



## PUBLIC HEARING MINUTES

MINUTES OF THE PUBLIC HEARING  
HELD AT THE LIONS COMMUNITY CENTRE  
2466 MAIN STREET, WEST KELOWNA, BC  
WEDNESDAY, OCTOBER 23, 2019

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**MEMBERS PRESENT:**

Mayor Gord Milsom  
Councillor Rick de Jong  
Councillor Doug Findlater  
Councillor Jason Friesen  
Councillor Stephen Johnson  
Councillor Carol Zanon  
Councillor Jayson Zilkie

**Staff Present:**

Paul Gipps, CAO  
Tracey Batten, Deputy CAO / Corporate Officer  
Allen Fillion, Director of Engineering / Public Works  
Sandy Webster, Director of Corporate Initiatives  
Jason Brolund, Fire Chief  
Bob Dargatz, Development Engineering Manager  
Brent Magnan, Planning Manager  
Shelley Schnitzler, Legislative Services Manager  
Kirsten Jones, Strategic Communications Manager  
Carla Eaton, Planner III  
Cathy Snow, Development Engineer  
Brandon Mayne, Help Desk Assistant  
Neil Wyatt, Service Desk Technician  
Colleen Findlay, Legislative Services Clerk

**1. CALL THE PUBLIC HEARING TO ORDER:**

The Public Hearing was called to order at 6:01 p.m.

It was acknowledged that the meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

The Public Hearing was webcast live and all representations form part of the public record.

**2. INTRODUCTION OF LATE ITEMS:**

Submissions received from the following (during the period October 18 – 4:00 p.m., October 22, 2019):

- The Friends of Kalamoir Regional Park

- Rebeca Beckley (7 submissions)
- John and Sylvia Lynn
- John Yewchuk
- Helen Houser
- Maurine Treacy (2 submissions)
- Eric Unwin (4 submissions)
- Jim Carta
- Susan and Jack Schultz
- Don Drissell
- Tania Unwin (4 submissions)
- Rodney Wright (2 submissions)
- Victor Klassen
- Ifwhalen
- Guy Andrews
- Janice Spenser
- Casa Loma Community Association Directors (2 submissions)
- Linda Wadsworth
- Janice and Ian Montford
- Bonnie Jardine
- Brock and Amanda Thorvaldson
- Anne Macnab
- Charlotte and Allan Jones
- William and Cynthia Thompson
- N. Kelly Brown
- Evelyn Belt
- Ian and Lynn McWilliams (5 submissions)
- Joe Gluska
- Nicole Kraisch
- Ron Dowhaniuk
- Sandra Dowhaniuk
- John and Maria Knapp
- Andrea Spencer
- S. Allison Fader
- Bill and Kelly Sexsmith
- Dal Anderson
- Graham O'Leary
- Richard McLeod
- Richard Drinnan
- Marilyn Mathieson
- Myron Odermatt
- Barbara Currie
- Janice Spencer
- Shirley and Dave Simsoon
- Fredrick A. Smith
- Barbara Smith
- Leslie-Ann Hawkes
- David, Jonathan, Matthew and Ester Fortunat
- Maria Gissing

- Keith and Lorraine Reid
- Danielle Crowe
- Janine and Ken Fisher
- Michael Budd
- Bruce Larratt
- Cindy and Ed Henderson
- Angela Godler
- Josh P.
- Dan La Casse
- Donna Wright
- Alanna and Tyler Snitynsky
- Stu Reid
- Shirley Pacholok (2 submissions)
- Melissa Robinson
- Rachel Pavlakovic
- Alanna Dunn
- Petition from Residents of Bridgeview Road Bluffs
- F. Tung

Submissions received after the Late Items Agenda deadline (between 4:00 p.m., October 22, 2019 to 11:17 p.m., October 23, 2019:

- Chris Grant and Angie Garg
- Maria Lopez MacDonald and Family
- Josie Geddes
- Cameron Evans
- Heather Schaub
- Amanda Wilmer and James Chan
- Ruby Beevor
- Christine Olmstead
- Mike MacDonald, Maria Lopez MacDonald, Rosario Lopez, Kelly Lopez, Carlos Lopez, and Roberto Lopez
- Bruce Dickson
- Marten Gruenwald
- Ken and Trisha Webster
- Kent Britton
- Joe Gluska (Presentation)
- Craig Taschuk, Harmony Electric Inc.
- Mary Ann Murphy
- Maria Fairholm
- ShangNing Zhu

In addition to the late submissions, the following submissions were received prior to October 18, 2019 and were included on the Public Hearing Agenda:

- Scott Rowland (6 submissions)
- Rowland Family (4 submissions)
- M. Matter

- Sarah Morris Probert
- Sarah Morris-Probert and Wynne Probert
- Wynne Probert (2 submissions)
- Rodney Wright
- Mark Sunderland
- Joe Gluska (2 submissions)
- Maureen Macdonald
- Jim and Sharon Laird
- Carole Rosenbaum
- Al Dadswell
- Trisha Webster
- Barb Mayo
- Sylvia Einfeld
- Jay Rowland (2 submissions)
- John Macdonald
- Yvonne Ambrose
- Nancy Quinton (6 submissions)
- Twila Pattyson
- David Henseleit
- George Jeninga
- Lynda and Bob Would
- Julie Dong (6 submissions)
- Philip Dong (6 submissions)
- R. Ball and M. Dean-Ball
- Susan Barton
- Ray Campbell
- Justine Geboers
- John and Mary Bereska
- John M. Hamilton
- Doug Deschner
- Yvette Rasmussen
- Grant Steven
- Michael Budd
- Karina Findler
- Eric Libin
- Maria Lopez
- Corey Hilton
- Brian Henschel
- Debra Anne Drissell
- Gloria and Doug Andrews
- Barry A. Carter
- Andrea Carter
- Morgan Painchaud
- Chelsey Painchaud
- Dan Painchaud
- Michael Painchaud
- Michael and Ronni Pollock
- John Martin

- Angelike March
- Ron Pavlakovic
- Gary Walker
- Scott Rowland
- Rod and Jennifer Attwell
- Mary Jane Banks
- Wendy Jobs – Lakeview Heights Community Association
- Cara Bizecki
- Shirley Gordon
- William Gardiner
- John Gordon
- Estelle Gardiner
- Carly Newell
- Mary Jean Schmunk
- Heather Larratt

3. **ADOPTION OF AGENDA:**

It was moved and seconded that the agenda be adopted as amended. The motion carried unanimously.

