
**Date:** October 15, 2019 1:21:13 PM  
**Attachments:** [Opposed to Reference File # Z17-07 Blackmun Bay Development-Public Hearing.docx](#)

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REBECCA NARINESINGH | EXECUTIVE COORDINATOR  
City of West Kelowna – Celebrating 10 Years of Service  
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-----Original Message-----

From: jerry ball [REDACTED]  
Sent: October 15, 2019 10:14 AM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: RE: Reference File # Z17-07(Blackmun Bay Development) Public Hearing replacement of previous email

Mayor and council,  
Please find attached letter stating why we are opposed to File Z17-07 Blackmun Bay .

Please disregard the first email as it was discovered spell check changed marina to marine in the attachment.  
Sorry for the inconvenience.  
Thank you ,  
R. Ball and M Dean-Ball  
2777 Casa Loma Road

REGINALD BALL AND MAUREEN DEAN-BALL  
304-2777 CASA LOMA ROAD  
WEST KELWONA  
V1Z 1T6

October 13, 2019

Dear Mayor and Council,

RE: FILE # Z17-07 –Blackmun Bay Development- public |Hearing October 23, 2019

I oppose this development for the following reasons:

**-Limited Emergency Access-**

Only one emergency access/ egress to Casa Loma Community.

Adding more density is in contravention to BC regulations governing community access/egress requirements per population / dwellings.

**-Too High Density**

Proposed rezoning from Agricultural (A1) to Comprehensive Development Zone (CD8) and amend the Official Community Plan land use designation from Agricultural to Tourist Commercial on the upland portion of the property does not fit the Casa Loma Community due to the proposed density and height.

**- Fire Response Time Increase**

Casa Lake Shore Resort 2777 Casa Loma Road is **8 km** from the responding fire hall located in Lake View Heights, which is on the high end for fire response distance and time for a commercial development. Blackmun Bay will not add travel distance but will **substantial increase response times** due to increased traffic on a narrow two-lane road, limited pull off areas for response to emergency vehicles and navigation time through the proposed traffic circle.

**-Inadequate Road Design and Capacity**

Campbell Road access/egress is presently not designed or capable of handling projected increased traffic volumes. **No walkways or bike paths** exist from the bridge to south of the proposed development.

-Marina located in Highly Sensitive area as outlined in City Report

The proposed rezoning of the waterfront from the Recreational Water Use Zone (W1) to a Commercial Water Use Zone (W3) to allow a marina and boat launch on the water is located in area highlighted in **District of West Kelowna, WATERFRONT PLAN, dated October 5<sup>th</sup>, 2011**

BY HB Lanarc, a member of the Golder Group of Companies and Ecoscape Consultants Ltd.

This report highlights the proposed rezoning area FILE # Z17-07 Blackmun Bay Water Use Zone W3 and recommends no development, conservation and non-disturbance of the waters and shoreline.

REGINALD BALL AND MAUREEN DEAN-BALL  
304-2777 CASA LOMA ROAD  
WEST KELWONA  
V1Z 1T6

**Page 31- WATERFRONT PLAN - Section 4: Environment Section 4.1, the Environment Today, Aquatic Habitat Index (AHI)**

Number 242- Campbell Road Undeveloped (Blackmun Bay Marina location immediately south of West Bank Nation land) has an AHI rating of HIGH

Page 29 Section 4: Environment Section

HIGH AHI definition:

"Areas considered having **very important habitat for fish and wildlife species**. Areas may be ranked as high for a variety of reasons, including proximity to important habitat areas or undisturbed shoreline. These areas should be considered a priority for maintain current conditions through conversation."

**Page 41- WATERFRONT PLAN - Section 4 Environment Section, 4.2 Recommend Directions**

North Casa Loma area immediately south of Westbank Nation (Blackmun Bay Marina) "**Preserve riparian fringe**"

**Page - 45 WATERFRONT PLAN -Section 4 Environments, Section 4.3 Policies & Actions, Shoreline Policies**

b) "**Discourage new shoreline development** along shoreline segments identified as having Very High or **High Sensitivity** in the Okanagan Lake Aquatic Habitat index (AHI)"

**-Marina Interference with Casa Loma Private Water System**

The marina's proximity to the water intake of the Casa Loma Private water system has the potential of causing **potable water quality issues**. If that happens part of the Casa Loma community serviced by the private system could be connected to a City owned system. That is fine however; the private water system is self-financed by flat rate user fees without the use of meters. Casa Loma Lake Shore Resort would be financial impacted changing to a city owned meter rate system.

The Casa Loma Lake Shore Resort Strata has a vested interest in preserving the private water system. In the early 80's it financed one of the private water systems important components, the larger of two storage reservoirs.

In conclusion, we oppose this development due to density, traffic increase, inadequate road design, and increase emergency response time, environmental issues with marina location affecting sensitive aquatic areas and potable water quality issues.

Most importantly, this development does not fit the character and environmental preservation of the Casa Loma Community.

Mayor and Council thank you for your time.

R. Ball and M. Dean-Ball



**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 8:51:30 AM

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**From:** Susan Barton [REDACTED]  
**Sent:** October-15-19 8:06 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 Susan Barton and I live in Lakeview Heights at 2193 Essen Road 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.

### **1. Years of construction, noise, and extreme disruption**

When I spoke with the developers in 2015 at the Lakeview Heights Community Center, they shared that they planned to build one tower at a time (which they estimated would take 18 months), and then wait to see if they could sell the units.

If so, they would start building the next tower (another 18 months) and then wait to see if they could sell those new units.

That means the building of this project would take MORE than 6 years. You have to include the time it takes to sell the units in each tower.

That is UNACCEPTABLE. The noise and extreme disruption to local traffic canNOT be allowed to last that long.

If you grant them permission to build this project, they need to have enough capital ahead to time to build all of it at once.

### **2. Safety of Casa Loma water**

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.

Also, where will people who use that new marina park their boat trailers (and cars) while using it?

Do we really need a new marina? Why can't they use the existing marina that is near the bridge -- and that is away from the water intake pipe?

### **3. Emergency access and fire evacuation**

With the proposed development of 528 housing units for Blackmun Bay and the proposed 268 housing development on an 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 calls for 2 exits when there are more 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 Loma residents by approving further development on Campbell Road.

### **4. Disregard for West Kelowna City Official Community Plan (OCP)**

Casa Loma has been identified as a Neighborhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighborhoods 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.

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

Susan Barton  
2193 Essen Road  
West Kelowna, BC V1Z 1V2

Home phone: [REDACTED]

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07  
**Date:** October 15, 2019 1:21:22 PM  
**Attachments:** [Letter October 15th.docx](#)

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** Scott Rowland [REDACTED]  
**Sent:** October 15, 2019 11:49 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road - File # Z17-07

Dear Mayor and Council

Letter attached ...

The Rowland Family  
Casa Loma residents since 1957

October 15, 2019

Dear Mayor and Council

As you are aware, Casa Loma is a semi-rural enclave south west of the William Bennett Bridge and our community can only be reached from the first off ramp on the west side of the bridge. Campbell Road is an Urban Minor Collector road standard. It is a single access road with one partial shoulder and a shortage of street lights. The road is sandwiched between the Okanagan Lake and the Lakeview Escarpment. The character of the community is large rural parcels and single-family residences, all of which do not complement the scale and the density Blackmun Bay Village. Campbell Road is a dead end and there are no possibilities for a second or third access or an emergency access/egress route regardless of what Landstar Development Corporation states. The MOTI have stated that the increase traffic will negatively affect Campbell Road, the Highway 97 underpass and the eastbound on ramp.

**Campbell Road travels through ponderosa forests, past several farms and orchards and it is the epitome of what appears to be the "Genuine Okanagan".**

The CWK has an Official Community Plan, which is a template for the city staff, developers and residents to follow. It outlines where the City has priorities for growth and where tax revenues can be put to best use. Blackmun Bay falls far outside many of those guidelines. The current services in place cannot support a development of this scale on Campbell Road and would be of little benefit to the key areas of proposed development that are outlined in the OCP. This project does not have the support of the majority of Casa Loma residents,

contrary to the claims made by the developer. The Public Engagement process has been virtually non-existent.

There are approximately 375 homes (parcels) in Casa Loma, the number of which already exceeds the NFPA guidelines, which states that a community with more than 100 houses needs to have two or more accesses. If the Blackmun Bay Village is approved, the population and the number of automobiles would more than double and this would further exacerbate access into the community and create a potential emergency/fire catastrophe. NFPA requirements would then need to be raise the number of access route to three. The volume of traffic would also create a chokepoint for the morning rush hour and delays for CWK residents would increase. This would also create a safety issue at the Sneena round-about and at the eastbound merge lane onto the bridge.

The proposed area that Blackmun Bay proposes to develop lies on the upper slope of Campbell Road. The developer managed to have this parcel released from the ALR in 2012 but there was a covenant attached that the lower portion must be preserved in perpetuity as a working farm.

- There is some development potential on the west bench, but the proposal will involve significant disturbance of hillside slopes over 30%, contrary to OCP Development Permit guidelines; and any consideration of reduced scale and density should be tailored to reduce hillside impact.

#### **2.0 Purpose:**

The intent of this zone is to provide for a comprehensively-designed lakefront community comprised of an orchard with supporting agricultural facilities (agricultural equipment storage, managers quarters, restaurant, farm retail shop, winery); a marina complex and boat launch; and a mixed use area with various housing typologies (townhouses, garden apartments and low-rise condominium apartment buildings) and hotel.

The upper site is classified as a wildlife corridor and the slope is in excess of 30 degrees and is sandwiched below the steep escarpment. The developer is planning four nine story towers (Actually it looks like twelve stories with a 26m setback from Campbell Road. The development would comprise of 60 townhomes, 348 apartments and a 120 room hotel and would accommodate 1,130 residents. According to the current OCP, development is limited to a maximum of four stories for a number of reasons and this is the maximum recommended by staff. The FAR (Floor Area Density) is 2.5 to 2.8 which is higher than Westbank Town Centre

The developer has applied to have a portion of the lower 8.5 acre orchard designated as Non-Farm Use to accommodate a shared access driveway to access a boat launch, a winery, a restaurant, farm retail, equipment barn, dwelling and parking. These amendments are not supported by the ALC. The ALR state that the proposed uses must be consistent with the ALC Act. As mentioned earlier. The original exclusion application was conditional on the future road dedication of Campbell Road so as to act as a buffer to the ALR lands. It is my understanding that the developer is contemplating to apply to have the orchard changed to Commercial Tourist C3.

“Most community members have been long-time customers of the existing orchard on site and were concerned about it being removed. Positive comments were expressed by open house attendees when learning that the orchard would not only remain, but that it’s agricultural use would be enhanced and intensified as part of the proposed development.” The truth of the matter is that the Landstar have been poor stewards of the land ... most of the trees are decaying or are now dead and will have to be removed. Their neglect has also created a situation

where there is now severe fungus in the soil which will prevent replanting for many years.

**2.0 Purpose:**

The intent of this zone is to provide for a comprehensively-designed lakefront community comprised of an orchard with supporting agricultural facilities (agricultural equipment storage, managers quarters, restaurant, farm retail shop, winery); a marina complex and boat launch; and a mixed use area with various housing typologies (townhouses, garden apartments and low-rise condominium apartment buildings) and hotel.

Landstar claims that community residents are receptive to the scale of development. This is fake news over 300 residents have signed the "Stop Blackmun Bay" petition. Some may have expressed interest in some of the amenities proposed by Landstar. The questionnaires that were distributed at the open houses were in reality a solicitation for investment opportunities within the development. They certainly are not worded in any fashion that would encourage any negative comments.

There were five questionnaires that were submitted which appeared to be seeded by parties who live outside of West Kelowna and would benefit from a large development such a BBV.

**Agricultural Advisory Committee (AAC)**

The Agricultural Advisory Committee considered the application on January 11, 2018 and carried the following motion:

***THAT the AAC not support the proposal based on the perceived substantial impact to the agricultural land, traffic impact to surrounding area and density adjacent to farmland.***

The AAC reviewed the original proposed land use designation amendment which included the ALR portion of the site. Should this application proceed, the revised land use designation and draft CD8 zone will be referred to the committee.

**6.2 Agricultural Area B:**

**.1 General**

Agricultural Area B is to remain within the Agricultural Land Reserve and is intended as active farmland for fruit tree orchards. This area is to be designed and managed to keep people and their pets away from farm operations and only one single residential dwelling intend for manager's quarter may be constructed within this area.



#### Agricultural Land Commission (ALC)

The ALC does not support amending the Agricultural land use designation or zone on the remaining land within the ALR. All proposed uses within the ALR portion must be consistent with the ALC Act. They further note that the original exclusion application was conditional on the future road dedication of Campbell Road to act as a buffer to the ALR lands.

Carla Eaton, MCIP, RPP -- November 9, 2017

- Open House held on site on September 21, 2017, where information boards and feedback surveys were made available to attendees. There were 10-14 people in attendance and registration forms are included in the Stakeholder Engagement record report.
- Open House held at the Lakeview Heights Community Hall on September 22, 2017. Information boards and feedback surveys were made available to attendees. There were 40+ people in attendance and registration forms collected are included in the Stakeholder Engagement record report.
- Additionally, application and project-related information has been made available at the project's website at [www.blackmunbav.com](http://www.blackmunbav.com) since April 2017, including a feedback form. Community input recorded through the project's website has been summarized in the Stakeholder Engagement record report.

Even the MOA states that the proposals put forth put permanent constraints on the uses of the ALR portion of the lot.

#### Agricultural Plan:

The Agricultural plan has policies that support secondary and tertiary activities that contribute to farming income, such as agri-tourism where consistent with the ALC Act, related regulation and policy. However, proposed development should also be in context with other policy that supports limiting the amount of land used by residences and buildings on agricultural land to ensure a maximum amount of the land is available for agricultural production. The current proposal will impact land available for production on the A1 zoned/ALR portion. Retaining the Agricultural land use designation and zone will further reduce pressure for future non-agricultural development of the ALR portion of the site. Should the amendment proceed on the non-ALR lands, site design should also consider policy regarding appropriate edge planning and buffering between land uses to reduce conflict on the remaining agricultural lands.

The traffic review noted that some additional information will be required regarding the proposed roundabout, traffic count dates, and crossing requirements (with or without a pedestrian overpass). The TIA also recommended additional study regarding the potential for additional emergency access routes. However, due to steep slopes and existing development including park and residential uses, there are no feasible additional emergency access/egress routes out of the Casa Loma neighbourhood other than Campbell Road. There are currently approximately 372 parcels along Campbell Road, which exceeds the National Fire Protection Association's (NFPA) recommendation for 2 accesses where you have more than 100 units. With the addition of the proposed 302 residential units, the NFPA would recommend that there are a minimum of 3 access routes in and out of the area with over 600 residential units.

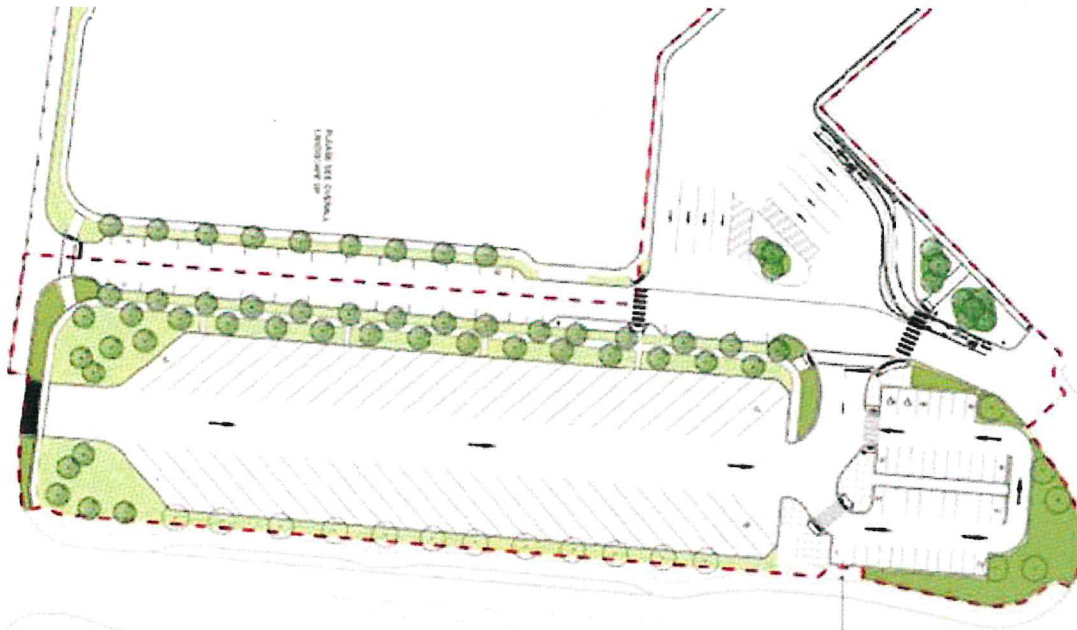
Ministry of Transportation and Infrastructure (MOTI)

MOTI notes that the proposed bylaw falls outside of their jurisdiction, however, they wished to express concern regarding the level of density being proposed. Should the bylaw amendment be successful, they have concern that the subsequent traffic being generated by the site will negatively affect the existing Campbell Road and Highway 97 overpass facilities. The Ministry is requesting that the City of West Kelowna consider:

- Scaled down version of development that would result in a lower trip generation and less impact to the surrounding community roads and highway.
- Additional internal links to local road network that may relieve some pressure on downstream roads and highways.

