

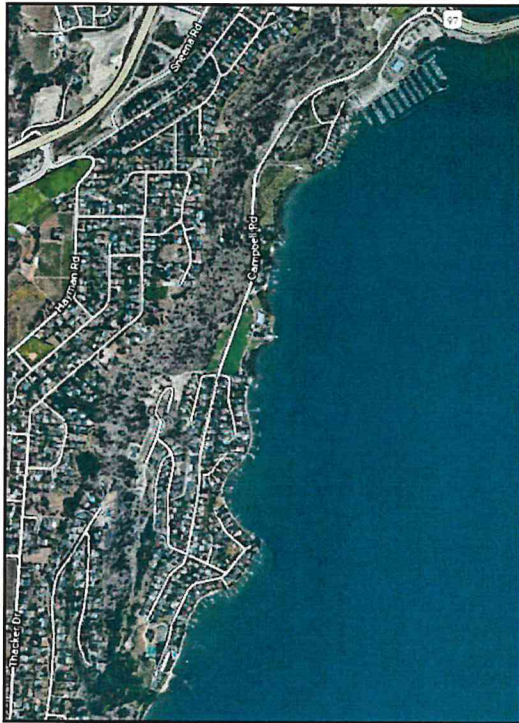
The background image for the first slide shows a scenic view of a large bridge spanning a wide river. In the distance, there are rolling hills and some buildings. The water is calm, and there are some boats visible in the foreground.

# **CASA LOMA COMMUNITY ASSOCIATION**

**CLCA Presentation  
to  
City of West Kelowna Council  
May 13, 2019**

## **OVERVIEW**

- **About Casa Loma**
- **Community Highlights over past year**
- **Thank you to City of West Kelowna**
- **Community Concerns**
- **Casa Loma AGM**



## ABOUT CASA LOMA & CLCA

- Casa Loma means “home on a knoll” or “house on a hill”
- ~300+ homes, 800+ residents in Casa Loma as of early 2019 with assessed value in excess of \$300,000,000
- The Casa Loma Community Association started in 2002 has grown to 250+ members as of early 2019

## CASA LOMA CIRCA EARLY 1970's



- ✓ **Community surveys**
  - **Constitution**
  - **Blackmun Bay Survey**
- ✓ **Updated community constitution and passed it through an online vote**
- ✓ **Progress with speeding issues on Campbell Rd**
- ✓ **Easter Egg Hunt + Community Gatherings**
- ✓ **Kalamoir Park Clean Up May 4<sup>th</sup>**

## **CASA LOMA 2018/2019 HIGHLIGHTS**



## **THANK YOU TO WEST KELOWNA**

- ✓ **Commitment to preserve the crucial wildlife corridor through Benedick Road development as a condition of 3<sup>rd</sup> reading**
- ✓ **Request to spend the \$30,000 contribution for waterfront improvements based on feedback from the community**
- ✓ **Casa Rio park improvements**

## COMMUNITY CONCERNS

- Casa Loma has a number of environmental conditions and concerns
- Current OCP/zoning is mix of low density and ALR lands



## PROPOSED DEVELOPMENTS

- Unprecedented potential development being proposed or underway in Casa Loma
- Overall Casa Loma plan was tabled in last year's community presentation by CLCA



## FIRE SAFETY: EGRESS ACCESS NFPA 1141

- Casa Loma has only 1 access road- our life line and only escape route!
- High rise apartment buildings require specialized fire trucks, ladders, etc
- Additional access roads are difficult, costly, and would ruin the beauty of the community...why??