4. **OPENING STATEMENT:**

The Mayor read the Public Hearing Opening Statement, advising that the Public Hearing has been advertised, is open to the public and webcast live, and outlined the process for the hearing.

5. **PUBLIC HEARING:**

The Mayor explained the process of this public hearing being held pursuant to Division 3, Part 14 of the *Local Government Act* for the purpose of hearing representation from those persons who believe their interests may be affected by Official Community Plan Amendment Bylaw No. 0100.49 and Zoning Amendment Bylaw No. 0154.59 and No. 0154.66.

The Mayor noted that binders have been available for inspection, which includes any written comments received to date for the application, and that Notices of the Public Hearing were duly advertised in accordance with the requirements of the *Local Government Act*.

5.1 **Z 17-07, Official Community Plan Amendment Bylaw No. 0100.49 and Zoning Amendment Bylaw No. 154.59 and No. 0154.66, 2211 Campbell Road**

The Planning Manager introduced Official Community Plan Amendment Bylaw No. 0100.49 and Zoning Amendment Bylaw No. 0154.59 and No. 0154.66, to change the OCP designation from Agricultural to Tourist Commercial on the upland portion of the property; and to change the Zoning from A1 (Agricultural) and W1 (Recreational Water Use) to CD8

(Comprehensive Development Zone) and W3 (Commercial Water Use Zone) to allow for a hotel and various housing types (townhouse and apartment buildings), allowing vacation rentals and year round use, as well as some smaller commercial uses (personal service establishments, restaurant, convenience retail) on the non-ALR portion of the property; and will include a marina and boat launch on the water.

The Mayor asked if the owner/agent wished to address Council regarding this application.

Robert Moskovitz, Vice President of Development for Landstar Communities

- The concept for this development proposal has been revised and improved from the original proposal;
- It has evolved to arrive at a reasonable balance for economic viability and listening to the neighbourhood;
- The original proposal was for a 15 story complex and it is now at a 9 story structure, embedded into a hill; it will not block views or enjoyment or transgress on any environmentally sensitive areas;
- There will be an economic viability with benefits to the City and to residents;
- The Cove, when originally proposed, was viewed negatively; it is now referred to as 'Our Jewel';
- Landstar has provided 31 technical reports to support the facts and science for this proposal;
- Seven technical teams who have worked on the project are present at the Public Hearing;
- Asking Council for logic and reason in formulating an opinion;
- Will continue to work with the City and the West Kelowna community to find balance and a path forward toward a design and development permit and zoning application, for a realizable, sustainable conclusion.

Samuel Alatorre, Senior Planner, IBI Group

- Site offers— unique characteristics with direct access to lake, an active orchard, views, and no adjacent development;
- It is located outside established communities;
- It is a premier location for a mixed use development;
- There has been 2.5 years of effort working with the City on this application;
- There have been 6 open houses (4 of them in February as per Council direction);
- Have taken all information received and made revisions based on the input;
- Since the initial application, the beach area has been removed, the boardwalk has been removed, and the natural riparian areas have been preserved;
- Revisions have been made to the marina to allow for paddlers to go along the shore;
- The scale of the building height has been reduced and setbacks have been limited;
- This application fits within the development envelope;
- Have preliminary approval for the water zone;
- This proposal will create jobs and fiscal and economic opportunity in the City of West Kelowna;
- Will need to work with the City to address fire/emergency exit road to find a comprehensive solution;

- Will need to address ways to include systems in structures for fire protection.

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding this file.

Ryan Holt, Casa Loma Community Association (CLRA)

- Casa Loma is a community of approximately 800 residents; mostly residential homes and agricultural land;
- Neighbours care about the community;
- CLRA undertook a community survey; 87% opposed the project due to size and density;
- Concern with Density – fire risk, water risk, OCP risk, and traffic risk;
- Casa Loma is an extreme fire risk rating with only 1 exit and is 3 times over NFPA standards;
- Water risk – 240 boats are proposed near a water line that the Casa Loma residents depends on; what if toxins get into the drinking water supply;
- Traffic risk – there are zero amenities in Casa Loma; all traffic must access the bridge or Highway;
- OCP risk – A1 land going to CD8 is extreme;
- Where is the benefit to West Kelowna business going to be as Casa Loma is quite a distance away;
- In the OCP, Casa Loma is not designated high density as the infrastructure is not there;
- Concern that homes may be devalued during the construction phase.

Wendy Jobs, Lakeview Heights Community Association

- This proposed development strays significantly from OCP;
- Encourage Council and staff to heed the wishes of the community;
- Why have an OCP if it is not being followed;
- Concern with traffic, traffic congestion, safety issues, and speeding;
- Concern that this development could contribute to these issues.

John Martin

- In the Council report, it is stated that this development does not create a new deficiency in the terms of the National Fire Protection Association (NFPA);
- However, by NFPA standards, this proposal exceeds maximum capacity for public safety;
- NFPA recommends that any populated area with over 100 homes should have 2 access routes, and areas with over 600 homes should have 3 access routes;
- Background information provided on NFPA Standards and Guidelines;
- The NFPA Standards and Guidelines are recognized as best business practices;
- NFPA Guidelines are not legally binding but have been adopted as best standard of care for individuals, cities and industry;
- West Kelowna has just hired new firefighters and require they have NFPA qualifications;
- NFPA is an Official Sponsor of Fire Prevention Week in West Kelowna;

- This subject proposal diminishes the role of NFPA for public safety;
- Standard response to firefighter personnel for a highrise, recommended from the NFPA 42 firefighters; West Kelowna has 8 firefighters and the potential for 39 additional volunteer firefighters;
- The NFPA Guidelines are there for public and firefighter safety due to the density and danger of fighting fire in a high rise structure
- WK cannot provide the required personnel or equipment to fight a high rise or a mid-rise response;
- This is in contravention of NFPA standards.

Heather Larratt

- Professional Biologist; have been studying Okanagan Lake for over 40 years;
- The Casa Loma intake is close to the proposed development and 241 slip marina;
- The intake has been damaged by a boat strike with an anchor;
- Intake never was 975 metres long nor in 23 metre deep water;
- It was designed in 14 metres; when it was broke, it was in 7-8 metres, depending on the depth of the lake;
- Have samples from storm water and there are already high risks;
- E. coli counts far exceed normal;
- Likely to be additional storm water discharge which will be within 800 metres of the intake;
- Like all other storm water, it carries 3 classes of contaminants – heavy metals, hydrocarbons and pathogens;
- Lake sediments act as a reservoir for these contaminants;
- Turbulence from large boats can move sediments in a density plume to the depth of the intake;
- Used underwater drone to measure where sediments are being impacted;
- Wake surf boats lift sediments to a depth of 7 metres; water ski boats depth is 4 metres;
- Turbidity plumes will develop;
- Need a full Source Assessment/Source Protection Plan as mandated by Interior Health;
- Intake protection zone; will incorporate Blackmun Bay development;
- Types of activities included storm water discharges and marinas
- Shelter Bay Marina fire in August, 2012 began with a boat; there will be boat fueling there;
- If the intake is extended out to 20 metre depth or further, there will still be turbidly impacting intakes;
- Will have risk.