The developer has proposed a TDM (Transportation Demand Management Program) to coordinate boat launches and trailer congestion. They are hoping that this system will reduce the amount of underground parking that the staff is insisting on. Studies show that only 20% of the slips will be occupied by the individual owners in the Village. How on God's green earth will this site accommodate the 80% of the boat owner's who will need access to their boats and a place to park their vehicles.

The city of Kelowna is struggling to enhance their Cook Road Boat Launch facility ...



I'm sorry to always come at the City of Kelowna about their design department, but have they lost their minds? Look at the plan for the proposed Cook Street boat launch upgrade.

Pretend you are in a truck with a boat trailer and you just launched your boat. You are exiting the ramp area and where do you go? How do you get into the parking lot to park your truck and trailer to walk down to the boat?

You literally have to navigate down a small, single-lane alley and then pull out onto Truswell Street and then swing wide and turn back into the parking area again. Not the best plan.

But here is an even bigger goof.... So now you find a parking spot and you decide to back out into the through lane to go get your boat. Most people find it difficult to back straight down a boat ramp, let alone back out of a parking stall while executing a turn.

It will be complete mayhem and a whole pile of ICBC damage claims.

Plus, they added their favourite design item, a choke point. As you are trying to enter the launch wait area, there is a choke point where the overflow will park, screwing up the access and exiting of boats and trailers.

Not done yet. Let's pretend it's off season and you are in a car looking for a place to park to go into one of the businesses nearby. These parking spots are long enough to hold a truck and trailer... but if you pull into the spot too far and someone comes and parks behind you, how are you going to get out?

I will bet that no one involved with this design owns a boat. This is not well thought through. They need to go back to the design board.

*Bill Ferguson*

— — — — —

Blackmun Bay literature state that they have received conditional approval for a 241 slip marina and an application for a boat launch is under review. The marina will be the size of two football fields and will dominate one of the two remaining natural undeveloped foreshore parcels between the bridge and Kalamoir Park. They have abandoned the idea of a beach and have stated that a pedestrian bridge will be incorporated in the design so that kayakers and paddleboarders can travel close to shore.

Waterfront Plan:

The Waterfront Plan has policies that support consideration for small-scale, mixed used waterfront development outside of Gellatly Village where it serves residential neighbourhood need and the use meets the intent of the OCP. The proposed development may provide for some residential services not currently available within the Casa Loma area, where the draft CD8 zone include uses such as personal service establishments, convenience retail, restaurant, farm retail, and a winery. Although, the proposal is currently outside of the designated growth management areas of the OCP.

Blackmun Bay has the right to develop their property according to the OCP and they are obligated to respect the regulations governing ALR lands. The residents of the CWK are not convinced that our elected officials to exercise their fiduciary responsibilities to govern in the best interests of their constituents.

The proposed development resembles something that would be more in keeping with something in the West End of Vancouver... not the West Side of Okanagan Lake. Casa Loma is not the place for such a lakeside monstrosity and the buildout will severely impact our neighbourhood for decades! It will threaten our health, our welfare, the fabric of our community and imprison the residents by road closures for 7 to 10 years.





He greeted a man who came clattering past in a Renault with a goat in the passenger seat.

“Here they work and think for the future, always for those who will come after them. And then their descendants do the same. This land will be destroyed only if one generation stops thinking of the next and tries to change everything now.”

The proposed development is at an unprecedented level of density for this area of West Kelowna and is a distinct deviation from the growth management policies and objectives set by the OCP based on defined areas. However, the mixed use nature of the tourist commercial designation may warrant additional consideration of other relevant policies for the non-ALR portion of the land such as:

- Where multiple family development is considered along the waterfront, view corridors should be maintained and public enjoyment of waterfront enhanced;
- Tourist Commercial development should include the creation of facilities and amenities for the tourists that they draw to the area, that also benefit the surrounding local community and generate opportunities for interaction with and employment for members of the community.
- The waterfront is a key tourist commercial attraction regardless of other amenities and existing mixed use tourist commercial development within West Kelowna is typically located along the waterfront<sup>1</sup>.

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<sup>1</sup> This includes developments with mixed use zones, such as the Cove, Barona Beach, and Casa Loma Resort. The Cove and Barona beach have heights up to 4 storeys with buildings right off the water's

Landstar stated in their July 2019 brochure that there are a number of benefits of the proposed Blackmun Bay Village Development, such as ...

- High quality gateway development in a landmark location
- Expanded public access to Lake Okanagan
- Enhanced servicing infrastructure
- Reduced development footprint to preserve environmental quality
- Enhanced connectivity/pedestrianization along Campbell Road
- Provides a range of amenities for West Kelowna community
- Unique proposed amenities and features become available for community members west of Bennett Bridge such as ...
  - 1) Marina and boat launch
  - 2) Hotel and related services
  - 3) Spa and fitness/wellness centers
  - 4) Winery, restaurants
  - 5) Agro-tourism activities

**Who are they trying to fool! I do not see any advantage to West Kelowna residents to these benefits other than tax \$. The Mayor and Council need to flatly reject this proposal and they should tell Landstar go back to Calgary and not to submit another proposal until they are prepared to play by the rules and follow the OCP. If approved, there will be a long lineup of like minded charlatans attempting to buck the system. Casa Loma today, Lakeview Heights tomorrow, Rose Valley next week and Glenrosa next year. Council must lead if we are to make West Kelowna a better place for the next generation.**

Then Rowland Family ... Casa Loma residents since 1957

**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 1:23:29 PM  
**Attachments:** [Blackmun Bay Opposition.docx](#)

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**JOANNE BELOIN | LEGISLATIVE SERVICES — CLERK II | CITY HALL**

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**From:** [REDACTED]  
**Sent:** October-15-19 12:20 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road - File # Z17-07\*

Please include this letter with the Blackmun Bay Public Hearing submission

Thank you.

Ray Campbell  
Casa Loma Water Utilities Ltd.



***Casa Loma Water Utilities Ltd.***

2095 KLO Road

Kelowna, B.C. V1W 2H9

October 15, 2019

City of West Kelowna

2760 Cameron Road

West Kelowna, B.C. V1Z 2T6

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

To Mayor & Council

I am the licensed operator for Casa Loma Water Utilities that supplies water to 175 connections ( approx. 500 people ), including Casa Loma Resort, in the Casa Loma area of West Kelowna. I would like to voice our concerns and **opposition** to the proposed Blackmun Bay development in this area.

Our concern lies mostly with the increased boat traffic in the vicinity of our intake. This increased traffic could result in the possibility of waterborne diseases and heavy metals being stirred up into the water by the increased turbidity that is caused by the boat traffic. Earlier this summer it was discovered that our intake had been hooked by a vessel large enough to bend a 12" galvanized steel pipe at 90 degrees and do irreparable damage to the intake. When replacement is completed this is going to be in the neighbourhood of a \$100,000 repair. Increased boat traffic could increase the chances of this type of accident happening again. Another concern is an increase to the possibility of fuel and sewage spills that could affect the health of the 500 residents concerned.

Casa Loma Water Utilities has always delivered water that is of good quality with low turbidity readings. It is our hope that Mayor and Council will not support the Blackmun Bay development as proposed.

Respectfully Submitted,

Ray Campbell, Operator  
Casa Loma Water Utilities Ltd.  
2095 KLO Road  
Kelowna, B.C. V1W 2H9

#76

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Blackmun Bay - File # Z17-07  
**Date:** October 15, 2019 1:26:58 PM  
**Attachments:** [Blackmun Bay File No Z17-07.docx](#)  
[image001.png](#)  
[image002.png](#)

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**  
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**From:** Justine Geboers [REDACTED]  
**Sent:** October 15, 2019 9:43 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
[REDACTED]

**Subject:** Blackmun Bay - File # Z17-07

Mayor and Council,

Please see attached documentation regarding the in favour development of Blackmun Bay, for your town hall meeting on Oct 23.

Thank you,

*Make it a great day,*  
**Justine Geboers | Regional Manager | Southern Interior & Northern BC**

[REDACTED]  
460 Lougheed Rd,  
Kelowna, BC V1X 7R8  
F [REDACTED]

W. [www.houle.ca](http://www.houle.ca)



**Where I'll be physically:**

*Oct 7-11 Kamloops*

*Oct 14-18 Kelowna*

*Oct 21-25 Kamloops*

*Oct 28-Nov 1 Kelowna*

*Nov 4-8 Prince George*

*Nov 11-15 Kamloops*

Oct 15, 2019

Regarding #Z17-07, Blackmun Bay Village, Lakefront Community

Mayor and Council,

I am a new resident of West Kelowna. I am 100% in favour of the development of Blackmun Bay. The economic spinoff, sustainable design practices, and construction jobs that will come as a result of this project are too large and important to vote down.

We need to engage big picture long term thinking, such as the newer members of council appear to be doing. Sustainable development is no longer just a concept, and smaller communities such as Casa Loma need to recognize that we must build for future generations, and look beyond one's own aging and possibly selfish needs.

This development means improving the quality of life and economics for West Kelowna proper, and comes with new career opportunities, and can complement use of existing infrastructure.

Higher density communities promote greater choice for less travel. This has been proven over the past decades.

The 241-boat slip marina has received federal and provincial approvals.

800 construction and related jobs will be created over the next 5-6 years.

This development project needs to be a go. Apologies for not being able to attend this meeting in person.



Justine Geboers

**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 3:07:30 PM

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**JOANNE BELOIN | LEGISLATIVE SERVICES — CLERK II | CITY HALL**

2760 Cameron Road, West Kelowna, BC V1Z 2T6

778.797.1000 | [www.westkelownacity.ca](http://www.westkelownacity.ca)

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**From:** John [REDACTED]  
**Sent:** October-15-19 2:55 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

Our names are John & Mary Bereska and we live at 2121 Talavera Place in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, we do want to detail why we are opposed to this development as proposed. Even though we reside on Westbank First Nations land we will experience all the same issues with this development as the local residents will.

**Emergency access and fire evacuation** - With the proposed development of 528 housing units for Blackmun Bay and the proposed 268 housing development on an 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 calls for 2 exits when there are more 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 Loma residents by approving further development on Campbell Road.

**Disregard for West Kelowna City Official Community Plan (OCP)** - Casa Loma has been identified as a Neighborhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighborhoods 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. Council should not approve this development.

**Years of construction, noise and extreme disruption** - The projected build out of this project 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.

**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 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.

**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.

**Safety of Casa Loma water**- 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.

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

John & Mary Bereska  
2121 Talavera Place  
West Kelowna, BC V4T 3H8

Sent from [Mail](#) for Windows 10

Unit 19, 2493 Casa Palmero Drive  
West Kelowna, BC, V1Z 4C6

Mayor Milsom and Council  
West Kelowna City  
2760 Cameron Road  
West Kelowna, BC, V1Z 2T6



**Re:** Your File Number Z17-07, Public Hearing, 2211 Campbell Road.

October 10, 2019

Dear Mayor Milsom and Council:

I live at the above address in a townhouse in the immediate Casa Loma area and I write to oppose this development because:

1. In conjunction with the planned development south of the William Bennett bridge on Westbank First Nation lands it will create far too much traffic pressure onto and off Highway 97. Aside from much increased lineups at morning rush hour, at afternoon rush hour it would reduce bridge capacity if a lineup of those exiting onto Campbell road impeded flow on one of the three westbound lanes.
2. If evacuation of the Casa Loma area became necessary after build-out, for a forest fire say, it would subject the many residents of these developments to the danger that they couldn't evacuate in time, and hence would subject those of us already living here, lined up behind them, to even more danger. You'd worry about that if you lived here.
3. Much forecast additional tax revenue could be required just to staff and equip our fire protection service to adequately contend with a serious emergency in such high buildings with no fire lanes at the back. How many firefighters would be needed if ¼ of them carried much heavy needed equipment up many flights, ¼ of them climbed with them empty so they would be capable of fighting the fire when they got there, and ½ of them remained outside the building as required by safety regulations? And how much does it cost per year to increase qualified personnel by each additional firefighter for 24 hours every day?
4. The Official Community Plan says what it says about this area for reasons. The WFN development will stray way beyond what it envisions. Adding a development of the size proposed at Blackmun Bay to the WFN development could I think only be approved by a Mayor and Council who don't value the City's planning credibility at all.

Thank you for your attention.

Yours truly,

John M. Hamilton, P.Eng/P.Geo (non-practising)



October 1, 2019

To: West Kelowna Mayor and Council  
From: Doug Deschner  
Subject: Public Hearing RE: 2211 Campbell Road - File #Z17-07

My name is Doug Deschner and I reside at 415 Casa Rio Drive in West Kelowna. In advance of the October 23rd Public Hearing for the Blackmum Bay Project, I do want to detail why I am adamantly opposed to this development as proposed.

You will find attached a picture of what our daily commute has been for the last week. This delay typically lasts between 3 and 7 minutes each way. This will be what our lives are like at a minimum if this project is approved. The expected building time for this proposal is 6 years!! The developers are working with a single road with limited access. It is not fair to put this disruption on the Casa Loma community.

We already face significant and dangerous issues getting onto the Bennett Bridge. The entry to the bridge is already in major gridlock on a daily basis. Many West Kelowna residents use Sneena Road to skip the hwy traffic. With the proposed developments by both the city of WK and The WFN, there must be a better transportation plan for the citizens of the city.

Campbell road is the only access for over 1,100 housing units and tax payers. This far exceeds the National Fire Protection Standards that calls for 2 exits when there are more than 100 housing units. The City of West Kelowna would be putting the Casa Loma Community at great risk by agreeing to this proposal.