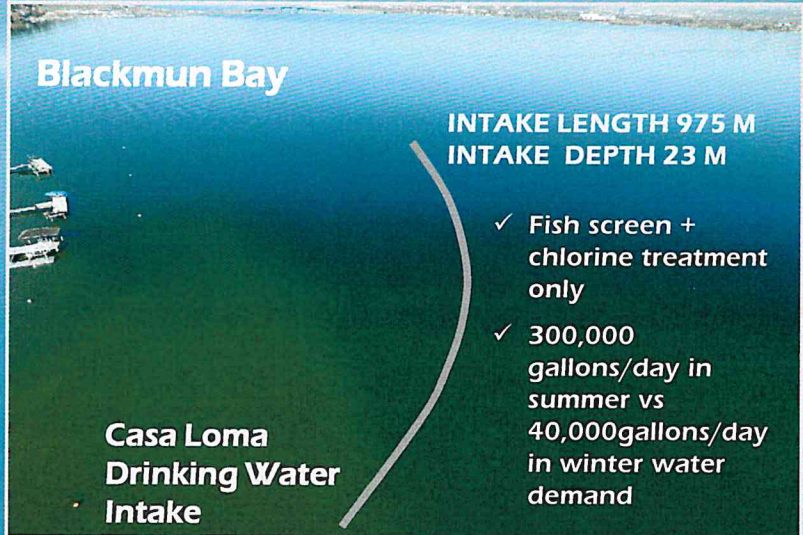
Required # of Access Points for Residential Area	Current # Casa Loma	+ Blackmun Bay	+ First nations
0-100 Households 1 Route	~300	~460 + 280 = 740	~740 + 249 = 989
<b>Amount Over Recommendation</b>	<b>3 X</b>	<b>7.4 X</b>	<b>10 X</b>
Recommended # Routes	2	3	3

## FIRE RISK



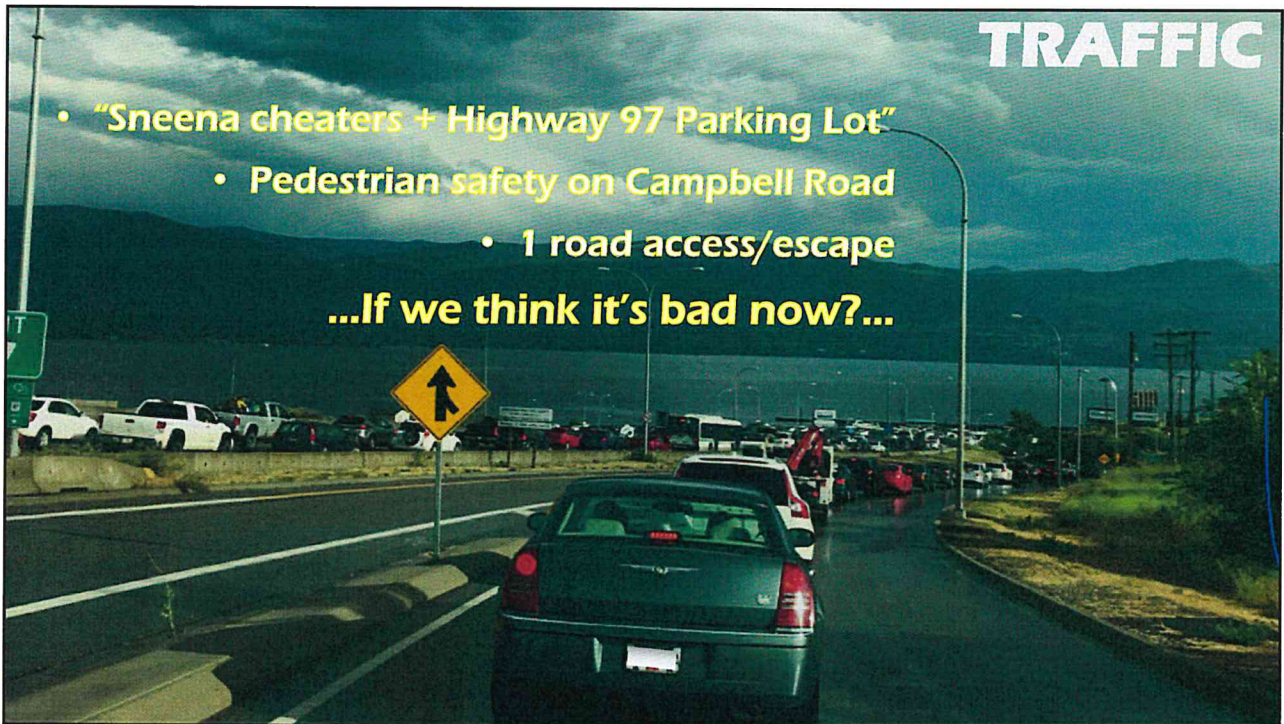
***Casa Loma is a fire risk, with only 1 exit***

## CASA LOMA WATER & FLOODING



## TRAFFIC

- "Sneena cheaters + Highway 97 Parking Lot"
  - Pedestrian safety on Campbell Road
  - 1 road access/escape
- ...If we think it's bad now?...



