



COUNCIL REPORT
Development Services
For the May 14, 2019 Council Meeting

DATE: May 1, 2019 File No. Z 17-07

TO: Jim Zaffino, CAO

FROM: Carla Eaton, Planner III

RE: Application: Official Community Plan Amendment Bylaw No. 0100.49, and
Zoning Amendment Bylaw No. 0154.59 and 0154.66 (Z 17-07)
Legal: All that portion of DL 522, Group 1, ODYD
Address: 2211 Campbell Road
Owners: 1087032 B.C. Ltd. (Blackmun Bay Development LP)
Agent: IBI Group (Stephen Shawcross/Samuel Alatorre)

RECOMMENDED MOTION:

THAT Council give second reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.49, 2018 (Z 17-07); and

THAT Council give second reading as amended to City of West Kelowna Zoning Amendment Bylaw No. 0154.59, 2018 (Z 17-07); and

THAT Council give second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.66, 2018 (Z 17-07); and

THAT Council direct staff to schedule the bylaws for Public Hearing subject to:

- Receipt of the Ministry of Transportation and Infrastructure (MOTI) comments regarding the revised Traffic Impact Assessment (TIA);
- Submission of the following technical reports/modeling to the satisfaction of the General Manager of Development Services:
 - a. Geotechnical Report Phase 2, with Landslide Assurance Statement;
 - b. Sanitary Sewer Modeling from Regional District of Central Okanagan; and
 - c. Water Modelling from the City's Water Consultant.

RATIONALE:

The recommended motion is based on the following:

- Council supported first reading of the proposed Official Community Plan (OCP) amendment and directed the development of the comprehensive development zone with consideration of a maximum of 8 to 10 storeys.
- Council directed consideration of second reading subject to the applicant completing additional public consultation to allow for early feedback on the proposed development and potential refinement of the bylaws prior to second reading.
- An increase in density may be considered to promote the efficient use of land, by encouraging more compact development patterns.
- The Advisory Planning Commission (APC) and Agricultural Advisory Committee (AAC) supported the proposed CD8 and W3 zone, with conditions¹.

¹ See referral responses for recommended conditions.

- The CD8 zone amendment has been reduced to include only the Non-ALR lands.
- The applicant has amended the proposal to reduce the agricultural impacts on the Agricultural Land Reserve (ALR) portion with the exception of a required non-farm use application for the shared driveway and boat launch (separate application A 18-02).
- The proposed Hillside Mixed Use Development Permit Guidelines may help to mitigate concerns with neighbourhood character (building type, form, and scale), hillside impacts, appropriate buffers/setbacks and transitions in the CD8 Zone.

LEGISLATIVE REQUIREMENTS:

Council has the authority under Part 14 (s. 472 and 479) of the *Local Government Act* (LGA) to amend the OCP and to create and amend the Zoning Bylaw. Council has the authority under s. 219 of the *Land Title Act* to require a covenant restricting the use of land and requiring that the land be built on only in accordance with the covenant.

BACKGROUND:

Council considered the applicant's request for consideration of second reading, as well as an Information Report on the status of the file on January 8, 2019, where Council directed the applicant to hold additional public consultation prior to Council consideration of the applicant's request for second reading of the proposed bylaw amendments (*Attachments 1, 2 & 3*). As a result of the public feedback, the applicant has proposed a number of amendments to the CD8 zone responding to identified issues (*Attachment 4*). The purpose of this report is to provide:

- 1) A summary of the applicant's public consultation (*Attachment 5 & 6*);
- 2) A summary of the revised CD8 Zone for Council's consideration of second reading as amended, along with the unaltered W3 zone amendment; and
- 3) An updated technical reports status.

Alternate motions have been provided to consider either further revisions to the bylaw amendments, or to deny the bylaw amendments and close the file.

Proposal

This application is to amend the OCP land use designation on a portion of the subject property from Agricultural to Tourist Commercial and to rezone from Agricultural (A1) to Comprehensive Development Zone (CD8); and to rezone the waterfront to a Commercial Water Use Zone (W3) (*Attachments 1, 2 and 3*).

Based on the recent public consultation, the applicant has proposed a number of revisions to the CD8 zone (*Attachment 4*), which include:

- reduced heights (from 10 storeys to 9 storeys for Hotel/Apartment; and from 4 storeys to 3 storeys for Resort Townhouse),
- reduced overall density (from 2.8 to 2.4 FAR without surface parking; and from 2.5 to 2.2 FAR with surface parking),
- change in setbacks to the hotel use to create a staggered front face (from a 20 m setback to a 10 m setback up to 3 storeys, a 16 m setback from 4 to 8 storeys, and a 20 m setback for the 9th storey), and
- parking requirement added for the boat launch (10 boat and trailer size spaces).

In addition to these changes, staff made a number of amendments throughout the bylaw that did not change content but clarified language within the bylaw for consistency and interpretation. As such, the proposed W3 zone and amended mixed use CD8 zone (Figure 1) includes:

- a mixed use area with some smaller commercial uses (personal service establishments, restaurant, convenience retail), various housing types allowing year round and vacation rentals on the non-ALR portion of the property including:
 - Resort apartment (up to 9 storeys with a maximum of 460 units²);
 - Resort townhouse (up to 3 storey with a maximum of 120 units);
 - Hotel (up to 9 storeys with a maximum of 120 units);
 - surface and underground parking (including marina/boat launch parking); and
- a marina (241 slips) and boat launch.



Figure 1: Context Map

The applicant has also applied for a separate ALR Non-Farm Use application (A 18-02) to accommodate the proposed boat launch and use of the shared driveway. This application will be presented to Council following public hearing of the proposed bylaw amendments.

Policy and Bylaw Review

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. The plan further recommends working cooperatively with developers to secure new motorized boat launches as a possible development amenity, where appropriate.

Official Community Plan No. 0100:

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 such as Westbank and Boucherie Centres. The proposed use is not in conformance with the existing Agricultural Precinct growth management designation or Agricultural land use designation. However, the mixed use nature of the proposed tourist commercial designation may warrant additional consideration of other relevant policies for the non-ALR portion of the land. Support for multiple family development may be considered along

² Separate unit maximums for each use should not be totaled to estimate a unit maximum for the site as this will be regulated further by gross floor area ratios and actual development plans at the DP stage.

the waterfront, where view corridors are maintained and public enjoyment of waterfront is enhanced. Additionally, Tourist Commercial development may be supported where it includes facilities and amenities for the tourists that they draw to the area, such as the proposed mixed use of the CD8 zone. These uses might also benefit the surrounding local community and generate opportunities for interaction with and employment for members of the community. In addition to focusing growth in the Westbank and Boucherie Centres, the OCP further notes that 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 waterfront³.

Development Permit Area Guidelines:

The subject property lies within the Sensitive Terrestrial Ecosystem, Aquatic Ecosystem and Hillside development permit areas and will require a Development Permit (DP) prior to subdivision of the proposed lots.

If rezoned, the development will also trigger a Commercial (Mixed use) and Multiple Family Residential Development Permit to address form and character and landscaping considerations, although agricultural uses where permitted by the *ALC Act* are exempt from the development permit process. As this specific development proposal is contemplating mixed uses, building form and heights that are not currently contemplated in the OCP, the applicant and staff are working on additional and development-specific guidelines that will supplement the current Guidelines in the OCP. These guidelines will be tailored to address key elements defined by the CD8 zone, which may include architectural detailing for buildings over six (6) storeys in height, staggered building forms and rooflines appropriate to a hillside setting, and minimizing visual and massing impacts associated with mid to higher rise buildings. It is recommended that the supplementary DP Guidelines will be required prior to third reading and recommended to be registered on title through a covenant registered as a condition of zoning. These guidelines will be considered for incorporation into the OCP during the upcoming review of the OCP.

1) Applicant's Public Consultation

The applicant engaged in a public consultation process including four open houses in February 2019, as outlined in their "What We Heard Report" (*Attachment 5*). This report summarizes the process, materials presented and public feedback (*Attachment 6*) primarily focused on the following issues:

- Traffic
- Density
- Emergency response and exit options
- Building height and built form
- Environmental impacts
- Proposed marina and increased motorboat activity
- Preservation of agricultural land
- Servicing
- Pedestrian/cycling pathways
- Wider choice of amenities in the area
- Views from and to top-of-bank
- Economic contribution

As noted above, the applicant has proposed a number of amendments to the CD8 zone in response to the public feedback which are elaborated on in greater detail in the proposal section below. In addition to applicant's recent public consultation, the applicant completed additional public engagement prior to consideration of the bylaws that included two open houses in September 2017 and an online survey through their project website.

³ 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 edge in comparison to the proposed development with heights up to 9 storeys and buildings that are set well away from the lake across the agricultural lands and stepping up the hillside from Campbell Road.

2) Summary of Proposed Zoning Bylaw Amendments

Proposed Comprehensive Development CD8 Zone, As Amended:

Given the complex mixed use nature of the proposed development, the applicant has proposed to amend a portion of the Agricultural (A1) zone west of Campbell Road to a comprehensive development (CD8) zone (*Attachment 2*). As noted in the proposal summary above, a number of changes have been proposed to the CD zone that was given first reading based on the applicant's consideration of public consultation feedback. This includes changes to the proposed density (FAR), heights, hotel setbacks, and inclusion of parking for a boat launch, as well as staff changes proposed for clarity and consistency within the bylaw. A summary of the proposed changes and key elements of the CD8 zone is provided below.

Permitted Uses

As noted at first reading, the site and permitted uses have been separated into three development areas (Figure 2). The proposed principal uses consist of hotel (Site 1A) and residential uses within an apartment or townhouse form (Site 1B) which will allow for year round occupancy and vacation rentals, with the addition of limited live/work units in townhouse form only.

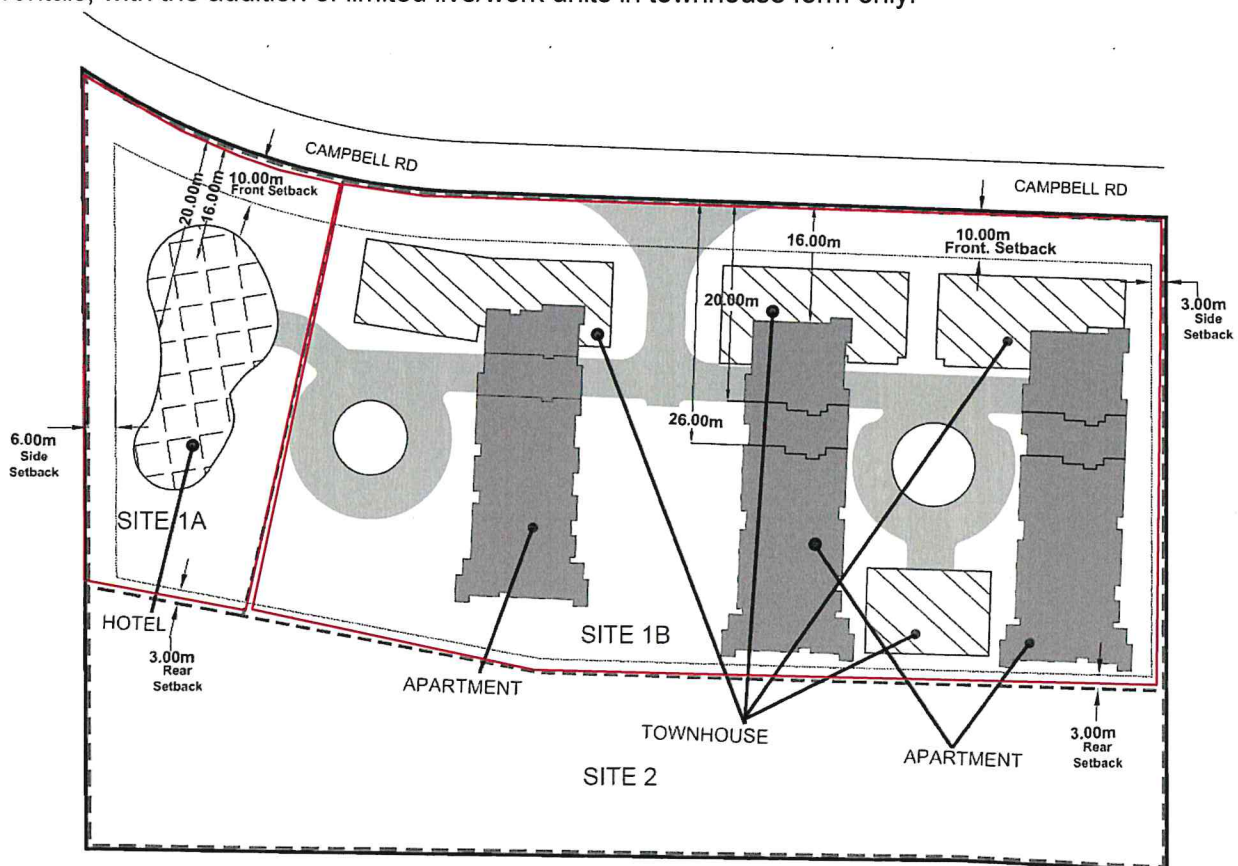


Figure 2 – Development Areas and Building Setbacks

The list of permitted secondary uses for Site 1 can only be constructed as a subsidiary part of any principal (residential or hotel) use in an attempt to ensure that the mixed use development form is built out as intended. With the exception of the office and indoor entertainment facility uses, the secondary uses are all restricted to much smaller floor areas than any principle use. The list of secondary uses includes both amenities typically associated with a hotel or resort, as well as some commercial and service uses that may provide for local neighbourhood needs.

Boat launch and marina parking (shown in blue on Figure 3) is also included as a secondary use on Site 1 as it would otherwise not be permitted within the CD zone as it is not associated with a principal use. It is recommended that the applicant register a restrictive covenant as a condition of the adoption of the bylaw amendments that restricts development within the CD8 and W3 zones until such time as the required boat launch and marina parking is provided on the CD8 zoned lands. Additional information will be presented to Council as the bylaw advances.



Figure 3 – Boat Launch and Marina Parking Proposed in Parking Areas within Site 1A & 1B

Site 2 is to be preserved entirely as a natural area primarily consisting of steep rocky slopes, with the exception of potential right of ways for servicing that would be restored if disturbed.

Building Siting and Proposed Amendment to Hotel Setback

The mixed use area was separated into two development areas to define the location of the hotel site adjacent to the northern boundary (Site 1A) and to set the number of potential towers on the remaining mixed use area (Site 1B). A number of varied front setbacks were established based on building form and with increased setbacks for upper storeys (Figure 1 and 3). The setbacks were completed to ensure staggered building forms that work by stepping up the hillside away from Campbell Road. Based on the proposed heights, the front setbacks have been increased from typical front setbacks in a multiple residential or commercial zone. Side setbacks have been set at a typical range for the building forms. To create a small buffer between the natural area (Site 2) and the mixed use development (Site 1), the rear setback is to be measured from the boundary with Site 2 rather than from the parcel boundary.

The applicant has proposed an amendment to the siting regulations as read at first reading to allow a staggered front setback for the hotel rather than an overall setback of 20 m, as noted in Figure 1. The staggered setback would allow the first three floors of the hotel to be setback at 10 m, floors four to eight at a 16 m setback, and the final ninth floor at a 20 m setback. Support for the proposed amendment is recommended as it mimics the approach taken with the other building forms that ensures an adequate setback for the upper floors of the hotel, while further reducing potential disturbance into the hillside by allow the building base to be set forward. Additional amendments have been proposed by staff to clarify the setbacks for accessory buildings and structures separate from other possible secondary uses either within the hotel or apartment forms, or as stand-alone structures. References to the fourth storey and tenth storey have also been removed.

Density and Proposed Amendment to FAR

The CD zone was drafted to reflect Council's direction and land uses appropriate under the proposed Tourist Commercial designation. This includes a combination of land uses, Floor Area Ratio (FAR), maximum height/number of storeys, parcel coverage, and setbacks as some key limiting factors. Based on public feedback, the applicant has proposed additional reductions to the density since first reading, along with reduction in maximum heights noted below in greater detail. The following Table 2 compares existing multi-family and commercial zones that include similar townhouse, apartment and hotel uses with the proposed development:

Table 2: Comparative Summary of Density across Zones That Permit Multi-family Uses

Regulation	R3 Zone	R4 Zone	R5 Zone	C1 Zone	Proposed (Previous)
FAR	.75	1.0	1.4 – 1.8	2.35 – 2.5	2.2 – 2.4 (2.5 to 2.8)
Estimated # Units~	82	175	316	412 to 491 (with density bonus)	528 (348 apartment/ 60 Townhouse/120 hotel) (482 (216 apartment/86 Townhouse/180 hotel)
Height*	9 m to a max of 3 storeys	12 m to a max of 3 storeys	15 m to a max of 4 storeys	15 m to a max of 4 storeys (or 22.5 m or up to 6 storeys with conditions)	31.5 m or 9 storeys (35 m or 10 storeys)
Land Uses+	Townhouse	Apartment Townhouse	Apartment Townhouse	Apartment Townhouse Commercial Hotel	Resort Apartment Resort Townhouse Commercial Hotel

~ Estimates based on developable Site 1A and 1B only assuming 20% un-useable building area, maximum parcel coverage, maximum GFA and average unit sizes based on MLS data

* Only noting height for principal uses

+ Only noting uses applicable to the proposed CD8 zone

The proposed reduced FAR ranges from 2.2 to 2.5 (reduced from 2.4 to 2.8) is still greater than the City's C1 zone for Westbank Centre. This element of density was provided to Council with the first reading of the OCP amendment where Council directed the drafting of the CD8 zone as proposed. The amendment also includes a reference to define 22,254 sq. metres as the estimated area of Site 1 as the basis for the calculation of floor area maximums.

Building Height and Proposed Amendment to Height

Building heights have been defined by establishing a maximum overall height as well as a maximum building height (see Figure 4). The maximum overall height is set at a geodetic elevation to ensure that grade cannot be manipulated to create unintended impacts. The geodetic elevation of 420 m is requested by the applicant in line with the extent of other development in the Casa Loma area. The additional maximum building heights are used in concert with the townhouse and apartment building setbacks to create a staggered or stepped building form and to reduce the impact of height adjacent to Campbell Road.