Mary Jane Martin

- Teacher, published writer, and advocate for initiatives for youth of tomorrow;
- Views issues through the eyes of faith;
- Gridlock, traffic, water concerns, population density and issues brought to this hearing are inconvenient truths;
- Concerns with impacts to carbon imprint and climate change;
- The carbon imprint can be lessened with conscientious effort and change;



- Regarding the creation of jobs from this proposal, this region has the lowest unemployment in the country;
- Does not support the Blackmun Bay project.

Rodney Wright

- Opposed to the Blackmun Bay development as proposed;
- Opposed to rezoning the land above Campbell Road to Tourist Commercial;
- Opposed to rezoning the shoreline to commercial water use;
- Two petitions and a survey have been conducted over 18 months;
- 276 people opposed the project and included their reasons for being opposed;
- Following, in August, 2018, an on-line survey was conducted;
- 171 people responded with 87% against the proposal;
- A third petition was conducted for all of West Kelowna; 472 people responded;
- This confirmed that the Blackmun Bay project is not only a Casa Loma concern, but a concern of all of West Kelowna;
- Concern with extreme disruption during construction and destruction of natural resources above and below the land;
- Casa Loma is not anti-development; 40% of the people supported a scaled back version;
- If the proposal was for single family houses and townhouses, support would have been higher.

Dale Pilling

- Lives 9 homes from Blackmun Orchard;
- Have been there for 40 years;
- Have reviewed the report at 2<sup>nd</sup> reading regarding the emergency access;
- The 2 locations identified for emergency access cannot be built;
- It would require property acquisition and the grade is 37%;
- Have reviewed the report on the water supply which shows a 6 inch water line to service the hotel; that has now been revised showing a larger line;
- All the new development in Casa Loma is already on City water;
- Have reviewed the plan with the proposed buildings cut into the hills;
- Have imposed those proposed plans into the hill which is almost a 45 degree angle;
- Based on the development plans, the excavation will result in 950,000 cubic metres of excess material;
- There is nowhere to put the material; it would need to be hauled away, transported down Campbell Road and into Kelowna, onto Band Lands, or into West Kelowna;
- If the proposal was built in one year, having trucks working 5 days per week for 52 weeks, there would be 370 truckloads a day x 2 (return back); that equates to a truck going by every 1.5 minutes for a year;
- If it were built over a 5 year period, it equates to 73 loads per day; equating to one truck every 8 minutes.

Jesper Koch

- Concern with parking;
- Compares this development with McKinley Beach;

- It is a similar situation with a marina and one road access to/from the marina;
- The road is always packed from the top of the development to the marina;
- McKinley has a parking area up on top;
- The Blackmun Bay development could have the same issues;
- Blackmun Bay have not shown a solution for storing boat trailers when not used;
- Concern is with not clogging up Campbell Road.

The meeting recessed at 7:40 p.m.

The meeting reconvened at 7:52 p.m.

Shirley Simson

- The Blackmun Bay project doesn't tie in with the OCP which designates Casa Loma as a residential area;
- Council's decision on the proposal may have a detrimental effect on properties along Campbell Road, as well as:
  1. the property by Blackmun Bay
  2. the orchard (in the ALR)
  3. the bottom section of Zdrlek (already has rental property and grazing land)
  4. the top part of Zdrlek (grazing and undeveloped property)
  5. the end of Benedick Road;
- If rezoned as commercial, it will be difficult to deny commercial zoning for other properties;
- Please don't rezone;
- Concern with access in and out;
- Concern with greenspace above and the effects of blasting;
- There are deer, bear, and raccoons in the area;
- Concern with the height of 9 stories;
- Concern with wildlife and their access to lands;
- At peak times, there is a greater amount of chlorine in the water;
- Storm water needs to be drained on a regular basis to be functional;
- With the traffic patterns, will fire trucks be able to respond in time;
- The Developer is an organization with a vested interest for personal gain;
- The site is questionable for safe blasting and material removal;
- Staging room will be required for trucks, equipment and supplies;
- There may be difficulty in parking and backing up with truck and trailer in the area by the marina on Casa Loma Road.

Joe Gluska

- It could take until 2030 before the proposed project is complete;
- Speaking with regard to the 242 boat slip marina, asking that the marina proposal be separated from the hotel proposal;
- Requesting that the zoning not be changed from W1 to W3;
- The City has control over zoning even if conditional approval has been granted by the Province;
- In 2013, the City undertook and won a Court challenge for control over the first 300 metres of Okanagan Lake, which benefits all residents of West Kelowna and provides recreational opportunities; please continue to support and protect the Lake;

- The regulation table for the W1 zone is 1 dock per abutting upland parcel;
- Blackmun Bay will be gone forever for non-motorized recreational use as linear access will not be available for approximately a 3 km section;
- The size of the marina will exceed 190 meters (2 football fields) out into Okanagan Lake;
- Boat slips typically rent for \$2200 per year; if sold, they can go for approximately \$100,000 per slip, equating into a potential 24 million windfall to developer;
- Where is the \$24 million benefit for residents;
- A W3 zone will only benefit the developer and a few boat owners, not the residents and visitors who come to West Kelowna;
- Please do not rezone Blackmun Bay from W1 to W3.

Scott Rowland

- The Rowland family has lived in Casa Loma since 1957 at which time there were only 5 families there;
- Now there is only 1 remaining orchard and over 300 homes;
- When Jim Blackman purchased the orchard, he planted apricots, peaches and cherries;
- Have concern that there is only one access into the neighbourhood;
- This project could take 5 - 7 years, depending on market conditions;
- Residents will have to endure road closures, blasting, flagmen and pilot cars;
- Concern for emergency responders being able to access the neighbourhood;
- Concern that the wildlife corridor will be impeded by concrete buildings;
- The project will destroy one of the finest neighbourhoods in the Okanagan;
- This area should be preserved.

