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Please visit <http://www.summerland.ca/planning-building/banks-crescent> to view District of Summerland Reports, Legislation, Policy, Assessments, Studies, and Drawings on the proposed development.

A handwritten signature in black ink that reads 'Jeremy Denegar'. The signature is written in a cursive style and is positioned above a horizontal line.

Jeremy Denegar  
Corporate Officer

**Karen Jones**

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**From:** Donna Wahl [REDACTED]  
**Sent:** October 12, 2017 10:27 AM  
**To:** Dean Strachan; Doug Holmes; Erin Carlson; Erin Trainer; Janet Peake; Linda Tynan; Peter Waterman; Richard Barkwill; Toni Boot; David Svetlichny; Glenn H. Noble; Jeremy Denegar; Karen Jones; Kris Johnson; Maarten Stam; Renée Belyk; Tricia Mayea  
**Subject:** Road Upgrade Questions regarding Banks Cres proposed development  
**Attachments:** QUESTIONS re Solly & Latimer ROAD UPGRADES.docx

Dear Mayor, Elected Council Members and District Staff,  
Please find the attached document listing numerous questions and concerns regarding any upgrading of Solly Road and Latimer Avenue that all need to be considered if the proposed development of Banks Crescent does proceed.  
The proposed development at 424 units and underground parking on staggered levels that need ramps and even a tunnel to access is a mega-structure unlike anything Summerland has seen.  
The questions attached are for just one of many subjects that need to be addressed in terms of safety, financial and infrastructural demands that will ultimately fall upon the District of Summerland's responsibility.  
Other issues that also need to be thoroughly discussed include gas & electrical upgrades, sewer upgrades and proper disposal, soil stability and responsibility if Banks Crescent is rezoned, health requirements of an extra 600-800 seniors with our shortage of doctors and the concerns of the Fish Hatchery that haven't yet been met.  
As brought up by a member of the public at the last council meeting, we, the residents of Summerland need to have our concerns addressed.  
We believe that all questions regarding Banks Crescent proposed development must be addressed and answered as there is to be a discussion of the true impact of the development on District infrastructure and District finances at a Committee of the Whole meeting slated for Wednesday, October 25<sup>th</sup> 2017.  
Sincerely,  
*Donna Wahl*  
On behalf of Summerlanders for Sensible Development

## Action

File: \_\_\_\_\_  
Acknowledged: 10/13  
Copy to:  
☐ Mayor  
☒ Council  
☒ CAO  
☐ Council Correspondence  
☐ Reading File:  
Agenda Item: \_\_\_\_\_  
Referred to: \_\_\_\_\_  
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- What monetary figure is Summerland looking at to upgrade Solly Rd and Latimer Ave to collector road level?
- Does this figure cover any costs associated with electrical pole, gas line, water line or sewer line removal, replacement or upgrading? *(so we are strictly talking road upgrades?)*
- How wide will each road become at its' narrowest point?
- Do plans cover sidewalks on each road?
- Does the city plan on expropriating any property frontages? If so, how many properties will be affected?
- Has any plans been made to re-align driveways to the wider road surfaces?
- What is the total estimated cost of driveway and retaining wall re-alignments?
- Who will be paying for re-alignment costs of driveways and retaining walls?
- Is there going to be a left-hand turning lane from Latimer South on to Solly? If so, where is the extra width coming from?
- Are there plans for a right-hand turn lane from upper Solly into Latimer South? If not, why not? *(that's where the projected 1800 extra vehicles are going)*
- Turning right from Solly into Latimer south is tricky and if there is an oncoming vehicle or pedestrians on Latimer near the intersection, the need to slow right down is crucial. How are heavy trucks going to manage to slow down enough to make this turn safely?
- A house on Latimer south is already almost abutted to the road. What is going to happen to that property?
- Most of the driveways on Latimer South have at least one blind spot. What is going to be done about this if Latimer is carrying upwards of 1600 extra vehicles per day?
- What about the blindness factor of the two properties at the top of Solly by the highway, first property either side. Both have blind driveways. How will they be made safer?
- Has the blind access of residents on Cooke Avenue to Solly Road been considered? How will their access be made safer?
- McClure Place residents have limited visibility on to Solly Road. How will they gain more of a sightline?
- There is a pedestrian crosswalk at the crest of Solly that runs straight into McClure Place. Are there plans to put this crosswalk in a safer place?
- Are there plans for any more crosswalks? If so, where?

- How is Solly Road going to be made wider between McClure Place and Bristow Road without jeopardizing the structure of the houses on either side of that section of Solly?
- How long is the estimated time for disruptions to Solly road for improvements?
- Is any upgrading of northern Latimer being considered as an alternate route if Solly Road is going to be disrupted for upgrades?
- Vehicles turning from upper Solly into Bristow South have to slow right down and turn wide. This is a dangerous corner and will become more dangerous when construction trucks and the eventual 1800+ vehicles per day are added - especially in winter when heavy trucks are heading downhill and cannot stop quickly. What plans are there to make this intersection safer?
- Residents of MacDonald Place turning left onto Solly Road have very limited visibility of vehicles coming up around the corner of Solly. What plans are there to make this intersection safer?
- The right turn from Broad Street onto Solly is sharp and takes time to do safely. What is planned to make this safer for those residents if there is 1800 more vehicles up and down Solly?
- There is already small but ongoing problems under the road surface on Solly Road near the intersection of Broad St which must be maintained regularly. How will this hold up under the weight of heavy construction vehicles plus more regular traffic?
- There have already been small sinkholes on Latimer Avenue south involving driveway accesses to 3 different properties. Is there a report from the city's civil engineer about the depressions?
- How will the surface of Latimer Avenue hold up to an increase of weight and number of vehicles?
- There have been ongoing problems involving water lines under the McDonald right-of-way on Latimer Avenue. At one point a pipeline burst so badly, it shifted and damaged a house. Is there any assurance this won't happen again and who will be responsible if it does?
- Are there plans to move the mail boxes on Solly Road near the intersection of Lipsett Crescent as increased traffic volumes will make it unsafe to pull over? Where will they be relocated?
- The Banks Crescent property comes within .4 kilometre of Hwy 97. Is it correct that any subdivision of a property within .8 km of a highway needs the approval of the provincial government? Does the proposed development of Banks Crescent need to have provincial government approval?
- Gillespie Road is a planned secondary exit from Banks Crescent. Many residents head to the beach in summer. Gillespie and McDonald roads are the quickest way there. What plans are there to upgrade and widen Gillespie Rd and McDonald Rd?

- McDonald St and the lowest portion of Solly Road are extremely narrow and steep. Are there plans to widen the bottom section of Solly Road?
- Are there any plans for sidewalks along Gillespie Road or McDonald Street? If not, why not? *(neither have ever been mentioned)*
- Gillespie Road is to be the secondary entrance/exit of the 424 unit Banks Crescent development. Both Latimer exit and Gillespie exit are in close proximity of each other. In the event of a fire and panicked seniors trying to escape, both exits and roads could quickly become jammed, thus making it impossible for fire fighters and first responders to get into the property. What alternative plans will be put in place to be prepared for such an event?
- There are rumors that there are plans to make all of Solly Road right down to Lakeshore a collector road. Is this correct? Please clarify.
- If this is correct, are there plans for sidewalks for the entire length of Solly? Who will be responsible for the realignment of driveways and retaining walls along the lower section of Solly if it is to become a collector road?
- During and after snow storms, most residents from Bristow to Lakeshore use Peach Orchard Road as the preferred way to get up to town as it is not as steep as Solly Road. Many of these residents have to use northern Latimer to get to Peach Orchard. What has been planned for northern Latimer's sharp and narrow corners for an extra tripling or quadrupling of traffic during winter? *(note we are not saying an extra 1800 vehicles as many seniors will be too afraid to drive anywhere during much of winter – thus stuck in a hole)*
- Any upgrading of northern Latimer will involve the intersection of Latimer, Cuthbert and Austin. Has this intersection been considered with who is to yield to whom with a tripling or quadrupling of traffic?
- Are there plans for Latimer Road to be made Collector status from Banks Crescent right across to Peach Orchard Road? If so, how long is this expected to take?
- Road construction must meet a certain standard. What is the standard that the city plans to use in order to determine what is adequate for a new development of this magnitude?
- How much has the developer committed towards paying for the road upgrading that will be needed to ensure safe access in and out of Banks Crescent to the highway for 1800+ vehicle trips? What if it goes over the budgeted amount – who will pay the remainder?
- Keeping in mind that all roads leading to Banks Crescent are considered unsafe for large trucks and all are posted with "No Truck" signs, how is any of this existing road structure in lower town safe enough to even start putting heavy equipment on?

**Please refer to map below...**





## Re-Zoning & Soil Stability

There was a poster at the Lark Developers Open House regarding the Rezoning of Banks Crescent and its' Soil Stability. In this poster, it clearly states that:

1) The development is very close to the slope hazard area (Red-Zone cliffs);

2) "Natural slope surrounding the property are generally stable and likely to remain so if left undisturbed"; and

3) "Recent stability assessments confirm that all buildings are currently situated on stable ground."

As the last two points are in inverted commas, I assume they are direct quotes from Lark's initial assessment report which we now know was not done to the standards required by the District of Summerland.

We know that if left undisturbed, these cliffs could hold stable for hundreds of years. Case in point: "Faircrest House", the majestic 1917 structure above the steepest part of the southern cliff. This house was designed for the Bank of Montreal's manager as his private residence and was built the same year as

the Bank of Montreal. If the cliffs are left alone, "Faircrest" will probably stand for another hundred years or more. If we read the letter from John Kirschmann, (on council's website dated February 10 2017) who grew up in the Banks Crescent orchard/vineyard, John gives very detailed descriptions of the entire property, including these cliffs. He quotes that while in some parts of the cliff, the clay is several metres deep, in other parts very nearby there are only thin layers of clay on top of pure sand and that if you dig into the edges of the property, the sand just keeps collapsing. He goes on to mention clay collapses he experienced while living there, as well as sinkholes, moist patches and spring run-off issues.

Richard Straffehl's letter and 10 pages of supporting documents (also on council's website dates January 31 2017) takes it even further. In 2013, he wanted to buy the Banks Crescent property for a small eco-lodge and community.