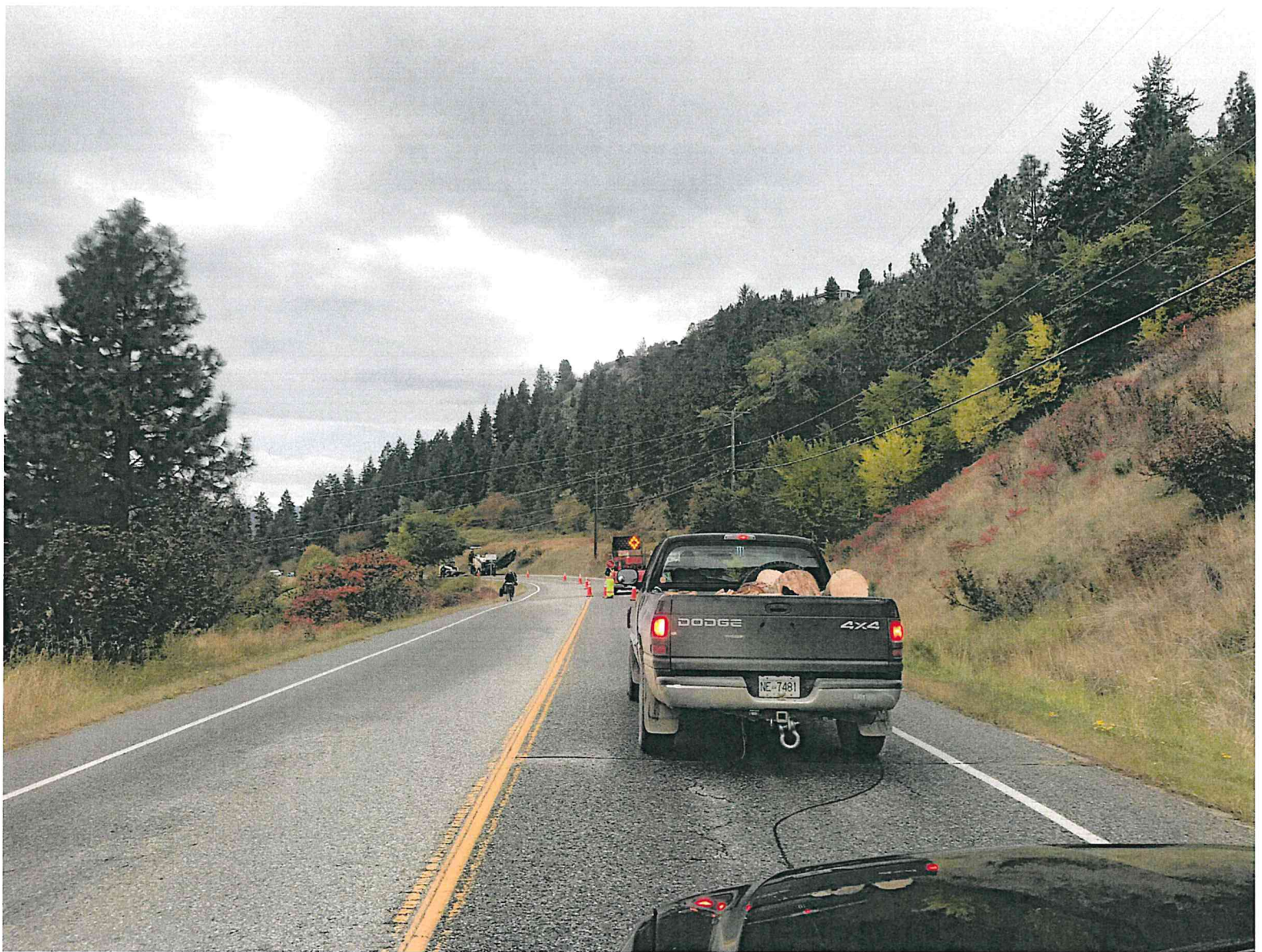
I view the slippage of the side of the cliff below Lakeview heights...I am not an engineer, but it is clear this is also a risk for the Blackmum site.

The boat traffic and impact on the foreshore is already at a destructive level. Adding in significantly more boat slips will result in even more erosion. As well, where will cars park after they drop their boat in? Along Campbell road, which families walk and bike on. The traffic will be unbearable.

I could go on, but you all know in your hearts, that this proposal is not appropriate and should not proceed. Leadership is about taking charge and doing the right thing...do the right thing and vote this proposal down now.

Thank you

Doug Deschner  
415 Casa Rio Drive  
West Kelowna, BC



**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Submission to Public Hearing File No: Z17-07  
**Date:** October 16, 2019 8:41:55 AM  
**Attachments:** [Mayor and City Council West Kelowna, Blackmun Bay.pdf](#)

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** [REDACTED]  
**Sent:** October 16, 2019 2:05 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>; [carlaeaston@westkelownacity.ca](mailto:carlaeaston@westkelownacity.ca)  
**Cc:** [REDACTED]  
**Subject:** Submission to Public Hearing File No: Z17-07

Dear City of West Kelowna,

Please accept this letter as my submission in opposition to the proposed development of Blackmun Bay, file number: Z17-07.

I trust that this document is forwarded to the appropriate party(s), and kindly request confirmation of receipt.

Warm regards,

Yvette Rasmussen.



Virus-free. [www.avast.com](http://www.avast.com)

To the Mayor and Council

Tuesday, October 16, 2019

Re: Location 2211 Campbell Road West Kelowna Legal Description: All that portion of DL 522, Group 1, ODYP. File No:Z 17-07

I live at 2770 Casa Loma Road in West Kelowna and am gravely concerned with the negative impact the proposed Blackmun Bay Development will have on my family, community wellbeing, environment, and liveability index for the residents of West Kelowna.

At a time when Canadians are demanding government pay increased attention to the cause and impact of climate change, we are contemplating building the largest development in the history of West Kelowna on agriculturally zoned and sensitive lands.

As a community, Casa Loma is not against informed and responsible development that falls within the approved West Kelowna Community Development Plan because we trust that community plans are created to govern the best interest of the communities they serve, not to serve developers.

Landstar Development Corporation acts like our community plan simply doesn't apply to them. Their luxury development "is envisioned not only as a residential address but also as a community on its own". A stand-alone community filled with shops, services, bistros, restaurants and coffee shops, as well as a gym, yoga studio, marina, its own firehall, and marina doesn't exist to co-exist or support local businesses. It is specifically designed to serve the needs of a very elite segment of the population.

The Blackmun Bay proposal for Campbell Road, a dead-end single access entrance to Casa Loma, will devastate the existing wildlife corridor between W.R. Bennett Bridge and Kalamo Regional Park. The proposal does not fall within the Community Plan, not even close. There are so many infractions that it's mind-boggling the Calgary-based development company would even assume the risk to public safety their proposal presents.

The property in question is a producing orchard on the shores of Okanagan Lake with additional land extending up the incline of the mountainside. The orchard is zoned agricultural with the land ascending to Lake View Heights considered by many professionals as unstable for development. If the hillside was in a ski resort it would be designated as an off-limits "avalanche zone".

Development of the property would require extensive blasting into the existing mountainside causing concern for both the residents of Casa Loma and Lake View Heights. Existing taxpayers, who rely on the integrity of the official Community Development Plan, will not fair well as property values crash and the lake is over-burdened by the addition of not one, but two new marinas. These marinas will overwhelm the bay and bridge passthrough with lake traffic and pollutants while visually compromising Kelowna views of the foreshore. Not a great first impression welcoming visitors to West Kelowna.

This is no ordinary build with the developer themselves stating the structures will be embedded into a cliff to provide residents with a spectacular view of the lake. Where does the developer plan on getting their water from? A lakeview is wonderful but not without a sustainable supply of fresh water. The private water supply company for Casa Loma is already at capacity with the community's water intake perilously close to the proposed marina, a whole other conversation regarding public health.



Casa Loma is located in a high-risk wildfire zone. The National Fire Prevention Association sets realistic standards for public safety. The community is currently underserved and at-risk in the event of fire. If the developer doesn't believe that wildfire is a terrifying concern, they need only ask the folks who have lived through fire in Williams Lake, East Kelowna or Peachland their thoughts. Wildfire potential in Casa Loma is a real and present danger, hence the designation.

If the development were to succeed the community would require three escape routes. On the Blackmun Bay web-site, the developer states that they are considering an exit through Lakeview Heights for emergency vehicles and pedestrians only. I have a video simulation and authentic footage on the speed at which a fueled fire advances through a community, I can assure you a pedestrian exit would not help residents outrun the inferno.

When presented with questions about the size and potential impact of Blackmun Bay the response from Landstar Development and Operations Vice-President Robert Moskovitz to media is, "We're not here to ram anything down your throat, but on the other hand we're also not going away. We invested a lot of our time, energy and money into this thing. We'd like to see this succeed for everyone involved. So that's where we're at."

Mr. Moskovitz needs to understand that 87% of the residents of the community of Casa Loma have clearly stated that they are opposed to the development and we are not going away. We live, work, and play in this community – it is our home. We vote, volunteer, pay taxes and nurture a culture of inclusion that represents citizens from all walks of life but most importantly, we care deeply about the environment and wellbeing of our neighbours.

Success is very different in the eyes of a developer who claims that "traffic from its development to Campbell Road would be minimal and hardly impact the existing infrastructure" and the eyes of commuters who must cross William R. Bennett Bridge every day. Success becomes a loosely defined term when a developer states that even though they are proposing a massive development they won't put in a second road but will put in a firehall to serve their own residents. Landstar is proposing a nine-story wood-based development in a high-risk wildlife corridor when there are not enough firefighters in West Kelowna to serve the risk they are creating. Will the residents of West Kelowna pay for the infrastructure and additional services this development requires? Costs that would not be equally incurred if the development was being proposed in an appropriate location.

Building a development that puts public safety and the environment at-risk should never be for sale and no developer should assume that their time, investment and needs are more important than those of the community. Conserving quality of life by ensuring a clean, safe and sustainable environment for present and future generations should not rely on abstract promises and sales spin but on the strength of science, research, and evidence.

No one can responsibly claim that adding 538 housing units and a 241-boat marina to a rural road and the major boat traffic underpass on Okanagan Lake is a good idea! Especially when no one can predict the eventual development load that will be added by Westbank First Nation.

File No:Z 17-07

Casa Loma is not an inner-city community whose development will decrease urban sprawl or increase affordable housing stock, in fact quite the opposite. It is a rural community on a dead-end road that merges onto the most important infrastructure asset in the Okanagan – Bennett Bridge. Compromising that asset will have a profoundly negative impact on investment into West Kelowna, the local economy, and tourism – the major economic driver for the region. If traffic doesn't flow neither does business, especially if it's taking a detour off of the bridge.

What West Kelowna needs is investment into increasing accessible and affordable housing and initiatives that support local businesses and energizes the core of the City. There are many locations that would benefit from this development, Campbell Road is not one of them. This message has been conveyed by many West Kelowna residents in a telephone survey conducted by the developer asking the them if they would like more access to the lake, additional taxes for infrastructure improvements, and the development of world class recreational services. When told no, not if this is the Blackmun Bay survey the call ended. I am curious to see how these results will be presented. Much like the mix up of facts that stated there was a hostile take over of the Casa Loma Board this past spring when the board had been elected the previous year. Further statements that this group does not represent the mood of the community we're also unfounded with 87% of residents participating in a survey that does not support the development, followed by over 400 signing a petition that asks Council to say No to Blackmun Bay.

Make no mistake - this is a stand-alone community serving a very exclusive population and it is built to serve that community - not to enhance West Kelowna.

Respectfully submitted for your consideration,

Yvette Rasmussen.

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Blackmun Bay proposed development - additional comments  
**Date:** October 16, 2019 8:43:07 AM

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** G/A Steven [REDACTED]  
**Sent:** October 15, 2019 8:41 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay proposed development - additional comments

Hello Mayor and Council,

I have previously sent an email with my comments regarding this development proposal (see below). I have two additional comments to add since sending my original email dated July 14 2019.

1) It would appear that Landstar Development has never embarked on any mixed use, residential development that even comes close to the scope and scale of their proposed Blackmun Bay development. As far as I can tell, the largest multi unit residential development they have done is a 55 unit townhouse development in Calgary back in 2005 called Portico (go here: <https://www.calgary-real-estate.com/portico.php#info> ). This concerns me greatly. It would appear that the proposed Blackmun Bay (500+ units) is well beyond anything even close to their pay grade - size/scope/capital funding ability.....10X anything they've done like this before.

2) There was an article from Okanagan Edge which had narrative from a July 15 2019 information session held in West Kelowna (go here: <https://okanaganedge.net/2019/07/16/blackmun-bay-debate-rages/> ). It appears Mr. Moskovitz wasn't being entirely honest or is misinformed about the Casa Loma Community Association and it's board evolution. Here are two sequential paragraphs from the article:  
"Moskovitz said the lines of communication with the CLCA have soured somewhat since the group voted in a new executive at its annual general meeting last month. Moskovitz said he and former CLCA president Al Hildebrandt had an open communication line, even if they didn't see eye to eye on the project.  
Moskovitz said "I think one of the things that happened is that here there was a particular group of people that have made up their minds that they are against this development no matter what. No amount of conversation, no amount of persuasion is going to work for them, and they've done a little bit of a takeover of the Casa Loma Community Association.

For the record, it is the same President (Ryan Holt) and essentially the same board from the prior year. Hildebrandt's tenure as President was prior to that (2017/18). So for Moskovitz to



suggest that "lines of communication with the CLCA have soured somewhat since the group voted in a **new** executive at it's annual general meeting last month.", being June 2019, is utterly false and misleading.

There was no "takeover". It's essentially the same board it was in the prior year. It is very simply a neighborhood (taxpayers/voters) that is united in it's stand that opposes this development proposal.

Landstar didn't understand what they bought when they bought the Blackmun farm. They over paid for the asset, and now need extreme densification to make the project economically viable. Don't make their problem our problem. This property would be ideal for 2, 8 unit, two storey town houses. If you feel compelled to consider something more, please stick to the OCP limitations.

Thank you for taking the time to read my input.

Grant Steven  
2761 Casa Loma Rd

**From:** G/A Steven [REDACTED]  
**Subject:** Blackmun Bay proposed development  
**Date:** July 14, 2019 at 11:04:19 AM PDT  
**To:** [mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)

Hello Mayor and Council,

My name is Grant Steven and I have been a resident of Casa Loma since 1995. I want to express my serious concerns regarding the proposed development on Campbell Rd known as Blackmun Bay.

Casa Loma is a unique neighbourhood with many favourable attributes. Although close to downtown Kelowna, it has a very real, folksy, rural feel to it. Over the last 15 years, we have seen some development densification of mostly single family homes with a few town homes which is primarily consistent with the neighbourhood and OCP. The Blackmun Bay proposal is neither consistent with the neighbourhood nor the OCP. What's right for the property? ..... about 16 two storey town houses (say two buildings of 8 units). That's probably it.

Here are my initial observations:

- there is only one road in and out of our neighbourhood, the emergency vehicle access/residents exit of the neighbourhood presents significant risk with only one road access ..... far too risky.
- the amount of blasting required to carve out the space for this proposal is extraordinary. The rock face is already unstable and the surrounding homes could be seriously compromised (geotech reports have been wrong in the past). Do what I did.....stand on Campbell Rd with the proposal schematic in hand and ask yourself "you're going to fit **that** in there?" .... The residents who live on the bluff side of Bridgeview Rd and Alexander Pl up above should be alarmed by the

potential risks to their homes by the blasting and site preparation of this proposal.

- where will the water service come for this development? Clearly Casa Loma Water Utility cannot provide for this proposal (capacity constraints) which must mean it has to hook in to Lakeview Heights. I would say the volume of water required would exceed current and likely future proposed service upgrades (Rose Valley reservoir). The development will more than double the housing units in the neighbourhood and therefore water demand will roughly double .... not ideal.

-the same concerns exist for sewer ..... can the existing effluent infrastructure handle "double" the volume? My educated guess is no, it can't so there will have to be some sort of significant upgrade to the existing system. What does that look like and who will pay?

- the traffic flow at the bridge (north and south) has already exceeded capacity. Every weekday morning from approx 7:30am to 9:30am, congestion to access the bridge into town (and heading south) is significant. Many Lakeview Heights residents (and others) jump the traffic line by exiting Hwy 97 at Okanagan Shopping Centre and parallel the highway down to the Campbell Rd traffic circle. This is the primary cause of this bottleneck. If you allow this proposal to proceed, you will be making a vehicle commuter problem far worse than it already is.

- this project will require very, very significant amounts of capital for the developer to complete (more than any other project in the history of West Kelowna). Does the city have any type of financial means test(s) that are applied in the case of a development of this size? This has the real potential to be a financial disaster, and eyesore for years to come if the developer doesn't have the financial wherewithal to see it thru to completion (think Conservatory in Kelowna, corner of Glenmore Rd & Summit Dr).....visions of grandeur, skinny capital, market downturn.

- virtually no one in the neighbourhood is comfortable with this development proposal. I have personally spoken to many many residents and have yet to find anyone who supports it. This situation is the old "listen to the people", it's not what you want.....it's what we want.

In my mind, this one is easy for you....just say no. I have a personal feeling that the current owners were sold something they didn't fully understand and are now faced with extreme densification (and not compliant with the OCP) as their only answer. Let's not make their problem a problem for the neighbourhood and City of West Kelowna.

Thanks for taking the time to read my email.

Grant Steven

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Submission to Public Hearing Z17-07  
**Date:** October 16, 2019 8:44:05 AM  
**Attachments:** [Letter to Council Z17.07 Development Risk.pdf](#)

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** Michael Budd <[REDACTED]>  
**Sent:** October 15, 2019 7:24 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Cc:** [carla.easton@westkelownacity.ca](mailto:carla.easton@westkelownacity.ca)  
**Subject:** Submission to Public Hearing Z17-07

I could not find the Email address for the City Clerk, the person identified to receive submissions for inclusion in the Public Hearing process being held Wed. Oct. 23rd. Please accept this submission on behalf of the City Clerk. Confirmation of receipt would be appreciated.