Michael Budd

- Developers buy land, transform the site to create more value, and then sell it;
- This proposal is for 500+ units (doors);
- Landstar has made promises of more jobs, increased tax revenue, and beautiful vistas;
- The value in land comes from the revenue that can be derived from it;
- Once developed, the units can be sold to someone else, the Developer moves on, and the City deals with the residue;
- The UDI has Development Cost Charge concerns;
- West Kelowna needs to look into surety bonds for developments;
- There is 7 – 10 years of construction proposed;
- Residents will not be able to sell their homes;
- Who would buy with all the construction detours and bridge traffic;
- The Developer needs to learn about community culture and challenges the City faces with the infrastructure deficit;
- Doors needs to balance with the infrastructure capacity of the city;
- How much risk and overloading infrastructure capacity will the City allow;
- The City and MOTI need to address access and traffic capacity at the gateway to West Kelowna.

Anne Macnab

- Concern with traffic and the roundabout near the bridge;
- Described a recent emergency event on the bridge and the dangers and challenges drivers and emergency responders face;
- Similar situations will unfold if the Blackmun Bay proposal is allowed.

Don Drissell

- Purchased their home in Casa Loma approximately 5.5 years ago;
- Is pro-development and believes in growth, however, growth should be rational and within reason in size and location;
- The size of Blackmun Bay is unprecedented anywhere in West Kelowna;
- This is a polarizing issue affecting Casa Loma and all of West Kelowna;
- Although the OCP opposes the magnitude of the development, the community is discussing the merits of the development and impacts to the community;
- The CD 8 designation and the ALR land use and alter the course of future developments in West Kelowna;
- Safety and security will be affected by way of access and egress routes for the construction phase over 5 – 7 years;
- The proposal may prevent immediate response by emergency vehicles with only a single road in and out of Casa Loma;
- Concerns with staging of equipment, parking, excavation, construction vehicles, etc.
- Concerns with the roundabout, the bridge, the Sneena cheaters and gridlock;
- Concern with parking for trailers from the 240 slip marina; it will be impossible to manage;
- Concern with unanswered questions about drinking water impacts, water run-off, geotechnical and erosion issues;
- There has been a lack of public consultation;
- The Developer's Consultation/Open Houses were about marketing, not about looking for community input;
- There is no benefits to Casa Loma residents;
- There are no positives to this development;
- The wildlife corridor will be compromised;
- This development is about maximizing profit with little benefit to community members;
- Permit & tax money should be secondary to all the concerns this development will create;
- There are too many unknowns and uncertainties that make this a nonstarter development;
- The location on Campbell Road is not the right location;
- Asking that the proposal be turned down.

Funny Tung

- Moved to Casa Loma this summer from Vancouver;
- Wanted to get away from the crime, pollution and development in Vancouver;
- Received news of the proposed large development;
- Enjoys the natural environment in the community;

- Enjoys the deer and wildlife in the neighbourhood.

Nancy Young

- Concern with stability of the cliff and rock face in front of her property;
- The Blackmun Bay property abuts her property;
- Her property line is 3 feet from the edge of the cliff;
- Undermining properties with blasting and digging will result in damages and devalue them;
- Damage will result in lawsuits against the City and developer;
- Concern with losing the tranquil lifestyle;
- Blackmun Bay is proposing a height of 420 metres; her property at the fence line is 445 metres; will be looking into the tall towers;
- Concern with noise from boaters, the bridge, air conditioners, rooftop swimming pools, bars, restaurants, residence and hotel guests, and 6-10 years of construction noise;
- Will lose unobstructed views and privacy;
- Individual homes or two storey condominiums should be considered for this property;
- The proposal should be a maximum height of 300 metres and no rooftop swimming pools;
- Water upgrades will be required and will result in a disruption for users of Thacker Road;
- Sewer upgrades will need to be undertaken at a minimum cost of approximately 16 million; who pays for that;
- The Storm Water Management Plan recommends infrastructure going between her property, her neighbours property, and Hayman Road. That is a surprise and they will not going thru her property;
- Congestion is already happening and will get worse with development;
- 6 – 10 years of building construction will be unsafe;
- What happens if the economy slows, will residents be looking at cranes for years to come;
- Wondering where the 800 workers to be employed are going to park, and the staging area for construction trucks and supply vehicles will go;
- Understood that there is to be no paving on ALR land;
- Concern that animals will be at risk;
- Concern for residents from Casa Loma and Lakeview Heights for any type of emergency situation;
- The previously noted 950,000 cubic metres of earth is holding up her bank;
- Please do not rezone the subject land.

Bruce Larratt

- Lives South of the Blackman Bay proposed site;
- Active boater in Casa Loma area;
- From their home, they have a view of the bay where the water intake is located;
- At a previous open house hosted by the developer; had completed a survey indicating conditional support for the development;
- Concern for W3 zone; the lake is a public resource, not privately owned;

- Leasing an area for a minimal sum to a private land owner is hard to justify;
- The proposed marina is 800 metres from the water intake;
- The bay is shallow and subject to sediment disturbance due to wakes being generated by boats;
- The exact location of the intake was not known until recently when an underwater drone was used to film the water system;
- The intake has experienced sedimentation issues in the past;
- Wake surf boats disturbing sediments is only recently coming to light;
- When conditional support was first given, was unaware of the drinking water intake location or the impact of sediments due to wake board boats;
- It's not in the community's best interest due to the risk sediment disturbance from boats to the water intake;
- It would be best if Blackmun Bay were designated a 'no wake' zone to protect water quality and recreation quality for watercraft;
- After considering the CD8 zone, stopped supporting the proposal when looking at the amount of fill to be removed from site;
- Does not support the marina for this proposal.

Mary Jane Banks

- Live and work in West Kelowna;
- Have lived in West Kelowna for 25 years;
- Live close to the location of the proposal and am in favour of the proposal;
- Need more high density development in West Kelowna;
- Against sprawl;
- Water issues are an issue in Casa Loma, but also in West Kelowna Estates; it is a broader City issue, not specific to Casa Loma;
- Agree there are issues with access and egress; best to fix this by proceeding with the development;
- The proposal will improve restaurants, shopping, etc. in West Kelowna
- The proposal will assist in keeping staff;
- The proposal will bring in tax benefits;
- Would like to live at Blackmun Bay sometime;
- The whole of West Kelowna can benefit from this development.