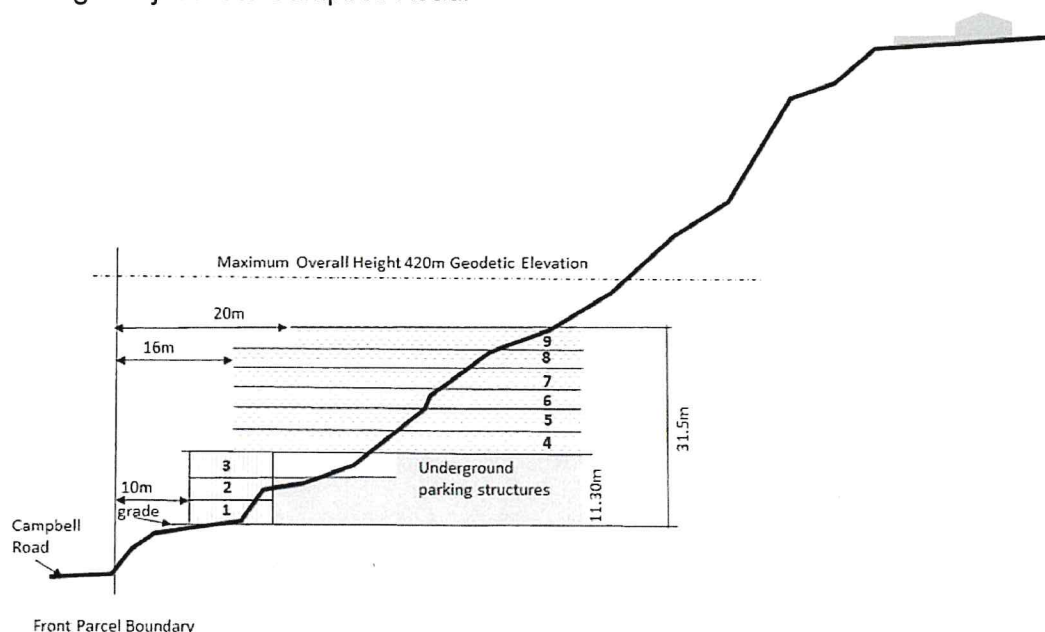


Figure 4 – Maximum Overall Height and Maximum Building Heights with Staggered Setbacks

In response to public feedback and Council direction, the applicant has proposed an amendment to the maximum building height regulations as read at first reading to:

1. Reduce the height from 4 storeys (15.0 m) to 3 storeys (11.3 m) for the townhouse form; and
2. Reduce the maximum building height from 10 storeys (35.0 m) to 9 storeys (31.5 m) for the apartment and hotel form.

These heights are measured from grade⁴ as per the standard definition within Zoning Bylaw No. 0154, in combination with the building setbacks.

Based on the range of public comments regarding potential acceptable levels of density and growth in the Casa Loma neighbourhood, Alternate Motion #1 has been presented for Council's consideration should they wish to direct greater reductions to the proposed building heights and density. This motion is consistent with the recommended motion presented to Council on February 13, 2018.

Amenity Space for Multiple Residential Uses

Amenity space⁵ requirements have been set to match those required in the Westbank Centre Multiple Residential Zone (R5). Amenity space is provided to enhance community engagement and the health and well-being of residents through the provision of on-site gathering places and amenities, such as trails, gardens, sitting areas, patio areas, play areas, fire pits, etc.

Parking and Loading

Standard parking and loading space requirements as per Zoning Bylaw No. 154, Section 4 will apply to the proposed development with the exception of a few additions including:

- Requirement for resort apartment and townhouse parking the same as non-resort parking;
- Requirement for 10 vehicle and boat trailer parking spaces to be provided for the boat launch within the CD8 zone;
- Requirement for boat launch and marina parking to be provided within Site 1 of the CD8 zone;
- Clarification that excess boat slips not tied to a residential use will trigger parking requirements; and
- Requirement for resort uses to provide bicycle parking for staff and residents.

A new Parking Study has provided additional clarification confirming that the proposed development can provide the required parking on-site with proposed surface and underground parking for all uses consistent with the zoning bylaw. The study analysed three different development scenarios that included worst case parking demands for the marina consisting of only public use and various combinations of residential and commercial uses. Required parking (including visitor spaces) ranged from 688 to 759 stalls, with 70 to 85 of the stalls provided as the required larger truck and boat trailer spaces. Consideration for shared parking or any other parking variances would be expected to be addressed at the development permit stage where detailed site information would better inform the process.

Proposed Commercial Water Use Zone (No amendments):

As the CD zone was amended to remove ALR lands and water uses, a separate water use zone was required to address the proposed marina and boat launch. The zoning bylaw amendment proposes to amend the waterfront zoning from Recreational Water Use Zone (W1) to

⁴ Grade means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as those used or intended for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

⁵ Amenity space means an outdoor or indoor area designed and provided for use by all residents of a residential development for cultural, social or recreational activities where a minimum of 25% of the required space is provided at grade. Parking areas, driveways, and decks and patios intended for individual dwelling units, service areas, storage areas and areas within the required minimum siting distances from a front, interior side or exterior side parcel boundary do not constitute amenity space.

Commercial Water Use Zone (W3), with a site specific text amendment where the servicing, repair or construction of boats and other water vessels will not be permitted as part of the marina use (*Attachment 3*). The key land use changes between these zones allow for a more intensive commercial use over the water zone, including uses such as boat launch, marina, retail convenience and temporary moorage. However, the marina definition use was restricted to remove some of the more intrusive repairs or construction type activities.

As the W3 zone is subject to other jurisdictional approvals, including the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, and the Agricultural Land Commission, it is recommended that the City receives confirmation:

- of the conditional approval of the boat launch permit prior to adoption of the water use bylaw amendment (W3 Zone); and
- that the ALC has conditionally approved the proposed non-farm use (File: A 18-02) prior to adoption of the water use bylaw amendment (W3 Zone).

There is an active tenure application for the boat launch pending approval from the province and the marina has already received conditional approval.

3) Updated Technical Review Status

In response to concerns outstanding after first reading, the applicant has completed additional or provided updates to the environmental assessment, servicing report, parking study and traffic impact assessment, as well as initiated the recommended Phase 2 Geotechnical Investigation in support of their application.

Servicing Review:

Water and Sanitary

The City's Water Master Plan Consultant has confirmed that this development can be serviced from the Rose Valley Water System with a connection in Lakeview Heights. The Functional Servicing Report (FSR) provides water demand for domestic and fire flow. The FSR shows an off-site extension to connect to the existing watermain on Thacker Drive and a new Pressure Reducing Valve (PRV) structure. This extension will include a SRW through 2377 Thacker Drive and 2411 Campbell Road. In addition, the City's consultant will need to complete the water modelling to help determine the offsite upgrades that will be required within the existing water system to accommodate the proposed water demand. The modelling will be completed at the developer's expense. It is recommended that a covenant is registered as a condition of adoption to restrict development in the CD8 zone until off-site water infrastructure works have been constructed or secured, including any required statutory right of ways (SRW).

Similarly, the FSR provides the sanitary flow for this development. An existing sanitary trunk sewer extends along the frontage of the subject property. This sewer collects sewer from WFN to the north through a forcemain. The Campbell Road trunk sewer is operated by the RDCO and as such the RDCO's consultant will complete the modelling to determine the offsite impacts. The modelling for sanitary sewer system will be completed at the developer's expense.

It is recommended that public hearing is scheduled once the results of the modelling have been submitted and any required off-site infrastructure improvements have been identified to the satisfaction of the General Manager of Development Services.

Stormwater Management

The preliminary storm water site design separates out natural areas from developed area, with collection, retention via an infiltration basin / dry well. Two new statutory right of ways are recommended as a condition of adoption to accommodate existing overland flow routes from adjacent upland areas in accordance with the City's Master Drainage Plan. Further review is

necessary prior to public hearing to confirm whether there are any required off-site improvements or other considerations (such as a SRW) associated with storm water infrastructure and final design detail will be addressed through the future development permit process.

Transportation and Off-Site Impacts at Hwy 97:

The applicant provided an updated Transportation Impact Assessment for their revised proposal that reviewed updated traffic volumes, site access, off-site impacts, and active transportation using a projected 6- year build out for the project. Analysis also included the proposed neighbouring development in Westbank First Nation that will also access Campbell Road and noted the area is currently not serviced by transit service. The report reviewed the weekday morning congestion on the bridge which results in shortcutting through Sneena and the Campbell Road roundabout. To avoid congestion and longer wait times at the Campbell roundabout, several options for mitigation were presented. Based on the review, the report recommends the short-term addition of signage of the approaches to the roundabout identify that drivers should alternate during times of congestion, with consideration ramp metering which is a signal (red/green) that stops vehicles upstream of the roundabout. The City's Traffic Consultant review comments note that Traffic operations at the Campbell Road roundabout at Hwy 97 are susceptible to traffic congestion (queuing and delays at peak periods) and related recommendations to mitigate traffic congestion lie within MOTI jurisdiction. The revised TIA has been referred to the Ministry of Transportation and Westbank First Nation, as these works are within the Ministry's jurisdiction. No other off-site improvements were noted and despite concerns with traffic operations at the Hwy 97 interchange, the TIA noted that the existing roundabouts have sufficient capacity until 2034. Prior to scheduling a public hearing, it is recommended that updated comments are received back from MOTI regarding the recommendations within their jurisdiction.

Development Access:

The applicant has proposed a City owned roundabout on Campbell Road which would be constructed by the developer to provide private driveway access to the proposed development and marina. The TIA does not provide a signal warrant (traffic analysis) to support a roundabout, but describes its purpose as traffic calming with the advantage of reduced speeds, reduced vehicle collisions and enhanced neighbourhood appearance when properly landscaped. As there are no other cases of roundabouts or traffic signals supporting private development access in West Kelowna and a City owned roundabout would require additional operating and maintenance costs, additional discussion with the applicant may be necessary regarding alternate access designs and the potential impact regarding road dedication widths.

Emergency Services and NFPA:

Currently the Casa Loma neighbourhood, has approximately 372 parcels along Campbell Road, which exceeds the National Fire Protection Association's (NFPA Guideline 1141) for 2 accesses when there are more than 100 units. With the addition of the proposed 528 residential and hotel units, the NFPA Guidelines would recommend that there are a minimum of 3 access routes in an out of the area with over 600 residential units. Discussion of the secondary emergency access option through Campbell Road has been removed from the updated TIA report. The TIA suggests that a holistic discussion that includes all stakeholders is required to review emergency access options. Due to steep slopes and existing development including park and residential uses, there are currently no proposed options for an emergency access/egress routes out of the neighbourhood other than Campbell Road. The City's Consultant review comments note that with limited emergency access opportunities, careful consideration should be taken to allow additional development in the Casa Loma area without provisions suitable to emergency services.

Fire Hall Station 32 is 5.8 km to the edge of the subject property with a 9 minute response time and the property is outside of the ladder response time. All docks or marinas must conform to

National Fire Protection Association (NFPA) 303 standards. As a result of the response time, there may be building design implications at time of future building permit, as well as impacts to the owner's insurance.

Campbell Road Improvements and Dedication:

A portion of Campbell Road that extends through the subject property is not currently located within a dedicated road right of way. Existing utilities, including a RDCO sanitary sewer trunk main, a sanitary sewer force main and a sanitary sewer siphon main (servicing WFN), are located within this section of Campbell Road. As per Section 42 of the *Transportation Act*, the road is deemed and declared to be a highway. It was recommended as a condition of the ALC exclusion decision (ALC Resolution #97/2013) for the west side of the subject property that the applicant work with the City regarding any requirements for road dedication as the location of the road would provide adequate buffering to the remaining agricultural uses on the east side of the road. The TIA recommends providing a multi-use pathway for both pedestrian and cyclists on the west side of Campbell Road and connections to the site from this pathway, and potential pedestrian crosswalks or overpass. Campbell Road is identified with an Urban Minor Collector road standard (Drawing No. 205) as per the Works and Services Bylaw No. 0249. Final road design will need to address these requirements and any road dedication should include consideration for the required widths to accommodate the road standard as well as access to the site, as noted above. Given the concerns regarding conflicts with parking, road design considerations will also include potential parking restrictions along Campbell Road. It is recommended that the road dedication is completed as a condition of adoption.

Parks and Open Space:

As per the LGA, parkland dedication is only required for subdivisions creating more than three additional lots. As subdivision is not being contemplated with the current proposal and the City does not in practice apply the rule to strata development except for bare land strata, no park dedication would be required. However, as the proposed development anticipates a large number of units that will potentially create additional waterfront pressures, the development must ensure that it provides adequate waterfront access and supporting facilities for the proposed resort. It is further noted that existing parks within the area require upgrades and it is anticipated that the proposed use will create some increase in use and demand on these areas outside of the development. Should Council give second reading, additional discussion and negotiation with the developer will occur prior to the public hearing to consider funding to improve these services. A Narrow Multi-Use Trail is identified as a requirement along Campbell Road, which is identified as major trail corridor route in the Recreational Trails Master Plan. Further discussion may be necessary to address how this trail requirement is addressed with future road design for Campbell Road where final construction details would typically be addressed as part of the future development and building permit process.

Boat Launch and Public Access to Waterfront:

As noted in the Waterfront Plan, given the constrained nature of West Kelowna's waterfront, few potential launching sites are readily available and the City should work to secure new launch sites. However, there are potential parking and access concerns with the proposed boat launch depending on whether it is for public or private use. The proposed CD8 zone requires the commercial dock and boat launch parking to be accommodated on the upland portion of the property as an accessory use and the proposed W3 zone would permit a dock and boat launch. To ensure that parking concerns have been adequately addressed, it is recommended that a covenant is registered as a condition of the application to restrict development in the W3 and CD8 zones unless the required boat launch and marina parking are constructed in the CD8 zone. It is further recommended that the covenant include the provision for some form of pedestrian access to the waterfront, if not already accommodated through the development. Additional information regarding the new Parking Study is noted above in the Parking and Loading section of the CD8 zone.

Geotechnical Review:

The development site gradually steepens above Campbell Road to include slopes in excess of 30% and ranging up to 80% slopes with near vertical rock bluff upslope of the development, resulting in the proposed development lying within a rock fall hazard zone. Preliminary site designs indicated that the development would require significant rock cuts and disturbance in hillside areas, including cuts up to 6 stories in some places. Development Permit Hillside Guidelines note development of slopes over 30% are not generally supported. As such, the geotechnical investigation was proposed as a two phased approach, where Ph. 1 confirmed that the land could be developed safely to tolerable risks provided that rock fall mitigations measure are undertaken and outlined four potential rock hazard mitigation options. The Ph. 2 investigation currently underway is expected to provide greater background for determining the impact of potential cuts and related rock fall mitigation measures, as well as foundation and retaining wall considerations. This information is key to understanding the potential impacts to the hillside associated with the proposed building heights and extensive underground parking/foundation structures. As such, it is recommended that the Ph. 2 Geotechnical Investigation will be required to be submitted to the satisfaction of the General Manager of Development Services prior to scheduling the public hearing.

Environmental Review:

The new environmental reports supported the boat launch application with the province including additional technical information regarding the proposed access through the ALR lands, as well as provided recommended species at risk (SAR) studies (upland and foreshore). In addition to the original studies, recommendations included:

- Maintaining the proposed larger 20 m riparian area and foreshore setback;
- Moving development away from identified high environmental sensitivity areas (ESA);
- Ensuring rock fall mitigation measures include the least environmental disturbance; and
- Identification of endangered and blue listed species of special concern (bats and birds) resulting in the requirement for site development to preserve key habitat areas and follow protocol regarding construction timing and methods (noise and vibration).

This information was in addition to the original reports, where it was noted that the conceptual design will have direct impact on ESA2 areas and some potential impact on ESA1 areas upslope of the development, as well as impacts from the marina and boat launch. These details would be addressed in greater detail through the future development permit process.

Referral Responses

The application has been referred out to external agencies and presented to Council Committees at various stages of the bylaw development. A summary of responses received to date is attached to this report (*Attachment 7*).

Summary of Anticipated Zoning Conditions

The following list summarizes the anticipated conditions of rezoning; it is a preliminary list and is subject to change through the application review and public hearing process:

1. Dedication of the portion of Campbell Road that crosses the subject property;
2. Registration of two statutory rights of way (SRW) to accommodate two overland drainage routes from the Lakeview Heights area;
3. Covenant to:
 - a. Restrict development in the CD8 and W3 zones until the required boat launch and marina parking have been constructed or secured in the CD8 zone;
 - b. Restrict development until off-site water infrastructure works have been constructed or secured, including any required statutory right of ways;
 - c. Restrict development until some form of pedestrian access has been provided or secured to the waterfront;

- d. Require that the access road to the boat launch is fenced to prevent parking encroachment on to the agricultural land; and
 - e. Restrict development in the CD8 zone unless developed in accordance with the Supplementary Development Permit Guidelines, in addition to any applicable Development Permit Guidelines as per the City's Official Community Plan.
4. Conditional approval⁶ by the Province for the proposed boat launch.
 5. Conditional approval⁷ by the ALC for the proposed non-farm use (separate application File: A 18-02) to permit the boat launch and shared driveway access.

Next Steps

Should Council give second readings to the Official Community Plan and Zoning amendment bylaws and direct a public hearing, the next steps in the development application process include:

- Applicant to provide the required geotechnical report to the satisfaction of the GM;
- MOTI to provide comments regarding the revised Traffic Impact Assessment (TIA);
- Modelling to be completed by RDCO and City's Water Consultant with clarification off any required off-site infrastructure improvements to the satisfaction of the GM;
- Additional discussion and negotiation with the developer prior to the public hearing to consider funding to improve park services outside the development;
- Subject to requirements above, a public hearing will be scheduled in accordance with the *Local Government Act*.
- The application will be brought forward for consideration of third reading of both the OCP and zoning amendment bylaws, which will include a comprehensive list of the recommended conditions of zoning as well as potential revisions to the bylaws in response to public and Council feedback.
- Present related non farm use application (File: A 18-02) with the third reading.

PUBLIC NOTIFICATION:

Development Proposal signs have been posted on site in accordance with Development Applications Procedures Bylaw No. 0260. The City received numerous inquiries and letters regarding the proposal since the sign was first posted. Should Council authorize the scheduling of a public hearing, any additional correspondence will be available for public review and provided to Council with the Public Hearing Report.

COUNCIL REPORT/RESOLUTION HISTORY

Date	Report Topic/Resolution	Resolution No.
January 8, 2019	THAT Council direct the applicant (Z 17-07) to hold additional public consultation prior to Council consideration of the applicant's request for second reading.	C004/19
June 26, 2018	<p>THAT Council give first reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.59, 2018 (Z 17-07); and</p> <p>THAT Council give first reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.66, 2018 (Z 17-07); and</p> <p>THAT Council direct staff to schedule the bylaws for Public Hearing subject to referral of the draft CD8 Zone to the Agricultural Advisory Committee and external agencies.</p>	C270/18

⁶ Approval subject to successful rezoning for the Commercial Water Use Zone (W3)

⁷ Approval subject to successful rezoning for the Commercial Water Use Zone (W3)

February 13, 2018	<p>THAT Council give first reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.49, 2018; and</p> <p>THAT Council direct staff to draft a Zoning Amendment Bylaw for consideration of the CD8 Zone as proposed.</p>	C12/18
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ALTERNATE MOTIONS:

Two alternate motions are provided for Council consideration.

Alternate Motion 1 – Postpone the Amendments and Direct Revision to 4 Storeys:

THAT Council postpone second reading to City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.49, 2018 (Z 17-07); and

THAT Council postpone second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.66, 2018 (Z 17-07); and

THAT Council postpone second reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.59, 2018 (File: Z 17-07); and

THAT Council direct staff to schedule the bylaws for second reading as amended subject to revisions to the CD8 Zone subject to reduced density and scale for the multiple family and hotel portion of the site to a maximum of 4 storeys.