With thanks,

Michael Budd  
553 Zdralek Cove  
West Kelowna

**Re: Location: 2211 Campbell Road, West Kelowna Legal Description: All that portion of DL 522, Group 1, ODYD. File No: Z 17-07**

---

I live at 553 Zdralek Cove, West Kelowna, and Blackmun Bay Village being proposed by Landstar Development Corp (referred to hereafter as the Proponent). I am submitting this objection to the Blackmun Bay project because it has profoundly negative effects for our home, our community, and our city.

Generally, in partnership with local governments, developers provide the buildings that benefit our communities and cities. I respect their courage, skill, and risk-taking that they bring to communities like ours. My own business was corporate property development, so I have a great deal of empathy for the industry.

However (you knew the "however" was coming), there needs to be a balance between what is good for the communities in which the development occurs and what is economically practical for the developer. At this very moment our Council is reviewing this matter with the Proponent. There is a lot of development experience on Council, and so there is no need to explain the various elements that Council and staff must review. Suffice it to say that there is risk for both sides, and it is this risk I would like to explore.

One of the Proponent's "selling features" has been the one-time development fees (DCC) that would flow into the City's coffers. However, your own Planning and Development Depts. know full well that the creation of a project of this size also puts time pressure on the schedule for the potential completion of other infrastructure projects that are related to this project. It's a domino effect. Projects that were planned for some point in the future may suddenly need to be brought forward to coordinate with services being brought to the Proponent's site. There may be increasing staffing needs. Firefighters come to mind.

The point is that municipalities often end up paying out much more to conclude development projects than the promise of large DCC payments. What starts out as developer risk also becomes the City's risk. There is no denying that this is a very real possibility, particularly with the pressure on water services and the fire-fighting capacity that would be required for the Proponent's 9 storey buildings.

The second risk is to the existing tax base. I have heard that properties in Casa Loma alone are assessed at some \$300 million. Given my own real estate experience, there is every reason to believe that house values in Casa Loma and Lakeview Heights will become depressed once construction starts. Access to the community will be severely impaired for several years. The impact of the blasting and removal of rock immediately below the homes in Lakeview Heights will depress those housing prices, perhaps even making them unsellable for some time. Housing prices in Lakeview Heights may

eventually recover; however, in Casa Loma, prices will never fully recover. The traffic snarls at the intersection of the traffic circle with the Bennett Bridge will deter would-be buyers.

And this risk the City owns; a risk to property tax assessments caused by the Proponent trying to make a silk purse from a sow's ear. Never mind the additional tax revenue from the new development. Every property owner in these two communities will have just cause to appeal their taxes to reflect the loss in value.

Development risk is the last one I want to mention. What are the big unknowns? The most glaring one is what WFN plans to do on their lands. I have not spoken with anyone from WFN, but its right to proceed with very few restraints or reviews means that it could swamp both the housing market and the infrastructure capacity of the City for years to come. What starts out as development risk morphs into municipal risk; that is, providing the infrastructure and services for a community that can undercut the sale price of every comparable property on Campbell Road. Instead of the Blackmun Bay Village represented in its fine model, imagine it only half completed because unpredicted increases in housing supply killed demand for their units. Clearly, there are lots of unknowns in property development, and the City will bear many of those risks in perpetuity.

There is one more item that I am researching, but have not concluded, and that is legal liability of Council should it willfully increase the non-compliance with the NFSA, particularly after the City has been warned that it is currently in non-compliance with the NFSA standards. Once I have that information, then it will be provided to Council.

To conclude, the Proponent is an opportunist who is attempting to impose its grandiose development on an area of our community that is probably the least suitable site in West Kelowna. The topography could support a rock climbing school better than high density housing and hotels. The infrastructure, inherited from the RDCO, is in no way able to support the development; not for road access, not for sewer and water, not for fire safety, not for the environmental standards that govern development in our community. Why would Council accept all of the non-compliant conditions on this site that it has never even considered with other developers? While I respect the Proponent's enthusiasm, any sane person would conclude that the Proponent has not grasped the character and the reality of West Kelowna. Until the Proponent understands our community better, then it should withdraw from any further speculation on Campbell Road.

Respectfully yours,

Michael Budd

Name: Karina Findler  
Address: 2221 Bridgeview Rd.

Councillor Jason Friesen,

I write with reference to the proposed Blackmun Bay development proposal that West Kelowna council will be considering for third reading. I live on Bridgeview Road on the bluffs of Lakeview Heights, abutting and overtop the proposed development area. I attended and participated in the initial open houses providing my input and opposition to the scale and density of the proposal. I am astounded that this proposal has proceeded this far considering that the initial recommendation from planning staff to Council was to scale it down to no more than four storeys citing that it:

- was not in keeping with the OCP
- was out of the growth management areas defined in the OCP
- will significantly impact hillside slopes over 30% contrary to OCP development permit guidelines, and
- is inconsistent with the neighbourhood character, which is rural residential.

I am also extremely concerned about how information is being portrayed to the community. In the proponent's summarization from the Open Houses in their "What We Heard Report" they indicated that the overall community was receptive, when in fact, from the submissions from individuals included in their report, 75% were against it.

I am perplexed at how a proposal of this scale, magnitude and impact would be entertained by the City of West Kelowna and not dismissed considering that it is so far outside the scope of the OCP, the neighbourhood character, and would have significant and far reaching impacts on the neighbourhood and community as a whole. This development proposed for the Blackmun property would be considered excessive even if it were planned for the central core area of Westbank. Instead it is planned in a rural community with a rural roadway with one lane in either direction, at the base of a steep rock bluff slope. The Cove Lakeside Resort in Gellatly is only four storeys, most "high rise" buildings in the town centre of West Kelowna are only four storeys, the tallest building planned for West Kelowna in the town centre of Lakeview Heights on Olalla Rd is six storeys. The Blackmun Bay development is to be initiated at an elevation above the existing road level, making the already extreme high **9 storey** buildings visually appear from Campbell Road more like **14 STOREYS**.

The technical reports commissioned by the developer still leave too many unanswered questions. The geotechnical report discusses the hazard potential and outlines rock fall mitigation for the steep hillslope (rock-bluff) for the safety of the development below. It does not outline the methods of earthmoving, the extent of blasting, the impact that it will have on adjacent properties, especially the residential properties above the rock-bluff. Furthermore, it does not discuss where rock and debris will be placed in the interim and long term.

There is over 175 meters between testing boreholes on the upper ridge (west side of Bridgeview Rd.) and the next closest bore hole to the east which is far below the rock bluff, leaving the critical slope area untested and up for interpolation and

speculation of the subsurface strata.

The Assurance Letter from the developer's consultant specifically reviews the landslide risk that may affect **the development property** and gives assurance that it is within acceptable standards. It does not speak to assurances of the properties above or give any assurance regarding any impact that earthworks may have on adjacent properties, structures and access routes. The potential risk to adjoining properties and potential liability to the City of West Kelowna in the event that anything were to go wrong, considering the precarious citing below an unstable rock cliff when blasting will be required, is unacceptable.

This development is much too grandiose in height and magnitude for this area and poses significant and unacceptable risk to the residents on the rock bluff above the proposed development, the residents of the Community of Casa Loma, as well as the wildlife and habitat in the area.

This property is zoned Agricultural, has an OCP designation as Agricultural and half the property is in the ALR with Class 1 land. The upper side of the property was also historically partially used for fruit cultivation and ancillary uses to the orchard. Any proposal for this orchard property needs to be integrated into the community appropriately with due consideration given to the existing residents, traffic impacts, safety issues, slope stability, aesthetics, noise impact, wildlife impacts, environmental impacts to the hillside and the lake, increased costs of infrastructure and servicing, and the impact of this development alongside the WFN proposed development.

The extra cost burden on West Kelowna from the required acceleration of sewer projects to accommodate this development is significant. The report by Urban Systems outlines costs of over **\$10 million** dollars in required accelerated sewer projects. With the constrained roadway in and out of the Casa Loma area and the safety factors associated with this, it is unlikely that another large development in the area would be approved to share in the cost of these accelerated upgrades.

There are so many negatives and obstacles to overcome with this development, what is the contingency and the cost to the city when something goes wrong or the developer does not follow through on a commitment? What is the cost to the city in maintaining facilities required because of the magnitude of this development or the increased fire protection costs because of the height of this development? Financially West Kelowna does not need to depend on this project, it has a number of development projects currently underway which do not have the development risk associated with them like this one does.

As council considers the application, I would strongly urge a reflection on the development of the OCP to date, and the intent of the community vision for the area over the long term. The development of an OCP is undertaken and completed after giving significant availability for input by the surrounding affected community residents and carefully weighing the needs and desires of a community in context with the long range development of an area. During second reading the GM of Development Services made the comment that if the community wants to have a say in what they want then it is important that they get involved at OCP time, not just at rezoning proposals. The community **DID** have a say at OCP time, and that resulted in the development of the current OCP! The proposed Blackmun Bay development in its context, density, uses and impact, is diametrically opposite to the guiding principles established in the OCP and the



considerations of development for the area. Why would City Council want to expose the City and its residents to the financial risk of approving such a large development in such a risky and unstable area fraught with significant site preparation complications, let alone long term development complications being built under a rock cliff.

I would strongly urge City Council, giving consideration to the impacted community and the long range vision of the area as contained in the existing OCP, to deny any application of this type both now and in the future.

These types of proposals which are not within existing town center plan areas are more appropriately handled and dealt with during a reconsideration of the entire OCP for the City of West Kelowna as times change and visions for the evolution of the community are considered by all the residents in contrast to a standalone one-off amendment to an area without the due consideration to the long term impacts to the community.

I would like to extend an open invitation for you to meet with me and see for yourself the sheer drop from the cliff above and the instability of the fractured rock fall below in order to get a true perspective of the precarious and risky location of this proposed development.

Sincerely,

K Findler

This plan shows the contours overlain on the development plan, displaying a significant risk of build into and under the steep slope area.





#84

**From:** Rebecca Narinesingh  
**To:** dev services  
**Subject:** FW: File z17-07  
**Date:** October 16, 2019 9:44:53 AM

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**  
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**From:** Eric Libin [REDACTED]  
**Sent:** October 16, 2019 11:43 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** File z17-07

I am opposed to this development because the access and egress will be blocked in times of emergency with only one way in or out.

The existing bridge into Kelowna is insufficient as per current usage. The traffic circle currently is backed up with out the additional traffic during rush hour.

There needs to be an additional way to get out of Casa Loma district before this is allowed.

The density seems extremely high and should be reconsidered.

Thanks in advance

Eric Libin 406 2777 Casa Loma Rd.

**From:** Rebecca Narinesingh  
**To:** dev services  
**Subject:** FW: Casa Loma 2019  
**Date:** October 16, 2019 11:11:33 AM  
**Attachments:** Casa Loma 2019.docx

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**From:** Scott Rowland [REDACTED]  
**Sent:** October 16, 2019 11:07 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Casa Loma 2019

October 16, 2019

Dear Mayor and Council

As one leaves Kelowna and travels west over the Bennett Bridge, the iconic rural vision to the South West is the community of Casa Loma. Our family home was built in 1957 on the point below Casa Loma Orchards. There were five other families in the area at the time and they were all orchardists. We were the first of the wave and slowly the beautiful orchards disappeared and subdivisions took their place. We welcomed all newcomers as they were assimilated into our community. Everyone in the Okanagan today should be thankful that Dave Barrett and the NDP introduced the ALR in 1973 and urban sprawl was curtailed. This measure guaranteed that the rural nature of West Kelowna was set in stone.

Today we are at a crossroads as outside developers are actively seeking to pave over paradise at any cost and with no respect to the residents who are going to be negatively affected by their development plans. They assume that the OCP does not apply to them and that they can build 15 story towers on a rural, single access road, manipulate usage of an ALR orchard and that it is their right to bend all of the rules that are contrary to common sense. As they move through the permit stage with the city, they begrudgingly use a shell game to optically appear to minimize the density of their absolutely ludicrous project.

Blackmun Bay Village is an oxymoron and should be an assault to residents on both sides of Okanagan Lake. If this project is given the City's blessing ... it is "Open Sesame" on common sense!

We need decisions by all levels of government that leave a legacy for the next generation. The Public Hearing on Blackmun Bay Village is scheduled for October 23<sup>rd</sup>, 6PM at the Lions Community Hall in Westbank. We are urging everyone who cares about tomorrow to attend and to stand up for common sense and ensure that our children will inherit some remnant of paradise!

The Rowland Family  
Casa Loma

#86

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: NO TO BLACMUN BAY!!!!  
**Date:** October 17, 2019 8:42:47 AM

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**From:** Mike and Maria [REDACTED]  
**Sent:** October 16, 2019 6:36 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** NO TO BLACMUN BAY!!!!

Mayor and Councilors of West Kelowna,

Please don't allow this stupid project to go through, this is not a well thought out development on a road that is only one way (NO OTHER ACCESS). Why are you creating stress and anxiety on the residents living peacefully in this area? Why don't you build this stupid complex besides one of you people members of council houses? If you want it so bad for tax purposes you build it by your houses! STOP THE CONSTRUCTION OF THIS COMPLEX!! OR is it that this company has provided assistance so that some of you can be Councilors? You answer to all of us taxpayers not to a massive construction company who have no business in this area. NO TO BLACKMUN BAY EVER!!!

NO TO BLACMUN BAY!!!! NO TO BLACMUN BAY!!!! NO TO BLACMUN BAY!!!! NO TO BLACMUN BAY!!!! NO TO BLACMUN BAY!!!! NO TO BLACMUN BAY!!!! NO TO BLACMUN BAY!!!!

Maria Lopez

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07  
**Date:** October 17, 2019 8:43:30 AM

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**From:** Corey Hilton <[REDACTED]>  
**Sent:** October 16, 2019 8:25 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road - File # Z17-07

To the Mayor and City Council,

My name is Corey Hilton and I live at 2643 Lucinde Road, West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I want to detail why I am 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 an adjacent WFN land, Campbell Road will be the ONLY access for over 1100 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 Loma residents by approving further development on Campbell Road.

**Disregard for West Kelowna City Official Community Plan (OCP)** - Casa Loma has been identified as a neighborhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighborhoods 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. The council should not approve this development.

**Years of construction, noise and extreme disruption** - The projected build out of this project is 6 years. The years of construction, noise and extreme disruption for the existing Casa Loma residents is simply unacceptable. Additionally, there is no staging area for trucks, cranes, 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 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 as a proposal to increase the number 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 on the 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 an 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. The entrance to the Bennett Bridge is already a major hazard as it is due to the short entrance lane for access. With all of this additional traffic, the possibilities of collision will dramatically increase.

Safety issues for the properties above the development - There will be a need for a significant amount of blasting into the existing cliff. The blasting could have a major impact on the houses above the development - particularly on Bridgeview Road.

Safety of Casa Loma Water - 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 that the Mayor and Council will vote to not support the Blackmun Bay development as proposed.

Corey Hilton  
2643 Lucinde Road, West Kelowna



Virus-free. [www.avast.com](http://www.avast.com)



**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Proposed Blackmun Bay development  
**Date:** October 17, 2019 8:44:28 AM

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

From: Brenda Henschel [REDACTED]  
Sent: October 16, 2019 8:56 PM  
To: MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
Subject: Proposed Blackmun Bay development

Please accept this letter outlining my opposition to the proposed Blackmun Bay development on Campbell Road, West Kelowna.

The Blackmun Bay proposed development will be detrimental to the environment, traffic congestion, the existing wildlife corridor and tourism in general.

To use the words of Greta Thurnburg when she spoke at the United Nations:

“How Dare You” consider a development that will force hundreds more vehicles onto Highway 97, an already congested highway. I say “forced” because there is no public transportation available in the area. People living or visiting Blackmun will be “forced” onto Highway 97 to do their shopping, attend events or appointments as there is no other choice.

“How Dare You” consider a development that will add hundreds of boats to an area of Lake Okanagan already experiencing increased turbidity precisely in a water intake area and a fish spawning area.

“How Dare You” consider a development that will irreparably damage a wildlife corridor connecting to Kalamo Park.

“How Dare You” consider a development that will INTENTIONALLY contribute to increased air and water pollution. On a calm summer day a brown haze can be seen over the lake as a direct result of vehicle traffic on Highway 97 and boat traffic on Lake Okanagan, causing my 4 year old granddaughter to ask why the air smells so “stinky”!!!!