Mary Jean Schmunk

- Moved to West Kelowna about 8 years ago;
- Supports the Blackmun Bay development;
- The Developers care about all the concerns including water and infrastructure; they want to work and collaborate with residents;
- This community is going to grow; there will be developers; we need to work with people who care about this community;
- Tax revenue will be increased in a major way, which will allow this community to develop infrastructure, address concerns, etc.
- Will enhance this community;
- An iconically beautiful development.

Heather Schaub, behalf of 47 Strata Owners in Strata Plan KAS468

- Concern with the water lot application;
- In the City of West Kelowna's Waterfront Plan, Area 5, Casa Loma (North Casa Loma), is designated a sensitive zone;
- Staff recommendation in the Waterfront Report is to maintain intact the riparian fringe; it is important to fish and wildlife habitat;
- The Waterfront Report outlines recent and ongoing upland development concerns, of which some were cited;
- The Waterfront plan states why rezoning to a W3 must be denied.

Karina Findler

- Lives directly above the proposed development;
- This proposal is oversized, too aggressive, and out of place;
- It will have detrimental impacts on the neighbourhood and the community;
- It is a complete deviation from the OCP and the Growth Management Plan;
- The subject property is zoned Agricultural and has an OCP designation as Agricultural with half of the property being within the ALR with Class 1 land;
- The property is within sensitive ecosystem areas & hillside development permit areas;
- The proposal would change the OCP Designation from Agriculture (lowest order use) to Tourist Commercial Comprehensive Development (highest order use);
- It is proposed to be built on steep sloping lands towering over the community;
- It will forever change the character of the community;
- The new CD8 zone proposed would set unprecedented density and building heights;
- The development is considered excessive even if planned in centre of West Kelowna;
- The CD8 zoning will allow 9 stories, not including a parkade;
- This development poses significant and unacceptable risk for residents on the rock bluff above the development;
- Concern for wildlife and habitat;
- The proposal will alter the character and quality of life;
- Concern with traffic, water quality, and safety;
- Concern with potential damage to properties in the Bridgeview Bluff area;
- Concern with blasting, earth moving and construction of four massive buildings.

Barb Smith

- Disapprove with the proposed Blackmun Bay Development;
- Purchased their home 3 years ago and checked the OCP at that time to see that the property was not designated for future high-rise development;
- Was surprised to see that 520 units were being considered - close to bridge in a quiet, residential, agricultural area;
- Disagree with the removal of land from the Agricultural Land Reserve;
- With parking required for the marina, will more land withdrawn from the ALR;
- Wondering if additional road width requirement will destroy the working orchard;
- Is another marina even needed;

- Questioning where an additional 520 – 750 cars will park;
- Access to the bridge is already problematic;
- Campbell Road is a one way in, one way out single access;
- Concern with emergency response to Casa Loma;
- WFN may be developing their land along Campbell Road; this should be taken into account when considering the Blackmun Bay proposal;
- Please do not approve this development.

Fredrick Smith

- With reference to public consultation, Council agreed that the Developer move forward with holding public consultation, which resulted in 4 open houses;
- The open houses were not consultation, they were marketing events asking if attendees wished to purchase a unit;
- It is noted in the OCP that where development puts pressure on an area, there shall be a Local Area Plan;
- A Local Area Plan will look at the neighbourhood, the surrounding area and the proposal for the area;
- The number of people present at this public hearing is a result of a lack of public consultation;
- This mega project of 520 units should not be before Council;
- There should have been consultation with stakeholders such as MOTI, health, fire, school, police, and ambulance, all at the table with an objective third party who does not support or report to one developer;
- Would like to see Council rewind this application;
- As part of OCP review, consideration should be given to a Local Area Plan for Casa Loma and Lakeview Heights areas;
- This proposal is not in keeping with the OCP;
- The community of Casa Loma was ignored by the developer, and the OCP was ignored by developer.

The meeting recessed at 8:55 p.m.

The meeting reconvened at 9:07 p.m.

George Mylonas, President, Landstar Development Corporation and Blackmun Bay

- Have worked with the City for the past two years on this development;
- Weighing the benefits of the proposal against the negatives is required;
- This project will have a large economic benefit to West Kelowna, bringing new employment through construction jobs, a diverse offering of housing forms, Developer paid DCC's, long term service employment opportunities, and significant perpetual property tax revenues;
- Have worked diligently on documentation with science as to the viability of this project;
- There are 31 different technical and scientific reports written by experts in their respective fields;
- All controversial aspects have been addressed with viable options;
- Those who speak in opposition, representing less than 1% of the municipality, offer a NIMBY position;



- The current proposal is for four-9 storey buildings (a 40% reduction in height from the initial proposal);
- Have reduced density, the number of buildings proposed, and the building footprint;
- Have engaged the Casa Loma community and the general public through 6 open houses;
- Remain committed to working toward achieving a viable development that balances all interests.

Yvette Rasmussen

- As a former CEO of Canada's largest family homeless shelter and affordable housing complex, NIMBYism is a familiar term; however, what is happening in Casa Loma is not NIMBYism;
- Retired to the Okanagan to get away from the big city;
- Took on work in tourism; portfolio was in developing sustainable tourism; significant work toward obtaining biosphere designation;
- Nothing about this development aligns with social good, social prosperity, environment or economic well-being;
- The burden on the bridge will act as a barrier to business, progress, or movement across the bridge;
- The proposed development has a significant retail and service component; it is a stand-alone community unto itself;
- The proposed development is located near Casa Loma's critical intake for water supply and near the Bennett bridge;
- Residents believe and depend on the OCP to guide the development of this community;
- Am not against development;
- British Columbia has one of the lowest unemployment rates; if this project will bring in new jobs, concern with where employees will be housed;
- Need to look at the broader perspective and consequences that this project presents.

Richard Drinnan (submission read out by John Martin)

- An Environmental Consultant and Resource Manager with over 30 years of experience assessing large projects across Canada and BC;
- Concern that this project has many economic and environmental deficiencies that have not been addressed:
  1. Project involves DCC subsidies from taxpayers at all levels, the value of which has not been made public, however estimated to be in the amount of 2.4 million required from taxpayers.
  2. The project could impact water in Okanagan Lake. Concern that the project could affect drinking water. The City should require the applicant to conduct detailed studies to provide water quality assurance.
  3. The Applicant does not have Provincial approvals including marina, water lot lease, boat launch ramp, the use of inflatable floating play structures on the lake, construction of swimming beach, construction of a walking path and cabins in riparian zone.