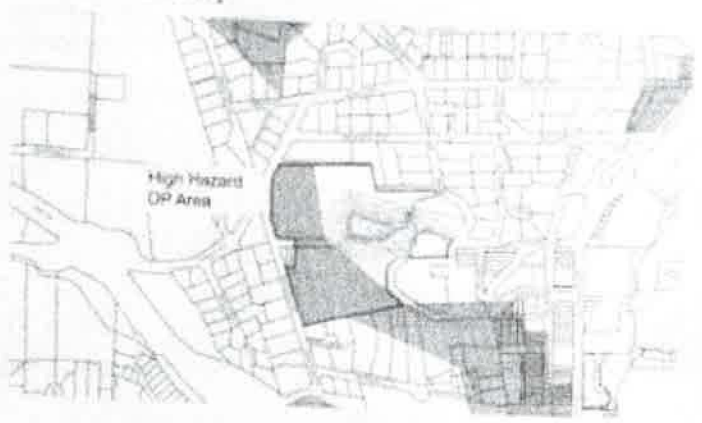
His geo-technical engineer summerized that "**this loose non-compacted material does not make for good foundations...**" and that "**movement will occur for sure over time**".

How come we are so ready to believe developer Lark's geo-tech's reports but not Richard Straffehl's geo-tech's reports? Are we not talking about the same piece of land?

Peter Patton  
Summerland

Banks Cres OCP/Rezone

- Soil Stability



- Development is very close to the slope hazard area
- Preliminary geotechnical report and addendum has been received
  - 7 test pits
  - "Natural slope surround the subject property are generally stable and likely to remain so if left undisturbed"
  - "Recent stability assessments confirm that all buildings are currently situated on stable ground"

## Action

File: \_\_\_\_\_  
Acknowledged: 10/16  
Copy to:  
☐ Mayor  
☐ Council  
☐ CAO  
☒ Council Correspondence  
Reading File: \_\_\_\_\_  
Agenda Item: PA  
Referred to \_\_\_\_\_

8

# Action

**Karen Jones**

**From:** Aart [REDACTED]  
**Sent:** October 16, 2017 3:42 PM  
**To:** Peter Waterman; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Janet Peake; Erin Trainer  
**Cc:** Kyle Girgan - Manager Fish Hatchery Summerland  
**Subject:** BANKS CRESCENT GEO-TECHNICAL ISSUES  
**Importance:** High

File: \_\_\_\_\_  
Acknowledged: 10/18  
Copy to: \_\_\_\_\_  
\_\_\_\_ Mayor  
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✓ Agenda Item: PN Banks  
Referred to: \_\_\_\_\_  
Completed by: [Signature]

Dear Mayor Waterman, Dear Council Members,

Recently I had an email exchange with Mr. Richard Barkwill regarding the questions that were raised by Toni Boot and Erin Trainer in the August 14 Council Meeting. I decided to write an email to Toni & Erin (cc to council) to answer their questions in more detail with the data and knowledge I have access to. In this correspondence I quoted a section from Richard Strafehl's letter concerning an actual case history in which he was the main stakeholder.

The quote contained comments from the engineer Mr. Strafehl and his business partner consulted, when they were seriously thinking about buying and developing the Bristow Valley property. I have heard from reliable sources that the engineer in question has many years of experience, also in regard to Summerland, and is well known. I was asked to not make his name public.

However, now that the tensions on the engineering issues, hydro-geology, etc., are ramping up, I strongly recommend that council contact Mr. Richard Strafehl and talk about this. I was able to contact Mr. Strafehl and he has given his consent. He will be able to give first-hand information that is crucial to understanding the risks and liabilities attached to the Banks Crescent Proposed Development and impact it will have on our community.

Mr. Strafehl's email address and telephone number are on the letter he sent to council on February 1, 2017:

[rstrafehl@me.com](mailto:rstrafehl@me.com)

+1-647-200-6944

May I kindly ask you to contact Mr. Richard Strafehl? I really believe this would be important and may contribute significantly to the decision process. Thank you.

I look forward to hear from you.

Sincerely,

Aart J. Dronkers

October 16, 2017

Mayor Waterman, Councillors

District of Summerland

We look forward to the Council of the Whole Meeting on Oct. 25 to hear your discussion on the long-awaited costs relating to infrastructure and upgrading for electrical, sewer, water, roads, etc., on Lark's proposed mega development for Banks Crescent. The November, 2016 presentation by the former planner showed only the plus side and financial gains, we are anxious to see the costs. Whether you are for or against the proposed development, taxpayers in Summerland will ultimately bear any shortfall and should attend this meeting to get the facts and be informed.

As Council continues the fact-finding mission to help make a decision on Lark's application, and before calling for a Public Hearing, please refer to the January 23, 2017 staff recommendation and Council resolution, which stated "the hatchery issues be addressed before proceeding with other issues". These concerns have not been addressed at the present time that we are aware of. In fact, Kyle Girgan, Manager of Summerland Trout Hatchery read Council his statement on August 14, 2017 that the proposal as it stands, cannot be supported by the Freshwater Fisheries Society of BC.

Orv and Barbara Robson

6708 MacDonald Place

Summerland, BC V0H 1Z1

c.c. Editor, Summerland Review, Editor, Penticton Herald, Editor, Penticton Western News

## Action

File: \_\_\_\_\_  
Acknowledged: 10/18  
Copy to:  
\_\_\_\_ Mayor  
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Reading File: \_\_\_\_\_  
Agenda Item: PH Banks  
Referred to: \_\_\_\_\_  
Completed by: [Signature]



## Karen Jones

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**From:** Barbara Nirman [REDACTED]  
**Sent:** October 17, 2017 5:16 PM  
**To:** Peter Waterman; entrainer@summerland.ca; Janet Peake; rberkwill@summerland.ca; Erin Carlson  
**Subject:** Banks Crescent development

Hello All,

I am responding to a flyer that explains all the concerns about your proposed retirement community to be located in lower Summerland. My background in Architecture and Interior design and I have a special interest in conscious community development, because I know how things are designed where they are located dictate how people will live in a community.

From my design perspective I do not see this plan as a viable option because of the following problems.

Seniors like to live on flat land where they can easily participate in local community events, go to the park, store ect. This location means they will be isolated and dependant on a bus to get anywhere. This problem alone is enough to scrap the plan.

It also makes sense if you actually care about seniors to build something not more than three stories high.....Human scale is very important to be a desirable place to live. I think it makes better sense to build a number of smaller residences all over summerland so it not frankly one big eyesore and a place that seniors dread to end up!.....

Also the Fish Hatchery ecological issue is worthy of more investigation.

Warm Regards,

Barbara Nirman Ward Artist, concerned citizen

## Action

File: \_\_\_\_\_  
Acknowledged: 10/18  
Copy to:  
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\_\_\_\_ Agenda Item: BONILS  
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## Karen Jones

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**From:** Sandra Croyle [REDACTED]  
**Sent:** October 8, 2017 2:25 PM  
**To:** Peter Waterman  
**Cc:** Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes  
**Subject:** Banks Crescent

We would like to add our names to the growing list of concerned Summerland citizens regarding the proposed Banks Crescent development.

Many questions have been raised but few have been fully answered, if at all.

Some of our immediate concerns are:

- What will be the liability for Summerland tax payers if any of the many possible issues become reality?
- Can you guarantee the developers will hold sole responsibility for any resultant costs should a landslide occur, or if the water source for the trout hatchery is compromised, or when the roads and infrastructure specific to the new development require maintenance?
- If you are able and willing to make such guarantees at this time, are you also able to ensure future Summerland mayors and council officers are required to accept and maintain that responsibility?

We totally agree the demand for affordable housing needs to be met. However, will this actually be affordable housing? We are talking about condos with lake view and developers who want and need to make a profit. Surely a more realistic affordable housing project would be better placed in an area such as Wharton Street. After all, this site was cleared several years ago in readiness for another developer with a view to a profit. The Wharton Street site stands ready and waiting for an affordable housing development project!!

We already have examples of poorly thought through housing developments in Summerland. Where were the municipal building inspectors when poor building practices were implemented at the Downton Avenue (Tuscan Terrace) Development or the condos on North Victoria? Both of these relatively new developments have required significant post build repairs - Tuscan Terrace continues to have visible ongoing issues.

Thank you for your time.

Sandra and Brian Croyle  
5915 Cuthbert Road, Summerland, V0H 1Z1

## Action

File: \_\_\_\_\_  
Acknowledged: 10/10  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
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\_\_\_\_ Reading File: PH  
\_\_\_\_ Agenda Item: \_\_\_\_\_  
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Completed by: [Signature]

## Karen Jones

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**From:** Alison Crawford  
**Sent:** October 2, 2017 7:56 PM  
**To:** Mayor and Council  
**Subject:** Housing Development Proposal (Banks Crescent)

Dear Mayor and Councillors

I am writing with concerns about the proposed housing development for Banks Crescent.

Initially, the application seemed to be for a 380 unit complex consisting of market housing as well as Independent and Assisted Living Units. Residential and Dementia Care Units were also proposed although when I spoke with a member of Lark Group at their open house he was unable to tell me exactly which Seniors' units would be built. I have recently followed this up with Lark Group requesting clarification of which units will be built and in what order. I received a reply which partly answered my queries in that the current proposed units include townhouses, condos, Independent Living, Residential Care and Dementia Care but also that the final uses of the units has still not been decided. Assisted Living is not currently planned but the reply stated the building is being designed to accommodate that use so it is possible. As we know, Lark Group plan to build the market housing first (they said this to me at their open house) and did not answer my recent question as to the order in which the units will be built so I am assuming that plan has not changed. I remain very concerned that this development is continually being touted as a "Seniors' Development" and as a development for "Ageing in Place" without there being any confirmation that either Residential or Dementia Care will actually be built. As we know, Independent and Assisted Living are very different services how can this development be put forward as "Ageing in Place" when there is currently no plan to even build Assisted Living? We also know that the proposed development will all be Private Pay and therefore not available to many local seniors, added to which we already have unopened private pay options in Summerland.

When the proposed development was first put forward one of the things promoted was the number of permanent jobs which would come with it. Where from? You certainly won't get many permanent jobs with townhouses, condos and Independent Living. There would be more if the Dementia Care and Residential Care units get built but there is no definite plan for this from what I can see.