I am personally aware of tourists who have chosen to holiday in locations other than the Kelowna/West Kelowna area because of highway congestion and increased boat traffic.

In an era of rapidly changing climate when the world is collectively working to reduce carbon footprints, “How Dare You” even consider a development that offers people no alternative but to further contribute to air and water pollution, while at the same time damaging an area of natural beauty that cannot be replaced.

Surely a development like Blackmun Bay should be located near city centre where services of all kinds are available

and public transport is easily accessible and can be actively encouraged by the city of West a Kelowna.

Brian Henschel  
2777 Casa Loma Road  
West Kelowna

Sent from my iPad

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Letter in opposition to Blackmun Bay development File # Z17-07  
**Date:** October 17, 2019 8:44:58 AM

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**From:** Deb Drissell [REDACTED]  
**Sent:** October 16, 2019 9:04 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Cc:** [REDACTED]  
**Subject:** Letter in opposition to Blackmun Bay development File # Z17-07

Dear Mayor and Council

I am out of town on the date of the Public hearing in relation to the Blackman Bay Development. Accordingly, please accept this letter outlining my strong opposition to the noted Blackmun Bay development off of Campbell Road in the Casa Loma area of West Kelowna. My husband and I bought our home in Casa Loma in 2014 as it was promoted as a quiet community close to Kelowna. As you are aware, Casa Loma can only be reached from the first off ramp on the west side of the bridge. Campbell Road is a single access road with one partial shoulder. The community of Casa Loma has no sidewalks and limited night lighting, and there have been numerous complaints over the last 5 years about the impact of speeders and traffic volume on our roadway and the near collisions of pedestrians and speeding vehicles who go through stop signs or speed and almost lose control on the road. I and many others have written and called over the years about the safety concerns of pedestrians because of speeding vehicles on the roadway. I personally have been close to being hit twice in the last 5 years by out of control vehicles who lost control because of speed. Nothing has been done to alleviate the concerns. We now have the proposed development of Blackmun Bay which will have significant negative impacts on the environment, the animal corridor, the Okanagan Lake, water quality, water demand issues, the safety of the residents, major traffic issues and the land itself.

The character of the Casa Loma community is large rural parcels and single-family residences, all of which do not complement the scale and the density of the proposed Blackmun Bay Village. Campbell Road is a dead end Road. There are no possibilities for a second or third access road, nor is there an emergency access/egress route regardless of what Landstar Development Corporation states. The MOTI have stated that the increase traffic will negatively affect Campbell Road, the Highway 97 underpass and the eastbound on ramp.

The CWK has an Official Community Plan, which is the guiding template for the city staff, developers and residents to follow. The Official Community Plan outlines the City's priorities for growth and where tax revenues can be put to best use. Blackmun Bay strongly and irrevocably falls far outside the majority of the Official Community Plan set by the City of West Kelowna. The current services in place cannot support a

development of this scale on Campbell Road and would be of little benefit to the key areas of proposed development that are outlined in the OCP. This project does not have the support of the majority of Casa Loma residents. This is evidenced by the petition wherein the majority indicated they oppose the Blackmun Bay development. Sadly, this Council has decided to ensure that the public engagement process is almost non-existent.

There are approximately 375 homes (parcels) in Casa Loma, the number of which already exceeds the NFPA guidelines, which states that a community with more than 100 houses needs to have two or more accesses. If the Blackmun Bay Village is approved, the population and the number of automobiles would more than double and this would further exacerbate access into, and egress out of the community. It would create a potential emergency/fire catastrophe. NFPA requirements would then need to be raise the number of access routes to three. The volume of traffic would also create a chokepoint and would significantly halt traffic for the morning rush hour and delays for residents would increase. This would also create a significant safety issue at the Sneena round-about and at the eastbound merge lane onto the bridge. The amount of traffic affected would not only include Casa Loma Residents trying to get to work, but also other West Kelowna residents trying to get down the hill to go to Kelowna. It would also affect emergency vehicles trying to access or leave the community, or just get to and from the hospital using the bridge, not only from Casa Loma, but also from other parts of West Kelowna.

The proposed area that Blackmun Bay proposes to develop lies on the upper slope of Campbell Road. The developer managed to have this parcel released from the ALR in 2012 but there was a covenant attached that the lower portion must be preserved in perpetuity as a working farm.

The upper site is classified as a wildlife corridor and the slope is in excess of 30 degrees and is sandwiched below the steep escarpment. The developer is planning four nine story towers which actually has the appearance of being much higher.

The development would comprise of 60 townhomes, 348 apartments and a 120 room hotel and would accommodate 1,130 residents. According to the current OCP, development is limited to a maximum of four stories for a number of reasons and this is the maximum recommended by staff.

The developer has applied to have a portion of the lower 8.5 acre orchard designated as Non-Farm Use to accommodate a shared access driveway to access a boat launch, a winery, a restaurant, farm retail, equipment barn, dwelling and parking. These amendments are not supported by the ALC. The ALR state that the proposed uses must be consistent with the ALC Act. The original exclusion application was conditional on the future road dedication of Campbell Road so as to act as a buffer to the ALR lands. We have heard that the developer is contemplating to apply to have the orchard changed to Commercial Tourist C3. There is very little agricultural land left. Once it is gone, it is gone forever. We used to have many deer and other wildlife in the area. Since the fence has gone up around the orchard, the deer have been significantly affected, often standing on the side of the road or on the road. One can only imagine what the loss of the wildlife corridor will do to the animals who regularly use this corridor which was to be a protected corridor.

The Landstar corporation has already neglected the Orchard land. The trees are not cared for and are decaying or are now dead. We have been advised that their intentional neglect has created a situation where there is now severe fungus in the soil which will prevent replanting for many years.

We have also been informed that Landstar claims that community residents are receptive to the scale of development. To my understanding, this is false information. Over 300 residents have signed the "Stop Blackmun Bay" petition. Some may have expressed interest in some of the amenities proposed by Landstar. What is of significant concern is that the questionnaires that were distributed at the open houses. They did not offer a place for, nor encourage negative comments. The way the questionnaires were

worded, was all in favour of the Developer.

Blackmun Bay literature state that they have received conditional approval for a 241 slip marina and an application for a boat launch is under review. The proposed marina will dominate one of the two remaining natural undeveloped foreshore parcels between the bridge and Kalamoir Park.

The impact such a marina would have on the water quality, and aquatic life would be significant. One which could never be repaired.

The increased traffic with no other egress will cause significant safety issues, not just on the bridge but what if there was an emergency situation in Casa Loma. The impact of this development with increased residents and traffic would impair the ability of residents to safely leave their community. We have been designated as a high fire risk area. With the Blackmun Bay development, West Kelowna would not have the number of firemen, nor the equipment to deal with any disaster in our community. You are putting our safety at risk if you approve this development. We will be trapped in our community with only one road out and significant delays and or inability to safely leave our community.

This huge development would ruin our community. There would be a significant impact to our water quality with the Blackman Bay development and the increased size of the marina. West Kelowna already has significant numbers of water advisories. This would not assist in that regard. We are concerned about our water quality and quantity if this development proceeds. We do not want to lose the agricultural land and the environment that is protective of our animals, aquatic life, and birds. As noted above, the traffic situation and congestion at the bridge and lack of emergency exits is not something that can be fixed. It will severely impact us. It would be negligent of council to approve this development knowing full well the huge impact this would have on the safety of our community.

We already have people talking about putting their homes up for sale as they are concerned about the development, their safety, and the ability to sell their homes at a good price if this development proceeds. There are others who have already listed their homes. We are concerned about seven years of construction. The impact of that is also significant and there is nothing that can be done about it.

The disregard for safety of the community is a serious concern of mine and many others.

**I respectfully request that the Mayor and Council fully reject the Blackmun Bay Development proposal.**

Sincerely,

Debra Anne Drissell  
2575 Campbell Road  
West Kelowna

[REDACTED]

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Blackburn Development  
**Date:** October 18, 2019 8:52:52 AM

---

**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:** G ANDREWS [REDACTED]  
**Sent:** October 17, 2019 9:57 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** RE: Blackburn Development

Mayor and Council:

We wish to express our extreme disappointment with you the Mayor and Council Members for even considering this mass proposed development at Blackburn Bay. We live in the Lakeview Heights area and it is already so difficult to get into Kelowna at the best of times, but with this proposal we would be sitting on the Westside of the Bridge for hours. I can see missed flights, missed appointments and above all should anyone on the Westside require an emergency transport down to KGH due to heart failure, etc. a person would never make it there on time if this development gets completed. I have been on the road heading into Kelowna before the Bridge on the Westside and even the ambulances and fire trucks struggle getting through now, what will happen with all of this development!!

The cost of additional fire fighters and RCMP would far outweigh the benefits of this additional tax base. I hope whomever votes for this development to go forward is aware of the liabilities attached to their decision.

Yours truly,  
Gloria and Doug Andrews



Barry A. Carter  
581 Casa Grande Dr.,  
West Kelowna, BC  
V1Z 3M4

October 14, 2019

City of West Kelowna  
2760 Cameron Rd.,  
West Kelowna, BC  
V1Z 2T6

Attention Mayor and Council



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

My name is Barry Carter and I reside at 581 Casa Grande Dr. in West Kelowna. In advance of the October 23<sup>rd</sup> Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to the development as proposed.


My wife and I have lived in Casa Loma since March 2016 having moved from Kelowna proper. The biggest attraction for us was the much quieter rural atmosphere in Casa Loma as opposed to the other side of the bridge. It would appear that the quiet use and enjoyment that we have is now in jeopardy with this proposed development.

1. Emergency access and Fire evacuations: With the proposed development of some 528 housing units for Blackmun Bay and the proposed 268 housing development on an 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 calls 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 Loma residents by approving further development on Campbell Road. There is no workable access available due to the areas geography.
2. Disregard for West Kelowna City Official Community Plan (OCP): Casa Loma has been identified as a Neighborhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighborhoods 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. Council should NOT approve this development.
3. Years of Construction, noise and extreme disruption: The projected build out of this project is 6 years. The years of construction, noise and extreme disruption for the existing Casa Loma residents is unacceptable. As part of this there is no staging area for trucks, cranes and workers that will be needed to build this development.
4. Destruction of the natural environment: 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 the addition of the 241 slip marina for Blackmun Bay and the proposed addition of 549 slips for Shelter Bay will most certainly have an impact on our Lake which needs to be assessed by the City and WFN before further development is approved.

5. Gridlock issues on Bennett Bridge: The entrance to the Bennett Bridge is already a major bottleneck. Traffic is using Sneena Road as a bypass when bridge traffic is backed up the Bridge hill. With the proposed Blackmun development and the WFN development only adding to the congestion a transportation plan will have to be researched to address the gridlock issues for all residents of the westside that must travel to Kelowna proper.
6. 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. This could also impact construction in place above the proposed development in the form of cracks etc. in walls and foundations.
7. Safety of Casa Loma water: The addition of some 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. The city will need to assess the impact of these boat slips on the lake and the environment before approving any marina plans.
8. Financial Impact: The only financial gain for the city may be an increase in the property tax base. The merchants of West Kelowna will most likely not receive any increase in business due to the location of the proposed development being closer to downtown Kelowna than existing shopping locations on the westside. The local community will not receive any tangible benefit.

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

Yours truly,



Barry A. Carter

Andrea Carter  
581 Casa Grande Dr.,  
West Kelowna, BC  
V1Z 3M4

October 14, 2019

City of West Kelowna  
2760 Cameron Rd.,  
West Kelowna, BC  
V1Z 2T6



Attention Mayor and Council

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

My name is Andrea Carter and I reside at 581 Casa Grande Dr. in West Kelowna. In advance of the October 23<sup>rd</sup> Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to the development as proposed.

My husband and I have lived in Casa Loma since March 2016 having moved from Kelowna proper. The biggest attraction for us was the much quieter rural atmosphere in Casa Loma as opposed to the other side of the bridge. It would appear that the quiet use and enjoyment that we have is now in jeopardy with this proposed development.

1. Emergency access and Fire evacuations: With the proposed development of some 528 housing units for Blackmun Bay and the proposed 268 housing development on an 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 calls 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 Loma residents by approving further development on Campbell Road. There is no workable access available due to the areas geography.
2. Disregard for West Kelowna City Official Community Plan (OCP): Casa Loma has been identified as a Neighborhood area in the OCP's and the focus of future development is to maintain and enhance the livability of existing neighborhoods 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. Council should NOT approve this development.
3. Years of Construction, noise and extreme disruption: The projected build out of this project is 6 years. The years of construction, noise and extreme disruption for the existing Casa Loma residents is unacceptable. As part of this there is no staging area for trucks, cranes and workers that will be needed to build this development.
4. Destruction of the natural environment: 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 the addition of the 241 slip marina for Blackmun Bay and the proposed addition of 549 slips for Shelter Bay will most certainly have an impact on our Lake which needs to be assessed by the City and WFN before further development is approved.

5. Gridlock issues on Bennett Bridge: The entrance to the Bennett Bridge is already a major bottleneck. Traffic is using Sneena Road as a bypass when bridge traffic is backed up the Bridge hill. With the proposed Blackmun development and the WFN development only adding to the congestion a transportation plan will have to be researched to address the gridlock issues for all residents of the westside that must travel to Kelowna proper.
6. 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. This could also impact construction in place above the proposed development in the form of cracks etc. in walls and foundations.
7. Safety of Casa Loma water: The addition of some 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. The city will need to assess the impact of these boat slips on the lake and the environment before approving any marina plans.
8. Financial Impact: The only financial gain for the city may be an increase in the property tax base. The merchants of West Kelowna will most likely not receive any increase in business due to the location of the proposed development being closer to downtown Kelowna than existing shopping locations on the westside. The local community will not receive any tangible benefit.

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

Yours truly,

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

Andrea Carter

#93

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07\*  
**Date:** October 17, 2019 9:17:54 AM

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**From:** PAINCHAUD PAINCHAUD - [REDACTED]  
**Sent:** October-16-19 7:38 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 Morgan Painchaud and I reside at 2574 Lucinde Road in Casa Loma West Kelowna. In advance of the [October 23rd](#) Public Hearing for the Blackmun Bay project, I would like to detail why I am opposed to this development as proposed.

We are concerned with the following:


1. Emergency access and fire evacuation. This proposed development of 528 housing units and 268 housings far exceeds fire protection standards for access. How is this being addressed? We already are very well aware of the fire risks in our area of Kelowna.
2. We are very concerned about the years and years of construction and quality of our lives with waiting times on Campbell. Our one and only access in and out of our quiet little community. We recently had to endure construction of what appeared to be new sewer infrastructure in the area and had to wait multiple times during the day. What will occur when there are that many dwellings being erected and over what period of time and with large excavation equipment? This is NOT a retirement community. There are many younger working families, students, and older working families that require reasonable and sufficient timing to the Kelowna and West Kelowna areas.
3. Getting on and off our bridge is imperative to all of our families daily life. It has changed drastically since the new opening of the Lakeview heights area already. After we add in all of these units and construction traffic, I'm not convinced we will be able to leave our homes at all during the day if not giving ourselves hours to prepare. Again, also for so many years of development to come as well.
4. Our water in Casa Loma has come into question and we've had many water quality advisories already. What will adding this many dwellings do to the water system and is this in the plan? What and where is the plan?
5. My last note, but not least in importance is that we moved to Casa Loma for the quiet beauty it offered. We go on may walks down Campbell and through the wildlife corridor and into Kalamoir park. This type of development will take that quiet beauty away from our neighborhood. This type of development will drastically change the reason all of us decided to invest our lives and homes here.

In closing, I am not against development. I realize that change and development happens, but I am

strongly opposed to this type and size of development for the environmental, infrastructure and current population conditions of this small community.

I sincerely hope you hear this message.

Regards,

Morgan Painchaud  
2574 Lucinde Rd.  




#94

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07\*  
**Date:** October 17, 2019 9:18:05 AM

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**From:** Chelsey Painchaud [REDACTED]  
**Sent:** October-16-19 7:38 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 Chelsey Painchaud and I reside at 2574 Lucinde Road in Casa Loma West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I would like to detail why I am opposed to this development as proposed.