Acknowledging the development potential on the non-ALR land, but based on existing growth management policies, comparison of other zones in the area and scale of other waterfront tourist commercial developments, this alternate motion includes direction to develop the CD8 zone but limited to a maximum of 4 stories to reduce the scale of the proposed development. Should Council wish to see the application move forward subject to these conditions, staff will continue to work with the applicant to revise the CD8 zone and prepare the amendments for second reading as directed. Council is requested to provide specific direction regarding any key elements of the proposed zone that they wish to see revised.

Alternate Motion 2 – Deny the Amendments and Close the File:

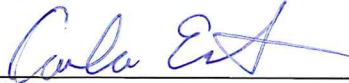
THAT Council deny the application (File: Z 17-07) to amend the City of West Kelowna Zoning Bylaw for 2211 Campbell Road; and

THAT Council rescind first reading of the City of West Kelowna Official Community Plan Amendment Bylaw No. 0100.49; and Zoning Amendment Bylaw No. 0154.59 and No. 0154.66 (File: Z 17-07); and

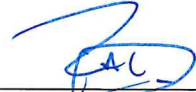
THAT Council direct staff to close File: Z 17-07.

Should Council deny the proposed bylaw amendments, the application will be closed in accordance with Development Applications Procedures Bylaw No. 0260. Council shall not reconsider an application of this nature for the property for a period of six months.

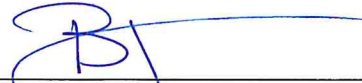
Respectfully submitted,



Carla Eaton
Planner III



Bob Dargatz
Development Manager

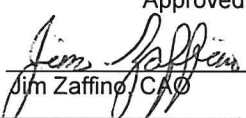


Brent Magnan
Planning Manager



Nancy Henderson
GM of Development Services

Powerpoint: Yes ☒ No ☐

Approved for Agenda	
 Jim Zaffino, CAO	May 9, 2019 Date

Attachments:

- 1) Official Community Plan Amendment Bylaw No. 0100.49 (2 pages)
- 2) Zoning Amendment Bylaw No. 0154.59 (CD8 Zone) (9 pages)
- 3) Zoning Amendment Bylaw No. 0154.66 (W3 Zone) (3 pages)
- 4) Applicant Proposed Amendments to CD8 Bylaw Letter, dated April 8, 2019 (2 pages)
- 5) Applicant What We Heard Report, dated March 2019 (24 pages)
- 6) Open House Feedback Forms (72 pages)
- 7) Referral Responses (3 pages)

H:\DEVELOPMENT SERVICES\PLANNING\3360 Zoning & Rezoning\20 Applications\2017\Z 17-07 Blackmun Bay\Bylaw_Rpts_Minutes\2nd Reading\May 14_2019 2nd Rdg CD and Water Council Rep v2.doc

CITY OF WEST KELOWNA

BYLAW NO. 0100.49

A BYLAW TO AMEND "OFFICIAL COMMUNITY PLAN BYLAW NO. 0100"

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN BYLAW NO. 0100" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 0100.49, 2018".

2. Amendments

"City of West Kelowna Official Community Plan Bylaw No. 0100" is hereby amended as follows:

- 2.1 By changing the designation on a portion of all that portion of District Lot 522, Group 1, ODYD, more particularly described as follows: commencing at the north west corner of said District Lot; thence south 11 chains 61 links more or less along the westerly boundary; thence easterly parallel to the northerly boundary to Okanagan Lake; thence following the shoreline of said lake in a north easterly direction to the north east corner of said District Lot 522; thence westerly along the north boundary to the point of commencement and containing by a measurement 16 acres more or less, as shown on Schedule 'A' attached to and forming part of this bylaw from Agricultural to Tourist Commercial.
- 2.2 By depicting the change on "City of West Kelowna Official Community Plan Bylaw No. 0100 Schedule B" (Land Use map).

READ A FIRST TIME THIS 13TH DAY OF FEBRUARY, 2018
READ A SECOND TIME
PUBLIC HEARING HELD
READ A THIRD TIME
ADOPTED

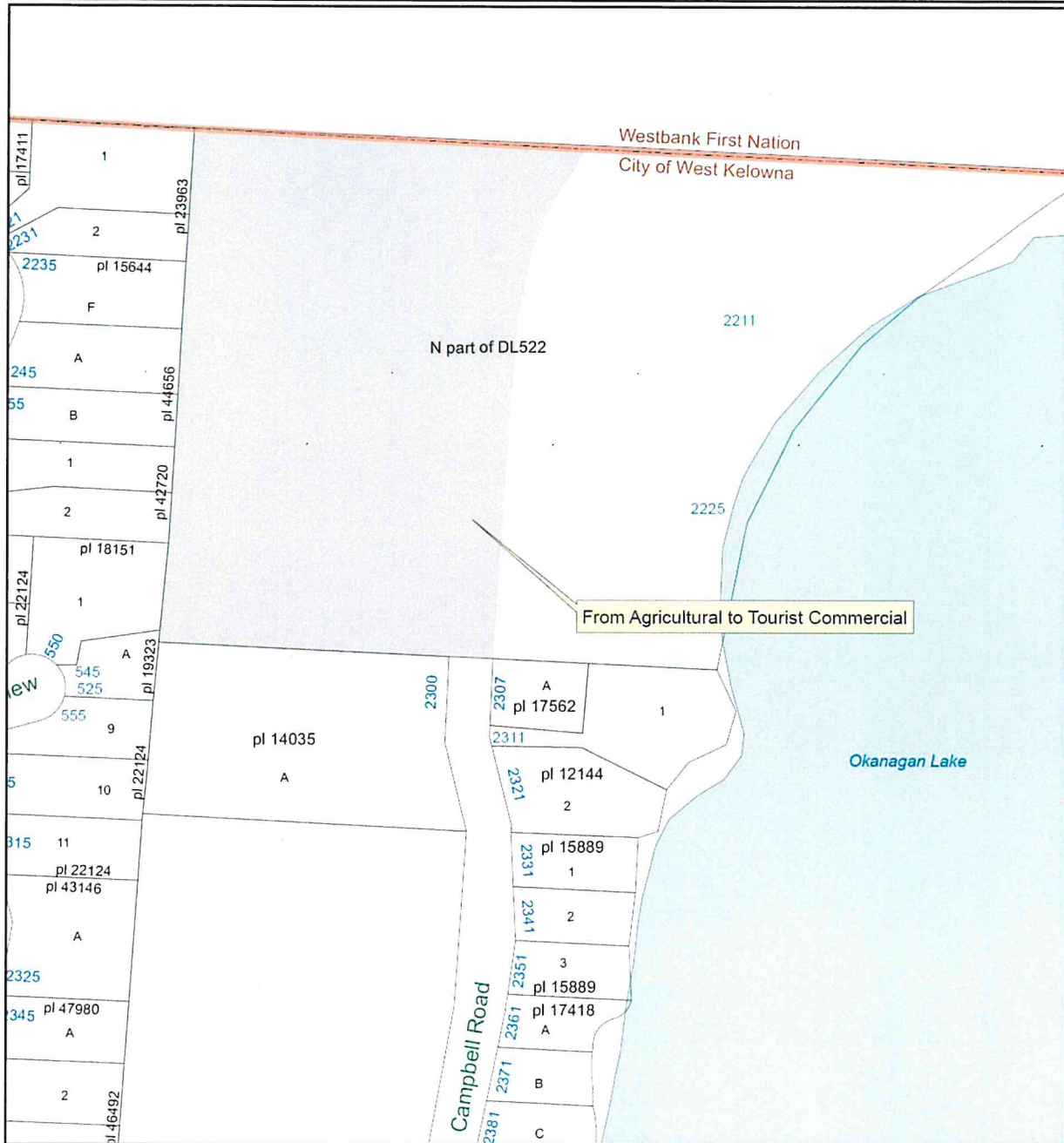
MAYOR

CITY CLERK



CITY OF
WEST
KELOWNA

SCHEDULE 'A' of BYLAW NO. 0100.49



LEGEND

- From Agricultural to Tourist Commercial
- Parcels

0 25 50 100 Metres
1:2,400



Date: 15/02/2018

CITY OF WEST KELOWNA**BYLAW NO. 0154.59****A BYLAW TO AMEND "ZONING BYLAW NO. 0154"**

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.59, 2018".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

2.1 By adding to Part 14 – Comprehensive Development Zones the CD8 Comprehensive Development Zone (Blackmun Bay Hillside Village) attached to this bylaw as Schedule 'A';

2.2 By adding the following to the TABLE OF CONTENTS under PART 14 COMPREHENSIVE DEVELOPMENT ZONES:
CD8 - Comprehensive Development Zone (Blackmun Bay Hillside Village);

2.3 By adding the following to Part 5 – Establishment of Zones TABLE 5.1 – Establishment of Zones:

COLUMN I ZONE by adding Comprehensive Development Zone (Blackmun Bay Hillside Village);

COLUMN II ZONE ABBREVIATION by adding CD8;

2.4 By changing the zoning on a portion of all that portion of District Lot 522, Group 1, ODYD, more particularly described as follows: commencing at the north west corner of said District Lot; thence south 11 chains 61 links more or less along the westerly boundary; thence easterly parallel to the northerly boundary to Okanagan Lake; thence following the shoreline of said lake in a north easterly direction to the north east corner of said District Lot 522; thence westerly along the north boundary to the point of commencement and containing by a measurement 16 acres more or less, from Agricultural Zone (A1) to Comprehensive Development Zone (Blackmun Bay Hillside Village) (CD8).

2.5 By depicting the change on "Zoning Bylaw No. 0154 Schedule B" (Zoning Bylaw map).

READ A FIRST TIME THIS 26TH DAY OF JUNE, 2018
READ A SECOND TIME AS AMENDED
PUBLIC HEARING HELD
READ A THIRD TIME
ADOPTED

MAYOR

CITY CLERK

Schedule 'A'

CD8 – Comprehensive Development Zone (Blackmun Bay Hillside Village)

1. Purpose

To accommodate a mixed use lakefront hotel, resort and residential community with year round occupancy and vacation rentals, as well as commercial accessory uses that support the development within the Casa Loma neighbourhood. Commercial service, office, entertainment, and retail uses will be subsidiary and complement the principal hotel, resort and residential uses.

For the purposes of this Bylaw, the CD8 zone is divided into three sites as illustrated in CD8, Figure 1 (Sites 1A, 1B and 2). Where reference is made to Site 1 this includes Site 1A and Site 1B.

2. Principal Uses, Buildings and Structures

- (a) Congregate housing
- (b) Group home
- (c) Hotel
- (d) Live/work unit in townhouse form only
- (e) Resort apartment or resort townhouse

3. Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Cabaret, bar or lounge
- (c) Entertainment facility, indoor
- (d) Fire, police or ambulance service
- (e) Home based business, minor in townhouse form only
- (f) Library, museum or art gallery
- (g) Neighbourhood pub
- (h) Office
- (i) Personal service establishment
- (j) Postal or courier service
- (k) Printing or publishing
- (l) Recreation services, indoor
- (m) Restaurant
- (n) Retail, convenience
- (o) Retail, general
- (p) Vehicular parking areas or structures for marina and boat launch parking

4. Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	71,000 m ² (764,237.7 ft ²)
(b)	Minimum parcel frontage	240 m (787 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density for Site 1	
.1	with surface parking	2.2 FAR
.2	without surface parking	2.4 FAR

(d)	Maximum parcel coverage for Site 1	70%
(e)	Maximum gross floor area and maximum units by use	
.1	Accessory uses, buildings and structures	100 m ² (1,076 ft ²) up to maximum of 3 structures
.2	Congregate housing	15,800 m ² (170,070 ft ²)
.3	Entertainment facility, indoor	2,350 m ² (25,295 ft ²)
.4	Fire, police or ambulance service	450 m ² (4,843 ft ²)
.5	Group home	15,800 m ² (170,070 ft ²)
.6	Hotel	15,800 m ² (170,070 ft ²) Up to 120 units
.7	Library, museum or art gallery	500 m ² (5,382 ft ²)
.8	Live/work unit	In Townhouse only
.9	Office	2,350 m ² (25,295 ft ²)
.10	Personal service establishment	300 m ² (3,229.2 ft ²)
.11	Postal or courier service	100 m ² (1,076 ft ²)
.12	Printing or publishing	100 m ² (1,076 ft ²)
.13	Recreation services, indoor	2,350 m ² (25,295 ft ²)
.14	Resort Apartment	46,500 m ² (500,522 ft ²) Up to 460 units
.15	Resort Townhouse	20,905 m ² (225,020 ft ²) Up to 120 units
.16	Restaurant	1,000 m ² (10,764 ft ²)
.17	Retail, convenience	500 m ² (5,382 ft ²)
.18	Retail, general	930 m ² (10,010 ft ²)
(f)	Maximum building height (as shown on Figure 2)	
.1	For Accessory buildings and structures	5.0 m (16.4 ft)
.2	For Resort Townhouse	11.3 m (37.0 ft) to a maximum of 3 storeys
.3	For Hotel, Resort Apartment and any uses within the Apartment or Hotel form	31.5 m (103.3 ft) to a maximum of 9 storeys, not including underground parking structures
(g)	Maximum overall height	420 m geodetic elevation
SITING REGULATIONS (as shown on Figure 1)		
(h)	Buildings and structures shall be sited at least the distance indicated in the right-hand column from the feature indicated in the middle column	
.1	Campbell Road - front parcel boundary	
.i	Accessory buildings and structures	4.5 m (14.8 ft)
.ii	For Hotel, Resort Apartment and any uses within the Apartment or Hotel form	10.0 m (32.8 ft) for up to 3 storeys or 11.3 (37.0 ft) of the building 16.0 m (52.5 ft) from 4 storeys up to 8 storeys or 28 m (91.8 ft) of the building 20.0 m (65.6 ft) for the ninth storey of the building
.iii	Resort Townhouse	10.0 m (32.8 ft)
.2	Rear parcel boundary	3.0 m (9.8 ft) measured from Site 2
.3	Interior side parcel boundary	
.i	Accessory buildings or structures	1.5 m (4.9 ft)
.ii	All other Secondary uses, buildings and structures not in the Hotel or Apartment form	6.0 m (19.7 ft)
.iii	Hotel, including accessory uses in the Hotel form	6.0 m (19.7 ft)

.iv	Resort Apartment or other uses in the Apartment form	4.5 m (14.8 ft)
.iii	Resort Townhouse	3.0 m (9.8 ft)
.4	Exterior side parcel boundary	6.0 m (19.6 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 m (24.6 ft) if a level 1 buffer is provided
(i)	Setback between the exterior walls of buildings greater than three storeys	18.0 m (59.1 ft) measured from the outer face of the exterior wall, not including balconies
AMENITY SPACE		
(j)	Minimum private amenity space (per unit) for Congregate Housing, Resort Apartment and Resort Townhouse uses	
.1	Bachelor dwelling unit and a unit in a group home	7.5 m ² (80.7 ft ²)
.2	One (1) bedroom dwelling unit	15.0 m ² (161.5 ft ²)
.3	More than one (1) bedroom dwelling unit	25.0 m ² (269.1 ft ²)
.4	Congregate housing unit	6 m ² (64.6 ft ²) indoor amenity space and 6 m ² (64.6 ft ²) outdoor amenity space

5. Other Regulations

(a) General

- .1 Within the CD-8 Zone, all buildings and structures shall be developed in accordance with the Site Plan shown on Figure 1, as attached to this bylaw.
- .2 The maximum gross floor area for each specific use in the Regulations Table may be adjusted by up to 15% as long as the overall gross floor area of buildings and structures on Site 1 does not exceed 2.4 Floor Area Ratio (FAR) or 53,410 sq. metres and provided that the total floor area is transferred within permitted uses.
- .3 For the calculation of floor area, FAR is calculated using 22,254 sq. metres as the estimated area of Site 1.

(b) Open Space in CD-8 Zone

- .1 A minimum of 30% of Mixed Use Site 1 is to be maintained as Open Space, which may include natural areas, common amenity space, terraces, decks and hard and soft landscaped areas, but is exclusive of roads, driveways and parking areas (common or individual).
- .2 100% of Site 2 is to be maintained as a natural area.

(c) Height Exemptions for Roof Top Structures

Height exemptions for roof top structures such as an elevator, stair housing, or mechanical facilities are permitted provided that:

- .1 They do not project more than 3.5 m (11.4 ft) above the permitted maximum height of the principal buildings;
- .2 Their combined width does not exceed 12.5 m (41.0 ft) per building;
- .3 They are setback 3 m (9.8 ft) from the façade of the building; and
- .4 They are enclosed by an appropriate screen.

(d) Height Definitions for the CD8 zone

Height: means for building or structures, the vertical distance from grade to the highest point of the roof surface of a flat roof or the mid-point between eave and ridge of a sloped roof.

Overall Height: means the maximum building height measured by geodetic elevation to the highest point of any roof structure, excluding any structures permitted under Section 5(c).

(e) Off-Street Parking and Loading

Unless noted below, off-street parking and loading spaces shall be provided as per Section 4 in Zoning Bylaw No. 154.