4. The foreshore area may be habitat for the endangered species Rocky Mountain Ridged Mussel; need to ensure this species of mussel is protected.
  5. The Associate Deputy Minister of the BC Environmental Assessment office has not been engaged with this project in anyway, noting it is the responsibility of the project proponent to ensure they are proceeding in accordance with relevant laws and statutes.
- The proposed CD zone fails to address short term rental units;
  - The CD zone should limit short term commercial rental units to only to 180 hotel rooms;
  - The CD zone should also prohibit commercial short-term rental uses in all the projects 302 apartment and townhouse units;
  - Approving land use and rezoning fails to exercise public due diligence.

Ryan Scott

- Has lived in the Casa Loma community, on and off, since 1984;
- Seen numerous changes; however this is unprecedented;
- There are already traffic issues at the roundabout and merging of Sneena and Campbell Roads onto the bridge;
- Landstar experts say there are mitigation efforts, such as merging, alternate merging, a light system or a ramping system;
- The only answer to the traffic issue is to add another lane to the south side of the bridge;
- Concern with the proposed roundabout in front of the development and for the residents of Casa Loma trying to enter that roundabout, even before getting onto the Sneena Roundabout;
- Concern with the wildlife corridor at back of the proposed building;
- Have used the WFN to Sunnyside corridor; if this proposal goes through, the only wildlife that will be able to transit through are birds;
- Concern with the WFN proposal to develop their land to the north for condos and a hotel;
- Concern with where all the traffic will go;
- The Blackmun Bay project is an interesting proposal that would do well anywhere in West Kelowna, but not in Casa Loma;
- Requesting that if any Councillors have a conflict of interest with this proposal, that they come forward to address the matter.

Elizabeth Hamilton

- Wish to address the issue of community planning and guiding principles for planning and design:
  1. Respect the varied needs of West Kelowna citizens. For Casa Loma, the limited egress/entering issue, particularly at rush hour, and getting onto Highway 97, is not easy.
  2. Plan for alternative methods of transportation. In Casa Loma, there are no alternatives for another road.
  3. Create compact, complete and safe neighbourhoods. In Casa Loma, due to access and traffic, it is not be safe if an ambulance or fire truck was needed.
  4. Protect and enhance ecological integrity. Deer, marmots, birds, and wildlife live in Casa Loma. Additional traffic will impact that wildlife area. Additionally,

- blasting this site would remove a large section of the cliff, to the detriment of homeowners in that area.
5. Support community health. This community has great health care; from a safety perspective, residents may be compromised to accessing health care if an accidental or severe event were to occur in the area.

Susan Holroyd

- Has lived in West Kelowna for the past 21 years;
- Seen a lot of growth and development and has concerns with population and growth;
- Growth is inevitable;
- Has experienced living through years of construction;
- Her view is completely gone because the developer didn't respect their views;
- Blackmun Bay is taking views into consideration; they have decreased the height of their construction;
- Have seen quality, well-built subdivisions where developers have taken the community into consideration, and have seen others that haven't been well planned out or supportive to the community;
- Blackmun Bay developers are doing their due diligence and want to build a beautiful, quality project. They have been listening to public input and are willing to work with community;
- They have undertaken 31 technical studies by experts that show the proposed development is viable;
- The single access is a big concern;
- If the City works with Landstar, the community will benefit by an access road;
- Requesting the City look at facts, review all the technical reports, work with the builder; and know that the builder is willing to work with community.

Kevin Brown

- Live in Casa Loma, have been a Paramedic for 28 years; now retired;
- Respects what Blackmun Bay is trying to do;
- Is pro-business/pro development;
- Blackmun Bay presents lots of studies; however, not trusting who makes the studies;
- Resident's experience the impacts of community issues; the developers & technical experts do not live there so do not understand that same way to drive the roads, etc.
- The technical experts did water studies, however, the intake is broken so the study is not that accurate;
- All residents live beyond the proposed development site and will have to go through it and work around it for the rest of our lives.

Glen Rutherford, Geotechnical Engineer for the Blackmun Bay Project

- Clarification on blasting; there will likely be very little blasting;
- The slope can be excavated;
- No bedrock was encountered; there may be some large boulders that may require blasting or be excavated;

- Stability of cliff was analyzed with bore holes above and below;
- Analysis of the excavation suggests that the soil removal for the building is feasible and conventional top-down excavation methods can keep this slope stable during the excavation/construction process.

Ron Pavlakovic

- Unpresented density development;
- Inconsistent with neighbourhood character;
- Does not complement type, form, scale and character of adjacent residential development;
- Deviation from the growth management policies and objectives established by the OCP;
- The proposed density is not supported outside OCPs' identified Growth Management areas;
- The Developer purchased the property with insight, knowledge and understanding of the zoning and OCP designations for the property that existed at time of purchase;
- Developer acknowledged that the proposal is beyond what is supported by the OCP and although not supported by Administration, the Developer wanted to proceed with the application;
- The Developer wants to be flexible to explore optimal density and scale parameters providing for an economically feasible development;
- The magnitude of the proposal should cover the costs of all land acquisition, the cost of the marina, infrastructure and ancillary costs, hard and soft costs, and developer's profit;
- The proposed development is of the size and magnitude proposed due to the exorbitant costs of purchasing the land, the process of changing the land use, and anticipated construction costs to complete the development;
- The zoning is proposed to change from the lowest order, Agricultural, to the highest order Family and Tourist Commercial designation.

Richard Davis

- In favour of the proposed development;
- The economic spinoff with sustainable design practices and construction jobs are important;
- Need to engage big picture, long term thinking; sustainable development is a reality;
- Need this type of development for future generations;
- It provides for quality of life and economics for West Kelowna and comes with new career opportunities and can complement the use of existing infrastructure and add to infrastructure;
- High density communities create greater choice for less travel;
- Have lived through the Tallus Ridge expansion; this is a nice place to live.

Cori McGuire

- Single parent , part-time lawyer;
- Bought land in Casa Loma 8 years ago and built house; had to follow the OCP;

- Estimates that with the proposed development, it will take 2–3 hours in traffic waiting for construction that will span 6–7 years;
- Concern with the value of her house price going down;
- The Developer should have to follow OCP;
- Concern with fire risk and access
- Concern with traffic and the ability for an ambulance to respond;
- Concern with potential sewer odors;
- Concern with no emergency access.