Apart from the above concerns I do not believe the Banks Crescent site is appropriate for any development of this magnitude, whether is it for seniors or not, due to the inadequate infrastructure round this site for such a development, the potential damage to the fish hatchery (which has a huge financial impact on the valley as well as providing employment) and am opposed to amending the zoning bylaw and the Official Community Plan to allow high density residential development on this site.

Thank you for your consideration of the above concerns.

Yours sincerely

Alison Crawford

Summerland

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## **Meetings with Richard Barkwill (9:30AM) and Dean Strachan (10:30AM) on Friday September 22, 2017**

### **Key unanswered questions from Doug Wahl & Aart Dronkers:**

- **What do we know about the aquifer? (question was raised by Toni Boot in the council meeting of Aug 14). What is the depth to the aquifer, what is the geometry of the aquifer? Is the water-bearing body a confined underground braided or isolated stream system (Eneas Creek, Prairie Creek and others?) or is it a coherent permeable layer of gravel/sand confined by a low permeability overburden? Is there hard data to show the aquifer is not at risk of being disturbed by building activity?**

#### *Background:*

- *There is no Geological Assessment of the 'Bristow' valley.*
- *It is unknown in detail what the depth of the aquifer is or its geometry. We have not seen a report or a map of the aquifer other than an interpretation of the possible areal extent and charge.*
- *No wells have been drilled deep enough to penetrate the aquifer, other than, to quote the latest Piteau letter "shallow water depth at the east end of the site at about 20m". So, it could be close to the total depths of the 10m test holes, it could be a lot deeper, who knows?*
- *Most of the 10m deep test holes found moist/dampness, which may mean that there could be some hydraulic conductivity/connectivity with the deeper aquifer.*
- *Artesian Aquifers are under pressure, potentially high pressure. The water source of our hatchery, Shaughnessy Spring, has provided a steady flow of over 2800 ltr/minute for its 100 year history from an artesian aquifer.*
- *What is needed to disturb the aquifer? Tilting, folding, breaching could decrease, redirect or even stop the flow? Hence water quantity in addition to water quality is an important issue.*

- **Is the load-bearing capacity of the site sufficient for the weight of 6 story the buildings plus a 3 story parkade (maximum pressure from the buildings supported by the land without failure)? (question raised by Erin Trainer in the council meeting of Aug 14).** There has not been an assessment to answer this question that we know of.

*Background:*

- *The only hard data we have seen are the SPT data showing values of avg 10-30, which would classify the sediments as loose to compact at best, not very good for foundations with footings only.*
- *The well known ongoing case history of the Millennium Tower in San Francisco is a good example of a mega project gone wrong since the building's completion, even though all necessary studies were done and the project was approved by big reputable companies. Noteworthy is that the building developers were given approval to anchor the building 80 feet into packed sand rather than 200 feet down to bedrock!*

- **Also, what is the ability of the sloping sediments to withstand the shear stress under the load of the buildings? This is particularly important when the sediments are wet after a major rain storm, because water will dramatically reduce the shearing resistance of the sediments**

*Background:*

- ***Shear Stress is a stress parallel to a plane on which a force has been applied. Shear stresses promote sliding along a plane.***
- *Since the sediments in the valley and below the building site are sloped they may slide over time under the weight of the buildings, particularly when, after a major rain storm, the sediments become wet/saturated with water. Water saturated silts have much lower bearing capacities than dry silts. To our knowledge this has not been assessed.*
- *To quote the Rock Glen report of September 30, 2016 "recent stability assessments confirm that all buildings are currently situated on stable ground. This will be confirmed at the construction stage when foundation excavation and work is completed." Firstly we have not seen any stability assessment data and secondly, it is too late to confirm stability after the excavation work is completed!*

- **Also, what footings will the buildings have? (Millennium Tower!)**

- In regard to the above questions, will a proper Risk Assessment be done to assess the chance for soil and slope failure and consequently major damage?
- In the worst case scenario, when something goes majorly wrong, is Summerland able to deal with the operational as well as financial liabilities? Does Summerland have a risk assessment and a plan for this? This must be part of the equation.
- If there is going to be an independent 3<sup>rd</sup> party review, what data is Lark going to collect beforehand to justify such a review and enable Lark to answer the questions of the Fish Hatchery?
  - Also, if there would be a 3<sup>rd</sup> party review, will the Public Hearing be before this review?
- What is the status of the discussion between the Hatchery, DOS and Lark in regard to the Hydro-Geological Assessment and the requirements the Hatchery has raised to DOS in their February 24, 2017 letter as well as their most recent letter of September 7, 2017?

File: \_\_\_\_\_

Acknowledged: 9/25 \_\_\_\_\_

Copy to: \_\_\_\_\_

\_\_\_\_ Mayor

\_\_\_\_ Council

\_\_\_\_ CAO

\_\_\_\_ ☒ Council Correspondence

\_\_\_\_ Reading File:

\_\_\_\_ Agenda Item: N

Referred to \_\_\_\_\_

**Karen Jones**

**From:** Randy Meinert [REDACTED]  
**Sent:** September 23, 2017 10:25 AM  
**To:** Mayor and Council  
**Subject:** Fundamental Question for Council regarding iCasa

Respected Summerland Council Members,

Completed by: Y

Please include my thoughts regarding the iCasa Seniors Village Proposal in your repository of community feedback.

The Crescent Banks Seniors Village proposal is of central concern to the Summerland community. While “fish hatchery argument”, or the “hill stability argument”, or the “traffic argument”—or on the other side the “brings revenues to the town” or “will create jobs argument” all have some validity there is a more fundamental question that the Summerland Council needs to answer for itself and the people it represents as it decides to move forward with the project—or not.

Summerland Seniors Center has a waiting list; the need to have more independent and assisted living units to serve the community is acute. The Council knows this and needs to act to serve its constituents.

Firstly, Summerland is a decidedly working-class community. The median annual salary in the community is about ~\$50K. More importantly, most seniors within the Summerland community have significant, fixed budget constraints. But the estimated median unit cost to live at iCasa remains a mystery. Lark has a lean five-page website (icasaliving.ca) on the development which is long on marketing euphemisms and short on details. Per-unit-price projections for iCasa suites cannot be found on Summerland municipality’s website’s pages referencing the development—at least that I could find. That said, Lark bills this development as a ‘... resort-style, seniors living development...’ with ‘... best in class market housing [including] fine dining, bistro [and] swimming pool.’ It is difficult to square that description with “affordability for Summerland’s working class community.” So, imperative to the Council’s deliberations is accurate pricing information from the Lark Group.

Secondly, misinformation and misnomers about the iCasa project need to be resolved. Strictly speaking, iCasa is not really a “Seniors Village” at all. Disclosed on the CTQ Consultants’ Traffic Study is the breakdown of the proposed development: 211 Condominium Units (for anyone), 99 Independent Living Rental Units for seniors, and 36 Assisted Living and Memory Care Units for seniors. Seniors housing represents less than half of the development. So, not only is “Seniors Village” a misnomer, the fact that well over half the population will be non-seniors—whose traffic patterns seem not correctly represented in the traffic study document—likely calls into question the of the traffic study itself, when it states, “Reviews of similar types of independent and assisted living developments indicate that the *major traffic generation is from the arrival and departure of the kitchen and support staff* [my italics]”.

The Important Question: Will this development serve current and future Summerland community seniors? Said more precisely: does the iCasa development solve the problem of the Seniors Center waiting list? If it is a comparable, affordable alternative for Summerland’s seniors that eases the pressure on the Seniors Center then Council’s decision to move forward may be a valid option. If, on the other hand, iCasa



senior living units are priced out of reach for the local community's seniors, then iCasa does nothing to address an urgent need of the community, and the development is really a smokescreen for luxury condo properties. iCasa would be little more than a welcome mat for the elderly elite from Vancouver, Calgary or elsewhere—at the expense of local seniors who will still queue up and wait for the affordable Seniors Center units to become available.

The idea of a luxury condo development may be suitable for Summerland if the market supports it. Nonetheless, it is my hope that the Council does not get snowed by the misrepresentation of Lark Group's proposal as a "Seniors Village". Nor should it believe that the iCasa development will address Summerland's senior's housing crisis unless Lark can show that iCasa's senior units are priced similarly. iCasa is a gamble that may leave Summerland with an expensive development that ends up majority-vacant for years if the market ends up not supporting it, or if there is an economic downturn.

Please put your constituents' needs first as you deliberate.

Sincerely,

Randy Meinert – who's 92 year old mother and Summerland resident may soon need seniors housing in Summerland.

Dear Editor,

I am a retired welder and my wife and I have lived in Summerland for 10 years. We have seen Summerland going steadily down-hill every year since we moved here. More and more businesses have left town; there are fewer jobs; housing for all ages and incomes is almost non-existent; our roads and community buildings have deteriorated and; our property taxes have steadily increased.

Over these years, time and time again we have seen a loud group of nay-sayers successfully defeat many business proposals and developments including, a residential golf course community and the multi-storey Wharton Street residential proposal. Now, this same group of loud nay-sayers are shouting that the Banks Crescent senior housing and care development would be better located on Wharton Street. So - it seems this group has changed their minds and it is now ok to build a residential seniors home on Wharton Street.

This same group claims they have "3,000" signatures on a petition against the Banks Crescent senior housing and care facility. Well, every time this group delivers their new signatures to Council the whole petition is reviewed by Tricia Mayea, the Summerland Manager of Legislative Services. Her report is on the District website. According to Tricia, there are over 400 signatures on this petition from people who don't even live in Summerland and other signatures with no address at all. Tricia's real total is 2056 signatures. Yet, this group keeps saying they have "3,000" signatures when that is simply not true. Is this reflective of everything else they are saying?

Summerland is in desperate need of jobs, tax revenues and senior care and housing. I for one, am in favor of the Banks Crescent senior care facility and the jobs, taxes and senior care it will mean for Summerland.

