



December 3rd 2021

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

Attention: Carla Eaton, Planner

Summary Report – Public Information Meeting

**Proposed 188 Unit Resort Spa and Cabins
City of West Kelowna Project No. Z 21-03**

INTRODUCTION

This report is submitted to the City of West Kelowna in accordance with the Developer Held Public Information Meetings Policy. The Public Information Meeting (PIM) organization and logistics are also in accordance with the policy.

The PIM for development application Z 21-03 represented lands located at Shannon View Drive in the City of West Kelowna.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

NOTIFICATION

The public was notified of the public information meeting through the running of a single newspaper ad, which was done so in the Westside Weekly. A copy of the newspaper ad is included in Attachment 1.





INFORMATION MEETING LOGISTICS

The PIM was held via Zoom, as opposed to the regular meeting place of the City of West Kelowna Municipal Hall located at 2760 Cameron Road. The meeting was scheduled from 6:00pm-7:00pm on July 13th 2021. Quarry Rock Developments prepared the meeting room in advance of the publicly advertised start time.

Due to COVID-19 regulations, the following consultants were available to electronically take questions:

Brent Murdoch – Architect, Murdoch & Company
Davin Shillong – Planning & Urban Design Manager, Aplin Martin.
Gary Vlieg – Traffic Engineer, CTS
Justin VannPashak - Engineer, Aplin Martin

PUBLIC INFORMATION MEETING DETAILS

The PIM was held online due to COVID-19 restrictions. Davin Shillong from Aplin Martin provided a brief introduction before the presentation began with the architect, Brent Murdoch. There was time allocated at the end of the presentation for questions to be made from the public via a dialogue box.

Brent gave a brief presentation outlining the location and drawings of the project, and other general details about the Spa.



PUBLIC INFORMATION MEETING RESULTS



Below are a list off questions asked at the PIM:

Question: *This development will bring additional traffic to an already overwhelmed Shannon Lake Road. How will the developer be combatting these issues?*

Response: *There are two significant piececs of infrastructure that the city has planned on Shannon Lake Road: introducing two round-a-bouts in the area to help combat traffic issues*

Question: *How much blasting will happen during the construction phase?*

Response: *The existing grade at the top of hill is 3 meters above the target. We will be following our geotechnical report precisly which will help reduce the amount of blasting occuring at this site.*

Question: *How many parking spaces for vehicles have been designed in the project?*

Response: *We have approximately 18 stalls underneath the staff accomadtion building, and approximately 160 stalls underneath the main hotel*



PUBLIC INFORMATION MEETING RESULTS CONTINUED

Below are a list of questions asked at the PIM:

Question: *We were at some point expecting a Multifamily Development for the site but not necessarily a Hotel/Spa. How do you feel the additional traffic would compare i.e a hotel vs. townhomes?*

Response: *The hotel will generate more traffic than the previously proposed townhomes. However, we will be proposing on-site employee housing to reduce the number of cars entering/leaving the property. We will also be implementing a shuttle service to other hotels in the area to reduce the amount of traffic.*

Question: *We live on the road that would be used to get to the access road. I am wondering what the plan is for extra traffic not only Shannon View but also on Shannon Lake with ppl trying to turn in etc. Also during the Winter we regularly have vehicles in our yard due to poor plow services as well as people being stuck not being able to get up the hill has there been plans put in place for extra services?*

Response: *We will be working with the city in order to enhance the maintenance services during the winter months with severe weather conditions.*





CONCLUSION

The PIM was first advertised via an ad in the Westside Weekly, sent out on July 7th 2021. The PIM accommodated 57 virtual attendees, with 4 consultants present to answer questions. The meeting lasted 48 minutes approximately, and there were 29 questions asked. The PIM video was kept on the badenspa.ca website for 4 months.

If you have questions about this report, please do not hesitate to contact Quarry Rock Developments.

Sincerely,

QUARRY ROCK DEVELOPMENTS

Matthew Weber

President

Matt@qrd.ca



**QUARRY•ROCK
DEVELOPMENTS**

www.qrd.ca

203-5489 Byrne Rd. Burnaby, BC V5J 3J1



ATTACHMENT 1

Westside Weekly Newspaper Advertisement

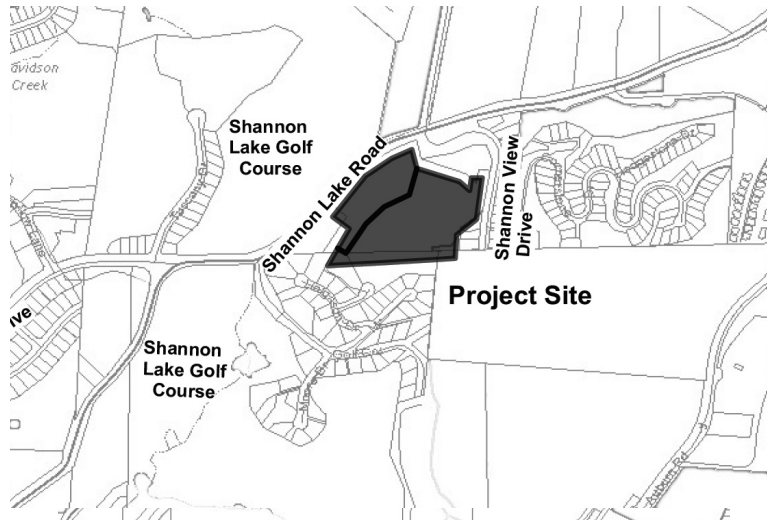


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Public Information Meeting Notification for
Proposed OCP & Zoning Amendment at
Shannon View Drive, West Kelowna



QRD (Baden Resort) LP have submitted an OCP & Zoning Amendment Application to the City of West Kelowna for the above address, indicated on the area map above, to accommodate a resort spa and hotel. The application requires a Zoning Bylaw amendment from R3 to a Comprehensive Development (CD) Zone based on C6 zoning, and an OCP amendment from Low Density Multiple Family to Tourist Commercial.

QRD (Baden Resort) LP will host a developer-led Public Information Meeting on Tuesday July 13 from 6:00PM to 7:00PM. Due to COVID-19 health concerns this meeting will take place online via Zoom Webinar.

In accordance with City guidelines, project details are now available online. This includes a site plan and conceptual imagery. These, along with the Zoom Webinar details are available at badenspa.ca.

If you do not have internet access and will require a connection to the meeting by phone, and/or would like to leave a comment, ask a question or express a concern, please contact us by phone or email:

Baden Resort Spa Contact:

QRD (Baden Resort) LP
604-558-7697
hello@qrd.ca