We are concerned with the following:

1. Emergency access and fire evacuation. This proposed development of 528 housing units and 268 housings far exceeds fire protection standards for access. How is this being addressed? We already are very well aware of the fire risks in our area of Kelowna.
2. We are very concerned about the years and years of construction and quality of our lives with waiting times on Campbell. Our one and only access in and out of our quiet little community. We recently had to endure construction of what appeared to be new sewer infrastructure in the area and had to wait multiple times during the day. What will occur when there are that many dwellings being erected and over what period of time and with large excavation equipment? This is NOT a retirement community. There are many younger working families, students, and older working families that require reasonable and sufficient timing to the Kelowna and West Kelowna areas.
3. Getting on and off our bridge is imperative to all of our families daily life. It has changed drastically since the new opening of the Lakeview heights area already. After we add in all of these units and construction traffic, I'm not convinced we will be able to leave our homes at all during the day if not giving ourselves hours to prepare. Again, also for so many years of development to come as well.
4. Our water in Casa Loma has come into question and we've had many water quality advisories already. What will adding this many dwellings do to the water system and is this in the plan? What and where is the plan?
5. My last note, but not least in importance is that we moved to Casa Loma for the quiet beauty it offered. We go on many walks down Campbell and through the wildlife corridor and into Kalamo park. This type of development will take that quiet beauty away from our

neighborhood. This type of development will drastically change the reason all of us decided to invest our lives and homes here.

In closing, I am not against development. I realize that change and development happens, but I am strongly opposed to this type and size of development for the environmental, infrastructure and current population conditions of this small community.

I sincerely hope you hear this message.

Regards,

Chelsey Painchaud  
2574 Lucinde Rd.



**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07\*  
**Date:** October 17, 2019 9:18:17 AM

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**From:** Dan Painchaud [REDACTED]  
**Sent:** October-16-19 7:40 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07\*

To Mayor and Council,

My name is Dan Painchaud and I reside at 2574 Lucinde Road in Casa Loma West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I would like to detail why I am opposed to this development as proposed.

We are concerned with the following:

1. Emergency access and fire evacuation. This proposed development of 528 housing units and 268 housings far exceeds fire protection standards for access. How is this being addressed? We already are very well aware of the fire risks in our area of Kelowna.
2. We are very concerned about the years and years of construction and quality of our lives with waiting times on Campbell. Our one and only access in and out of our quiet little community. We recently had to endure construction of what appeared to be new sewer infrastructure in the area and had to wait multiple times during the day. What will occur when there are that many dwellings being erected and over what period of time and with large excavation equipment? This is NOT a retirement community. There are many younger working families, students, and older working families that require reasonable and sufficient timing to the Kelowna and West Kelowna areas.
3. Getting on and off our bridge is imperative to all of our families daily life. It has changed drastically since the new opening of the Lakeview heights area already. After we add in all of these units and construction traffic, I'm not convinced we will be able to leave our homes at all during the day if not giving ourselves hours to prepare. Again, also for so many years of development to come as well.
4. Our water in Casa Loma has come into question and we've had many water quality advisories already. What will adding this many dwellings do to the water system and is this in the plan? What and where is the plan?
5. My last note, but not least in importance is that we moved to Casa Loma for the quiet beauty it

offered. We go on may walks down Campbell and through the wildlife corridor and into Kalamoir park. This type of development will take that quiet beauty away from our neighborhood. This type of development will drastically change the reason all of us decided to invest our lives and homes here.

In closing, I am not against development. I realize that change and development happens, but I am strongly opposed to this type and size of development for the environmental, infrastructure and current population conditions of this small community.

I sincerely hope you hear this message.

Regards,

Dan Painchaud  
2574 Lucinde Rd.  
[REDACTED]



**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07\*  
**Date:** October 17, 2019 9:18:27 AM

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**From:** Michael Painchaud [REDACTED]  
**Sent:** October-16-19 7:43 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Fwd: Public Hearing re 2211 Campbell Road - File # Z17-07\*

Dear Mayor and Council,

My name is Michael Painchaud and I live at 2574 Lucinde Road in Casa Loma, West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I would like to detail why I am opposed to this development as proposed. We are concerned with the following:

1. Emergency access and fire evacuation. This proposed development of 528 housing units and 268 housings far exceeds fire protection standards for access. How is this being addressed? We already are very well aware of the fire risks in our area of Kelowna.
2. We are very concerned about the years and years of construction and quality of our lives with waiting times on Campbell. Our one and only access in and out of our quiet little community. We recently had to endure construction of what appeared to be new sewer infrastructure in the area and had to wait multiple times during the day. What will occur when there are that many dwellings being erected and over what period of time and with large excavation equipment? This is NOT a retirement community. There are many younger working families, students, and older working families that require reasonable and sufficient timing to the Kelowna and West Kelowna areas.
3. Getting on and off our bridge is imperative to all of our families daily life. It has changed drastically since the new opening of the Lakeview heights area already. After we add in all of these units and construction traffic, I'm not convinced we will be able to leave our homes at all during the day if not giving ourselves hours to prepare. Again, also for so many years of development to come as well.
4. Our water in Casa Loma has come into question and we've had many water quality advisories already. What will adding this many dwellings do to the water system and is this in

the plan? What and where is the plan?

5. My last note, but not least in importance is that we moved to Casa Loma for the quiet beauty it offered. We go on many walks down Campbell and through the wildlife corridor and into Kalamo park. This type of development will take that quiet beauty away from our neighborhood. This type of development will drastically change the reason all of us decided to invest our lives and homes here.

In closing, I am not against development. I realize that change and development happens, however I am strongly opposed to this type and size of development for the infrastructure and environmental implications on the current population's conditions of this small community.

I sincerely hope you hear this message.

Regards,  
Michael Painchaud  
2574 Lucinde Rd.  
[REDACTED]

#97

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re: 2211 Campbell Rd - File # Z17-07\*  
**Date:** October 17, 2019 9:18:34 AM

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

From: michael pollock [REDACTED]  
Sent: October-16-19 8:00 PM  
To: [info@westkelownacity.ca](mailto:info@westkelownacity.ca)  
Subject: Public Hearing re: 2211 Campbell Rd - File # Z17-07\*

To Mayor and Counsel, My name is Michael Pollock and my wife's name is Ronni. We live at 2700 Benedick Rd. in West Kelowna. In advance of the Oct. 23rd Public Hearing for the Blackmun Bay project, We want to detail why we are so apposed to this development as proposed. First issue is with Emergency access and fire evacuation. With the proposed development of 528 housing units for Blackmun bay, and the proposed 268 housing development on an adjacent WFN land, Campbell Rd will be the only access for over 1100 housing units. It is our understanding that this far exceeds the National Fire Protection Standards that call for 2 exits when there are more than 100 housing units. It actually exceeds the standard of a minimum of 3 access routes when there are more than 100 units. Second issue is with the total disregard for West Kelowna's official community plan. Casa Loma has been identified as a neighborhood area in the community plan and focussing on future developments is to maintain and enhance the livability of existing neighborhoods such as Casa Loma. The Blackmun Bay development would be completely disregarding West Kelowna's official community plan. Counsel should not approve this plan. Thirdly we can't even imagine the extreme disruption with years of construction and noise for the Casa Loma residents. It would be unexceptable. Where do you think all the equipment would go to build this development? Fourth issue we have is with the destruction it will cause environmentally. Wild life disruption, building additional boat slips, 241 for Blackmun bay, and shelter bays proposal of another 549 units which would increase the amount of slips. You need to look at what effects this will all have on our beautiful lake, and determine the impact it will have. Fifth issue is with the gridlock issue there will be on the Bennett Bridge. It is already a major bottle neck without any future development. WKC and WFN need to address the gridlock issues that effect all of the people of the west side. Just go there one day for yourselves and see what happens when everyone is going to work in the morning and people are using Skeena Rd. just to try and get ahead in line, which only just makes things even worse. People also get very upset due to the stress of the extra traffic and congestion! With the proposed developments for both WKC and WFN estimated at additional 1000 residential units it would be absolute mayhem with all the extra vehicles, never mind with construction going on at the same time on one road! We have lived in Casa Loma for over 19 1/2 years and our sixth issue is with Safety for the properties above us. We have seen first hand what the water run off and flood issues can be with all the removal of all the trees, plus all the blasting that would have to take place to build on that piece of land, and how the land stability will be effected. The last issue I hope you will look at is what effects this development will have on Casa Loma's water system. We understand the water intake pipe for Casa Loma is located right around where the Blackmun bays proposed development is. We believe it is imperative WKC



addresses the impact of these new or expanded marinas before approving any boat slips. I trust the Mayor and Counsel will understand our serious concerns and will vote Not to support the Blackmun bay development . Yours truly, Michael & Ronni Pollock

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File# Z17-07\*  
**Date:** October 17, 2019 9:18:49 AM

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**JOANNE BELOIN | LEGISLATIVE SERVICES — CLERK II | CITY HALL**

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**From:** John Martin [REDACTED]  
**Sent:** October-16-19 8:47 PM  
**To:** info west kelowna <info@westkelownacity.ca>  
**Subject:** Fwd: Public Hearing re 2211 Campbell Road - File# Z17-07\*

----- Forwarded Message -----

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

**Date:** Wed, 16 Oct 2019 20:42:58 -0700

**From:** John Martin [REDACTED]  
 [REDACTED]

**To:** ca <info@westkelownacity>

To Mayor and Council,

My name is John Martin and I live at 454 Casa Rio Drive in West Kelowna. I am sending this e-mail in advance of the October 23rd Public Hearing for the Blackmun Bay proposed project. The details below oppose the project on public safety, as well as firefighter safety issues. The sheer density of this proposal severely overwhelms our fire service and our egress route and puts the public at great risk in an event of emergency. I cannot support any project when it is in direct contravention to National Fire Protection Association (NFPA) 1141 and 1710.

**Blackmun Bay**

As stated at the Bennedict Road public hearing the NFPA 1141 recommends that any populated area with over 100 households should have 2 access routes and over 600 households 3 access routes.

Even this **Blackmun Bay Developer**, in it's latest promotional pamphlet, stipulates, and I quote," the disregarding recommendations of NFPA 1141 as a historically-neglected matter". Over the past months I sense there has been a huge discounting by council of the importance of NFPA standards and guidelines. Here is some background on the NFPA.

### **National Fire Protection Association**

The NFPA was established in 1895 and today, have over 300 safety standards that are adopted in more than 100 countries. These standards are developed with input from over 260 Technical Committees comprising of:

Insurance representation  
Business and industry  
Trade and professional associations  
Federal, state/provincial, and local governments  
Health care facilities  
Safety equipment manufactures and distributors  
Fire services  
Architects and engineers

These standards are updated every 3 to 5 years to keep them current.

The NFPA standards and guidelines are recognized as the base of **Best Business Practices** Class action suits against governments, builders or industry that have adopted NFPA Standards and Guidelines within their policies have not been successful.

They are not legally binding per se, but have been adopted as the best "**standard of care**" for individuals, cities and industry. When litigation is considered, lawyers often turn to the applicable best "standard of care" in determining their course of action when dealing with negligence or gross negligence.

Now discounting of NFPA standards by city members has me confused. The city has hired 10 new firefighters to help protect and serve the city of West Kelowna and as part of the requirements for these positions they require the minimum of:

(As per the city web site)

**NFPA 1001** Firefighter 1 and 2

**NFPA 472** Hazardous Materials Operations

**NFPA 1582** Medical for Fire Service

With further preferred qualifications of:

**NFPA 1002** Fire Apparatus Driver

**NFPA 1006** Technical Rescue

**NFPA Fire Inspector I**

**NFPA Fire and Life Safety Educator Level I**

So the personnel that protect the city are required to have qualifications under the standards and guidelines of the NFPA but the general public is discounted as to another standard and guideline namely NFPA 1141.

### **Standard High Rise Fire Response**

I would also like to bring to your attention the standard response of fire apparatus and personnel to a large structure (**High Rise – more than 22.86m (75 ft ) ~7 floors from ground level for fire department vehicle access**) for a confirmed fire response.

The recommendation of NFPA 1710 is 42 firefighters.

Response time guidelines for NFPA 1710 are as follows:

First Company- 240 seconds

Second Company-min 4 personnel-360 seconds

High Rise- total of 42 personnel- 610 seconds

These requirements are there for **public and firefighter safety** due to the density of population within a high rise structure.

### **Fire Complement for:**

West Kelowna- 38 Suppression on 4 shifts ~**6 on each day** 39 on call (1 platform).

There is no way for West Kelowna to provide the required personnel needed and would not be able to even provide a second company within the response guidelines set out by NFPA 1710.

### **Emergency Evacuation**

Casa Loma has also been identified as an **Extreme Wildfire Hazard Rating** by the city and the **Firesmart Community Assessment Report of 2018**. A FireSmart Report quote is the following, **“the area should be viewed as one that has seen frequent and extensive wildfires”**.

The major choke area for any evacuation will be at Blackmun Bay with the potential of 608

underground parking and 18 surface spots exiting the premises.

This is more than the entire Casa Loma community coming out from one condensed area.

**I ask you Mayor and Council, would you be able to get our fire service to sign off on this project as being a good and safe addition to this community knowing that it is in gross contravention to the emergency access route guidelines of NFPA 1141?**

**Would your fire service also be able to sign off that it can provide the safe and appropriate level of fire personnel and apparatus for a structure of this size and response time recommendations of NFPA 1710?**

### **Insurance Industry**

I contacted the Insurance Industry associated with the formulation of NFPA (National Fire Protection Association) Standards and Guidelines. I submitted all the information of our predicament in the Casa Loma area and the lack of care for NFPA Standards and Guidelines. Their response was this:

When the Insurance industry is initiating remuneration on claims by individuals, industry, or cities, they always investigate whether the claimants have followed best practices to diminish the possibility of a claim. In this situation I can see that the City has chosen not to follow the best possible standards of care available to them. This would definitely warrant an investigation by the insurers and, if required, legal proceedings would be initiated to recoup any remuneration distributed out to claimants. These proceedings would not only be directed towards the City but any decision makers showing gross negligence for the best standards of care or best business practices available to them.

### **Legal View:**

Individual members of council, officers and employees who played a role in permitting a Proposal of this nature, could quite easily be held personally liable for any personal injury or property damage resulting from the coming to pass of the identified risks created by this Proposal.

Section 738 of the *Local Government Act* provides a level of immunity for council members as well as municipal officers and employees. The relevant portions of s. 738 are:

Immunity for individual local public officers

738 (1) In this section, "local public officer" means any of the

following: (a) a member of a council;

...

(m) an officer or employee of a municipality,

...

(2) No action for damages lies or may be instituted against a local public officer or former local public officer

(a) for anything said or done or omitted to be said or done by that person in the performance or intended performance of the person's duty or the exercise of the person's power, or

(b) for any alleged neglect or default in the performance or intended performance of that person's duty or the exercise of that person's power.

(3) Subsection (2) does not provide a defence if

(a) the local public officer has, in relation to the conduct that is the subject matter of the action, been guilty of dishonesty, **gross negligence** or malicious or wilful misconduct, or

(b) the cause of action is libel or slander.

The question, therefore, is whether permitting this Proposal as presently designed would constitute gross negligence. Here, there has been significant and repeated warnings that the Proposal creates significant risks to persons and property. These risks are very clearly presented in writing by myself and others.

To proceed in the face of such warnings would, in our view, constitute gross negligence. The test for "gross negligence" is whether the impugned acts or omissions were a "marked departure from the ordinary standards by which reasonable and competent people generally govern themselves"

Black's Law Dictionary defines gross negligence as:

"Gross negligence. The intentional failure to perform a manifest duty in reckless disregard of the consequences as affecting the life or property of another.

A legal opinion with reference to B.C. Legal case *Alberta Wheat Pool* showing our view as warranted has been provided to the city and council.

Your city has shown that NFPA standards are a significant requirement in the hiring process for its fire service. NFPA standards are also present in the BC Fire Code and the SOG (Standard Operating Guidelines)/SOP's (Standard Operating Procedures) of your fire service. So you have shown your acceptance of NFPA standards as valuable and reputable.

The Province of BC councilor and mayor responsibilities under the community charter are **to consider the standard of care (well-being) and interests of the municipality and its community**. It does not identify tax revenue as the replacement of this.

**Now I ask you Mayor and Councilors, as to who agrees or disagrees with NFPA 1141 and/or NFPA 1710? If anyone disagrees I would like to know which part and their reasons and would like it documented for public record so that each councilor's position is stated.**

Thank You for your attention, I do hope that Mayor and Council will vote **not to support** the Blackmun Bay development proposal.