Dennis Curle  
Summerland

## Action

File: \_\_\_\_\_  
Acknowledged: 9/25  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
☒ Council Correspondence  
\_\_\_\_ Reading File:  
\_\_\_\_ Agenda Item: PH  
Referred to: \_\_\_\_\_  
\_\_\_\_\_  
Completed by: [Signature]

**Karen Jones**

File: \_\_\_\_\_

Acknowledged: \_\_\_\_\_

**From:** Orv Robson <[redacted]>  
**Sent:** September 17, 2017 9:12 PM  
**To:** Doug Holmes; Richard Barkwill  
**Cc:** Toni Boot; Peter Waterman; Janet Peake; Erin Trainer; Erin Carlson; Linda Tynan; Orv Robson  
**Subject:** RE: September 11th 2017 Council Meeting Incident

Copy to:

\_\_\_\_ Mayor

\_\_\_\_ Council

\_\_\_\_ CAO  
 ✓ Council Correspondence

\_\_\_\_ Reading File:

\_\_\_\_ Agenda Item: 14

Referred to \_\_\_\_\_

September 17, 2017

Response to Councillor Doug Holmes, cc to Mayor, Councillors and CAO

Completed by: [Signature]

Thank you for your response to my email of September 12, asking me what relevance my questions and comments had to do with the current application before the current council? I see a lot of red flags with this development and I want to know who knew what and when. Part of this relates to the comment from Peter Waterman in 2014 - "In addition 319 potential multi-family units were identified as units that were likely to be developed".

I have worked and resided in this Province for 49 years, in both small and large communities. I have observed developments take place in these areas.

In all cases, a great deal of time and planning is taken to bring them to fruition or failure depending on the application. Public input is usually the end result either way.

The community of Summerland got its first address by the developer in May of 2016, with a high-profile presentation of 320 units being developed for both market condos for seniors and billed as "Aging In Place". A development of this magnitude does not just evolve overnight.

From May to November, 2016, with no public information provided, was Council being appraised to the extent of the work the developer was taking, to massage and groom this development to make it more palatable to you and Summerland in general? In October, it was brought to the Planning Commission who initially rejected the proposal, but with some encouragement from the former Planner, they made concessions. It was mid November when Ian MacIntosh and Lark made their glowing presentation exploiting all of benefits tax wise, job wise, with Development Service fees. It was going to First and Second Reading.

My first thought was when and who turned on the Green Light on this development. We have had two open houses, one by Lark, and one by Council and Lark, we had a Question and Answer period which was cut off before completion of the questions, many of the questions asked there and since addressed to Council have not been responded to. Lark has had several presentations to Council, the latest indicating the development has grown to

440 units. We have a Mayor that is refusing to take it to a referendum, and in the past publicly stated the development is contingent on the safety of the Fish Hatchery. Why are there so many concessions being given to this development? I understand due process concerning applications for development, I feel this has gone beyond that realm.

My initial question to the Mayor at Council on August 14 was to ask where he established the number of "319 potential family use units" per his 2014 election campaign. He replied, "we all had that information as a council from the planner". I have not been able to locate those same numbers, thus I brought it up again on September 11 council meeting. The Mayor replied he would get them for me. Councillor Barkwill approached me after council as stated in my earlier email accusing me of calling all Council liars. My response was to clarify my intentions and state that I was not calling all Council liars and you have been the only one to reply to me.

In conclusion, these are some of my personal feelings on the entire subject.

With regards,

Orv Robson

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

September 7, 2017

To Summerland Council members

Council,

It is apparent to us that the risks (particularly to the fish hatchery) outweigh any benefits from the proposed Banks Crescent project. In a "sensible" location such as Wharton Street, a seniors' facility would bring the benefits of construction jobs, employment, tax revenue, and a much more convenient place for seniors to access the town centre.

We are seniors ourselves who do not presently live anywhere near Banks Crescent and would not choose to live in that location.

A comment in a recent letter to the editor from Brian Udall is worth keeping in mind: "...it (change) should be what the people want and not what Big Business wants." Developers, of course, are needed, but be aware that, because their business is to make money, it is our elected officials' job to balance that with the interest of our community.

Allen and Diane Dorn  
10706 Giant's Head Road  
Summerland, BC



*Allen Dorn*  
*Diane Dorn*

## Action

File: \_\_\_\_\_  
Acknowledged: \_\_\_\_\_  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
\_\_\_\_ Council Correspondence  
\_\_\_\_ Reading File:  
\_\_\_\_ Agenda Item: *PN*  
Referred to: \_\_\_\_\_  
Completed by: *S*

RECEIVED

SEP 08 2017

Dist. of Summerland

*hand delivered*  
*@ 2:17 pm*

Dear Editor

Everyone looks for alternatives. We are a society fixated on finding alternatives for jobs, vacations and even spouses. It's human nature to consider "Plan B" should the original plan fail.

Take for example, the iCasa Resort Living Project slated to be built in the Banks Crescent gully. The Lark Group (the contractor) has presented to Council and the Summerland community a very viable, economically lucrative and mutually beneficial (to the community) project that will help deal with the current vacuum in elder care. Many members of our community are vehemently opposed to the idea for a number of reasons – increased traffic, obstructed views, potential landslides, etc. There's even a concern over the local fish hatchery in old town Summerland collapsing because of a compromised water source.

OK. We get it. The community is on edge, thanks in large to the rumours and misinformation that have plagued this project from the beginning. Many citizens expressed their desire to maintain agricultural use of this parcel of land. The current vineyard is not economically viable. That's why the owner decided to sell it. But what other agricultural use could exist if this project gets turned down by our Council?

How about a chicken farm? There's an idea - five or ten thousand chickens, squawking, clucking and chirping. A few roosters guarding the girls would complete the picture – especially when the sun comes up at 4 in the morning during the summer. Granted, there would be less traffic and heavy duty equipment roaring about, but what about the stench and noise emanating from such a business? Would a chicken farm be an acceptable alternative?

Or how about a commercial orchard? Workers in white suits and masks covered from head to toe, driving tractors at 7 in the morning, applying fertilizers and insecticides. Great idea as long we have westerly winds.

Or maybe someone will use the land to build a hobby farm with a few goats, chickens, roosters, donkeys and peacocks. Sounds great to us, but then, we don't live on the crest of the hills overlooking the gully.

Here's our point. Is the proposed iCasa project really so bad? Perhaps those opposed to this project should give more thought to the alternative use for this parcel of land. This property will eventually be developed and "Plan B" may be far worse than the iCasa Resort Living Project.....food for thought?

To learn more about citizens' views of the iCasa Project go to [www.summerlandcsi.com](http://www.summerlandcsi.com).

Angela & Henry Sielmann  
Summerland

## Action

File: \_\_\_\_\_  
Acknowledged: 9/11  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
\_\_\_\_ Council Correspondence  
Reading File: \_\_\_\_\_  
Agenda Item: 14.  
Referred to \_\_\_\_\_  
Completed by: J

**Karen Jones**

---

**From:** Aart Dronkers [REDACTED]  
**Sent:** September 11, 2017 4:07 PM  
**To:** Jeremy Denegar; Tricia Mayea  
**Cc:** Linda Tynan; Peter Waterman; Doug Holmes; Toni Boot; Erin Trainer; Erin Carlson; Janet Peake; Richard Barkwill  
**Subject:** Lark's Confidential Support Campaign

Dear Tricia, Dear Jeremy,

I kindly ask your attention for the following. We noticed from both the Municipal Website as well as from today's Penticton Herald that Lark is submitting the results of their community support campaign in "confidence", i.e. without making the names public. However, the names and addresses of the opponents of the Banks Crescent development proposal have been published by the municipality without hesitation, both from their hard copy and on-line petitions.

Our question is, why is Lark not required to publish the names and addresses of their supporters? We find this highly unfair and wrong vis-à-vis the opponents of the development. In particular it is disturbing because Tricia wrote in her report for tonight's council meeting "the personal information in both petitions is not protected by the Freedom of Information and Protection of Privacy Act". We should all be treated equally in this regard.

Please help us understand this situation.

Sincerely,  
Jos Dronkers  
Summerland

## Action

File: \_\_\_\_\_  
Acknowledged: \_\_\_\_\_  
Copy to: \_\_\_\_\_  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
☒ Council Correspondence  
\_\_\_\_ Reading File: \_\_\_\_\_  
\_\_\_\_ Agenda Item: PH  
Referred to: \_\_\_\_\_  
\_\_\_\_\_  
Completed by: JD

*Responded by phone  
Sept 11/17. JD.*

# Action

Karen Jones

**From:** Orv Robson [REDACTED]  
**Sent:** September 12, 2017 12:08 PM  
**To:** Richard Barkwill  
**Cc:** Toni Boot; Peter Waterman; Janet Peake; Erin Trainer; Erin Carlson; Doug Holmes; Linda Tynan  
**Subject:** September 11th 2017 Council Meeting Incident

File: \_\_\_\_\_  
Acknowledged: \_\_\_\_\_  
Copy to: \_\_\_\_\_  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
\_\_\_\_ Council Correspondence  
\_\_\_\_ Reading File: \_\_\_\_\_  
\_\_\_\_ Agenda Item: 28  
Referred to: \_\_\_\_\_  
\_\_\_\_\_  
Completed by: [Signature]

Email to: Councillor Richard Barkwill  
Cc email to Mayor and all other councillors:

Re: September 11 2017 Council Meeting Incident

You approached me immediately after Council on September 11, saying you could clear up the confusion as "it was only a compilation of many lots" and advised me that I was wrong in my implications earlier to the Mayor. I replied saying "No, it was the reference to the specific number of units" – to which you replied stating "So, you are calling all the Councillors liars", rather shocked me to say the least. As I told you then, I am not implying that at all, I am only trying to establish where the Mayor obtained this number of units.

The concerns that I addressed with the Mayor on September 11 were in relation to his statements of November 7<sup>th</sup> 2014, during the Election Campaign where he made the following comments:

**"In Summerland we have potentially 210 infill lots. Infill is possible as most of the older residential lots were developed when septic was the only option, older lots are much larger. Houses built on infill lots can be smaller, potentially lower in cost. In addition 319 potential multi-family units were identified as units that were likely to be developed."**

In the May 2016 presentation made to the community by the Planner and the Lark Group, their proposal for the Bristol Development was for 320 units. My question to the Mayor on August 14<sup>th</sup> 2017, was if this was the development he was referring to in this statement. He advised that these figures were not in relation to the Banks Crescent proposed development, that I was on Council at the time and the Planner gave us these figures.

My question on Sept. 11 at the end of the question period, was a follow-up in that I have not been able to locate this information, asking that he provide the numbers he was referencing that our former Council was privy to and after asking the former mayor, councillors and CAO, no one could recall receiving this information, so in reply Mayor Waterman stated he would provide me with this information.