# CASA LOMA 2019 AGM

- Scheduled for  
June 22<sup>nd</sup>, 2019,  
12:00 onwards  
@Dupuis Park
- You are invited...  
Free Burgers!!



## SUMMARY

CLCA requesting discussion + input  
with CWK on comprehensive  
development plan for Casa Loma to  
ensure safety and best practices are  
considered

Thank you!



CERTIFIED COPY  
Of a document filed with the  
Province of British Columbia  
Registrar of Companies

*Carol Prest*  
CAROL PREST

## STATEMENT OF DIRECTORS AND REGISTERED OFFICE

BC Society • Societies Act

NAME OF SOCIETY: **CASA LOMA COMMUNITY ASSOCIATION**

Incorporation Number: S0044965  
Business Number: 86329 0243 BC0001  
Filed Date and Time: July 25, 2018 11:03 AM Pacific Time

### REGISTERED OFFICE ADDRESS INFORMATION

**Delivery Address:**

2615 CAMPBELL RD  
WEST KELOWNA BC V1Z 1T1

**Mailing Address:**

2615 CAMPBELL RD  
WEST KELOWNA BC V1Z 1T1

### DIRECTOR INFORMATION

**Last Name, First Name Middle Name:**

DRISSELL, DON

**Delivery Address:**

2575 CAMPBELL ROAD  
WEST KELOWNA BC V1Z 1S9

**Last Name, First Name Middle Name:**

HOLT, RYAN

**Delivery Address:**

2615 CAMPBELL RD  
WEST KELOWNA BC V1Z 1T1

**Last Name, First Name Middle Name:**

KOCK, JESPER

**Delivery Address:**

2684 CASA LOMA RD  
WEST KELOWNA BC V1Z 1T5

**Last Name, First Name Middle Name:**

MACNAB, ANNE

**Delivery Address:**

18-2493 CASA PALMERO DRIVE  
WEST KELOWNA BC V1Z 4C6

## STATEMENT OF DIRECTORS AND REGISTERED OFFICE

BC Society • Societies Act

**Last Name, First Name Middle Name:**

PACHOLOK, SHIRLEY

**Delivery Address:**

511 CASA GRANDE DR  
WEST KELOWNA BC V1Z 3M4

**Last Name, First Name Middle Name:**

SCHAUB, HEATHER

**Delivery Address:**

2795 BENEDICK RD  
WEST KELOWNA BC V1Z 1V1

**Last Name, First Name Middle Name:**

WRIGHT, RODNEY

**Delivery Address:**

2776 BENEDICK RD  
WEST KELOWNA BC V1Z 1T9





CITY OF WEST KELOWNA  
RESIDENTS' ASSOCIATIONS ANNUAL MEETING WITH COUNCIL

Resident Association Name CASA LOMA COMMUNITY ASSOCIATION

Registered Society Number S0044965 Date of last AGM June 23, 2018

Date of last filing with Registrar June 25, 2018

Boundary of Resident's Association Casa Loma (Kalamo Park / Lakeview Heights / Hwy 9)

Estimated Number of Residential Units within Boundary ~ 300

Number of Members ~ 250

Please provide a brief outline of your presentation \_\_\_\_\_

① About Casa Loma

② Community Highlights

③ Thank-Yo's to City of West Kelowna

④ Community Concerns

⑤ Casa Loma AGM

Will you be submitting a powerpoint and/or hand-out with your presentation? ☒ Yes ☐ No

Process Outline:

- 1) Residents' Associations will make their presentations to Council
- 2) Staff will draft a report to Council with a brief synopsis of each presentation
- 3) Council will review the synopsis and determine any further action required