- .1 Parking requirements for Apartment and Townhouse in Table 4.1 will apply to Resort Apartment and Resort Townhouse.
- .2 The CD-8 zone parking requirements shall include the parking requirements associated with any boat launch or marina permitted on or fronting District Lot 522, Group 1, ODYD (PID 011-516-402).
- .3 Any excess boat slips in the marina not tied to an upland residential are required to provide parking as per boat slip parking requirements identified in Table 4.1 in Section 4.4.
- .4 In addition to the parking requirements identified as per Table 4.1 in Section 4.4 Standard Parking Spaces, a boat launch will be required to provide a minimum of 10 truck and boat trailer parking spaces as per the dimensions and development standards identified in Section 4.8 Truck and Boat Trailer Parking Spaces.
- .5 In addition to bicycle parking requirements identified as per Table 4.8 in Section 4.9 Bicycle Parking Requirements, any resort principal or accessory uses not listed in Table 4.8 will trigger additional bicycle parking as follows:

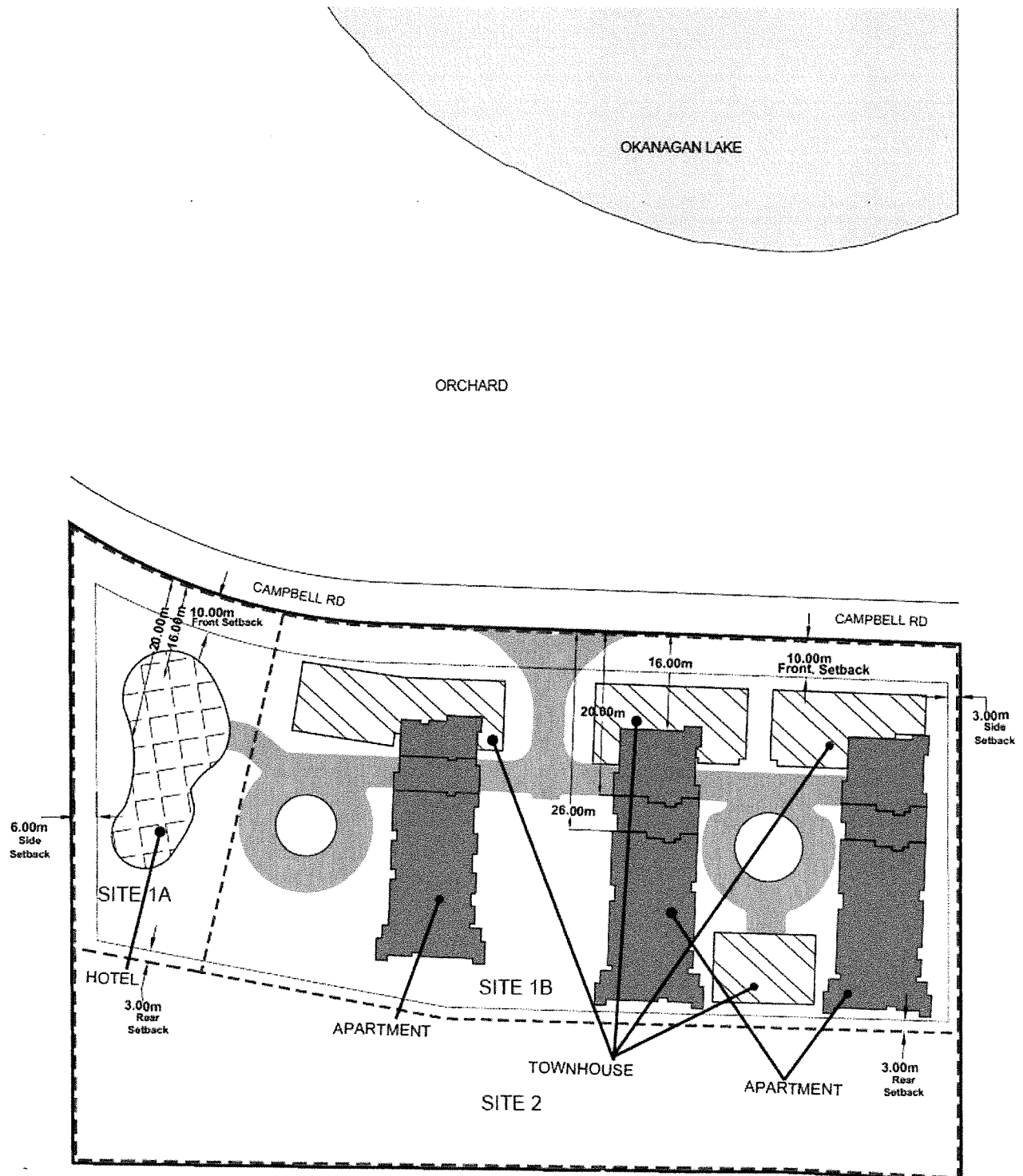
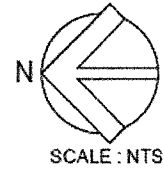
Class I Requirement	Class II Requirement
1 space per 1,000 m ² , minimum 1 space	1 space per 200 m ² minimum 1 space

(f) Common Areas

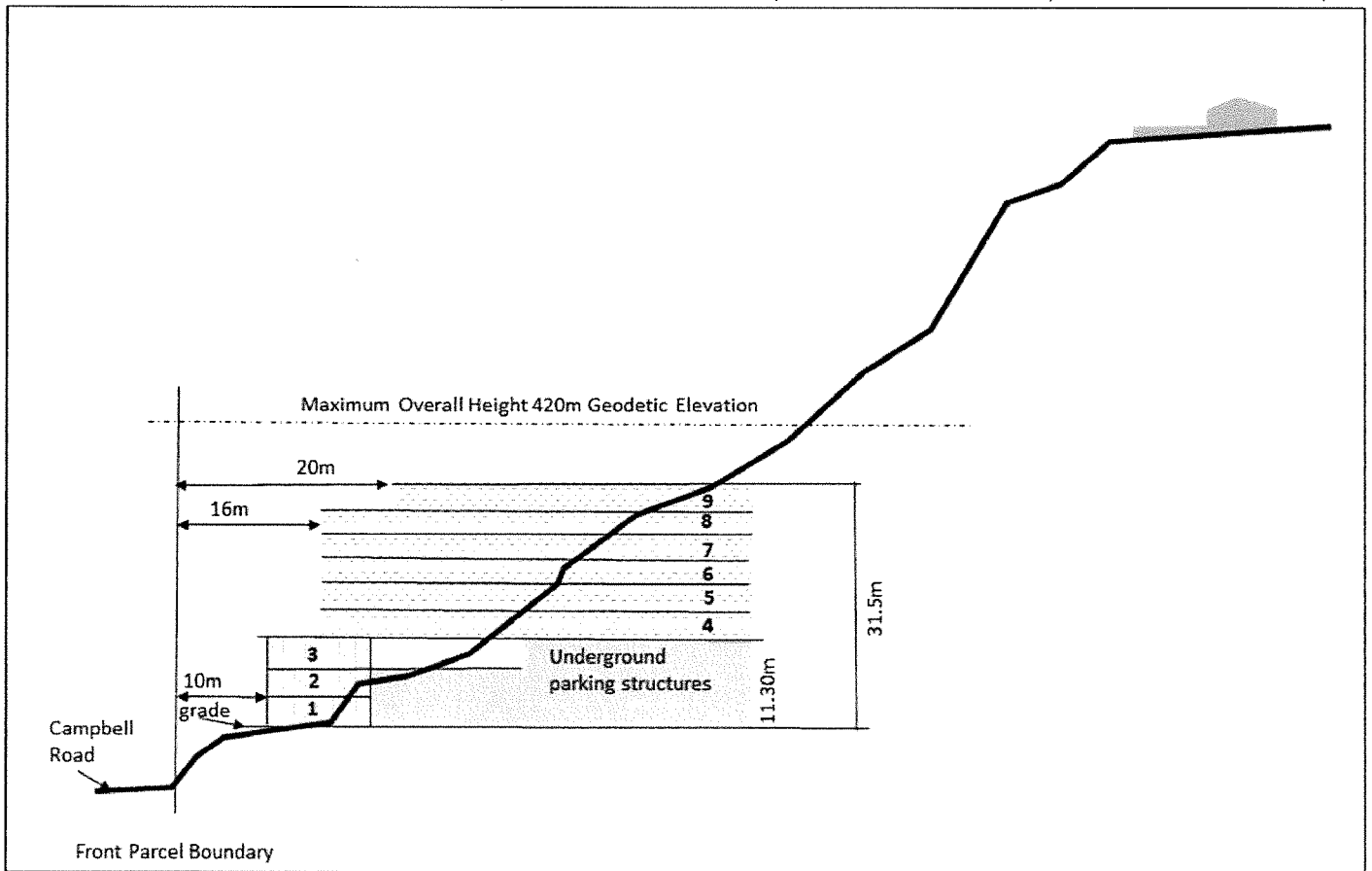
In addition to the minimum amenity space outlined in the Regulations Table, congregate housing shall also include the following at a minimum:

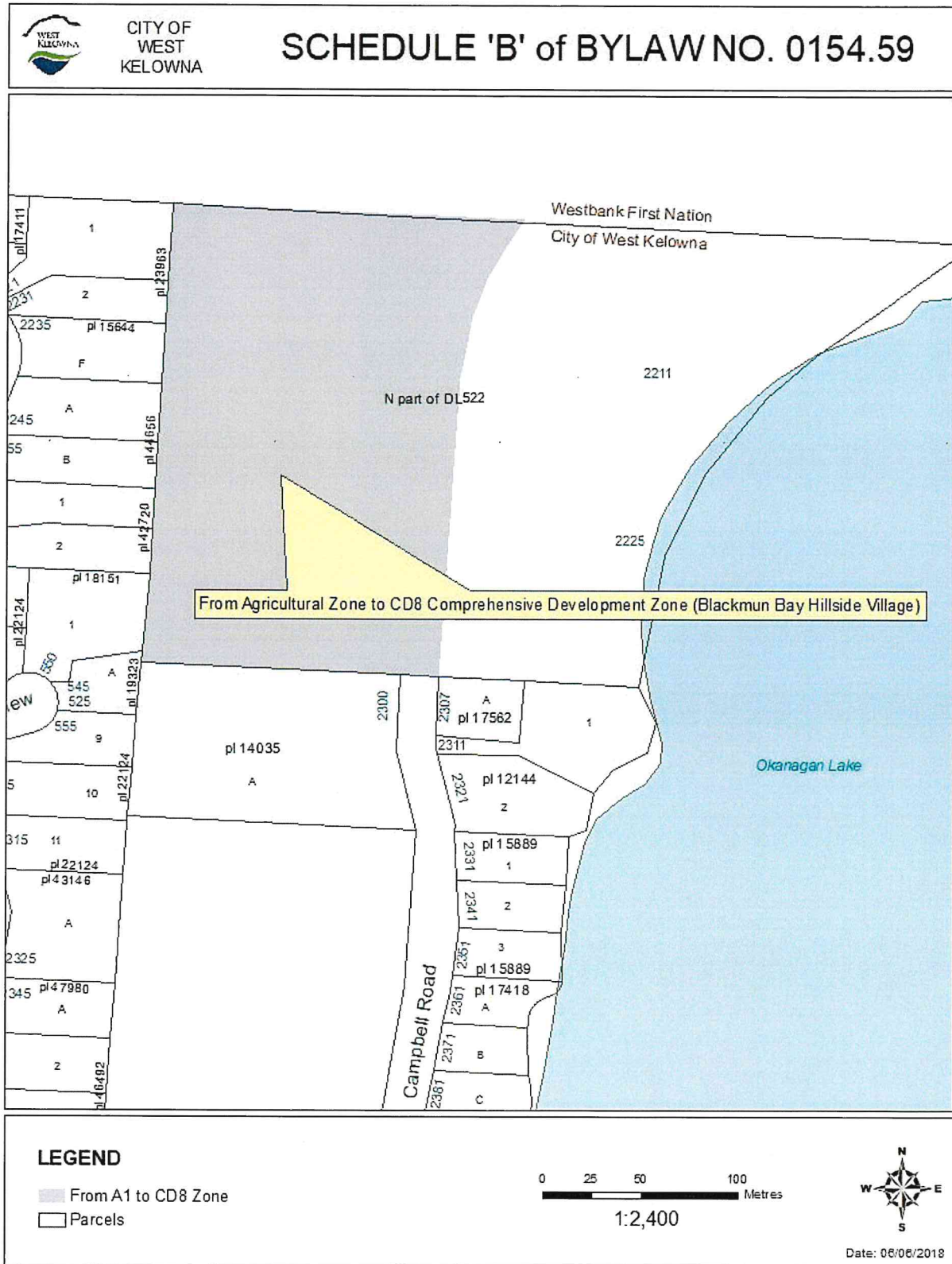
.1	Minimum seating area for common dining facilities	100 m ² (1,076.4 ft ²)
.2	Minimum floor area for common community and assembly hall facilities	160 m (1,722.2 ft ²)

Bylaw 154.59 - Figure 1
Blackmun Bay Hillside Village
CD8 Development Areas and
Building Setbacks for Site 1



Bylaw 154.59 - Figure 2
Blackmun Bay Hillside Village
Building Height Maximums





CITY OF WEST KELOWNA**BYLAW NO. 0154.66****A BYLAW TO AMEND "ZONING BYLAW NO. 0154"**

WHEREAS the Council of the City of West Kelowna desires to amend "CITY OF WEST KELOWNA ZONING BYLAW NO. 0154" under the provisions of the *Local Government Act*.

THEREFORE BE IT RESOLVED that the Council of the City of West Kelowna, in open meeting assembled, hereby enacts as follows:

1. Title

This Bylaw may be cited as "CITY OF WEST KELOWNA ZONING AMENDMENT BYLAW NO. 0154.66, 2018".

2. Amendments

"Zoning Bylaw No. 0154" is hereby amended as follows:

2.1 By changing the zoning on a portion of the unsurveyed Crown land being part of the bed of Okanagan Lake and fronting on District Lot 522, Group 1, ODYD, more particularly described as follows: commencing at the north west corner of said District Lot; thence south 11 chains 61 links more or less along the westerly boundary; thence easterly parallel to the northerly boundary to Okanagan Lake; thence following the shoreline of said lake in a north easterly direction to the north east corner of said District Lot 522; thence westerly along the north boundary to the point of commencement and containing by a measurement 16 acres more or less, as shown on Schedule 'A' attached to and forming part of this bylaw, from Recreational Water Use Zone (W1) to Commercial Water Use Zone (W3).

2.2 By depicting the change on "Zoning Bylaw No. 871 Schedule B" (Zoning Bylaw map).

2.3 By adding to Part 6 – Commercial Water Use Zone (W3), s. 6.3.4, Site Specific Uses, Buildings and Structures, the following:

(b) On District Lot 522, Group 1, ODYD: despite Section 6.3.2(c), marina use shall not permit the servicing, repair or construction of boats and other water vessels.

READ A FIRST TIME THIS 26TH DAY OF JUNE, 2018
READ A SECOND TIME
PUBLIC HEARING HELD
READ A THIRD TIME
ADOPTED

MAYOR

CITY CLERK

Date: 4/10/2018



IBI GROUP
 3rd Floor – 227-11 Avenue SW
 Calgary AB T2R 1R9 Canada
 tel 403 270 5600 fax 403 270 5610
 ibigroup.com

April 8, 2019

Ms. Carla Eaton
 Planner III
 City of West Kelowna
 2760 Cameron Road
 West Kelowna, BC V1Z 2T6

Dear Carla:

PROPOSED AMENDMENTS TO CD8 BYLAW FOR APPLICATION FILE Z17-07

After careful consideration of community comments received through the additional consultation events held in February (5, 7, 15 and 16) of 2019, reflected in the "What We Heard Report", and subsequent conversations with you in the meeting held on March 20, 2019, the Applicant, 1087032 BC Ltd. (108), General Partner for Blackmun Bay Development LP (BDLP), is prepared to make revisions to the initial application and Comprehensive Development Zone 8 (Blackmun Bay Hillside Village) that received First Reading by Council on June 26, 2018.

As per the January 8, 2019 directions from Council, we held the above-mentioned community consultations, and through four different sessions received a great deal of feedback and advice from approximately 100 residents of West Kelowna, who wished to provide their input into this development proposal. As an outcome from those discussions, the Applicant has made every effort to address community concerns while balancing that objective with maintaining the economic feasibility of the proposed development.

A summary of revisions to CD8 zone to be considered for Second Reading are as follows:

- **Reduced maximum density by 15%:**
 - o from 2.4 Floor Area Ratio (FAR) with surface parking to 2.2 FAR
 - o from 2.8 FAR without surface parking to 2.4 FAR
- **Reduced maximum building height:**
 - o from 4 storeys to 3 storeys for Resort Townhomes
 - o from 10 storeys to 9 storeys for Resort Apartments
- **Reduced maximum gross floor area:**
 - o from 2.8 Floor Area Ratio (FAR) or 62,311 sq. metres to 2.4 Floor Area Ratio or 53,409 sq. metres
- **Inclusion a minimum of 10 parking stalls of truck and trailer length in the Parking regulations section.**
- **Revised the overall layout of buildings to avoid impact on environmentally sensitive areas.**

Ms. Carla Eaton – April 8, 2019

Additional revisions to be considered as the application advances to approval:

- **Widened the turn-around area for easier access to the boat launch.**
- **Included a raised pedestrian access to the proposed marina to allow non-motorized boaters to paddle along the shore.**

A copy of the revised CD8 Bylaw and revised Figures 1-3 was submitted for your consideration on April 2, 2019 and is also attached.

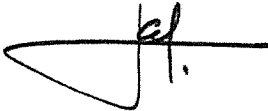
We are prepared to provide further explanation during Second Reading at Council on April 23.

Carla, as we have said all along, we are here to work constructively with you and the City of West Kelowna team, and be a good and contributing neighbour to all of West Kelowna residents. We verily believe that the above changes strike a proper balance between the issues raised by the community and the Applicant's need to realize an economically viable and realizable development.

If you have any questions or require additional information, please contact the undersigned. We look forward to working with the City to see this application through to approval.

Sincerely,

IBI Group

A handwritten signature in black ink, appearing to read 'S. Alatorre', written over a horizontal line.

Samuel Alatorre

Planner

Cc: George Mylonas, Robert Moskowitz, 1087032 B.C. Ltd./ Blackmun Bay Development LP
Stephen Shawcross, IBI Group



**BLACKMUN BAY
DEVELOPMENT LP**

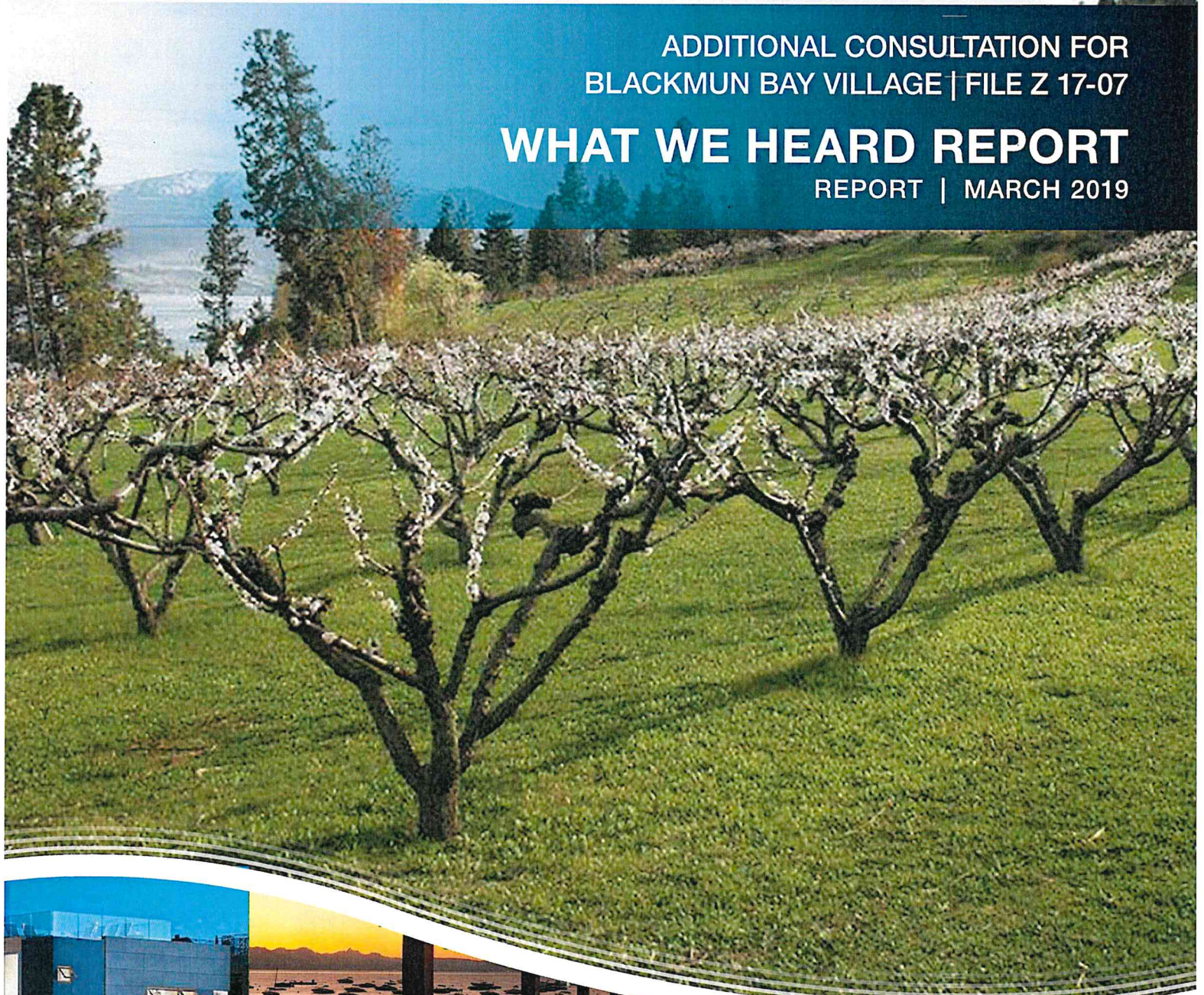


BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

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

WHAT WE HEARD REPORT

REPORT | MARCH 2019



EXECUTIVE SUMMARY

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

A copy of open house notices and ads placed in local media are included in **Appendix A**.