I am writing this email to you, the mayor and councillors as clarification to anyone that may have overheard your comments to me.

As an individual, I have the right and the freedom to ask questions. I have great regard for the democratic system that our Country maintains, you and your fellow elected officials have an inordinate responsibility in the leadership of this great community of Summerland, and are very aware of your obligations and responsibilities to the electorate during your term.

Orv Robson



Karen Jones

Banks

**From:** Dave Hill <  
**Sent:** September 2, 2017 11:17 AM  
**To:** Peter Waterman  
**Subject:** Compost

Peter,

I hope Council can agree with your thoughts on allowing the RDOS access the Landfill to undertake a feasibility survey for the proposed Compost Facility. Your remarks in the Review where bang on in my opinion unfortunately I do understand the reaction from the neighbours as the odour in the beginning was terrible. On another topic in my opinion the Banks Crescent Proposal is not worth the risk. Thanks for keeping a open mind on matters.

Regards,

Dave Hill

## Action

File: \_\_\_\_\_  
Acknowledged: 9/8 \_\_\_\_\_  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
\_\_\_\_ ☒ Council Correspondence  
\_\_\_\_ Reading File:  
\_\_\_\_ Agenda Item: PN. \_\_\_\_\_  
Referred to \_\_\_\_\_

Completed: 8 \_\_\_\_\_



Karen Jones

Action

File: \_\_\_\_\_  
Acknowledged: \_\_\_\_\_  
Copy to: \_\_\_\_\_  
Mayor \_\_\_\_\_  
Council \_\_\_\_\_  
CAO \_\_\_\_\_  
Council Correspondence \_\_\_\_\_  
Reading File: \_\_\_\_\_  
Agenda Item: \_\_\_\_\_  
Referred to \_\_\_\_\_  
Completed by: \_\_\_\_\_

**From:** Richard Barkwill

**Sent:** September 7, 2017 3:53 PM

**To:** Erin Trainer <etrainer@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Toni Boot <tboot@summerland.ca>; Doug Holmes <dholmes@summerland.ca>; Linda Tynan <ltynan@summerland.ca>; Peter Waterman <pwaterman@summerland.ca>; Dean Strachan <dstrachan@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Kyle Girgan - Manager Fish Hatchery Summerland <kyle.girgan@gofishbc.com>

**Subject:** Fwd: Your questions during the August 14 Regular Council Meeting

Dear Mr. Dronkers:

With all due respect;

1. I stand by my view that your repeating information from another letter writer repeating information from an unpaid for 'report' is anecdotal information. It is uncertain from Mr. Strafehl's original letter whether the person he refers to even visited the site. I invite any reader of this email to look up the definition of anecdotal.
2. The Okanagan Geology South book is an interesting but general overview. No one should base decisions on a specific site based on it.
3. Re: North Vancouver.
  - a. The media reports that "the driller was not "licensed, bonded, insured or anything else.""
  - b. Construction has not stopped in North Vancouver but it now requires hydrogeological reports if there is to be any drilling (media report)
  - c. There is a Hydrogeological report and a geotechnical report for the Banks Crescent site.
3. The drill holes in the Hydrogeological report and Geotechnical reports identified material that was lacustrine and stratified, not unconsolidated. In your letter you take the position that it is unconsolidated material which would present an *entirely* different situation and which the evidence does not support.
4. I take no position on the project itself at this time, but do take a position on certain facts and the nature of the information council is expected to consider.

In my view the anecdotal information you repeat should be given little weight by council in the face of a professional geological report from drilling.

Whether that report or other engineering reports meet professional standards in their preparation is a different question and beyond the knowledge of most councillors and staff. This is why outside engineering firms are frequently engaged to review the adequacy of engineering reports.

I note that this email will be in the public correspondence file. I am also considering it as the basis of a 'Councillor Column' on evidence based decision making.

## Karen Jones

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of Les Brough <[REDACTED]>  
**Sent:** August 26, 2017 6:50 PM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--  
Les Brough  
[REDACTED]

408-13677 Rosedale Ave, 408-13677 Rosedale Ave Summerland, BC V0H 1Z5

## Action

File: \_\_\_\_\_  
Acknowledged: SLB  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
\_\_\_\_ Council Correspondence  
\_\_\_\_ Reading File: PH  
\_\_\_\_ Agenda Item: \_\_\_\_\_  
Referred to \_\_\_\_\_  
\_\_\_\_\_  
Completed: 8

**From:** Les Brough [REDACTED]  
**Sent:** August 26, 2017 6:50 PM  
**To:** Mayor and Council  
**Subject:** Banks iCasa Development

At first I had some doubts about the proposed development and its impact on the fish hatchery. I have recently read that there are a number of other hatcheries in BC that use "normal" sources of water and operate effectively. Why has the management of the Summerland hatchery not made you aware of this? If this is the case then I totally support the development that has been proposed. Many of our roads are a disgrace and can be compared with some third-world countries: we need more tax revenue as our business basis declines.

Regards, Les Brough

55-56

## Action

File: \_\_\_\_\_  
Acknowledged: 8/28  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
☒ Council Correspondence  
\_\_\_\_ Reading File:  
\_\_\_\_ Agency Report  
Referred to: PH

Dear Editor;

The more I hear about the new development at Banks Crescent, the more excited and hopeful I am. We need a way forward to what will become a huge community concern soon - Elder Care. The demographics of this community make it an extremely high priority that we address the future of our retirement and Elder Care.

I spent a good portion of 10 years looking after my mother in her declining years and even with emergency rooms, doctors, and homecare, it was the hardest thing I have ever done in my life. There is not a day that goes by that I do not relive some portion of that time.

The idea that I could live in a town where all the stages of aging are addressed all in one place would be a wonderful step forward for this community. I realize not all problems will be handled by this facility, however it will at least be a stable resource. Especially since when our turn comes, we will not have to hope for an advocate to appear. It will be a given that rational elder care will be available within the system here in Summerland. The elderly will remain within the community and be a part of it.

Please, please support the iCasa project!

Michael Hermesh

Summerland

**Action**

File: \_\_\_\_\_

Acknowledged: 5/28

Copy to:

☐ Mayor

☐ Council

☐ CAO

☒ Council Correspondence

Reading File: \_\_\_\_\_

Agenda Item: 12/2

Referred to: \_\_\_\_\_

Completed by: y

Karen Jones

File: \_\_\_\_\_

Acknowledged: \_\_\_\_\_

Copy to: \_\_\_\_\_

**From:** Aart Dronkers [REDACTED]  
**Sent:** August 28, 2017 3:54 PM  
**To:** Richard Barkwill  
**Cc:** Toni Boot; Erin Trainer; Doug Holmes; Erin Carlson; Janet Peake; Peter W. Peake; Linda Tynan; Dean Strachan; Kyle Girgan - Manager Fish Hatchery Summerland  
**Subject:** Re: Your questions during the August 14 Regular Council Meeting

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Council

\_\_\_\_\_  
CAO

\_\_\_\_\_  
Council Correspondence

\_\_\_\_\_  
Reading File: \_\_\_\_\_

\_\_\_\_\_  
Agenda Item: \_\_\_\_\_

\_\_\_\_\_  
Referred to \_\_\_\_\_

Dear Richard,

Completed by: \_\_\_\_\_

Thank you for your reply.

Yes, fact based science is important. However, with due respect, I feel your "anecdotal information" statement is somewhat offensive. This is not just some story but a case history documented by Richard Strafehl who also was the main stakeholder. I do not know what report and/or research the engineer's statements is based on, I simply quoted Mr. Strafehl's letter. You would need to ask him. I expect however that the well known engineer in question has a wealth of experience and data at his fingertips.

Allow me please to play your question back to you. Given the strong statements Lark has made, such as "the fish hatchery and aquifer will not be impacted", **what is the factual data that those statements are based on?** The most factual engineering report that I am aware of is the one from Rock Glen in which the test holes, logs and the SPT values are discussed, not in a lot of detail. All wells but 2, in the far East/SE, are too shallow in my opinion to be meaningful. Everything else is more or less a high level interpretation of these results. Drilling deeper wells will be very costly and will likely puncture the aquifer, as will pilings.

The key point I was trying to make with quoting the case history is that there is not one unique answer for most complex problems and if the stakes are high a thorough risk & uncertainty analysis is needed to prepare for all possible outcomes. This was not done, whereas a project of this scale with this complexity, would, in my opinion, require one, maybe even a Bayesian Belief Network, given our history of landslides, settlements, collapsing roads, etc. There are many dependencies between the many variables that are hard to understand without this sort of approach.

As we know, mistakes are made by the best people and surprises with dramatic outcomes happen. With due respect, I feel a small community like Summerland cannot afford to take risks that may lead to major liabilities, effecting our entire community plus 50,000 BCWF members plus \$100M hatchery revenue.

Kind Regards,  
Drs. Aart J. Dronkers

On Sun, Aug 27, 2017 at 10:08 PM, Richard Barkwill <[rbarkwill@summerland.ca](mailto:rbarkwill@summerland.ca)> wrote:  
Mr. Dronkers

Your letter prompts me to ask for further information. Is the engineers report that you quote available for review and do we know what drilling or other research his opinion is based on? Was the report more or less in depth than the Lark engineers'?

We need scientific rigor on both sides of the debate and as a former scientist I am sure you appreciate that anecdotal information cannot be given much weight compared to an engineer's report which must meet quality standards established by the Society of Professional Engineers and, where necessary, contain the appropriate caveats and qualifications to the report.

I am travelling at the moment and will not be able to review any lengthy documents until I get back.

Thank you

Richard Barkwill

Sent from Samsung Mobile

----- Original message -----

From: Aart Dronkers

Date: 27-08-2017 8:02 PM (GMT-08:00)

To: Toni Boot, Erin Trainer

Cc: Doug Holmes, Erin Carlson, Janet Peake, Peter Waterman, Richard Barkwill, Linda Tynan, Dean Strachan, Kyle Girgan - Manager Fish Hatchery Summerland

Subject: Your questions during the August 14 Regular Council Meeting

Dear Toni, Dear Erin,

I was taken by the good questions you raised in the council meeting of August 14, regarding the aquifer and weight of the proposed buildings. I could not be there at the meeting, but subsequently watched the Council Meeting Video. To my knowledge the risks and consequences in regard to the weight of the buildings, load bearing and aquifer have not been analysed in detail (please let me know if I missed it!).