Mary Ann Murphy

- Is opposed to the application;
- Owner of single family home which adjoins the southernmost boundary of the proposal;
- Concern with the negative impact this proposal will create;
- Concern with lack of information provided on technical reports and assessments with regard to environmental risks, traffic impacts and emergency response access, improvement or creation of new public amenities, and tax implications including burden of DCC's;
- Concern with the density proposed;
- Concern with lack of supporting infrastructure;
- Concern that there is only a single road access in and out of the neighbourhood;
- Concern with urban interface fire risk;
- There is insufficient drainage due to the hillside grade and proposed density;
- There is a lack of nearby schools to accommodate additional student enrollment;
- Construction of a road on ALR land for access to the proposed marina would be in contravention of Agricultural Land Commission regulations;
- The proposal is an unreasonable and excessive disturbance of environment, character and habitat of the neighbourhood.

Warren Malett (submission read out by Domenic Rampone)

- Support the Blackmun Bay Development;
- The 2.1 million in annual property tax revenue is needed for infrastructure improvements;
- The Cove Lakeside Resort and Barona Beach were both originally met with opposition;
- The building height will not obstruct views from the homes above;
- Marina will fill the void for the ongoing shortage of boat slips;
- Construction of the project will support 800 jobs and another 300 jobs operationally;
- This will show the development community that West Kelowna is open for business;
- Jobs tourism and tax revenue are fundamentals that fuel the economy;
- Requesting support for this development.

Paul Bickert

- Concern that with typical non-resident developments, vacant communities with vacant owners will become Air B&B revenue producing properties that don't add to the sense of community;

- It is prudent that the Planning Department and Council is defensive of OCP because this drives tourism to the Okanagan;
- The Blackmun Orchard has gone downhill;
- The Wildlife corridor has been interrupted by 9 foot fence around the property
- This Development doesn't work with the residential community plan or along Casa Loma Road where there isn't proper access or egress;
- Concern with water in the lake and the intake; studies haven't been properly carried out;
- Is the revenue generated from this proposal going to make Casa Loma a safe community;
- Consideration needs to be given of another 270-unit development on WFN land and the issue of egress from the community.

Blaine Jarvis

- Have lived in downtown Kelowna but recently moved to West Kelowna to raise a family;
- With development, there will be nuisance, disruption and inconvenience; however, there needs to be development in West Kelowna;
- The proposed development will have an impact on water; but the City also needs to address water impacts and development can help with this.

The meeting recessed at 10:13 p.m.

The meeting reconvened at 10:21 p.m.

Amrit Uppal, Bunt and Associates Engineering

- Conducted the Traffic Impact Assessment (TIA);
- With reference to the Highway 97 roundabout, the TIA identified existing issues with shortcutting that are impacting the on-ramp capacity; to mitigate that, ramp metering (ie. signaling on the Sneena Road approach) was suggested;
- The TIA identified the impact of future development on both the WFN site and future development in Casa Loma which is estimated to account for 1/3 of the capacity of traffic the on-ramp from Campbell Road, leaving 2/3 capacity for Sneena Road traffic;
- Highway 97 bridge traffic will be increased by this development or by any development in West Kelowna;
- The Developer has looked at options for an emergency access and identified Campbell Place, which runs parallel through WFN lands and connects to the site. This would provide a second connection to Highway 97 through the Shelter Bay Marina; it is an existing roadway and has been included in WFN's development site plan;
- The Developer also looked at Casa Palmero as an emergency access, however with switchbacks, that access would require consultation with City of West Kelowna.

Simon Tam, Civil Engineer, IBI Group

- With reference to the water intake, IBI Group provided the Functional Servicing Report for this development;

- The technical comments contained in the Report were peer reviewed by third party companies that were representing the City of West Kelowna; specifically, AECOM completed an external third party analysis of the drinking water servicing for the proposed development;
- The water intake is of concern; whether there is development or not, there are clarity and quality issues for the Casa Loma water intake;
- Blackmun Bay will use an additional water utility, being brought from Lakeview Heights that will be completely separate from the Casa Loma water supply;
- This water servicing can also supplement the Casa Loma potable water supply;
- With reference to the earthworks and the volume of material being removed, there would be 910,000 cubic metres of earthworks assuming the entire floor area of the project is within the rock bluff enclosure; this is not the case; approximately 1/3 of that will actually be excavated = 300,000 cubic metres; that equates to 115 trucks/day, or, over a 5 year period will be 20 trucks per day;
- There is \$60 million of sanitary upgrades that have been identified; of that, \$13.1 million has been proposed by the DCC budget; from the \$13.1 million, \$7.95 million is required to support Blackmun Bay's sanitary needs and will be paid for up front by Blackmun Bay. The development will be owing \$4.71 million in DCC's and the developer will be seeking Latecomer fees;
- Storm water releases contaminates into Okanagan Lake. The storm water will be 100% contained; The pervious land will be changed to impervious land, however all of that will be captured into underground piping and directed to infiltration basins or dry wells due to soil properties on this site.

Aurelien Hospital, Hydro-technical Scientist, Tetra Tech

- Regarding water quality at the Casa Loma intake, water quality samples show concentrations of E.coli quite high, showing there are existing water quality issues;
- Blackmun Bay will add 242 boat slips with no filling station; as a comparison, the Shelter Bay Marina has 470 boat slips with a with filling station;
- With reference to sediments from boat wakes, boat wakes would remove sediments from 4-6 metres in depth for fine sediments such as silt;
- The depth of the intake indicates it is more shallow than recorded, at 7 metres instead of the 25 metres recorded;
- The risk of ingesting a contaminate as of today is existing regardless of the proposed development;
- The intake should go to the recommended depth of 25 metres;
- The Source Water Protection Report indicated that bacteria from creeks and wetlands pose the highest risk to the water supply, not boating activities;
- Currently, there is no filtration in place for the Casa Loma water system, so there is already an existing risk;
- It is recommended to have the intake comply with the BC Drinking Water Guidelines, which is a deeper intake and a filtration system in place;
- The proposed Marina will not add any new risk compared to the existing risk to the water intake.

Mary Ann Olson Russello, Registered Professional Biologist, Ecoscape Environmental Consultants

- Ecoscape was engaged by the Developer to provide environmental consulting services pertaining to the proposed development and as liaison with the Province for the permitting of the marina;
- The proposed marina application that has been put forward to the Province, has no breakwater and is not a floating structure;
- The entire structure is elevated with boat lifts at each of the slips;
- There is a narrow walkway from the highwater of Okanagan Lake over the shallow water;
- The proposed Blackmun Bay Development does not trigger an assessment under the *Environmental Assessment Act*, as the proposed marina is greater than the 1,000 lineal metres but the number of proposed units is significantly less than 600, and both of those are a requirement to trigger an assessment;
- The cliff feature on the western edge of the property has been identified as having very high environmental sensitivity and this feature will be maintained on the proposed development and is not expected to be impacted;
- With reference to the Rocky Mountain Ridged Mussel, a single occurrence has been encountered during the survey that was taken at the boat launch;
- As part of the marina approval, a mussel survey and salvage will be required at the time of construction of the marina to ensure there are no direct impacts to this endangered mussel;
- There will be no public beach, no boardwalk, and no floating play structure;
- With reference to the salmon, the proposed Marina is located in an area that is not important to shore spawning Kokanee nor nearby creeks for spawning; the impact of the proposed marina on fish is considered low;
- Significant due diligence was undertaken with the Marina permitting process which began in October, 2015, and received conditional approval in July, 2018; it has been reviewed by multiple agencies with a number of improvements made.