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

A brief summary of the consultation events held follows:

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

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

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



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



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

- **Proposed Marina and Increased Motorboat Activity:** Some attendees to the open house events expressed concern about more noise and increased waves coming to the shoreline as a result of having more motorboats in the area coming to the proposed marina. Aside from potential environmental impacts, some were concerned with reduced mobility for non-motorized boats (canoes, kayaks, etc.) along the shore if the wharf link to the marina is built as proposed. As such, some suggested a bridged access high enough to allow kayaks to pass underneath. These concerns decreased in importance from the September 2017 consultation process, and generally the 2019 community consultation indicated a great interest in the addition of the marina, with many questions relating to whether the marina will have private or public access.
- **Preservation of Agricultural Land:** There still seemed to be some confusion about the future of the existing peach orchard, with some open house attendees being concerned about it being removed. Positive comments were expressed by open house attendees when learning that the orchard would not only remain, but that its agricultural use would be enhanced and intensified as part of the proposed development.
- **Servicing:** Similar to feedback received in 2017, concerns were mostly expressed about the limited servicing capacity available in the Casa Loma water and sanitary networks. Community members were relieved to know that servicing for the proposed development did not consider impacting such infrastructure and that connections to CWK networks, and improvements to the servicing infrastructure were being pursued.
- **Pedestrian/Cycling pathways:** Open house attendees expressed interest in formalizing a safe shared pedestrian/cycling pathway along Campbell

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

- **Wider Choice of Amenities in the Area:** Several community members expressed interest in having a wider choice of amenities readily accessible through the proposed development, like restaurants, coffee shops, and a mix of commercial services of neighbourhood scale and more marina-related services. Some also saw the proposed development as a potential opportunity for local businesses, and inquiries on these have been received by the applicant in the first few months of 2019.
- **Views from and to top-of-bank:** There were no concerns recorded on this matter during the February consultation events.
- **Economic Contribution:** As part of the process of advertising the open house and consultation of 2019, there were a great many approaches by people from West Kelowna, and the surrounding communities, expressing interest in purchasing units within the eventual development, and seeking opportunities for jobs participating in the eventual development and construction of the proposed project. Many business owners have indicated their interest in discussing with the Developer how they can become involved in this proposed project and have welcomed the windfall business opportunity from what is likely the largest investment in West Kelowna to date.

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



**BLACKMUN BAY
DEVELOPMENT LP**



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1.0 INTRODUCTION

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

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

1.1 Background

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

the subject property in its regional and local context. [Exhibit 2.0](#) shows an aerial view and photos of the site.

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

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

The application is twofold:

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

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



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

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

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

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

1.2 Project Overview

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

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

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

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

- Removal of the proposed floating village and commercial area.

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

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

Benefits that could be achieved through the proposed development follow:

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

activities.

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



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

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

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

1.3 Purpose of Additional Consultation

The purpose of the additional consultation process is to:

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

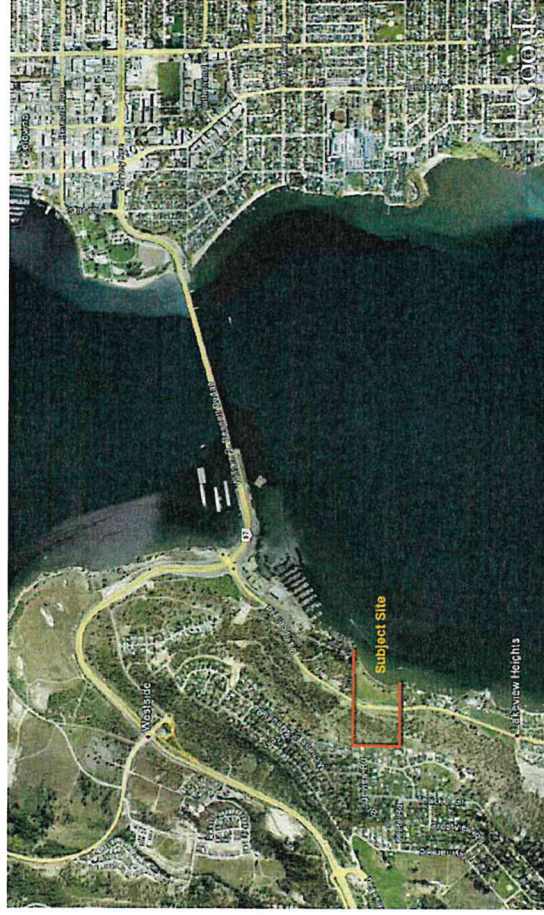
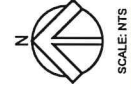
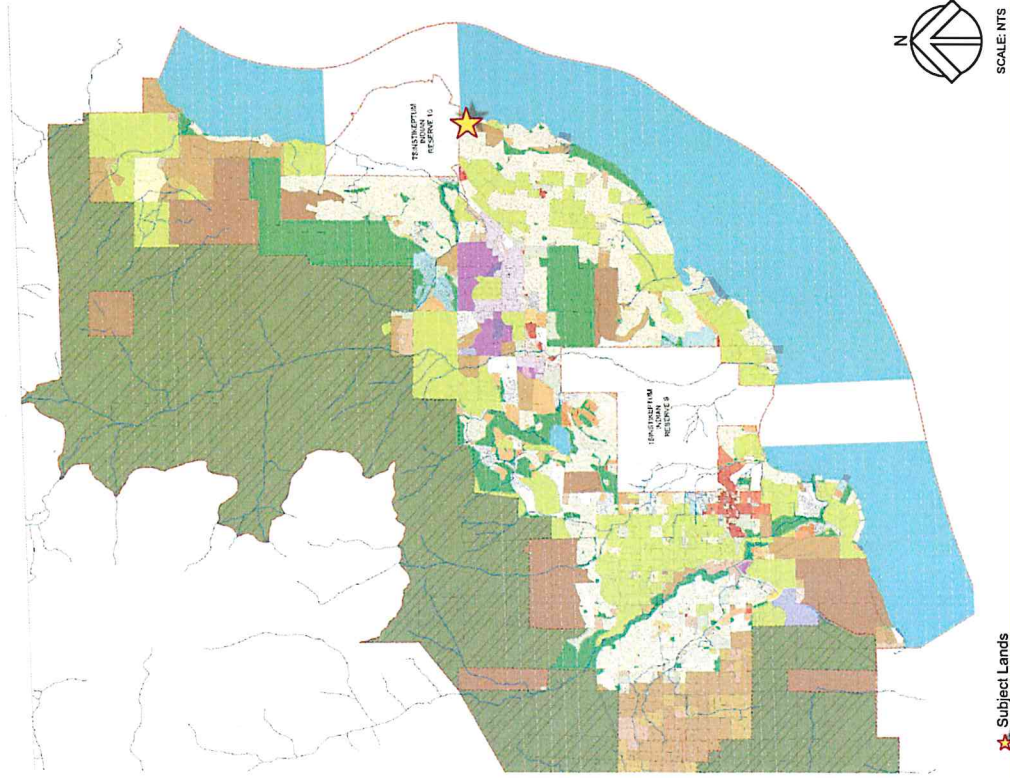
The City of West Kelowna Council is the approving authority that will support or reject the proposed development. Council support is contingent on meeting the objectives of City policy and the needs identified by the developer, stakeholders and general public.



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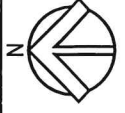
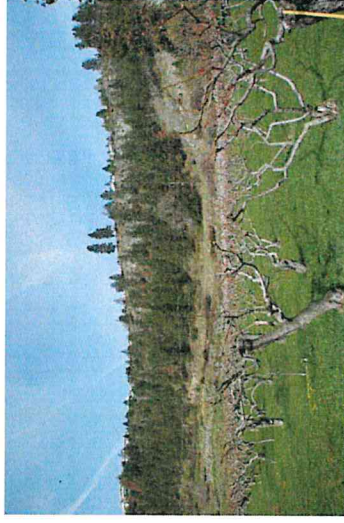
Exhibit 1.0 Location Map



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ADDITIONAL CONSULTATION FOR BLACKMUN BAY VILLAGE | FILE Z 17-07
MARCH 2019



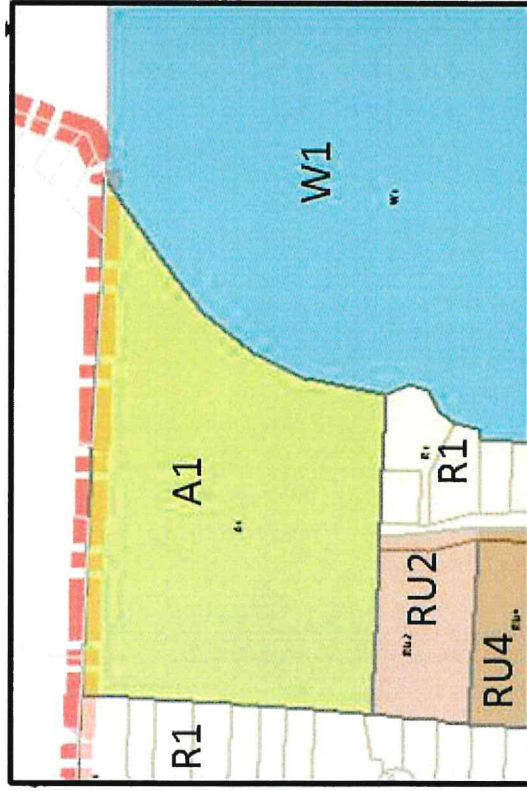
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ADDITIONAL CONSULTATION FOR BLACKMUN BAY VILLAGE | FILE Z 17-07
MARCH 2019

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Existing



Proposed

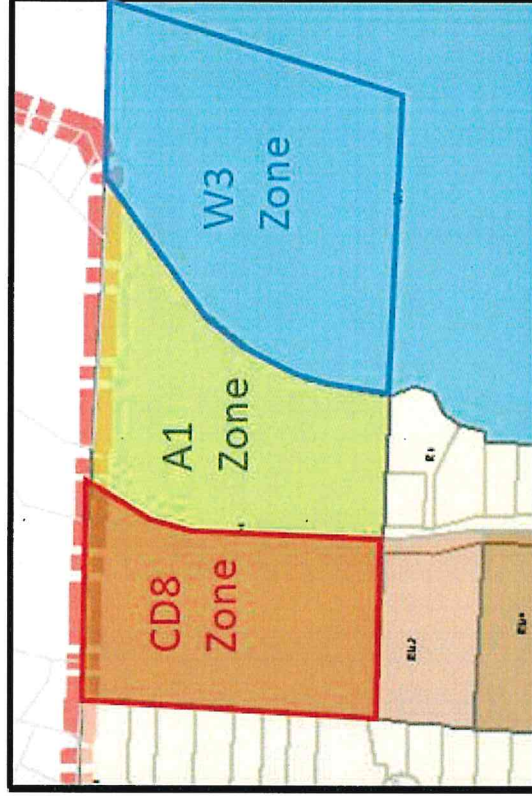


Exhibit 4.0 Amendments to Initial Application

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



BLACKMUN BAY
DEVELOPMENT LP



ADDITIONAL CONSULTATION FOR BLACKMUN BAY VILLAGE | FILE Z 17-07
MARCH 2019





March 2017



February 2019



Fall 2017



February 2019

Conceptual - for illustration purposes only



Conceptual – for illustration purposes only

2. ADDITIONAL CONSULTATION RECORD

2.1 Consultation Approach

2.1.1 Engagement Format

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

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

2.1.2 Timeline

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

- Submission of formal application: March 16, 2017;
- Site Visit with City of West Kelowna Planning staff; briefings to Mayor and Council: May 2, 2017
- Technical meeting with City of West Kelowna staff: June 21, 2017;

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



2.2 Additional Consultation Events

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

2.2.1 Open Houses

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

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

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

Select photos of the events are shown in [Exhibits 5.0 and 5.1](#).

A brief summary of the consultation events held follows:

- The first two Open Houses were held at the Best Western Plus Hotel in West Kelowna (3460 Carrington Road), where information boards and feedback surveys were made available to attendees. Representatives of the applicant and its consultant team were present at both events to address questions raised by attendees. There were 23 people registered for the Feb. 5 session (6pm-8pm) and 18 registered attendees for the Feb. 7 session (6pm-8pm). A total of 8 feedback forms

were collected from attendees to both events. Registration forms are included in [Appendix C](#).

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

2.2.2 Project Website

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



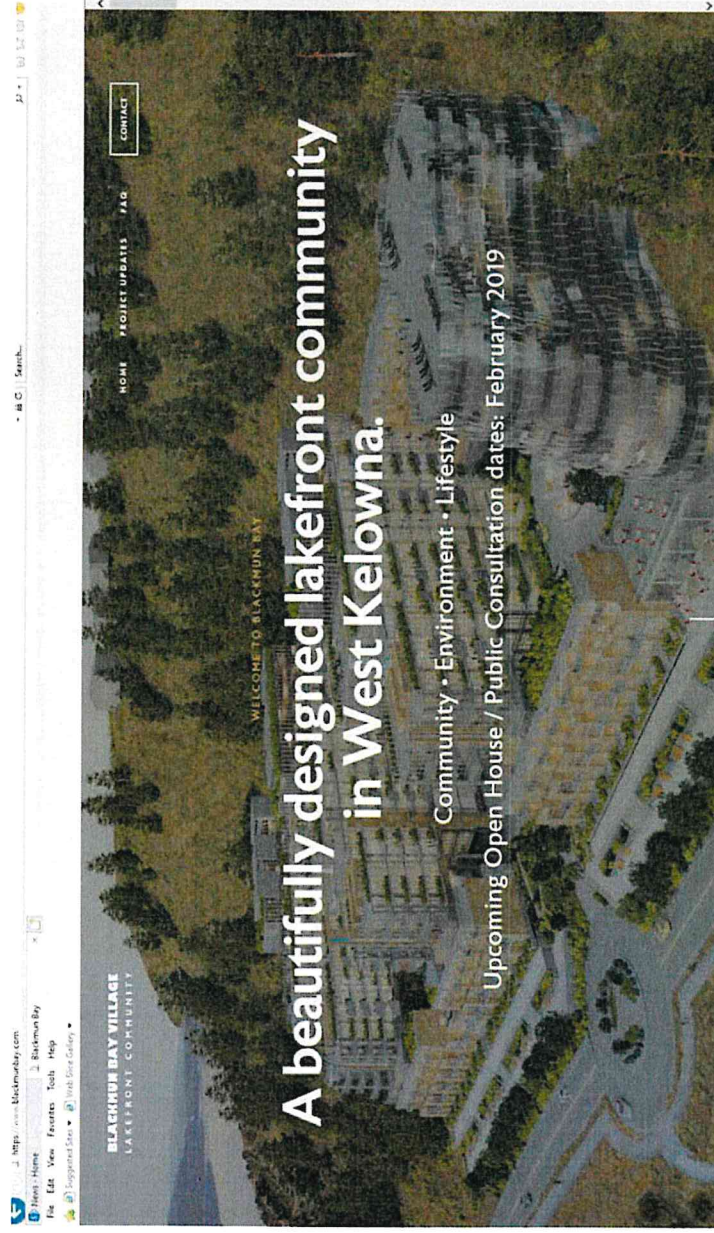


Exhibit 5.1

Attendees at the September 22 open house held at the Lakeview Heights Community Hall.



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



3.0 FEEDBACK AND PROJECT UPDATES

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

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

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



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

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

4.0 CONCLUSION

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

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

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





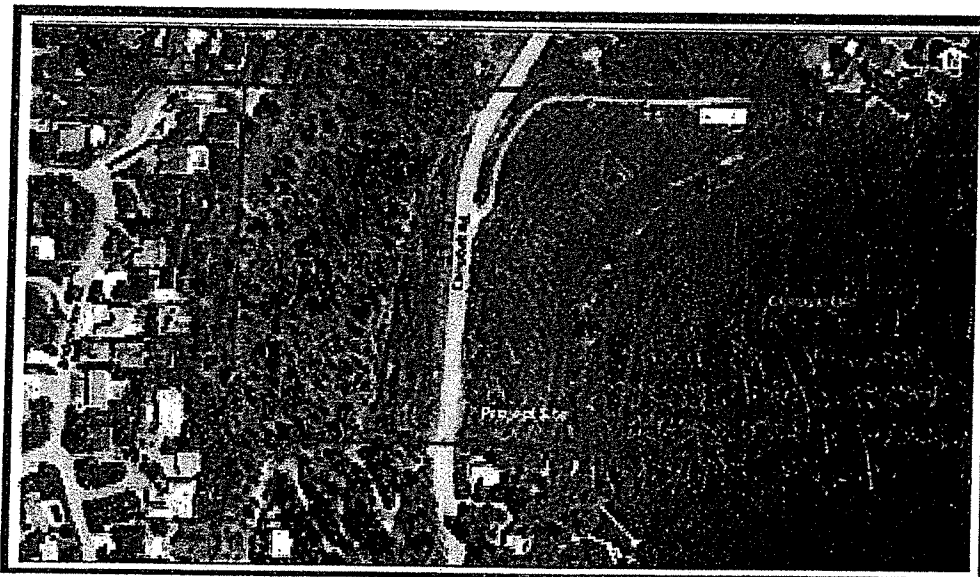
Blackmun Bay Village
Development Proposal File No. Z 17-07
Project website: <http://www.blackmunbay.com>
Open House Feedback Form
February 5, 7, 15 and 16, 2019

Background

This exciting new project is poised to capitalize on the re-emergence of the Okanagan as a prime destination for retiring and vacationing Canadians, along with its reputation as the Food and Wine Capital of Canada.