Allow me the following comments in regard to your questions:

The surficial sediments (surface deposits) are glacial tills and fluvial deposits, silts, clays and loose sand with bearing values of about 50-150 kPa subject to long term consolidation settlement dependent on the weight of the buildings. The SPT (Standard Penetration Test) results show loose to compact surficial sediments at best. The book OKANAGAN GEOLOGY SOUTH: GEOLOGIC HIGHLIGHTS OF THE SOUTH OKANAGAN, BRITISH COLUMBIA, 2011 shows it as unconsolidated as well. FYI, an SPT is a simple and inexpensive test to estimate the relative density of the soil at a test site (basically you hammer a cylinder into the ground and measure how many blows you need to penetrate 15 cm at a time).

It is unknown in detail what the depth of the aquifer is or its geometry. I have not seen a report or a map of the aquifer other than an interpretation of the areal extent and charge. No wells have been drilled deep enough to penetrate the aquifer, other than, quote the latest Piteau letter "shallow water depth at the east end of the site at about 20m". So, it could be close to the total depths of the 10m test holes, it could be a lot deeper, who knows. Most of the 10m deep test holes found moist/dampness, which may mean that there could be some hydraulic conductivity/connectivity with the deeper aquifer. As said before, Artesian Aquifers are under pressure, potentially high pressure. The water source of our hatchery, Shaughnessy Spring, has provided a steady flow of over 2800 ltr/minute for its 100 year history from an artesian aquifer. So, what is needed to disturb the aquifer? Tilting, folding, breaching could decrease, redirect or even stop the flow. Hence water quantity in addition to water quality is an important issue. You have heard about the well-known Vancouver case, where the municipality, and thus the taxpayer, is liable for some \$11+M to pay for an out of control artesian well that

erupted rather violently in 2015 after an aquifer was punctured on a building site. Another, by now famous example, is the Millennium Tower in San Francisco, a mega project gone wrong since the building's completion (please see the attached articles).

To further substantiate, I would like to quote an important passage out of Mr. Richard Strafehl's letter of January 31, 2017 in which he shares his experiences as a developer in Summerland. In 2013 Mr. Strafehl and his partner were planning to develop Bank Crescent with low density residences and a small lodge. Before submitting an official plan they consulted a well-known geotechnical engineer from Kelowna with extensive experience, also in the Summerland area. His opinions are summarized as follows (quoted from Mr. Strafehl's letter):

\*

"The geological history of the Bristow Valley Site consists of thick formations of silts washed down by wind and water into the gully from the sheer cliffs formed by glacial movement. This loose non-compacted material does not make for good foundations with footings only. Thirty to forty foot piles will likely be required under each residence and the lodge to secure the structures from landslides, the final design being subject to soil analysis."

\*

"Under the silt is a thick layer of gravel which is saturated with water ..... the very same water treasured by the Fishery and their Hatchery. All movement of silt or larger blocks is triggered by hydrology.... and movement will occur for sure over time."

\*

"Keep buildings and any land development away from the bank shared with fisheries on the eastern downhill side of the property."

\*

"Drainage water (roofs driveways) may need to be drilled and piped through to Lakeshore Drive. Sewer collection will require special consideration to ensure no flooding potential."

He advised Mr. Strafehl and his partner to not go ahead. After careful consideration they did not proceed.

My question to you is: How can an experienced engineer say we need 30-40ft pilings to keep 2 story structures in place, and another that nothing of the sort is needed to stabilize 5 six-story buildings on largely unconsolidated surficial sediments!?

Kind Regards,

Aart J. Dronkers



## **A 58-story skyscraper in San Francisco is sinking and people are fighting over whose fault it is**

Melia Robinson, Business Insider  
Dec. 8, 2016, 1:50 PM 367,635

Millennium Tower, a \$350 million skyscraper completed in 2008, has sunk 16 inches and tilted two inches since it opened.

Now San Francisco's very own "leaning tower" is in the middle of a battle between the building's developers, residents, and city officials over who's at fault. The fight's far from done.

Here's what you need to know about the development and sinking of Millennium Tower.

- Millennium Tower rises 58 stories above San Francisco's Financial District.
- The city's fourth tallest skyscraper contains over 400 multimillion-dollar condo units. It soars 645 feet, providing residents with unparalleled views of the Bay Area.
- Completed in 2008, Millennium Tower includes top-notch amenities, including a pool, fitness center, wine cellar and tasting room, and concierge service.
- It's no surprise that in the first five weeks, Millennium Tower sold \$100 million worth of condos, the San Francisco Chronicle reported. The penthouse is currently for sale.
- Residents weren't happy after learning in June 2015 that the building is sinking. It's sunk 16 inches into soil and tilted two inches to the northwest since opening in 2009.
- The building's developers, Millennium Partners, argue that construction nearby is to blame for any sinking or tilting. A transportation hub, the Transbay Transit Center, broke ground next door in 2010, two years after the Millennium Tower was completed.
- The new terminal, developed by a transportation agency called the Transbay Joint Powers Authority, includes a 60-foot hole for the train tunnel and an underground buttress between the Millennium Tower and the transit site.
- A founding partner of Millennium Partners says there's "only one issue" — that construction for the Transbay terminal pumped too much water out of the ground.
- "Dewatering" is the process of removing groundwater or surface water from a construction site to provide a safe work environment and prevent erosion of the soil. When the water levels under the Millennium Tower dropped, the sand compressed and caused the building to settle, according to Chris Jeffries, a founding partner at Millennium Partners.

The issue came to light in 2010, five years before tenants were notified, when the Transbay Joint Powers Authority hired a consultant to find out how excavation could affect the tower. The Transbay Joint Powers Authority maintains it is not at fault for the building's sinking. The agency released a statement on its website in October condemning the allegations against it as a "distraction from the exclusive cause" of the tower's tilt: "inadequate foundation."

The statement also points out that Millennium Tower's vertical settlement began two years before the Transbay Joint Powers Authority began doing any underground work.

In August, a group of residents filed a class-action lawsuit against Millennium Partners and the Transbay Terminal developers to recover the losses in property value.



The San Francisco City Attorney's office also put Millennium Partners in its crosshairs when it announced in November that it was suing the developers of the sinking skyscraper. The city attorney's office claimed Millennium Partners failed to disclose that it was sinking to buyers as early as 2009, NBC Bay Area's Jax Van Derbeken and Jodi Hernandez reported.

City Attorney Dennis Herrera called the situation "every homeowner's worse nightmare."

Now the developers of the tower and terminal, city officials, and Millennium Tower residents are asking what could have been done to save the building from its crooked fate. San Francisco supervisor Aaron Peskin kicked up drama in September, when he raised suspicion that city officials knew the building might sink before anyone moved in. Peskin, who served on the Board of Supervisors from 2005 to 2009 and was reelected in 2015, uncovered documents from 2009 allegedly showing the city's building inspection department expressed concerns about the tower's unusual settling to the developers.

Six months later, the tenants of Millennium Tower were approved for move-in.

"I believe, and I know this is a very serious allegation, that there was some level of political interference," Peskin told reporters on September 13.

There's also confusion about why the building's developers were allowed to anchor the building 80 feet into packed sand rather than 200 feet down to bedrock.

The Transbay Joint Powers Authority hired a consulting firm in 2010 to investigate the new transit center's impact on the environment. It found that Millennium Tower's tilting and sinking was due "entirely to the failure of the foundation piles for the Tower to reach bedrock," according to Scott Boule, a TJPA spokesman.

In other words, the terminal developers blame Millennium Partner for not digging deeper.

The design isn't all that unusual. Some of the city's best known buildings, including the Embarcadero Center and SF MOMA, were built on sand instead of bedrock. Millennium Tower sits on an array of nearly 1,000 pillars shoved into the ground. Its own weight combined with the resistance of the soil underneath should keep it in place under most conditions, a professor of architectural design told Curbed.

Millennium Tower probably won't fall, in part because it's sinking too slowly to take anyone by surprise. The building's developers, Millennium Partners, hired engineers to drill holes around the building in order to test soil samples and figure out why the tower is sinking and what can be done to prevent it from sinking further.

The biggest cause for concern is the looming possibility of an earthquake. For years, scientists have warned that the Bay Area is overdue for a devastating earthquake.

Millennium Tower sits on land that is prone to liquefaction, the process by which loose sand and silt behaves like a liquid in the event of an earthquake. The seismic activity causes water pressure in the sediment to increase and grains of sand to lose contact with each other, the US Geological Survey (USGS) explains. The soil may give out under large and heavy structures.

Oftentimes, the solution for tall buildings built in liquefaction zones is drilling down to bedrock. Millennium Tower's neighbors, the \$1.1 billion Salesforce Tower and the luxury high-rise 181 Fremont, are both anchored to bedrock. They're still under construction.

Millennium Tower will "most likely" sink an additional eight to 15 inches in the coming years, for a total of 31 inches.

## **A new report suggests a fire risk inside San Francisco's leaning, sinking skyscraper**

Melia Robinson, Business Insider

Jul. 10, 2017, 6:13 PM 7,143

Millennium Tower, a \$350 million skyscraper completed in 2008, has sunk 16 inches and tilted two inches since it opened.

A new report indicates that might not be the worst of it. An outside architecture engineering firm found gaps in the walls of one unit that could present risks in the event of a fire, NBC Bay Area's Investigative Unit reported.

Late in 2016, the building's homeowner association hired firm Allana, Buick and Bers to investigate a unit owned by Paula Pretlow. Pretlow and several other residents complained in the past of "unexplained odors permeating their luxury units," NBC Bay Area reported.

The consultants burrowed holes through several apartment walls in Pretlow's unit and set off smoke bombs below. They found that smoke rose through openings surrounding pipes and ducts. Typically, gaps like these are sealed with fire-resistant caulking to make sure fires are contained on the floor where they start.

If a small fire was to break out in the unit below where Pretlow lives, the flames could more easily spread to her condo or cause smoke damage in the walls, according to NBC Bay Area.

John Darmanin, a retired San Francisco fire captain, told NBC Bay Area that it's the developer's job to ensure all gaps are properly protected against fire. But city inspectors are also tasked with checking those seals during construction.

The report only pertains to the unit owned by Pretlow, though others may be susceptible.