Bob Holtby, Agrologist

- Provided a visual overview of the general area of Blackmun Bay;
- Shows that a portion of the proposed development is in the ALR;
- The land above Campbell Road is not arable due to steep topography; the land below Campbell Road is some of the finest agricultural land in the valley;
- The 5 acre orchard will remain as idle land with no economic purpose to farm it; aesthetically, it becomes an asset and a reason for the Developer to maintain it as orchard property;
- The old Casa Loma orchard is no longer orchard, it is pasture; it provides a buffer between the southern boundary of the project and the Casa Loma subdivision of about .5 km.

John Martin

- Former Fire Service Captain, diverse fire background;
- The City of West Kelowna has a Mutual Aid Agreement Memorandum of Understanding (MOU) with City of Kelowna Fire for assistance when West Kelowna is over taxed;



- MOU's are common with adjoining cities;
- Kelowna is not going to jeopardize a portion of their city, leaving it exposed, to fulfill a need generated by an MOU; they will only assist if they have extra firefighters and apparatus available;
- Additionally, there is a time lag to enact an MOU;
- Casa Loma has been identified as an extreme wildfire hazard rating by the City and by the Fire Smart Community Assessment Report of 2018;
- The major choke area for any evacuation will be the Blackmun Bay round-about with over 600 parking spots exiting the premises; this is more than the entire Casa Loma community coming into one traffic circle;
- The City has shown that NFPA standards are a significant requirement in the hiring process of the fire service, as well as in the BC Fire Code, the Building Code, and the Standard Operating Guidelines/Procedures for the fire service;
- The City has shown these standards as valuable and reputable;
- Campbell Road is overcapacity as an egress road.

Heather Larratt

- The intake for Casa Loma never was 23 metres deep; it was at 14 metres deep, but now it is at 8 metres;
- Need multiple barriers for water protection which is what Interior Health requires and one of the primary barriers is source protection, and that falls back to the intake protection zone;
- Need to do a proper source assessment and create a source protection plan to determine the ideal depth for the intake and how it will be funded;
- The concern with large boats is not from their wakes, but from turbulent jets that are angled down and their capacity to move soft sediment.

Karina Findler

- The *Local Government Act* states that "all persons who believe that their interest in property is affected by the proposed bylaw, must be afforded an opportunity to speak"; does not believe a consultant has an interest in the subject property;
- There have been over 31 technical reports commissioned by the Developer, over half of them are re-studies, and there are still too many unanswered questions;
- The Geotechnical report discusses hazard potential and rock fall mitigation for the rock bluff for safety of the development below; it does not address earthmoving, the extent of blasting, impacts on adjacent properties, especially the residential properties above the rock bluff;
- Site designs indicate significant cuts and disturbances including 6 story cuts into the hillside – translates to blasting;
- The assurance letter from the Developers consultant specifically reviews the landslide risk that may affect the development property and gives assurance that it is within the minimum standards of West Kelowna; it does not speak to the assurance of properties above or give any assurance the earthworks may have on adjacent properties, structures and access routes;
- There is potential to adjoining properties and potential liability to the City in the event that anything could go wrong;
- There are over 150 metres between boreholes from the upslope on one side of Bridgeview Road to the next one down the cliff;

- The major problems with traffic have been left without solutions;
- The City report cites operational solutions are not fiscally feasible for the Developer and solutions are outside the jurisdiction of the City;
- The Traffic Consultant says MOTI notes that the traffic is acceptable; however, MOTI has concerns about additional traffic that this proposal will generate and has requested that the City scale it down;
- There are so many negatives and obstacles; what is the cost of all the negatives;
- Financially, West Kelowna does not need to depend on this development.

Yvette Rasmussen

- The proposal is to be a public access asset; it is not, it creates a barrier;
- Concern with merging traffic onto the bridge;
- Concern with additional load on the bridge;
- Concern with potential fire and an emergency exit; where is the secondary access;
- Have watched scientific videos and the speed a wildfire travels;
- Concern for having to evacuate and dealing with the traffic circle along with 600 cars exiting the development.

Shirley Simson

- Concern with accidents on the bridge and what will happen when you can't get through because of the traffic tie-ups;
- Concern with long waits at the hospital and how additional development may impact them;
- Regarding the salmon, need to look at how the boats affect the water and turbulence.

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding this file.

Paul Bickert

- If any Council members received campaign donations from the Developer, request that they recuse themselves from the vote.

Robert Moskovitz

- It is common for land developers to purchase land and then apply for land use designation;
- Have complied with all administration's requirements;
- Have done numerous technical studies in order to address all questions;
- At this time, this is a land use process only; if approved, nothing on the site changes;
- All concerns will be addressed at development permit stage;
- Intend to continue to work with Council, staff and the community;
- All issues will be properly addressed through a balanced approach.

Anne Macnab

- Risk has been identified by developer and citizens – how could Council consider this substantive liability;
- Risk to the City is high from safety, cost, mistakes, and unknowns.

Hank Burton

- Fire Protection Technologist;
- The NFPA standard recommends 3 exits;
- Lives may be at risk due to lack of access.

The Mayor asked a first time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file.

John Martin

- Thank staff and Council for the opportunity to speak tonight.

The Mayor asked a first time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked a third and final time if there were any members of the public who wished to address Council regarding this application. There were no comments from the public.

The Mayor declared the public hearing closed at 11:17 p.m. and Council cannot accept any further information regarding this application.

6. Termination of Public Hearing

The Public Hearing terminated at 11:17 p.m.

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MAYOR

I hereby certify this to be a fair and accurate summary of the nature of the representations made by the public at the Public Hearing with regard to Official Community Plan Amendment Bylaw

No. 0100.49 and Zoning Amendment Bylaw No. 0154.59 and No. 0154.66, held on October 23, 2019.

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Legislative Services Manager