John Martin (B.Admin)  
454 Casa Rio Drive  
West Kelowna, V1Z 3L6

Retired: Toronto Fire Service Captain  
Ontario Fire College Lead Adjunct Instructor  
Pro Board/IFSAC Lead Evaluator  
HUSAR Canada Task Force 3  
Provincial CBRNE Responder



#99

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Support Letter for Blackmun Bay Public Hearing  
**Date:** October 17, 2019 9:34:06 AM  
**Attachments:** [20191017091618937.pdf](#)

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**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** Angelika March [REDACTED]  
**Sent:** October 17, 2019 9:21 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Support Letter for Blackmun Bay Public Hearing

Blackmun Bay Public Hearing  
Scheduled for October 23<sup>rd</sup>

October 17, 2019

Dear Mayor and Council of West Kelowna,

By way of this note I would like my voice to be heard concerning the proposed Blackmun Development as I am unable to attend the Hearing in person.

I feel whole heartily that this development would enhance the offerings of West Kelowna to possibly new residents as well as existing residents. I believe that folks will travel from far and wide to invest in this property and call it "home". I live in Kelowna and I am thinking that my next home purchase will be in this development in West Kelowna.

Jobs, tourism and tax revenues fundamentally fuel the Westside economy. Blackmun Bay can be the legacy project that will show other developers that the city of West Kelowna is open for business with them. Let's build now for the future generations of West Kelowna who live and work and thrive here. It's time to move from small-town, rural thinking and take action towards becoming a dynamic, visionary and sustainable city that so many residents want it to be.

I support this project and vote in favor of this development going forward.

Sincerely,

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

Angelika March  
1-2055 Ethel Street,  
Kelowna, BC  
V1Y 2Z6

Ron Pavlakovic  
2221 Bridgeview Road  
October 17, 2019



#100

Attention: City Clerk, West Kelowna

Re: Official Community Plan Amendment Bylaw No. 0100.49 and  
Zoning Amendment Bylaw No. 0154.59 and 0154.66 (Z-17-07) Blackmun Bay Proposal

I am a resident on Bridgeview road situated on the rock bluff abutting and overlooking the proposed development west of Campbell Road.

In light of the upcoming third reading for the proposed Blackmun Bay development I am writing to you to express my trepidations with the proposal.

The proposed development is totally inappropriate for the area and neighbourhood, and is in direct contradiction to the OCP. This magnitude of development, if considered feasible at all for West Kelowna, is better considered within the two town centers identified in the OCP for the City of West Kelowna. The development of an OCP is to provide long term insight and guidance for the development of a community after due and considered review of input from affected residents over the duration of a course of open houses and public input.

Once an OCP has been established it becomes the general guiding document providing the community and Council a reference on the long term development for the entire community in an organized and sustainable way. It avoids inherent conflicts between uses such as industrial next to residential or high density towers in the middle of farmland. Purchasers of land use this as a guide to obtain comfort that their intended use is acceptable in an area and can plan for the long term development of the City as it grows.

The Blackmun Bay Development proposal is in direct contradiction to the guiding principles established in the OCP. The property is zoned Agricultural with the OCP designation as Agricultural. Any and all reasonable and prudent prospective property purchasers would understand the direction for the area and the specific property to remain currently, and in the long term, agricultural or at best rural residential, like the surrounding area. There is no rational justification for this quantum leap to this type of development requiring a change to the OCP to accommodate for a higher order use for the sole purpose of enabling the current owner an ability to attempt to recoup costs associated with the initial acquisition of the property and to make a healthy profit.

If the criteria for Council is to judge a project on the basis of enabling a developer to parlay an acquisition into a profitable venture, irrespective of established development guidelines such as zoning and the OCP, then the City of West Kelowna becomes the Wild West for Developers and the established guidelines become moot and meaningless!

City Council needs to reflect both on the planning guidelines that have already been established as well as rely on City staff to filter out some of the less feasible “on the fringe” proposals that contradict existing guidelines. City planning in first reading had suggested that the property proposed for redevelopment is more indicative of a lower order use of no more than four storeys. If any, this should be the maximum development capability afforded to this property.

Apart from the contradiction in terms of existing planning guidelines as embodied under the zoning and the OCP, the entire project seems to be burdened with significant physical hurdles to bring it to fruition.

The proposed development is at the base of a fractured rock cliff that at best has significant development challenges in comparison to a flat topographical site. The extent of mitigative works that will be required to site prep and stabilize the slope in preparation for construction of a 9 storey development will be costly. Any and all development costs will be recognized and internalized by the developer. The resulting project costs could either be absorbed in fewer units at a higher market cost or more units to spread the cost over. As such the costs that the developer is facing with dealing with such a challenging site is what is driving the need for higher density in order to attempt to make the proposal financially feasible and profitable to the developer.

One of the greatest obstacles to the development as proposed, and one that no one can give absolute assurances to, is the stability of the fractured rock bluff under which the development is proposed. Although on-site mitigative works are being contemplated by the developer to protect his development there are no guarantees that the developer is offering to the residences abutting and above the property along Bridgeview Road.

If City Council gives concurrence to this development they are risking lawsuits against the developer and the City in the event that mitigative stabilization works fail either during the initial construction or more prevalently longer term after the developer has completed the development and left. This contingent liability is something that the City and the electorate will be saddled with in perpetuity. The City should, or ought to, limit its liability exposure in all instances where possible to negate the potential of future legal exposure and suit.

In addition to the planning and physical constraints, another concern is the huge impact of the development to existing wildlife habitat. The development area impacts an existing wildlife corridor extending from the Bennet Bridge to Kalamoir linear park. The blasting and rock and vegetation removal will impede the traversability of the property during the construction period and longer term after a development has been established due to noise, disturbance and human habitation that didn't previously exist in tight close confines. The Vegas style proposal of the hotel building, apart from its opulence and out of character placement in the rural setting, with the significant glass embodied exterior will certainly also create bird impacts on the building that the birds did not previously need to contend with.

One can go on ad-nausea on why this proposed development is entirely inappropriate and wrong for this property. In the interest of brevity the following is provided:

Reasons for the Proposed Multi Building 9 Storey Residential/Hotel/Commercial Development	Major Impacts Associated with the Proposed Development
<ul style="list-style-type: none"><li>• Need for 520 Units Simply to Justify Costs Of Development and Profit to Developer</li></ul>	<ul style="list-style-type: none"><li>• Contradictory to Zoning and OCP</li><li>• Significant Impact to Traffic on existing 2 lane road and bridge</li><li>• Congestion, another 520 units resulting in potentially 900 cars plus boats, trailers, and vehicles accessing commercial services</li><li>• Wildlife Corridor Impact</li><li>• Servicing Impact- Where is Water Coming From?</li><li>• Emergency Access Constraints</li><li>• Largest Development in West Kelowna appearing like a 15 storeys from lower elevation of Campbell Road and even higher from Okanagan Lake</li><li>• Contrary to Initial Planning Staff Recommendation</li><li>• Required Extension of Sanitary Sewer in accelerated timeframe requiring huge upfront initial investment by City of West Kelowna</li><li>• Contingent Liability to City of West Kelowna Associated with granting approval to Construct in an Unstable Fractured Rock Bluff Area</li></ul>

WRONG DEVELOPMENT for this property.

#101

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: (Reference File #Z17-07)  
**Date:** October 17, 2019 10:29:44 AM

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**From:** Gary Walker [REDACTED]  
**Sent:** October 17, 2019 10:12 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Cc:** Lauren Walker [REDACTED]  
**Subject:** (Reference File #Z17-07)

Please do not move forward with this project. We moved to West Kelowna to join a quiet family oriented community. Not sure how this development would help improve quality of life for the current locals and residences. Traffic resolution, and current infrastructure should be addressed and considered before greed. I would like more information on how this would be a benefit to the West Kelowna - ites.

Thank you in advance for your reply

**Gary Walker | Chef**  
**CACTUS CLUB CAFE**

Unit 200 - 1575 Banks Road  
Kelowna BC, V1X 7Y8  
[REDACTED]

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Blackmun Bay Village, 2211 Campbell Road File # Z17-07  
**Date:** October 17, 2019 10:42:52 AM

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**From:** Scott Rowland [REDACTED]  
**Sent:** October 17, 2019 10:42 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay Village, 2211 Campbell Road File # Z17-07

Dear Mayor and Council

I believe that one of the solutions to solving the housing crisis and to accommodate future growth in the Okanagan is to focus on higher density projects ... but only in pre-determined areas that are set out in the official OCP. Large urban high rises should not be scattered willy-nilly throughout the valley and certainly not on single access rural roads such as Campbell Road in Casa Loma.

The attached photo references the location of the proposed Blackmun Bay Village. The site is directly above the "monstrosity" reference on the painting! If the reader is not familiar with this proposed development, I would encourage them to go to [www.blackmunbay.com](http://www.blackmunbay.com) and decide if projects that are so contrary to the OCP should be given second and third reading at Council. Is this what you envision as the future of the Okanagan?

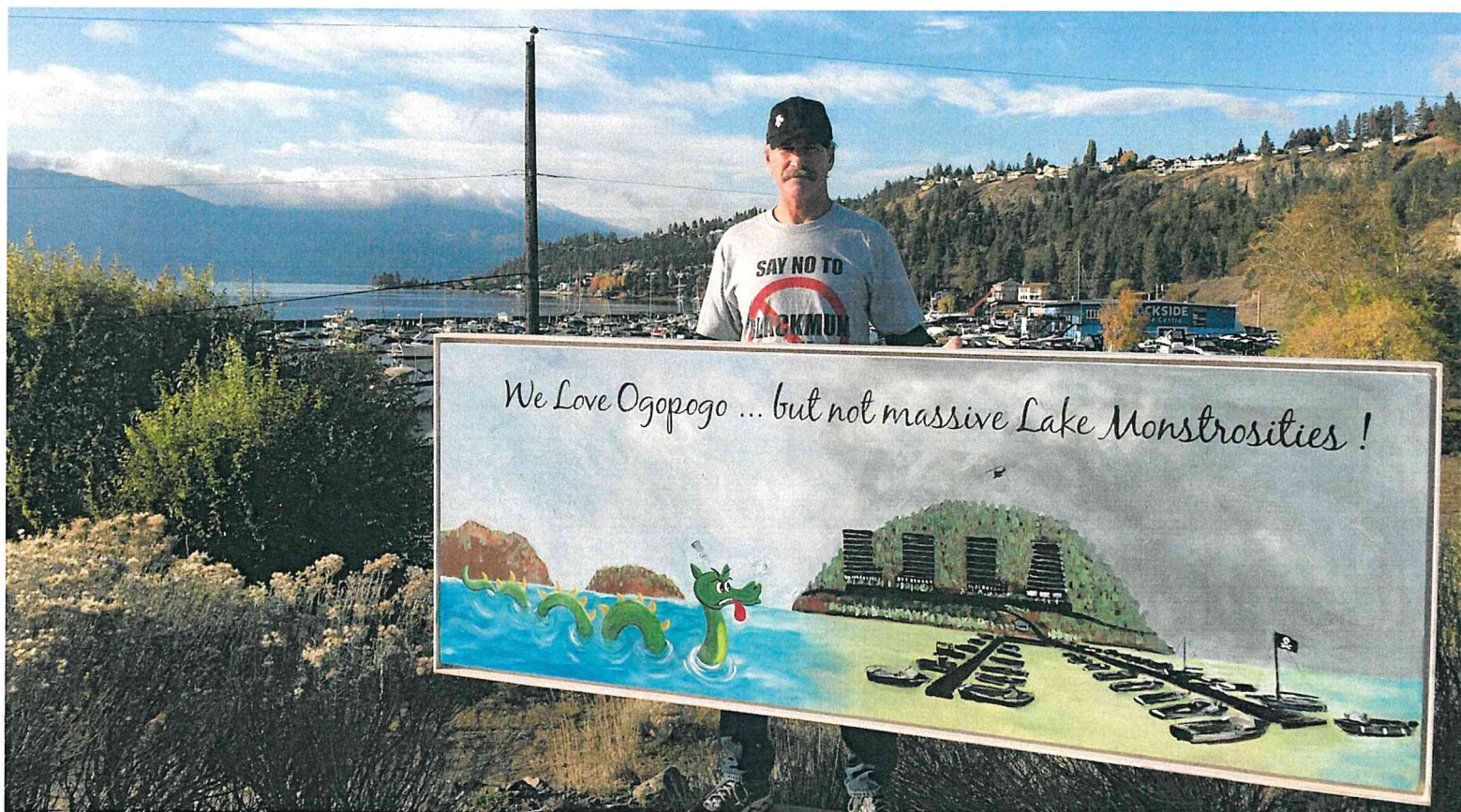
The Public Hearing for this development will be held next Wednesday at the Lions Community Hall in Westbank starting at 6PM. I urge all interested parties to attend and to speak their piece as everyone's opinion is important.

It is our responsibility in life to be agents of reason, to speak up for our children and to create a legacy for the next generation. We need to bequeath living messages for a future that we will never see!

I hope to see everyone at the hearing next Wednesday.

Scott Rowland  
Casa Loma





*We Love Ogopogo ... but not massive Lake Monstrosities !*

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Reference File # Z17-07 - Blackmun Bay Development in advance of Public Hearing October 23, 2019  
**Date:** October 17, 2019 10:45:29 AM

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**From:** Jay Rowland [REDACTED]  
**Sent:** October 17, 2019 10:45 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Reference File # Z17-07 - Blackmun Bay Development in advance of Public Hearing October 23, 2019

Dear Mayor and Council,

**RE: What Casa Loma residents really think about the Blackmun Bay (BB) development proposal**

I am sure the Council will receive many letters from Casa Loma residents voicing their objections to the BB development that is attempting to be foisted on our lovely community.

The topics of these outraged letters and the heartfelt impassioned presentations at the Public Hearing will include:

1. The gargantuan size of the project, as it would be the largest development in West Kelowna.
2. The many violations of the City's Official Community Plan by the BB project.
3. That BB is proposed on a narrow country road with only one exit.
4. This fact causes residents extreme worry that the construction and increased traffic congestion will likely endanger residents' health and well-being due to the inability of emergency vehicles to quickly reach those in

need of critical medical assistance during construction and afterwards due to the colossal size of the development. In this regard, there currently is just one house being built on Campbell Road and the parked contractors' vehicles are causing traffic problems for cars, pedestrians and cyclists. This will be compounded a hundred fold with this mega-development.

5. The horrendous traffic congestion will impede access to our homes and will add to the already intolerable traffic we endure daily just trying to get through the roundabout on Campbell Road and then on to the bridge.
6. There are significant fire code issues both for the planned structure and in case of a wildfire when we are all in jeopardy as we have only one exit.
7. The development threatens our water supply as the intake for our precious drinking water is very close to BB and its ridiculously large proposed marina.
8. This project contravenes the Council's stated commitment of having a liveable community which maintains wildlife corridors and it's goal to portray West Kelowna as a progressive community that values a natural heritage and preservation of its glorious views, which will be destroyed when Blackmun bay hollows out the escarpment to get to bedrock.
9. There will be a loss of our property values due to this monstrosity at the entrance to our community as it will discourage prospective buyers.
10. Many long term residents may want to move elsewhere and this is a textbook example of how to destroy a happy neighbourhood

**At the outset, the City of West Kelowna planning department said this huge type of development was unsuitable for the location.** They properly recommended that such a large development should only be located in the West Kelowna city centre where there are multiple access roads, shops and public transit

options (of which there are none in Casa Loma). The planning experts employed by the CWK were over-ridden by the previous Council possibly for political considerations or for other reasons that are not clear to us and the project was sent on for further discussion & review.

There is a plausible theory discussed amongst Casa Loma residents that the BB group has no intention of actually developing the property themselves – given that they are a small company with limited financial resources. The prevailing thought is that their plan is to secure the building permits and then sell the property with the permits to a large development company capable of pulling it off. They then skedaddle back to Calgary with their profits from flipping this land leaving the Casa Loma residents with an uncertain future and the West Kelowna Council feeling they were bamboozled by this company, which falsely claimed that Casa Loma residents were in favour of this monstrosity.

**The bottom line is that this project is just too massive for this location for all the above reasons.**

If the BB project proposed to build a number of tasteful townhouses or four story towers that are within the OCP (which they have the right to do as owners) the opposition would disappear from Casa Loma residents. We would welcome this type of development.