"Did someone have a bad day that day? Let's hope," Darmanin said. "But if there are other units that are complaining of odors, and no one is investigating because they are afraid of what they might find out? I have a real problem with that if I'm a tenant or if I'm in the fire department."

In January, an investigation by the city's Department of Inspection concluded that the skyscraper is safe to live in. Millennium Tower is likely to continue to sink at a rate of two inches per year — double what engineers earlier estimated, according to an AP report.

## Trust and Confidence

How can we, the citizens of Summerland trust the development approval process and have confidence that the Summerland Trout Hatchery and the Banks Crescent development will coexist and each will contribute to the future prosperity of our community? Well, let's start by examining what has been done so far.

The developer commissioned Piteau Associates to conduct a hydrological engineering assessment. Piteau is an international engineering firm that has, since 1976, conducted geotechnical, water management, and environmental services in over 1000 locations worldwide.

The developer also commissioned Rock Glen Consulting from OK Falls to complete a geotechnical engineering assessment. Rock Glen is an Okanagan firm established in 2001 that specializes in slope stability.

Exactly what is required - two highly specialized engineering firms with a combined 60 years of experience. Their professional assessments state that, subject to meeting certain conditions, any risks associated with both the quantity and quality of Shawnessey Springs water and, with the slope stability will be mitigated.

But wait, that's not all. Summerland's District engineering team also scrutinizes these studies. That team has the authority to commission yet another independent engineering assessment. Amazing - expert professionals double checking the work of expert professionals.

I understand that, in the past, the hatchery recognized the critical importance of a reliable second water source but, as yet, has been unsuccessful in their efforts to attain one. I also understand that the developer has offered to donate the infrastructure required for a secondary water source to the District and, that water would be made available to the hatchery. How wonderful – risk mitigation for the Shawnessey Springs water source plus, an infrastructure gift to the District and, a needed secondary water source for the hatchery.

However, at the last Council meeting the Summerland Trout Hatchery announced that it has decided to defer their decision on the gift of a secondary water source. I believe this deferral was largely based on two concerns – water temperature and possible pathogens. These two concerns are common to all commercial fish hatcheries and therefore, the solutions are also commonplace and readily available to the Summerland Hatchery so, I find their deferral puzzling.

All these detailed expert analytical studies and recommended conditions are critical components of the rigorous approval process required for the Bank Crescent development. The many professionals who sign the technical documents put their professional reputations and even their personal livelihoods on the line. I am confident that the Summerland Trout Hatchery and the Banks Crescent development will co-exist and each will contribute to the future prosperity of my beloved community.

I support the Banks Crescent development. I am a member of CSI Summerland (Citizens Supporting Infrastructure)  
Please visit our website [www.summerlandcsi.com](http://www.summerlandcsi.com) or email us at [info@summerlandcsi.com](mailto:info@summerlandcsi.com).

Marie Gallant, Summerland

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Acknowledged: \_\_\_\_\_  
Copy to:  
\_\_\_\_ Mayor  
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\_\_\_\_ Agenda Item: 24  
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# Action

Karen Jones

File: \_\_\_\_\_  
Acknowledged: 2/12  
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Referred to: \_\_\_\_\_  
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**From:** Larry and Donna Young [REDACTED]  
**Sent:** August 10, 2017 10:18 AM  
**To:** Janet Peake; Doug Holmes; Erin Carlson; Toni Boot; Richard Barkwill; Erin Trainer  
**Cc:** Linda Tynan; Peter Waterman  
**Subject:** iCasa Traffic Report and further questions

Mayor Waterman and Councillors:

Re: iCasa Traffic Report

In the last council meeting, a very confusing traffic report was presented by Lark Enterprises indicating 424 units on 6+ acres in the proposed high density CD8 zoning would result in a 30% decrease in vehicle trips when compared to low-rise residential condos. We are pretty sure this surprised everyone.

We have since learned that the "low rise:" zoning used for the report is a generic zoning used for all traffic reports and does not refer at all to Summerland's actual Medium Density Zoning Bylaw. The OCP states the future use of this location in the Lower Town Strategic Plan (Page 16-8), designating it as a "development permit area for Multifamily Medium Density Development" or **RMD**.

The **SUMMERLAND RMD BYLAW** states that the maximum height should be the lesser of 10.5m or 3 storeys, and that "no more than 8 dwellings may be located in a building", with 40% maximum lot coverage. If we are to calculate 336 units (the amount used in the traffic report) in a Summerland MDR development, at 8 units per dwelling, there would have to be 42 buildings on the property, much more than 40% lot coverage.

But we also disagree with the size of acreage used for the calculation. Summerland's zoning bylaw defines lot coverage as "area that may be built on". The traffic report calculation uses the whole 14 acres, which includes 8 acres of non-buildable land.

No geotechnical reports have been done on this additional 8 acres of Red Zone/High Hazard and Environmentally sensitive areas to deem it a safe area. If the Trip Generation Rates were calculated on the actual buildable area of 6+ acres, this decreases to 63% LESS than the estimated vehicle trips for 424 units.

But regardless of the comparisons, please don't miss the fact that the Traffic Report states that the residents of Latimer Ave and the surrounding rural residential neighbourhoods will be faced with over 2000 additional vehicles per day accessed by very narrow roads built to rural 'No Truck' standards.



The discussion at hand is generated by a development that is the wrong density in the wrong location, on Agriculture zoned land, built right up to the borders of Red Zone and Environmentally Sensitive areas.

This is not a city property boundaried on 4 sides and accessed by wide city streets and sidewalks that can properly service the development with safe access and egress.

This cannot be compared to a residential subdivision adding 30 or 40 homes to an existing single street, this is 424 residential units, restaurant, bistro, visitors, offices, industrial laundry, staff, medical services and more, at the end of a single narrow street.

Please understand, we encourage development, we are not against it. But in order to protect the character of Summerland as the OCP states, it needs to be the right development, in the right location, with height and size restrictions that suit Summerland, not the massive high-density proposal in place before you.

We thank council members for questioning the documents presented to them at the meeting, and hope you will all continue to do so.

We have also attached questions and information below, for council to consider.

Sincerely,  
Donna and Larry Young  
13420 Bristow Road

## **QUESTIONS FOR COUNCIL:**

### **DEVELOPMENT REQUIREMENTS**

**The development is now 424 units – and 10 storeys.**

The most recent drawings submitted by Lark Group show:

**East Elevation 3 stories**, plus the most westerly building in **Figure 5** of 7 storeys = 10 storeys  
4 Parking Levels, 6 housing levels

Recently, Staff was requested to prepare a Request for Proposal for the Wharton street property. We have compared the CD8 Development requirements for the Banks Crescent proposal and the CD7 Wharton Street proposed requirements, and wonder why there are not more specific requirements for CD8 – why is there a maximum of 4 stories at Wharton Street, and yet you are being asked to approve an unprecedented height and density at Banks Crescent.

Height Requirement every one of our 39 zoning bylaws regarding buildings have a written height restriction

Wharton Street – “no more than 2-4 stories – 5<sup>th</sup> storey no more than 75% of the floor area below”

Banks Crescent - no written height requirement, geodetic only, not the 3 storey requirement in RMD

#### Roof top mechanicals

Wharton Street - states “to be screened from view from adjacent roadways and properties”

Banks Crescent – no written requirement

#### Timelines

Wharton Street – states timelines for development, parameters for penalties

Banks Crescent – as each building is permitted, not for the whole development

There is no requirement as to what each building’s use will be. As time goes on, each building will be designated before construction as to its use, and according to “market conditions”. If the developers are not required to commit to what each building’s use will be, how can they predict that there will be 75-100 permanent jobs added to Summerland.

Is council comfortable with a 424 unit development in Summerland with such uncertain parameters?

### **TAX REVENUE**

**PROJECTED PROPERTY TAXES** have been calculated by the District of Summerland to be **\$199,338**, gross taxes, and not \$400,000 as advertised by Lark Group. This does not include any costs.

As well, this amount is calculated on the development at full completion of the development. Units are not taxable until they are completed and assessed. It will take many years to reach full assessment of this development.

The utility charges shown are also based on gross charges per unit and show no costs. They also do not take into consideration that Summerland keeps the costs of utilities close to revenue neutral for its citizens.

### **COMPARE THE SIZE and DENSITY TO EXISTING DEVELOPMENTS IN SUMMERLAND**

Lighthouse Landing 31 residential lots on 8 acres

Silver Birch 96 units 5+ acres

Linden Estates 88 units 8 acres

iCasa **424 units on 6+ acres**, plus institutional and resident amenities

### **WE HAVE FUTURE TAX DOLLARS FROM MANY UPCOMING DEVELOPMENTS:**

Hunter Hills

Wharton Street

Towgood Street



The Cartwright  
Karlstrom Place

Deer Ridge  
Jubilee Road E

N. Victoria Road  
Nixon Road

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

# Action

Karen Jones

**From:** Peter Waterman  
**Subject:** FW: Banks development and sewage dump

File:  
Acknowledged: 8/22  
Copy to:  
\_\_\_\_ Mayor  
\_\_\_\_ Council  
\_\_\_\_ CAO  
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\_\_\_\_ Reading File:  
\_\_\_\_ Agenda Item: PH  
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Completed by: C

**From:** Ellen and Dave [REDACTED]  
**Sent:** August 7, 2017 2:41 PM  
**To:** Doug Holmes <dholmes@summerland.ca>; Erin Trainer <etrainer@summerland.ca>; Janet Peake <jpeake@summerland.ca>; Erin Carlson <ecarlson@summerland.ca>; Richard Barkwill <rbarkwill@summerland.ca>; Toni Boot <tboot@summerland.ca>; Peter Waterman <pwaterman@summerland.ca>; Summerland Review <news@summerlandreview.com>  
**Subject:** Banks development and sewage dump

August 7, 2017

Dear Mayor and Council of the District of Summerland.

I wish to express my concern that the Banks Development project is still not denied. How can any person who is familiar with the clay banks not reflect on the wisdom of an ancient book that says in so many words, the wise man builds his house upon the rock and the foolish man builds his house on the sand. Council and other interested parties should have a look at some of the projects in lower town that have been "engineered" now that they are a few years old. And if the clay banks are stable why are the gravestones in the cemetery on Peach Orchard Road falling over?