Summary of Application Submitted to City of West Kelowna

Request to amend the Official Community Plan and rezone the property from Agricultural to Comprehensive Development Area for a comprehensively-designed lakefront community comprised of the existing orchard with supporting agricultural facilities, a marina and a mixed use area with various housing typologies. *vague - be more specific!*



Opportunities for Engagement:

- In addition to the information shared at this open house, you can find project updates at the project's website <http://www.blackmunbay.com>. The intent of the engagement process is to introduce the vision for the proposed development and request feedback to inform the proposed development concept as we continue the approval process with Council.

What action taken based on feedback?



If feedback supports, in majority, far less density, will developer re-submit with far less density?

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BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]

Home / Business address: _____

Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

There is absolutely nothing to like about a monstrous development in a low density and rural community.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒

Not in this location! What is most important is proper community planning.

3. What are, in your opinion, the key issues to be considered in the development of the site?

The proximity to low-density residential neighbourhood. The restricted access - narrow road. Proximity to highway & congestion. Ministry should never approve this massive development.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

School annex. Day care. New firehall with new equipment and staffing, additional policing.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Rejection of this application and a proper community planning process begun. Include all stakeholders to arrive at a plan for the whole area that has the support of all concerned.



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A process wherein a developer comes to Council asking for the approval of a mega-project and need to recoup that money ^{because they paid a lot for the land plus a profit is not a "planning process"} but rather a sophisticated development company trying to take advantage of a nascent municipality.

BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

The revisions are so inconsequential as to be non-existent. Simply moving the density around the site does not constitute a response to public concern.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- ___ High quality gateway development in a landmark location. 'Gateway' to what?
- ___ Provides a range of amenities for the West Kelowna community.
- ___ Expanded public access to Lake Okanagan.
- ___ Enhanced servicing infrastructure.
- ___ Preservation of agricultural activity on site.
- ___ Preservation of scenic views from top of hill.
- ___ Reduced development footprint to preserve environmental quality. - Excessive Density
- ___ Contributes leverage to address fire/emergency access concerns.
- ___ Enhanced connectivity/pedestrianization along Campbell Road.
- ___ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- ___ Enhanced Fiscal Base: over \$2.1 million annually in property taxes. Will be more congested.

8. Overall, are you in support of the development? ☒ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

It is not the municipalities role to ensure that a developer recoups his investment plus a profit if the developer has paid too much for the land.

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskowitz at the following:
(403) 474-3286

rmoskovitz@landstarcommunities.com

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By allowing this application to proceed the City of West Kelowna has given control of the process to the developer. Council, city staff and the public are now forced to react rather than control the planning process. If the bottom line for West Kelowna is simply more revenue then the Community Plan is meaningless.

This proposal might be fitting on the Vancouver waterfront or downtown Kelowna but not in a low-density community.

This proposal, if approved, will become West Kelowna's folly.

The developer returns to the public with virtually the same massive project originally proposed and the public must yet again deliver the message that the proposal is completely unacceptable.

Casaloma requests meaningful consultation and a spirit of collaboration - (OCP-2.1). We

expect a realistic and substantial response, by the developer, to our concerns.

The appropriate Council response would be a rejection of the application and a direction to staff to undertake a review of the OCP in the whole of the Casaloma area with input from all stakeholders (OCP-2.1).

"To be effective, future planning processes for CWK should acknowledge and include collaboration with neighbouring jurisdictions to ensure a compatible, coordinated strategy for managing growth & development." There will be pressure to develop agricultural & greenfield lands so "A coordinated, collaborative planning approach, founded upon a shared vision, will enable West Kelowna to direct growth & manage change for the long term."



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: Casa Palmero Dr. W. Kelowna
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

It is a poor location for a Comprehensive Development due to limited road (only 1 in and out) access. Development of this site does not take into consideration further development along Campbell road and what that would do to the community.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒ *Not in this area. Should be in West Kelowna town centre*

3. What are, in your opinion, the key issues to be considered in the development of the site?

Transportation: Fire and ambulance access to Casa Loma area

4. What additional uses could be proposed that would complement the existing uses and services in the area?

None. Perfect the way it is.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

No need for an additional marina along Campbell Rd. Westbank First Nation already has one. No need for a Disco in the hotel due to noise concerns 2 in good weather



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BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Helpful in making me sure it is an unwise decision to continue with the development.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- _____ High quality gateway development in a landmark location.
- _____ Provides a range of amenities for the West Kelowna community. *→ Not true!*
- _____ Expanded public access to Lake Okanagan.
- _____ Enhanced servicing infrastructure. *Already have this,*
- 2 _____ Preservation of agricultural activity on site.
- _____ Preservation of scenic views from top of hill.
- 1 _____ Reduced development footprint to preserve environmental quality.
- _____ Contributes leverage to address fire/emergency access concerns.
- _____ Enhanced connectivity/pedestrianization along Campbell Road. *Not true!!*
- _____ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- _____ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskowitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] CAMPBELL RD, CASA LOMA
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I like nothing about the proposed development - too large - too much density - ruins the locality - not enough boat slips

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒

3. What are, in your opinion, the key issues to be considered in the development of the site?

Size, Density, appropriateness, community resistance

4. What additional uses could be proposed that would complement the existing uses and services in the area?

Absolutely nothing

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Don't forget the whole



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6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Really don't see any
real or meaningful changes

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- 11 High quality gateway development in a landmark location.
11 Provides a range of amenities for the West Kelowna community.
11 Expanded public access to Lake Okanagan.
11 Enhanced servicing infrastructure.
11 Preservation of agricultural activity on site.
11 Preservation of scenic views from top of hill.
11 Reduced development footprint to preserve environmental quality.
11 Contributes leverage to address fire/emergency access concerns.
11 Enhanced connectivity/pedestrianization along Campbell Road.
11 Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
11 Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

*No Value
What so ever*

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

Not ever Not Never

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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(403) 474-3286

rmoskovitz@landstarcommunities.com

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LIMITED PARTNERSHIP



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____
Home / Business address: _____ *CAMPBELL RD*
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

Traffic during development

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- 5 High quality gateway development in a landmark location.
4 Provides a range of amenities for the West Kelowna community.
3 Expanded public access to Lake Okanagan.
3 Enhanced servicing infrastructure.
1 Preservation of agricultural activity on site.
1 Preservation of scenic views from top of hill.
1 Reduced development footprint to preserve environmental quality.
2 Contributes leverage to address fire/emergency access concerns.
2 Enhanced connectivity/pedestrianization along Campbell Road.
2 Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
2 Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

IF PROPERLY MANAGED WITHOUT NEGATIVELY
IMPACTING EXISTING INFRASTRUCTURE

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] Campbell Rd
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

• marina / boat density - contamination of Ok. Lk. Casa Loma Intake
• tie to Casa Loma water supply
• express esp. during construction
• stormwater discharges

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

• treat stormwater on-site - no outfall to lake
• make bridge to marina arched so kayakers can travel near shore





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

I think the proposal is improved

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- _____ High quality gateway development in a landmark location.
- _____ Provides a range of amenities for the West Kelowna community.
- _____ Expanded public access to Lake Okanagan.
- _____ Enhanced servicing infrastructure.
- _____ Preservation of agricultural activity on site.
- _____ Preservation of scenic views from top of hill.
- _____ Reduced development footprint to preserve environmental quality.
- _____ Contributes leverage to address fire/emergency access concerns.
- _____ Enhanced connectivity/pedestrianization along Campbell Road.
- _____ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- _____ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

I am still concerned about density / egress / regional impacts

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED]
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

*Love the ALR zone being maintained & winery potential
Size is still a concern due to access off Campbell Road onto HWY 97 & the bridge.*

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

NEED ~ great destination for vacationers but year round citizens?

Safety ~ exit out of a one road in, same road out in case of fire.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

*None that I can think of...
Unless a side walk, walking path connecting TRAILS through Cedar Loma, Kalamou Park to the bridge.*

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Less density, so we have less cars on the road.



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Size and maybe a model of a typical unit in the townhouse section - Engineering Report on how the higher density would enhance the sanitary system.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | | |
|-----------|---|--|
| <u>10</u> | High quality gateway development in a landmark location. | |
| <u>8</u> | Provides a range of amenities for the West Kelowna community. | |
| <u>7</u> | Expanded public access to Lake Okanagan. | |
| <u> </u> | Enhanced servicing infrastructure. (?) verdict still out on this one | |
| <u>1</u> | Preservation of agricultural activity on site. | <i>It would be higher in its rank of importance if I was assured</i> |
| <u>2</u> | Preservation of scenic views from top of hill. | <i>it would enhance servicing infrastructure</i> |
| <u>3</u> | Reduced development footprint to preserve environmental quality. | |
| <u>5</u> | Contributes leverage to address fire/emergency access concerns. | |
| <u>4</u> | Enhanced connectivity/pedestrianization along Campbell Road. | |
| <u>6</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. | |
| <u>9</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. | |

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

A secondary route out... Kelowna needs to work on transportation corridors to get homeowners and guests on Campbell Road onto HWY 97.

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] CASA RIO DR.
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

WORKING WITH ALL PARTIES CONCERNED IS PRIORITY
CAN BE A GOOD BENEFIT TO COMMUNITY IF KEPT
TO A SMALLER SCALE AND BLEND MORE WITH
THE SURROUNDINGS

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒ BUT HOW?
IS NOT EVERYTHING No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

PUBLIC SAFETY IN EMERGENCY SITUATIONS FOR
CASA LOMA AND PROJECT OCCUPANTS

4. What additional uses could be proposed that would complement the existing uses and services in the area?

A TRANQUIL DESTINATION WITH ACTIVITY.
PATHS

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

SIZE OF PROJECT DOWNSIZED AND BLENDING
WITH SURROUNDINGS



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

HAVE TO CONSIDER EMERGENCY SITUATIONS
FOR PUBLIC SAFETY.
- STAGGING FOR WORKERS + TRUCKS IN AREA

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>7</u> | High quality gateway development in a landmark location. |
| <u>5</u> | Provides a range of amenities for the West Kelowna community. |
| <u>11</u> | Expanded public access to Lake Okanagan. |
| <u>8</u> | Enhanced servicing infrastructure. |
| <u>3</u> | Preservation of agricultural activity on site. |
| <u>4</u> | Preservation of scenic views from top of hill. |
| <u>2</u> | Reduced development footprint to preserve environmental quality. |
| <u>1</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>6</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>9</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>10</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

SECOND FLOOR POINT; SMALLER FOOTPRINT IN SIZE
BLENDED BUILDING WITH SURROUNDINGS

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☐

POSSIBLY ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskowitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: KELOWNA BC
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

• THIS WILL BEING OPPORTUNITY TO THE LOCAL BUSINESS THROUGH THE CONSTRUCTION OF THE PROJECT. THE LEGACY WILL PROVIDE A CREDIBLE TAX INFLUX TO THE CITY OF WEST KELOWNA WHICH WILL LESSON THE BURDEN ON THE TAX PAYERS.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

IMPACT TO THE EXISTING LANDSCAPE - PROJECT SHOULD NOT BE THE FOCAL POINT BUT ENHANCE THE LANDSCAPE.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

UP GRADEN ROAD STRUCTURES TO INCLUDE SIDEWALKS (BIKE PATHS AND/OR WALKING PATHS).

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

• I LIKE IT!



BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Yes, nothing else required.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>6</u> | High quality gateway development in a landmark location. |
| <u>8</u> | Provides a range of amenities for the West Kelowna community. |
| <u>11</u> | Expanded public access to Lake Okanagan. |
| <u>5</u> | Enhanced servicing infrastructure. |
| <u>10</u> | Preservation of agricultural activity on site. |
| <u>4</u> | Preservation of scenic views from top of hill. |
| <u>9</u> | Reduced development footprint to preserve environmental quality. |
| <u>3</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>7</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>1</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>2</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☒ Yes, as revised ☐ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]

Home / Business address: [REDACTED] ACIAND RD. Kelowna, BC

Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

THIS DEVELOPMENT APPEARS TO BE ONE OF ITS KIND
IN KELOWNA/WEST KELOWNA. DISPLAYING + PRESENTING
THE PRIME REASONS FOR LIVING IN THE OKANAGAN.
COMMUNITY SETTING IN A NATURE ORIENTED ENVIRONMENT.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

TYPES OF COMMERCIAL SERVICE AMENITIES IN WHICH WILL
BE INCORPORATED INTO THE DEVELOPMENT? EASE OF
TRANSPORT.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

FURTHER MARINA SERVICES? GAS BAR? FOOD SERVICE ON
THE WATER (LIMITED OPTIONS CURRENTLY)

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

VISUAL CONCEPTION. -> MORE CONTRASTING MATERIALS.





BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

YES - AS A SUPPLIER, IT REALLY OPENS YOUR EYES AS TO
HOW MANY JOBS (WITH A PROJECT THIS SIZE) CAN
GENERATE.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>9</u> | High quality gateway development in a landmark location. |
| <u>8</u> | Provides a range of amenities for the West Kelowna community. |
| <u>3</u> | Expanded public access to Lake Okanagan. |
| <u>7</u> | Enhanced servicing infrastructure. |
| <u>5</u> | Preservation of agricultural activity on site. |
| <u>10</u> | Preservation of scenic views from top of hill. |
| <u>4</u> | Reduced development footprint to preserve environmental quality. |
| | Contributes leverage to address fire/emergency access concerns. |
| <u>6</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>2</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>1</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☒ Yes, as revised ☐ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☒

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskowitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name:

Home / Business address:

Email:

Phone:

Lakeshore Rd. Kelowna

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

This site has fantastic development potential. Campbell is central belongs to the best Kelowna community and is a perfect addition, while offering a cohesive fit with Kelowna and surrounding area.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

Integrating well with surrounding neighborhood's single family properties, Riparian regulations and impact on waterways + marine life. Low impact, comprehensive design. Traffic flow.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

walking/biking paths parks integrated through vineyard; social wine dining options (ie Famous Pizza) family organic bakery/coffee, sports, beach volleyball

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

I think it looks great! However I did not see plans for a recreation area in the condo, townhouse, hotel area - this in my opinion is an important amenity.





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Yes it has been helpful... This project would be a welcomed addition to a world class area... perfect fit!

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>1</u> | High quality gateway development in a landmark location. |
| <u>10</u> | Provides a range of amenities for the West Kelowna community. |
| <u>2</u> | Expanded public access to Lake Okanagan. |
| <u>5</u> | Enhanced servicing infrastructure. |
| <u>4</u> | Preservation of agricultural activity on site. |
| <u>6</u> | Preservation of scenic views from top of hill. |
| <u>8</u> | Reduced development footprint to preserve environmental quality. |
| <u>11</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>9</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>7</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>3</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☒ Yes, as revised ☐ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☒

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____
Home / Business address: _____
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- _____ High quality gateway development in a landmark location.
- _____ Provides a range of amenities for the West Kelowna community.
- X_____ Expanded public access to Lake Okanagan.
- X_____ Enhanced servicing infrastructure.
- _____ Preservation of agricultural activity on site.
- X_____ Preservation of scenic views from top of hill.
- _____ Reduced development footprint to preserve environmental quality.
- _____ Contributes leverage to address fire/emergency access concerns.
- _____ Enhanced connectivity/pedestrianization along Campbell Road.
- _____ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- _____ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☒ Yes, as revised ☐ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☒

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskowitz at the following:

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rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] FRANWILL ROAD W-Kelowna
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

IT WILL BE A GREAT PLACE TO LIVE
AND PLAY ON THE WESTSIDE AS CAMPGROUNDS
HAVE BEEN TAKEN BY DEVELOPMENT

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

TURN THE ALR LAND INTO A SOLAR FARM
WITH PARKING UNDER IT.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

R.V. AND BOAT TRAILER
PARKING. ? LARGE TRUCKS WILL NOT
BE ABLE TO PARK IN UNDERGROUND AREAS



BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>1</u> | High quality gateway development in a landmark location. |
| <u>2</u> | Provides a range of amenities for the West Kelowna community. |
| <u>10</u> | Expanded public access to Lake Okanagan. |
| <u>3</u> | Enhanced servicing infrastructure. |
| <u>11</u> | Preservation of agricultural activity on site. |
| <u>8</u> | Preservation of scenic views from top of hill. |
| <u>9</u> | Reduced development footprint to preserve environmental quality. |
| <u>6</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>7</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>4</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>5</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

PARKING FOR LARGER BOATS & TRAILERS

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☒

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskowitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: MARK STATHERS

Home / Business address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I UNDERSTAND THERE WILL BE A DEVELOPMENT. I JUST THINK THIS IS TOO BIG. THE BUILDINGS PROPOSED ARE TOO HIGH. THE POPULATION DENSITY IS TOO HIGH. IT IMPACTS THE PRESERVATION OF WILDLIFE. IT IMPACTS THE QUALITY OF LIFE FOR THE CURRENT RESIDENTS.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒ SOMEWHERE ELSE. No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

ACCESS AND EGRESS FOR CASA LOMA RESIDENTS. (SAFETY)
BUILDING SIZE, RESTRICT SIZE TO MAX 3 STORIES.
NOISE GENERATED FROM PEOPLE, BOATS AND HVAC SYSTEMS
PRESERVE WILDLIFE, SLOPE STABILIZATION.
PRESERVE ALR

4. What additional uses could be proposed that would complement the existing uses and services in the area?

ZONE AREA ABOVE ROAD TO R-1

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

ALL OF IT. THIS DEVELOPMENT IS UNACCEPTABLE
IN ITS PROPOSED FORM. START AGAIN ON A
SMALLER SCALE.





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

HOW COME THERE ARE SMALLER BUILDINGS AND
MOBILE SUITES?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|------------|--|
| <u>N/A</u> | High quality gateway development in a landmark location. |
| <u>N/A</u> | Provides a range of amenities for the West Kelowna community. |
| <u>N/A</u> | Expanded public access to Lake Okanagan. |
| <u>3</u> | Enhanced servicing infrastructure. |
| <u>4</u> | Preservation of agricultural activity on site. |
| <u>1</u> | Preservation of scenic views from top of hill. |
| <u>2</u> | Reduced development footprint to preserve environmental quality. |
| <u>N/A</u> | Contributes leverage to address fire/emergency access concerns. DOES NOT!! |
| <u>N/A</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>N/A</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. <u>LOCATE DEVELOPMENT DOWNTOWN</u> |
| <u>N/A</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

NO

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] Bridgview Rd.
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

Too big!! We purchased in a single residential area with ALR designation otherwise ~ unbelievable that ANY ALR property can be changed to multi-dwelling in such a large capacity.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒ Not at the expense of all the residents who purchase property in a single residence area.

3. What are, in your opinion, the key issues to be considered in the development of the site?

High density! This proposal is WAY too big!!