Do the right thing and deny their application and tell them to come back with a much more modest proposal that is within the OCP and is not an affront to our community as well as becoming a permanent traffic nightmare that destroys the liveability of the Casa Loma community and affects all West Kelowna residents.

CWK Council should not be seen to pander to a developer whose only objective is to maximize their profits by grossly over-building the site, particularly by a developer who has shown a complete disregard for the Casa Loma community.

Please don't throw Casa Loma under the bus in CWK Council's misguided search for increased tax revenue. The costs will be too high when the bill comes in for the additional firefighters needed due to the size of the development and the wrath of the entire West Kelowna electorate who struggle to get over the bridge due to the unbelievable traffic bottleneck that will occur due to Blackmun Bay.

**Please note that this situation will be compounded by the huge new housing developments announced right next door to BB on the Westbank First Nations land.**

It is up to Council to listen to the community and vote the BB proposal down!

Yours truly,

Jay Rowland

2681 Casa Loma Road, West Kelowna, B.C.

**Casa Loma Resident since 1957**

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Z17-07  
**Date:** October 17, 2019 11:02:40 AM

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**From:** Rod Attwell [REDACTED]  
**Sent:** October 17, 2019 11:01 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Z17-07

My name is Rod Attwell, my wife Jennifer and I, are raising our 6 children in Casa Loma. We are writing to express our serious concerns and opposition to the current proposal of the Blackmun Bay development.

We must be missing some key point or argument for why the council is even considering the current proposal. With the developments on WFN land, which Council has no say, how can Council want to move forward with the Blackmun Bay development? I need someone to explain to me how our Council thinks this is logical and how it will make long term sense.

- How can Campbell Road handle this much traffic?
- Merging on to the bridge
- Emergency concerns for access and exiting the community
- Environmental concerns
- The development will mainly benefit Kelowna not West Kelowna

I personally want to thank our Mayor and Council members for all they do, you have a thankless job. It is my hope though, that you do the right thing, and vote NO for the proposed development as it stands currently, telling the developer to scale back the size and scope of the proposal for the comfort and safety of all the residents, both the current and our future neighbors.

It is not my intent to disrespect developers, we need them they serve a role in our society, however, I would gamble to say a communities long term interest are most likely not at the top of their agenda, profits are (and this makes sense), however, that is exactly why we have a City Council, to think of the long term interest of our community and to hold developers accountable.

Again, thank you for your service to our community, you have an opportunity to do the right thing, may you be given the wisdom and courage to make the right decision.

Respectfully,

Rod and Jennifer Attwell

[REDACTED]

2554 Campbell Road  
West Kelowna





**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Blackmun Bay Development  
**Date:** October 17, 2019 11:18:49 AM

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**From:** [REDACTED]  
**Sent:** October 17, 2019 11:18 AM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Blackmun Bay Development

I live and work in the City of West Kelowna. I am close to the location of the proposed development and I am in favour of the proposal. We need to look at more development, especially property that includes multiple smaller dwellings, as there is a lack of such property on the Westside.

I further support a development that supports tourist/restaurant/shopping on the Westside.

This development also looks like it would be somewhere I eventually might like to live when I decide to downsize.

*Mary Jane Banks*  
*1079 Caledonia Way*  
*West Kelowna, BC V1Z3N7*



#106

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Tracey Batten](#); [Shelley Schnitzler](#)  
**Subject:** FW: Blackmun Bay Development -Attn: City Clerk (Z17-07)  
**Date:** October 17, 2019 11:59:35 AM  
**Attachments:** [20191017- Black Mun Bay Dev.pdf](#)

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**JOANNE BELOIN | LEGISLATIVE SERVICES — CLERK II | CITY HALL**

2760 Cameron Road, West Kelowna, BC V1Z 2T6

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**From:** Wendy Jobs <[REDACTED]>  
**Sent:** October-17-19 11:32 AM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Cc:** Ryan Holt <[REDACTED]>  
**Subject:** Blackmun Bay Development -Attn: City Clerk (Z17-07)

Hello,

Please find attached a letter that is in response to the public hearing being held on Oct 23, 2019.

I would appreciate a confirmation of this email and the attachment.

Thanks,  
Wendy

Wendy Jobs  
[REDACTED]



Lakeview Heights Community Association,  
c/o 208-1664 Richter Street,  
Kelowna, BC, V1Y 8N3

October 17, 2019

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

Sent electronically to: [info@westkelownacity.ca](mailto:info@westkelownacity.ca) ATTN: City Clerk

Dear City Council and Mayor:

Subject: Blackmun Bay – Z17-07)

I am writing this letter in the capacity as President of the Lakeview Heights Community Association (LVHCA); the board of directors of the Lakeview Heights Community Association has unanimously endorsed the contents of this letter.

We would like to notify the City of West Kelowna of the following with regards to the proposed Blackmun Bay development in Casa Loma, West Kelowna:

1. A development of this size (as recently proposed) appears to stray significantly from the Official Community Plan and many of the residents of the Casa Loma and Lakeview Heights communities have voiced their concerns. We urge the CWK to heed the concerns of the residents that will be affected by this development (which would be the residents of Casa Loma as well as those Lakeview Heights residents that reside above and closer to the proposed development). We are concerned that a development of this size could be precedent setting and may adversely affect our community in the long term.
2. The LVHCA consistently hears from community members who have concerns regarding traffic safety, both within the Lakeview Heights community as well as on Highway 97. Any development that adds significant traffic within the West Kelowna area should be organized and well thought out. We urge the CWK to ensure that any development does not exit the planning stage until traffic solutions have been sought and planned.

If you would like further information or comment I can be reached at [REDACTED] or at [REDACTED]

Kind regards,

[REDACTED]

Wendy

cc. Ryan Holt, President Casa Loma Community Association, [REDACTED]

#107

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Rd #Z17-07\*  
**Date:** October 17, 2019 11:59:54 AM

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**From:** Cara Bizecki [REDACTED]  
**Sent:** October-17-19 11:51 AM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Rd #Z17-07\*

To Mayor and Council,

My name is Cara Bizecki and I live at 881 McCartney rd, West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I want to note my objection to this development.

This project is far too big for the proposed area it leaves the Casa Loma residents (which includes my parents) with years of traffic, noise and limits emergency access and fire evacuation. Campbell road is the only way in and out of this community.

This proposal does not fit in with the OCP.

It is my hope that the Mayor and Council make the right choice for our community of West Kelowna and not support the Blackmun Bay development as it is currently proposed.

Cara Bizecki  
881 McCartney Rd  
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 17, 2019 1:08:57 PM

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**From:** Shirley [REDACTED]  
**Sent:** October-17-19 12:07 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 SHIRLEY GORDON and I reside at 2584 Lucinde Road in CASA LOMA West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I would like to detail why I am opposed to this development. I am concerned with the following:

1. **EMERGENCY ACCESS AND FIRE EVACUATION:** This proposed development of Housing does not address the fire protection standards for access. How is this being addressed? We are well aware of the fire risks in our area. One way in and one way out!
2. **YEARS OF CONSTRUCTION:** We are very concerned about the many years of construction, noise and extreme disruption for the residents in Casa Loma. It is unacceptable! We recently had to endure construction of what appeared to be new sewer infrastructure in the area and had to wait multiple times during the day. There are many working families and students, in the Casa Loma area that must get to work and appointments on time so huge delays are unacceptable!
3. **BENNETT BRIDGE ACCESS** is imperative to all of our families daily life. At present during peak traffic times it is VERY DIFFICULT to access the bridge from Casa Loma. The traffic clogs the highway as well as the round a bout on Campbell due to the increased traffic on Sneena Road as drivers attempt to "Jump Ahead" of the traffic. These traffic jams are occurring now, what will happen when the traffic is increased dramatically from the proposed development?
4. **WATER QUALITY** has come into question and we've had many water quality advisories already. What will adding this many dwellings do to the water system and is this in the plan? What and where is the plan?
5. **OFFICIAL COMMUNITY PLAN:** The future development is to maintain and enhance the

livability of existing neighbourhoods such as Casa Loma. The Blackmun Bay Development is a complete disregard to existing OCPs. Council should not approve this development.

I respectfully request that Mayor and Council will vote to NOT SUPPORT the Blackmun Bay Development.

Regards,

Shirley Gordon  
2584 Lucinde Rd.  
West Kelowna, BC V1Z4B1  
[REDACTED]

#109

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Tracey Batten](#); [Shelley Schnitzler](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Rd File #Z17-07\*  
**Date:** October 17, 2019 1:09:11 PM

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**From:** William Gardiner [REDACTED]  
**Sent:** October-17-19 12:14 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Rd File #Z17-07\*

To Mayor and Council,

My name is William Gardiner and I live at 2561 Casa Palmero Dr in West Kelowna. In advance if the October 23rd Public Hearing for the Blackmun Bay project, I do want to detail why I am opposed to this development proposal.

This development has many problems, the first being it is too large for our community. As a Casa Loma resident I do not want to have my emergency access congested for the six years this development is scheduled to take. I have many concerns regarding traffic issues, the safety of our water source, the safety of the homes above the development, the disregard for the natural environment and the fact that this development does not fit in to the Official Community Plan.

It is my hope that the Mayor and Council will vote to NOT support the Blackmun Bay project as it is being proposed.

Regards, William Gardiner  
2561 Casa Palmero Dr  
Casa Loma, West Kelowna

--

Bill Gardiner



#110

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Road - File # Z17-07\*  
**Date:** October 17, 2019 1:09:24 PM

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**From:** [REDACTED]  
**Sent:** October-17-19 12:17 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** Public Hearing re 2211 Campbell Road - File # Z17-07\*

OCTOBER 17, 2019

To Mayor and Council,

My name is JOHN GORDON and I reside at 2584 Lucinde Road in CASA LOMA West Kelowna. In advance of the October 23rd Public Hearing for the Blackmun Bay project, I would like to detail why I am opposed to this development. I am concerned with the following:

1. **EMERGENCY ACCESS AND FIRE EVACUATION:** This proposed development of Housing does not address the fire protection standards for access. How is this being addressed? We are well aware of the fire risks in our area. One way in and one way out!
2. **YEARS OF CONSTRUCTION:** We are very concerned about the many years of construction, noise and extreme disruption for the residents in Casa Loma. It is unacceptable! We recently had to endure construction of what appeared to be new sewer infrastructure in the area and had to wait multiple times during the day. There are many working families and students, in the Casa Loma area that must get to work and appointments on time so huge delays are unacceptable!
3. **BENNETT BRIDGE ACCESS** is imperative to all of our families daily life. At present during peak traffic times it is VERY DIFFICULT to access the bridge from Casa Loma. The traffic clogs the highway as well as the round a bout on Campbell due to the increased traffic on Sneena Road as drivers attempt to "Jump Ahead" of the traffic. These traffic jams are occurring now, what will happen when the traffic is increased dramatically from the proposed development?

4. WATER QUALITY has come into question and we've had many water quality advisories already. What will adding this many dwellings do to the water system and is this in the plan? What and where is the plan?

5. OFFICIAL COMMUNITY PLAN: The future development is to maintain and enhance the livability of existing neighbourhoods such as Casa Loma. The Blackmun Bay Development is a complete disregard to existing OCPs. Council should not approve this development.

I respectfully request that Mayor and Council will vote to NOT SUPPORT the Blackmun Bay Development.

Regards,

John Gordon  
2584 Lucinde Rd.  
West Kelowna, BC V1Z4B1



#111

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: Public Hearing re 2211 Campbell Rd File #Z17-07\*  
**Date:** October 17, 2019 1:09:47 PM

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

From: Estelle Gardiner [REDACTED]  
Sent: October-17-19 12:37 PM  
To: info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
Subject: Public Hearing re 2211 Campbell Rd File #Z17-07\*

To Mayor and Council,

My name is Estelle Gardiner and I live at 2561 Casa Palmero Dr in Casa Loma, West Kelowna.

In advance of the Oct 23 public hearing for the Blackmun Bay development, I want to voice my opposition to this development.

This development is far too large for our community. Casa Loma has one road in and out, should there be an emergency the congestion would make it impossible for the residents to escape during and after construction. Should I need to call an ambulance it would be delayed due to traffic. The wildlife corridor has not been taken into consideration. Boat slips for 700 boats would endanger the water source for the Casa Loma community. Six years of traffic congestion, noise, dangerous blasting.

It is my hope that the Mayor and Council will vote to NOT support the Blackmun Bay project as it is currently being proposed.

Estelle Gardiner  
2561 Casa Palmero Dr  
Casa Loma  
West Kelowna

# 112

**From:** [Joanne Beloin](#)  
**To:** [dev services](#); [Shelley Schnitzler](#); [Tracey Batten](#)  
**Subject:** FW: File No. Z 17-07 Bylaw No. 0100.49"  
**Date:** October 17, 2019 3:35:47 PM

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**From:** Carly Newell [REDACTED]  
**Sent:** October-17-19 3:16 PM  
**To:** info west kelowna <[info@westkelownacity.ca](mailto:info@westkelownacity.ca)>  
**Subject:** File No. Z 17-07 Bylaw No. 0100.49"

**Attn: City Clerk**  
2019

October 17,

**File #Z 17-07**  
**Bylaw No. 0100.49"**

Dear West Kelowna City Council,

My family is strongly opposed to the proposal for a Blackmun Bay Marina.

Our home is directly above the proposed area, on the cliff on Bridgeview Road.

We have a lot of concerns regarding this extravagant development proposal:

- extreme traffic congestion,
- impact on wildlife & fish ecosystems
- water pollution- oil & gas spills,
- lack of emergency exit routes,
- increase of noise pollution,
- increased boat traffic = shore erosion & unsafe recreational waters,
- access in case of fire/emergencies from this area.

However, our most serious concern directly relates to the fact that our home is on the cliff directly above Blackmun.

## **We are most concerned for the safety of our home.**

If this proposal goes through, there will be an

**extraordinary amount of blasting and excavation.**

**We are extremely fearful that the blasting to build, will disrupt and crack the foundation of our home.**

Cracks in our foundation will lead to leaking from the ground water, and the potential for our backyard to literally slide into the Blackmun condos.

With the building of our garage, we saw that our front yard is made completely of silty sand.

In fact we talked with a worker that was hired by Blackmun to soil test on our street, and he informed us that he did not hit bedrock until 60 meters!!

That means our home is not on stable land.

That means our home has the potential to slide off the cliff!

We will need to have vibration monitors installed in our home to ensure my family can sleep safe at night.

We will need to have a property inspection to note the current state of our home and its foundation.

And we will need to continuously have property inspections to ensure our home is safe.

Please do not overlook and neglect our valid concerns, and our fellow neighbours on Bridgeview Road.

*Thank you for seriously considering my family's opposition to the Blackmun Bay Marina.*

Sincerely,

Carly Newell

2245 Bridgeview Rd.

#113

**From:** [Rebecca Narinesingh](#)  
**To:** [dev services](#)  
**Subject:** FW: Letter of Support For The Blackmun Bay Project  
**Date:** October 17, 2019 3:41:09 PM  
**Attachments:** [Mayor & Council Letter.docx](#)

---

**REBECCA NARINESINGH | EXECUTIVE COORDINATOR**

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**From:** Mary Jean Schmunk <[REDACTED]>  
**Sent:** October 17, 2019 3:37 PM  
**To:** MayorAndCouncil <[mayorandcouncil@westkelownacity.ca](mailto:mayorandcouncil@westkelownacity.ca)>  
**Subject:** Letter of Support For The Blackmun Bay Project

Dear Mayor and Council,  
Please find attached my letter of support for The Blackmun Bay Project.  
Mary Jean Schmunk  
[REDACTED]

SUBJECT: Support For The Blackmun Bay Project

Dear Mayor and Council,

My name is Mary Jean Schmunk

I'm a resident of West Kelowna.

I am sending this letter to you to say I support the Blackmun Bay project.

Based on the info I have seen, the company who wants to build the Blackmun Bay project has done their due diligence. Having lived in West Kelowna for only 7 years I have seen how the City has grown and continues to grow, and so there is an increased demand and need for more housing options. So it is inevitable that a project like Blackmun Bay will happen if not now then it will in the future.

I believe that West Kelowna needs to be open for business, and part of this is more development in West Kelowna that helps expand the City of West Kelowna's tax base so the City can provide more services and infrastructure to accommodate growth in an appropriate way.

The Blackmun Bay project would be the first of its kind in West Kelowna, and that is why I support this project being approved and moving forward.

Mary Jean Schmunk