4. What additional uses could be proposed that would complement the existing uses and services in the area?

ALR - build a winery, boutique hotel

Marina is not a good idea - boat trailer vehicle parking!! Where??

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

huge downsize. ALR !!



BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

The lack of communication makes this appear to be "slid under the carpet" really quickly to proceed. Shameful!

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important). *Poor list for those opposed*

Rank

- Not* ☐ High quality gateway development in a landmark location.
☐ Provides a range of amenities for the West Kelowna community.
☐ Expanded public access to Lake Okanagan. *Not true!*
☐ Enhanced servicing infrastructure.
☐ Preservation of agricultural activity on site.
☐ Preservation of scenic views from top of hill.
Needs More ☐ Reduced development footprint to preserve environmental quality. *CONGESTION - just filling it up.*
☐ Contributes leverage to address fire/emergency access concerns.
☐ Enhanced connectivity/pedestrianization along Campbell Road.
☐ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
☐ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify);

-there have been minimal confidence that there will be significant changes, is NOT strong

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskowitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] CASA RIO DR
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

Dislike so many aspects of the development.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒ Not worth the other costs.

3. What are, in your opinion, the key issues to be considered in the development of the site?

Shoreline, Cliff Erosion, Traffic Access to Bridge. Emergency Access. Lake traffic, other than profit why would this get approved or done... And there is NO PARTNER to fund this. Disaster awaiting.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

STOP THE DEVELOPMENT



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

*It is still not appropriate for this sensitive area
Cliff / Shoreline / Environment*

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- Ranking is irrelevant
These are stupid
Ranking - Not even low
to even begin please*
- | | |
|----|---|
| 1 | High quality gateway development in a landmark location. <i>- For who?</i> |
| 2 | Provides a range of amenities for the West Kelowna community. <i>At what cost</i> |
| 3 | Expanded public access to Lake Okanagan. <i>- ? Thought it was private</i> |
| 4 | Enhanced servicing infrastructure. |
| 5 | Preservation of agricultural activity on site. |
| 6 | Preservation of scenic views from top of hill. <i>- The people up top did not buy into this</i> |
| 7 | Reduced development footprint to preserve environmental quality. |
| 8 | Contributes leverage to address fire/emergency access concerns. |
| 9 | Enhanced connectivity/pedestrianization along Campbell Road. <i>- WHAT??</i> |
| 10 | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. <i>Weak - S/Term</i> |
| 11 | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. <i>Get it somewhere else</i> |

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

*ARE YOU KIDDING? YOU
DON'T HAVE THE MONEY*

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

TO EVEN PROCEED?

Questions?

Contact Robert Moskowitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] Campbell Rd
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

The site would be fine for a
Much smaller development not
destroying the existing ecosystem.
it is way to big.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☐

☒ other responsible
development tax
money is fine but not
this way

3. What are, in your opinion, the key issues to be considered in the development of the site?

Size, going against the OCP!

4. What additional uses could be proposed that would complement the existing uses and services in the area?

none

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

made much smaller with
no Marina





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- _____ High quality gateway development in a landmark location.
- _____ Provides a range of amenities for the West Kelowna community.
- _____ Expanded public access to Lake Okanagan.
- _____ Enhanced servicing infrastructure.
- _____ Preservation of agricultural activity on site.
- _____ Preservation of scenic views from top of hill.
- _____ Reduced development footprint to preserve environmental quality.
- _____ Contributes leverage to address fire/emergency access concerns.
- _____ Enhanced connectivity/pedestrianization along Campbell Road.
- _____ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- _____ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____
Home / Business address: _____ *Campbell Rd*
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I dislike the whole project. Leave the property as is.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒

3. What are, in your opinion, the key issues to be considered in the development of the site?

- size

- use

- culture of the Casa Loma community

4. What additional uses could be proposed that would complement the existing uses and services in the area?

None - leave as is.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

- cancel the project - it's big & ugly & will greatly impact the C.L. community





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

- none

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|----|---|
| 11 | High quality gateway development in a landmark location. |
| | Provides a range of amenities for the West Kelowna community. |
| | Expanded public access to Lake Okanagan. |
| | Enhanced servicing infrastructure. |
| | Preservation of agricultural activity on site. |
| | Preservation of scenic views from top of hill. |
| | Reduced development footprint to preserve environmental quality. |
| | Contributes leverage to address fire/emergency access concerns. |
| | Enhanced connectivity/pedestrianization along Campbell Road. |
| | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| ✓ | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____
Home / Business address: _____
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

enhance area - tourism

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

make sure road system can handle
increased traffic - parking - sewer system & water

4. What additional uses could be proposed that would complement the existing uses and services in the area?

- walkway along water front
- trail from lake view heights down

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>5</u> | High quality gateway development in a landmark location. |
| <u>4</u> | Provides a range of amenities for the West Kelowna community. |
| <u>1</u> | Expanded public access to Lake Okanagan. |
| <u>3</u> | Enhanced servicing infrastructure. |
| <u>7</u> | Preservation of agricultural activity on site. |
| <u>8</u> | Preservation of scenic views from top of hill. |
| <u>6</u> | Reduced development footprint to preserve environmental quality. |
| <u>10</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>11</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>2</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>9</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☒ Yes, as revised ☐ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☒

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] CASA PALMERO DR.
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

TOO BIG. THEY WILL ALL BE RENTALS. ROADS IN AND OUT

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒

3. What are, in your opinion, the key issues to be considered in the development of the site?

INFRASTRUCTURE. EMERGENCY ACCESS

4. What additional uses could be proposed that would complement the existing uses and services in the area?

CONDOS FOR SALE NOT RENT

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

EVERYTHING REDUCED IN SCOPE





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

INFORMATION TOO TENTATIVE.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>11</u> | High quality gateway development in a landmark location. |
| <u>11</u> | Provides a range of amenities for the West Kelowna community. |
| <u>11</u> | Expanded public access to Lake Okanagan. |
| <u>3</u> | Enhanced servicing infrastructure. |
| <u>11</u> | Preservation of agricultural activity on site. |
| <u>11</u> | Preservation of scenic views from top of hill. |
| <u>1</u> | Reduced development footprint to preserve environmental quality. |
| <u>1</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>10</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>11</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>11</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

REDUCE SCOPE

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____
Home / Business address: _____
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

dislike - influx of traffic - especially as it relates to getting on/off the BRIDGE - also as it relates to people persons with BOATS (big ones)

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒

3. What are, in your opinion, the key issues to be considered in the development of the site?

heavy traffic re construction and after

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

do not development should begin





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- _____ High quality gateway development in a landmark location.
- _____ Provides a range of amenities for the West Kelowna community.
- _____ Expanded public access to Lake Okanagan.
- _____ Enhanced servicing infrastructure.
- _____ Preservation of agricultural activity on site.
- _____ Preservation of scenic views from top of hill.
- _____ Reduced development footprint to preserve environmental quality.
- _____ Contributes leverage to address fire/emergency access concerns.
- _____ Enhanced connectivity/pedestrianization along Campbell Road.
- _____ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- _____ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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(403) 474-3286

rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



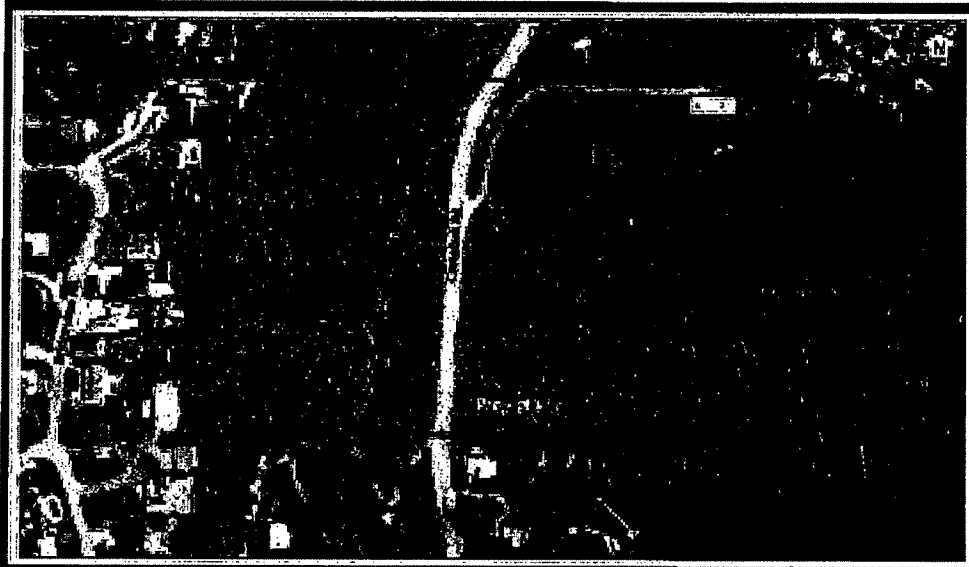
Blackmun Bay Village
Development Proposal File No. Z 17-07
Project website: <http://www.blackmunbay.com>
Open House Feedback Form
February 5, 7, 15 and 16, 2019

Background

This exciting new project is poised to capitalize on the re-emergence of the Okanagan as a prime destination for retiring and vacationing Canadians, along with its reputation as the Food and Wine Capital of Canada.

Summary of Application Submitted to City of West Kelowna

Request to amend the Official Community Plan and rezone the property from Agricultural to Comprehensive Development Area for a comprehensively-designed lakefront community comprised of the existing orchard with supporting agricultural facilities, a marina and a mixed use area with various housing typologies. *vague, be more specific!*



Opportunities for Engagement:

- In addition to the information shared at this open house, you can find project updates at the project's website <http://www.blackmunbay.com>. The intent of the engagement process is to introduce the vision for the proposed development and request feedback to inform the proposed development concept as we continue the approval process with Council. *What action taken based on feedback?*



If feedback supports, in majority, far less density, will developer re-submit with far less density?

**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]

Home / Business address: _____

Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

There is absolutely nothing to like about a monstrous development in a low density and rural community.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒

Not in this location! What is most important is proper community planning!

3. What are, in your opinion, the key issues to be considered in the development of the site?

The proximity to low-density residential neighbourhood. The restricted access-narrow road. Proximity to highway & congestion. Ministry should never approve this massive development.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

School annex. Day care. New firehall with new equipment and staffing, additional policing.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Rejection of this application and a proper community planning process begin. Include all stakeholders to arrive at a plan for the whole area that has the support of all concerned.



BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP

A process wherein a developer comes to Council asking for the approval of a mega-project and need to recoup that money ^{because they paid a lot for the land} but rather a sophisticated ^{plus a profit is not a "planning process"} development company trying to take advantage of a nascent municipality.

BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

The revisions are so inconsequential as to be non-existent. Simply moving the density around the site does not constitute a response to public concern.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- ___ High quality gateway development in a landmark location. 'Gateway' to what?
- ___ Provides a range of amenities for the West Kelowna community.
- ___ Expanded public access to Lake Okanagan.
- ___ Enhanced servicing infrastructure.
- ___ Preservation of agricultural activity on site.
- ___ Preservation of scenic views from top of hill.
- ___ Reduced development footprint to preserve environmental quality. - Excessive Density
- ___ Contributes leverage to address fire/emergency access concerns.
- ___ Enhanced connectivity/pedestrianization along Campbell Road.
- ___ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- ___ Enhanced Fiscal Base: over \$2.1 million annually in property taxes. Will be more

8. Overall, are you in support of the development? Deduct costs to service the area - new road, lighting, sidewalks, fire station, congested.

☐ Yes, as revised. ☒ No. ☐ Yes with modifications (please specify):

It is not the municipality's role to ensure that a developer recoups his investment plus a profit if the developer has paid too much for the land.

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions? This was not a public consultation meeting, it was an 'open house' to sell the project, even asking who wants to buy. Consultation must be meaningful and should have preceded an application. CWK should have controlled the consultation!

Contact Robert Moskovitz at the following:
(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP

By allowing this application to proceed the City of West Kelowna has given control of the process to the developer. Council, city staff and the public are now forced to react rather than control the planning process. If the bottom line for West Kelowna is simply more revenue then the Community Plan is meaningless.

This proposal might be fitting on the Vancouver waterfront or downtown Kelowna but not in a low-density community.

This proposal, if approved, will become West Kelowna's folly.

The developer returns to the public with virtually the same massive project originally proposed and the public must yet again deliver the message that the proposal is completely unacceptable.

Casaloma requests meaningful consultation and a spirit of collaboration (OCP-2.1). We expect a realistic and substantial response, by the developer, to our concerns.

The appropriate Council response would be a rejection of the application and a direction to staff to undertake a review of the OCP in the whole of the Casaloma area with input from all stakeholders (OCP-2.1). "To be effective, future planning processes for CWK should acknowledge and include collaboration with neighbouring jurisdictions to ensure a compatible, coordinated strategy for managing growth & development." There will be pressure to develop agricultural & greenfield lands, so "A coordinated, collaborative planning approach, founded upon a shared vision, will enable West Kelowna to direct growth & manage change for the long term."



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____
Home / Business address: Kelowna
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I like the site. I like the economic contribution
to both West Kelowna & Kelowna.
If possible having a beach would add a lot.
Dislike - traffic, I spoke w/ Amit I would like to
see more on this aspect.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒ it's needed. No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

① Traffic / parking / congestion
② rock fall

4. What additional uses could be proposed that would complement the existing uses and services in the area?

① needed a 2nd way out of area - a Ave
② beach, site of way along shoreline for non-motorized
water craft - (paddle boards, kayak etc.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|----|---|
| 3 | High quality gateway development in a landmark location. |
| 2 | Provides a range of amenities for the West Kelowna community. |
| 4 | Expanded public access to Lake Okanagan. |
| 5 | Enhanced servicing infrastructure. |
| 6 | Preservation of agricultural activity on site. |
| 7 | Preservation of scenic views from top of hill. |
| 11 | Reduced development footprint to preserve environmental quality. |
| 10 | Contributes leverage to address fire/emergency access concerns. |
| 8 | Enhanced connectivity/pedestrianization along Campbell Road. |
| 9 | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| 1 | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

Yes, by accepting reasonable feedback in future rendering

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]

Home / Business address: _____

Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

It is a poor location for a Comprehensive Development due to limited road (only 1 in and out) access. Development of this site does not take into consideration further development along Campbell road and what that would do to the community.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒ *Not in this area. Should be in West Kelowna town centre*

3. What are, in your opinion, the key issues to be considered in the development of the site?

Transportation: Fire and ambulance access to Casa Loma area

4. What additional uses could be proposed that would complement the existing uses and services in the area?

None. Perfect the way it is

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

No need for an additional marine along Campbell Rd. Westbank First Nation already has one. No need for



a Disco in the hotel due to noise concerns in good weather

BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Helpful in making me sure it is an unwise decision to continue with the development.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- ___ High quality gateway development in a landmark location.
- ___ Provides a range of amenities for the West Kelowna community. *→ Not true!*
- ___ Expanded public access to Lake Okanagan.
- ___ Enhanced servicing infrastructure. *Already have this,*
- 2 Preservation of agricultural activity on site.
- ___ Preservation of scenic views from top of hill.
- 1 Reduced development footprint to preserve environmental quality.
- ___ Contributes leverage to address fire/emergency access concerns.
- ___ Enhanced connectivity/pedestrianization along Campbell Road. *Not true!!*
- ___ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- ___ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] Campbell RD West Kelowna
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

a scaled back version of the condos, smaller marina

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

Traffic, congestion, Emergency Access, Slope stability

4. What additional uses could be proposed that would complement the existing uses and services in the area?

Boardwalk

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Size and scale of the project, we feel this is going to open a can of worms for construction in our area. West bank First nation will be developing their land and adding to the congestion with no help alleviating the traffic





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

More community involvement

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>1</u> | High quality gateway development in a landmark location. |
| <u>7</u> | Provides a range of amenities for the West Kelowna community. |
| <u>8</u> | Expanded public access to Lake Okanagan. |
| <u>9</u> | Enhanced servicing infrastructure. |
| <u>10</u> | Preservation of agricultural activity on site. |
| <u>2</u> | Preservation of scenic views from top of hill. |
| <u>3</u> | Reduced development footprint to preserve environmental quality. |
| <u>44</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>45</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>16</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>11</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] Campbell Rd.
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I like the possible access to fitness center

The money from the development could help to develop better amenities in west Kelowna

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

Traffic/access to the bridge. Traffic is backed up already @ rush hour. I am worried about the commute to & from work. Also where are all of the workers going to park?

What kind of transient people will it bring to the area

4. What additional uses could be proposed that would complement the existing uses and services in the area?

Influx of people. If there's an emergency how do all of these people leave quickly ie fire?

* A new bridge to help w. the influx of the many people this development will bring in.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

The size + amount of buildings proposed. Something like "The cave" seems a little more feasible.





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

What will be done to prevent land/slide/erosion
when digging into the mountain

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|------------|---|
| <u>4</u> | High quality gateway development in a landmark location. |
| <u>4</u> | Provides a range of amenities for the West Kelowna community. |
| <u> </u> | Expanded public access to Lake Okanagan. |
| <u> </u> | Enhanced servicing infrastructure. |
| <u>1</u> | Preservation of agricultural activity on site. |
| <u>2</u> | Preservation of scenic views from top of hill. |
| <u>3</u> | Reduced development footprint to preserve environmental quality. |
| <u>6</u> | Contributes leverage to address fire/emergency access concerns. |
| <u> </u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u> </u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>5</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] LUCINDE RD
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I like the idea of
a Proposed walk-way/cycling
path from Hwy to Casa Loma

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

Traffic access to the bridge
Size of marina (i.e. No. of boats)
Efficient access to Casa Loma

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Still appears too large for this
community.





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Information was quite adequate!

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>6</u> | High quality gateway development in a landmark location. |
| <u>9</u> | Provides a range of amenities for the West Kelowna community. |
| <u>7</u> | Expanded public access to Lake Okanagan. |
| <u>10</u> | Enhanced servicing infrastructure. |
| <u>2</u> | Preservation of agricultural activity on site. |
| <u>8</u> | Preservation of scenic views from top of hill. |
| <u>1</u> | Reduced development footprint to preserve environmental quality. |
| <u>11</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>3</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>4</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>5</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

Smaller marina

Lower total # of units

* Concern re: the effect on Casa Loma traffic trying to access the bridge.

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

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rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____
Home / Business address: _____
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

Nice development, but too big for low density setting like Casa Loma. Belongs downtown in my opinion.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒ *BUT* → No ☒ *Important, yes, but not all in one location.*

3. What are, in your opinion, the key issues to be considered in the development of the site?

Listen to the community - it's too dense and out of character for community. There are 8-10 issues I would be happy to share with you, in person.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

Reduce density... less is more. Build in line with community and reasonable density transition

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Reduce Density to what City Staff originally recommended!



BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

Very well presented in terms of
renderings, but there are a lot of technical
details missing that are important.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|-----------|---|
| <u>11</u> | High quality gateway development in a landmark location. |
| <u>4</u> | Provides a range of amenities for the West Kelowna community. |
| <u>3</u> | Expanded public access to Lake Okanagan. |
| <u>8</u> | Enhanced servicing infrastructure. |
| <u>2</u> | Preservation of agricultural activity on site. |
| <u>7</u> | Preservation of scenic views from top of hill. |
| <u>1</u> | Reduced development footprint to preserve environmental quality. |
| <u>5</u> | Contributes leverage to address fire/emergency access concerns. |
| <u>9</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>6</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

N/A
will put
pressure
ON
FIRE
dept.

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

ONLY WITH REDUCED DENSITY

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: RASA LOMA
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I DON'T LIKE IT — THIS IS THE WRONG
PLACE FOR THIS MASSIVE DEVELOPMENT.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☒

THE PROFITS LEAVE
THE VALLEY AND
PARADISE IS PAID OVER.

3. What are, in your opinion, the key issues to be considered in the development of the site?

TOO MANY TO LIST — I'LL E-MAIL
THEM TO YOU.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

ARE YOU KIDDING?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

ADHERE TO THE OCP.





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

YOU NEED TO GO BACK TO THE
DRAWING BOARD

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- | | |
|--------------|---|
| X | High quality gateway development in a landmark location. |
| X | Provides a range of amenities for the West Kelowna community. |
| X | Expanded public access to Lake Okanagan. |
| X | Enhanced servicing infrastructure. |
| X | Preservation of agricultural activity on site. - <i>Remmy?</i> |
| X | Preservation of scenic views from top of hill. |
| | Reduced development footprint to preserve <u>environmental quality</u> . |
| | Contributes leverage to address fire/emergency access concerns. |
| <u>3</u> | Enhanced connectivity/pedestrianization along Campbell Road. |
| <u>11</u> | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| <u>11</u> | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

THESE QUESTIONS ARE VERY POOR.

8. Overall, are you in support of the development?

☐ Yes, as revised ☒ No ☐ Yes with modifications (please specify)

WE'RE EXCITED ABOUT THE 4.6 MILL
IN DEVELOPMENT FEES — TOO BAD
MUCH OF THIS GOES TOWARDS SERVICES.

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____

Home / Business address: _____

Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

The problem of increased traffic congestion with vehicles merging onto the bridge (going to Kelowna). Solutions needed - be proactive on this issue. Lakeview Heights Community Assoc.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- _____ High quality gateway development in a landmark location.
- _____ Provides a range of amenities for the West Kelowna community.
- _____ Expanded public access to Lake Okanagan.
- _____ Enhanced servicing infrastructure.
- _____ Preservation of agricultural activity on site.
- _____ Preservation of scenic views from top of hill.
- _____ Reduced development footprint to preserve environmental quality.
- _____ Contributes leverage to address fire/emergency access concerns.
- _____ Enhanced connectivity/pedestrianization along Campbell Road.
- _____ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- _____ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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rmoskovitz@landstarcommunities.com

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: _____

Home / Business address: _____

Email: _____

Phone: _____

Doyle Ave, Kelowna, Scott Coes, W Kelowna

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

More revenue, in the area city, very close to downtown Kelowna. I love the design and great commercial ideas. I would prefer to see more public area (beach, float commercials)

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

traffic in summer and more visitor parkings.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

A float restaurant and shuttle to the lake. Maybe a public lake boardwalk.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

More parkings on lakeside (can be load and no disability only)





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

love the previous design of the float village and float gate. Would love to have more for the public.

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank	
8	High quality gateway development in a landmark location.
10	Provides a range of amenities for the West Kelowna community.
10	Expanded public access to Lake Okanagan.
7	Enhanced servicing infrastructure.
5	Preservation of agricultural activity on site.
10	Preservation of scenic views from top of hill.
5	Reduced development footprint to preserve environmental quality.
8	Contributes leverage to address fire/emergency access concerns.
10	Enhanced connectivity/pedestrianization along Campbell Road.
8	Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
8	Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):
as previously recommended on this paper

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☒

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] AUBURN ROAD WEST KELOWNA B.C. [REDACTED]
Email: [REDACTED] Phone: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

Efficient use of municipal services - Road to site is maintained by MOTC through WFN LAND. HIGH TARIFF with low shorts to city adds a dynamic vision to help make West Kelowna a place to live, work and play. Sets new standard.

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☒

No ☐

3. What are, in your opinion, the key issues to be considered in the development of the site?

Improvements to Campbell Road to handle the Car & Some Residents. Protect beach & dunes. Provide amenities to public and beach access. Improve beach access with public parking.

4. What additional uses could be proposed that would complement the existing uses and services in the area?

Clubhouse, Restaurant, public boat launch, public beach
FARM GATE

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Be nice if you could still find a second access up to Sakumai Heights. If the City works with the development on beautiful road for access to Sakumai Road.





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

A View perspective looking North from Campbell Road and North showing what the buildings would look like

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- ☒ 1 High quality gateway development in a landmark location.
- ☒ 2 Provides a range of amenities for the West Kelowna community.
- ☒ 3 Expanded public access to Lake Okanagan.
- ☒ 4 Enhanced servicing infrastructure.
- ☒ 5 Preservation of agricultural activity on site.
- ☒ 6 Preservation of scenic views from top of hill.
- ☒ 7 Reduced development footprint to preserve environmental quality.
- ☒ 8 Contributes leverage to address fire/emergency access concerns.
- ☒ 9 Enhanced connectivity/pedestrianization along Campbell Road.
- ☒ 10 Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- ☒ 11 Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development?

☒ Yes, as revised ☐ No ☐ Yes with modifications (please specify):

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

Contact Robert Moskovitz at the following:

(403) 474-3286

rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



LAKEVIEW HEIGHTS HALL
866 ANDERS RD

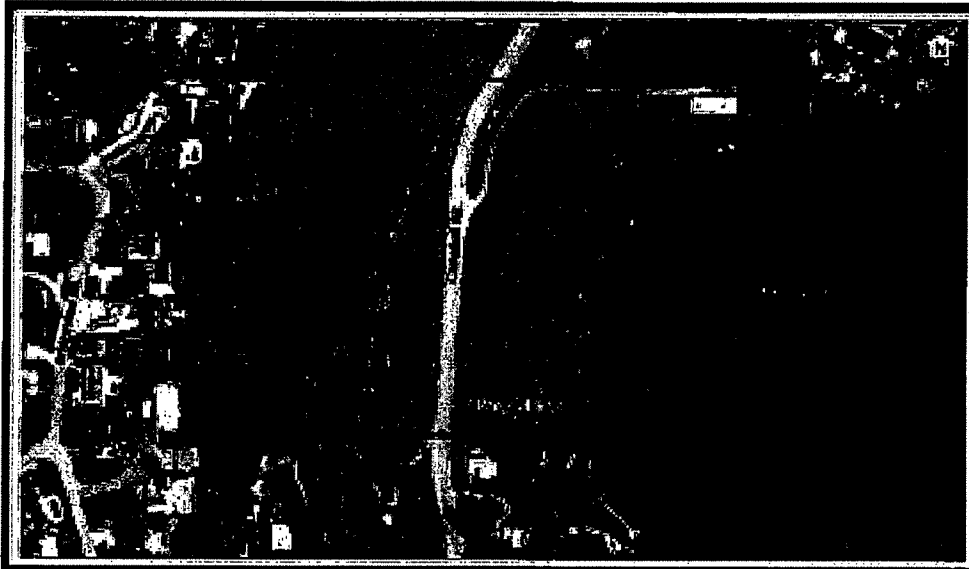
Blackmun Bay Village
Development Proposal File No. Z 17-07
Project website: <http://www.blackmunbay.com>
Open House Feedback Form
February 5, 7, 15 and 16, 2019

Background

This exciting new project is poised to capitalize on the re-emergence of the Okanagan as a prime destination for retiring and vacationing Canadians, along with its reputation as the Food and Wine Capital of Canada.

Summary of Application Submitted to City of West Kelowna

Request to amend the Official Community Plan and rezone the property from Agricultural to Comprehensive Development Area for a comprehensively-designed lakefront community comprised of the existing orchard with supporting agricultural facilities, a marina and a mixed use area with various housing typologies.



Opportunities for Engagement:

- In addition to the information shared at this open house, you can find project updates at the project's website <http://www.blackmunbay.com>. The intent of the engagement process is to introduce the vision for the proposed development and request feedback to inform the proposed development concept as we continue the approval process with Council.





BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: Casa Rio Dr.
Email: [REDACTED]

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

I understand development of lands takes place but this project lacks harmony w the residential community & there are too many issues that first need to be addressed ~ out of whack

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna? Economic dev. is important but not

Yes ☐

No ☐

this way & money isn't everything & the more they have the more

3. What are, in your opinion, the key issues to be considered in the development of the site?

Artistic integrity! Harmony w nature, SIZE! & SIZE! SIZE!

Address other issues first.

frivolous spending

4. What additional uses could be proposed that would complement the existing uses and services in the area?

Hiking trails.

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

See response #3





6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- these come in*
- | | |
|--------------------|---|
| _____ | High quality gateway development in a landmark location. |
| _____ | Provides a range of amenities for the West Kelowna community. |
| _____ | Expanded public access to Lake Okanagan. |
| _____ | Enhanced servicing infrastructure. |
| <u>2</u> | Preservation of agricultural activity on site. |
| <u>3</u> | Preservation of scenic views from top of hill. |
| <u>1</u> | Reduced development footprint to preserve environmental quality. |
| <i>around same</i> | <u>4</u> _____ |
| | Contributes leverage to address fire/emergency access concerns. |
| | Enhanced connectivity/pedestrianization along Campbell Road. |
| | Socioeconomic Highlights: +800 construction jobs and +300 operational jobs. |
| | Enhanced Fiscal Base: over \$2.1 million annually in property taxes. |

8. Overall, are you in support of the development?

☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

See resp. #3

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☒

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

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**BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP**



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

Contact Information:

Blackmun Bay Development LP and its consulting team will maintain continued information to community members and stakeholders interested in the proposed project. Please provide your contact information to include you in forthcoming project updates:

Name: [REDACTED]
Home / Business address: [REDACTED] Casa Rio
Email: _____ Phone: _____

Questions for Discussion:

1. West Kelowna has the opportunity to capitalize on its prime location in the Okanagan region. What is your opinion about the development potential of this unique site and the vision for the proposed development? (what do you like about the proposed development? what aspects do you dislike?)

Rome wasn't built overnight... I don't think West Kelowna should try to ~~make~~ build itself overnight and this project is all wrong for that property...

2. This proposed development will generate over \$200 Million Dollars in investment and a continued addition of \$2.1 Million Dollars in property taxes to the City. Do you believe that such economic investment is important for West Kelowna?

Yes ☐

No ☐

slowly but surely... not overnight or the years it would take for this monstrosity

3. What are, in your opinion, the key issues to be considered in the development of the site?

4. What additional uses could be proposed that would complement the existing uses and services in the area?

5. From what you know about the proposed development today, what items would you like to see changed / enhanced?

Most/All developing communities experience a TRANSITION! From an all-housing community, one might expect a corner store NOT THIS! God forbid it to be what those photos show.



BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP



BLACKMUN BAY VILLAGE
LAKEFRONT COMMUNITY

6. The proposed development has been revised from its original application. Has the information you received been helpful in understanding the revised project, its benefits and potential impacts? If not, what additional information would you like to see?

7. The proposed development will create community-wide benefits for West Kelowna. Which of these are more important to you? Please rank in order of importance (1=most important; 11=least important).

Rank

- _____ High quality gateway development in a landmark location.
- _____ Provides a range of amenities for the West Kelowna community.
- _____ Expanded public access to Lake Okanagan.
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- _____ Preservation of agricultural activity on site.
- _____ Preservation of scenic views from top of hill.
- _____ Reduced development footprint to preserve environmental quality.
- _____ Contributes leverage to address fire/emergency access concerns.
- _____ Enhanced connectivity/pedestrianization along Campbell Road.
- _____ Socioeconomic Highlights: +800 construction jobs and +300 operational jobs.
- _____ Enhanced Fiscal Base: over \$2.1 million annually in property taxes.

8. Overall, are you in support of the development? *huge*
☐ Yes, as revised ☐ No ☒ Yes with modifications (please specify):

build something appropriate for the site ... I'll keep it in prayer!

9. Would you be interested in investment opportunities in Blackmun Bay Village?

Yes ☐

No ☐

Thank you for providing us with this valuable feedback, which would help shape the nature of the application going forward through the Land Use process.

Questions?

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rmoskovitz@landstarcommunities.com

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BLACKMUN BAY DEVELOPMENT
LIMITED PARTNERSHIP

Turning a Silk Purse into a Sow's Ear!

The ABC's of Blackmun Bay that will lead to negative foreseen and unforeseen consequences that will change our community and the Central Okanagan forever!

- A ... Access to our semi-rural community Fire/Ambulance impeded**
- B ... Bennett Bridge congestion will increase at roundabout**
- C ... Campbell Road congestion throughout construction and afterward**
- D ... Density of project more in keeping with Manhattan high-rises**
- E ... Excessive vehicular and boat traffic**
- F ... Fake News spread by Blackmun Bay sales propaganda**
- G ... Greed and deception by Calgary developer**
- H ... Honesty? We are being manipulated?**
- I ... Infrastructure – there isn't any in place for this monstrosity**
- J ... Jeopardy ... Casa Loma is in great peril**
- K ... Knife ... dagger in the heart of our beloved semi-rural lifestyle**
- L ... Lake is already totally congested near the Bennett Bridge**
- M ... Mockery of the ALR whose guidelines need to be maintained**
- N ... National Fire Protection Association guidelines totally ignored**
- O ... OCP does not allow for an open pit mine destroying the hillside!**
- P ... Precedent setting development with no concern for residents**
- Q ... Questionable economic viability of the project due to its size**
- R ... Respect for our community, our residents and the next generation???**
- S ... Speculation Tax could stretch this development out for 20 years**
- T ... Tax revenue should focus development in Westbank Town Centre**
- U ... Undesirable and Unlivable community of Casa Loma**
- V ... Violation ... this proposal violates the OCP**
- W ... Wildlife corridor would be permanently severed**
- X ... X-factor - Future elections will face the wrath of upset voters**
- Y ... Why encourage monstrosities such as Blackmun Bay in a beautiful rural area. The escarpment will be permanently scarred ...
four massive 10-story towers on a postage stamp sized property.**
- Z ...**
- ZZ ...**
- ZZZ ... Who's asleep at the wheel ... common sense needs to prevail!**

Referral Responses

The application has been referred out to external agencies and presented to Council Committees at various stages of the bylaw development. The following section is a summary of the responses received to date.

Advisory Planning Commission (APC):

The Advisory Planning Commission considered the draft CD8 zone and water use on June 13, 2018 and carried the following motion:

***THAT** the APC support File Z17-07, Bylaws 154.59 and 154.56, as presented with the exception of supporting changes to the CD zone to permit heights up to 12 storeys, and recommend that the applicant's alternate amenity space and parking provisions not be added to the zone but are dealt with under possible future variances at time of development permit.*

Agricultural Advisory Committee (AAC):

The Agricultural Advisory Committee considered the draft CD8 and water use on July 5, 2018 and carried the following motion:

***THAT** the AAC support the proposal bylaw amendments as presented; and*

***THAT** the AAC support registration of a restrictive covenant to ensure:*

- 1. That boat launch and marina parking are provided on the upland CD8 area; and*
- 2. That perimeter fencing is required adjacent to the access road to prevent parking encroachment on to the agricultural land.*

In support of these conditions and concerns noted generally with parking, it is recommended that a restrictive covenant is registered as condition of adoption. Further consideration of the fencing requirement may also require consideration of the ALC as part of the related Non Farm Use Application.

The Agricultural Advisory Committee considered the Non Farm Use application for the boat launch and shared driveway on May 3, 2018 and carried the following motion:

***THAT** the AAC support the non-farm use based on the concept presented.*

As noted above, the Non Farm Use application (A 18-02) is anticipated to be presented to Council following public hearing, as applicable.

Westbank First Nation (WFN):

It is noted that the Traffic Impact Assessment (TIA) provides options that impact WFN owned roads and that WFN does not support a Sneena Road east bound road closure¹. A potential secondary emergency access proposed into Campbell Place would require consultation with adjacent WFN property owners. They recommend that the City consider requiring a multi-use

¹ The updated TIA no longer includes recommendations regarding a Sneena Road closure.

pathway extension to the bridge (approximately 900m)². Additional concerns or comments included screening/buffering/impacts to WFN properties, location of boat launch, parking for boat launch/marina, impacts to water/sewer systems, and storm water discharge.

Regional District of Central Okanagan (RDCO):

The RDCO noted three key regional growth strategy policies relevant to this development, including consideration of proposed new growth areas impacts on existing services and facilities in the community, supporting land uses that provide affordable, effective and efficient services and infrastructure that conserve land, water and energy resources, and promoting identified urban/village centres in current community plans.

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.

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. A non-farm use application for the proposed boat launch and shared driveway has been received (File: A 18-02), which has not been considered by Council as it is still under technical review and will be presented to Council as a separate file following public hearing of the water use zoning bylaw amendment.

Ministry of Agriculture (MOA):

The MOA notes concern with the fragmentation of the remaining agricultural area. As noted, the proposed CD8 zone has been reduced to include only the non-ALR portion of the lands.

Interior Health Authority (IHA):

IHA made comments under their Healthy Food System and Healthy Built Environment policies. The preservation and retention of the agricultural uses in the proposed bylaw amendments were supported where it is intended to be active farmland, but noted concern with any uses that may limit agricultural use. Comments on healthy built environments advised that complete, compact and connected neighbourhoods encourage active transportation. They further noted that while the proposed CD8 zone included some mixed uses and amenities, which may allow some people

² WFN has since confirmed that they received an application for revision to the Community Plan Designation and concurrent rezoning on the properties lying immediately north of the ALR portion of the Blackmun Bay subject property. The amendment would allow for up to 60 units / hectare and will include pedestrian improvements.

to work from home, most residents would likely have to travel farther into West Kelowna or Kelowna to go to work, access a variety of amenities for daily life or to go to school.

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD):

The Ministry advises that crown land tenure is required for any planned foreshore use. The applicant has provided confirmation that they have FLNRO approval for the commercial dock subject to zoning approval. The applicant has further noted that have also applied for the boat launch which is in process. It is recommended that these conditional approvals are both confirmed as a condition of adoption.

Archaeology Branch (FLNRORD):

The Archaeology Branch concurs with the findings of the Archaeological Overview Assessment, where it is noted that an Archaeological Impact Assessment must be completed in the recommended areas prior to any development.

Fortis:

There is a 60 mm polyethylene gas main that runs along Campbell Road that will need to be accommodated with any road upgrades in the area.

Telus:

Telus has no objection to the proposed development but notes that the developer is responsible for paying for any and all development related modifications to the existing Telus plant in this area.

Hydro:

BC Hydro notes that they support the application as long as conditions are met regarding a required statutory right of way and ensuring that any proposed buildings respect clearances adjacent to works along Campbell Road.