There is ample solid rock to the west of Summerland and this project which I believe has merit should be built on a safe and secure footing. There has been mention that the developer would fund the cost of the road upgrades. A road that really needs upgrading is Prairie Valley Road.

As to the plans for replacing the spring water should the need arise, I think they are not so sure of themselves because if they could guarantee there would be no damage to the spring, why do they need a contingency plan? I would hope that we stop spending money on studies to prove that this project could be done. Because it could be done does not mean it should be done.

Also I would like to address the dumping of the sewage sludge near the landfill. If this goes ahead the money made should be spent enlarging the water storage dams up above so that when it leaks into the reservoir we will have some clean water in storage.

I trust that council has read and considered the comments made in the paper so that I have no need to repeat what some far thinking people have already written.

Respectfully submitted

Ellen Clay

3620 Gartrell Road

[REDACTED]

File: \_\_\_\_\_  
 Acknowledged: 8/22  
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 \_\_\_\_\_ Mayor  
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 \_\_\_\_\_ Agenda Item: 11  
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**Karen Jones**

**From:** [REDACTED]  
**Sent:** August 4, 2017 5:08 PM  
**To:** Peter Waterman; Toni Boot; Richard Barkwill; Erin Carlson; Doug Holmes; Janet Peake; Erin Trainer  
**Subject:** 13610 Banks Crescent, Summerland

Dear Mayor and Council of Summerland,

Turning from Solly Road onto Latimer Avenue this morning, I found my neighbor speaking with two very nice gentlemen. They were surveyors measuring out a left turn bay and a sidewalk. Forget NIMBY, this is practically at her front door. My neighbor was in tears. This is the nature of the stress the human beings around the Bristow Valley have undergone for many months. I can only hope the road measurements are being done to an appropriate standard for the proposed land use should you decide to proceed.

Lark's current drawings show one access off Latimer Avenue and a second off Gillespie Road. Gillespie, for anyone that is not familiar, is not for the faint of heart and both access points are very close to each other. Understandably the plans will be reviewed for fire safety and I hope this year's wildfire evacuations will be studied to inform the final report.

I have the privilege of providing clerical support for the wildfire response and am so very impressed with how our emergency personnel and staff evacuated people in difficult circumstances. For instance, to evacuate a long term care facility you need to consider people who can ride on a bus, need a wheelchair or stretcher and those living with dementia. In addition to long term care, plans for the Bristow Valley include assisted living units that would have a good number of residents who drive. The Bristow Valley is not a location that would make the decision to stop driving an easy one and baby boomers have lived their whole lives with automobiles. Think too about how many vehicles we see parked around Angus Place. Let's not kid ourselves. There would be a lot of vehicles in the valley.

Let's imagine the Bristow Valley's 400+ units need to be evacuated quickly. You might need to bring in a combination of large buses, HandiDarts, ambulances and fire trucks. Add to this the residents who drive and will try to leave the valley as quickly as possible. As currently planned, with one surface level exit up to Latimer Avenue and the only other that winds up and around inside a multilevel structure to exit on Gillespie, there would be no room for driver error, health issue or mechanical failure. I don't want to imagine a situation in which Latimer Avenue was blocked.

Some now feel it's okay to call us bullies and NIMBYs for opposing this development in this location, but I have not seen or heard anything that will convince me that the Bristow Valley is a good location for seniors or that the proposed road access is sufficient for any type of high density population. I support development and increasing revenue to Summerland, but not at all costs. I would not have considered putting my parents in the Bristow Valley nor would I live there myself. I'm sure the views would be lovely and the buildings very nice, but I would not feel confident that in an emergency the valley could be evacuated as quickly as we should expect from a modern development.

Carolyn Courtemanche  
 Summerland

## Karen Jones

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**From:** Aart Dronkers [REDACTED] >  
**Sent:** August 6, 2017 9:20 PM  
**To:** Ron Steffler  
**Cc:** Peter Waterman; Erin Trainer; Janet Peake; Richard Barkwill; Toni Boot; Erin Carlson; Doug Holmes; Christophe Pelletier  
**Subject:** Re: Bristow Valley

Dear Mr Steffler,

We read your email to council with interest. We would like to emphasize that, although this issue is quite emotional, the Summerlanders who oppose this project do not condone personal attacks on anyone. We value a respectful and constructive dialogue. We believe in making a case based on showing the many weaknesses and shortcomings of this project, largely due on its location. We wish to achieve this goal through a civil conversation based on facts. You state a number of facts in your email that have some value but we strongly disagree with a number of statements that actually undermine the points that you are trying to make.

We appreciate your opposition to the project, but we wish you had communicated it differently. We understand that everyone is free to express feelings in his/her own manner and cannot have control on that, especially for people who are not attached to our group.

We would like to distantiate ourselves with some of the content of your email and assure our Council members that the style of your email, while copied to Summerlanders for Sensible Development, does not reflect how we think this matter should be addressed with our elected officials.

Best regards,

Christophe Pelletier  
14005 Bristow Road  
Summerland



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On Thu, Aug 3, 2017 at 5:40 PM, Ron Steffler <[ron@stx.ca](mailto:ron@stx.ca)> wrote:

Dear Mayor and councillors of Summerland B.C.

Some or all of you may not be old enough to remember the old days when bedroom doors had a key hole that one could look through, my grandfather told me of a saying as follows " Politicians are soooooo narrow minded that they can see through a key hole with both eyes at the same time and nothing is more true than the politicians of Summerland.

It's my understanding that you, Mr. Mayor Waterman, had an election platform which would protect sensitive lands and now it would seem that you have flip flopped on that and are pushing for the Bristow Valley development, are you a liberal at heart??? Perhaps there is a huge financial gain for you at the end of the day

### Action

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Acknowledged: \_\_\_\_\_  
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\_\_\_\_ Mayor  
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Completed by: J

from the developers and that would not surprise anyone with all the corruption within our political regime's from the lower tier govt's to the upper tier govt..

You all know the arguments being presented to you how ever as usual across our fine country the electorates views and concerns mean nothing. From the pristine valley to the fish hatchery to the fertile lands to the wild life that have made what Summerland is today only to be lost and destroyed for ever due to incompetent decision by people like you!!!

When will our elected officials realize that they represent the community that elected them to power, power they seem to miss use at every turn.

Please use the common sense given to each of you and preserve our lands.

On another note, I understand that council and the school board are spending millions of dollars on renovations to an aged High school when there is what was a private school sitting empty, It's my understanding that the 27 acre school and property can be bought for \$10,000,000 which I would guess is close to the monies being wasted on and old building. The school is a state of the art building that would be appreciated by any school board across Canada, the design is second to none that I have seen in my travels. Just how valuable is the property, that the dated high school sits on now, for development for perhaps a seniors complex????

It boggles my mind as to just how narrow minded our politicians are these days. My grandfather was right and nothing has changed from when he was still on this earth.

I can't imagine what kind of court yard, flower beds, exercise yards and play ground that seniors could have with a seniors complex fronted by 4 roads and close to down town where the dated high school now stands..

Please use some common sense in your decisions and think about your kid's, grand kids and great grandkids before developing such sensitive lands as the Bristow Valley.

Ron Steffler

Hanover Ontario Canada

**Karen Jones**

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**From:** s [redacted] on behalf of Raymond Lamothe  
[redacted]  
**Sent:** August 23, 2017 7:35 PM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--  
Raymond Lamothe  
[redacted]  
5121 Wilson Rd  
Summerland, BC V0H 1Z4

## Action

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Acknowledged: \_\_\_\_\_  
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\_\_\_\_ Mayor  
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Completed by: [Signature]

## Tricia Mayea

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of Graydon Halley  
<[REDACTED]>  
**Sent:** Friday, August 11, 2017 4:28 PM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--  
Graydon Halley  
[REDACTED]  
1602-3102 Windsor Gate  
Coquitlam, BC V3B 0J3

## Action

File: \_\_\_\_\_  
Acknowledged: jm  
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## Tricia Mayea

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of Harry and May Quarton  
**Sent:** Saturday, August 12, 2017 3:41 PM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--  
Harry and May Quarton

9310 Milne Road,  
Summerland, British Columbia V0H 1Z7

## Action

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Acknowledged: jm  
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\_\_\_\_ Mayor  
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## Tricia Mayea

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of diane rees <[REDACTED]>  
**Sent:** Sunday, August 13, 2017 4:04 PM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--  
diane rees

[REDACTED]  
12568 taylor place  
sunnerland, bc v0h1z8

## Action

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Acknowledged: gm  
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**Tricia Mayea**

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of Scott Wilson <[REDACTED]>  
**Sent:** Monday, August 14, 2017 7:24 AM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--  
Scott Wilson

[REDACTED]  
418 West ave  
Kelowna, BC V1Y 4Z2

## Action

File: \_\_\_\_\_  
Acknowledged: jm  
Copy to:  
\_\_\_\_ Mayor  
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## Tricia Mayea

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**From:** Diane Ambery <[REDACTED]>  
**Sent:** Monday, August 14, 2017 4:30 PM  
**To:** Tricia Mayea  
**Subject:** Fwd: Vancouver Sun: City on hook for \$10-million damage costs in Vancouver aquifer breach

Would you kindly forward this email to the City Councillors. Thank you.

Diane Ambery

----- Forwarded message -----

**From:** Diane Ambery <[REDACTED]>  
**Date:** 14 August 2017 at 16:26  
**Subject:** Vancouver Sun: City on hook for \$10-million damage costs in Vancouver aquifer breach  
**To:** "[council@summerland.ca](mailto:council@summerland.ca)" <[council@summerland.ca](mailto:council@summerland.ca)>

I thought you might be interested in this story from the Vancouver Sun considering the potential for damage to the aquifer running below the vineyard on Banks Crescent.

City on hook for \$10-million damage costs in Vancouver aquifer breach

The City of Vancouver will try to collect on a repair bill of at least \$9.9 million after un-permitted drilling on a city residential lot caused a massive aquifer flood that has yet to be contained, and has endangered neighbouring multimillion-dollar homes.

<http://vancouversun.com/news/local-news/city-on-hook-for-10-million-damage-costs-in-vancouver-aquifer-breach>

Diane Ambery  
Summerland Resident

## Action

File: \_\_\_\_\_  
Acknowledged: JM  
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\_\_\_\_ Mayor  
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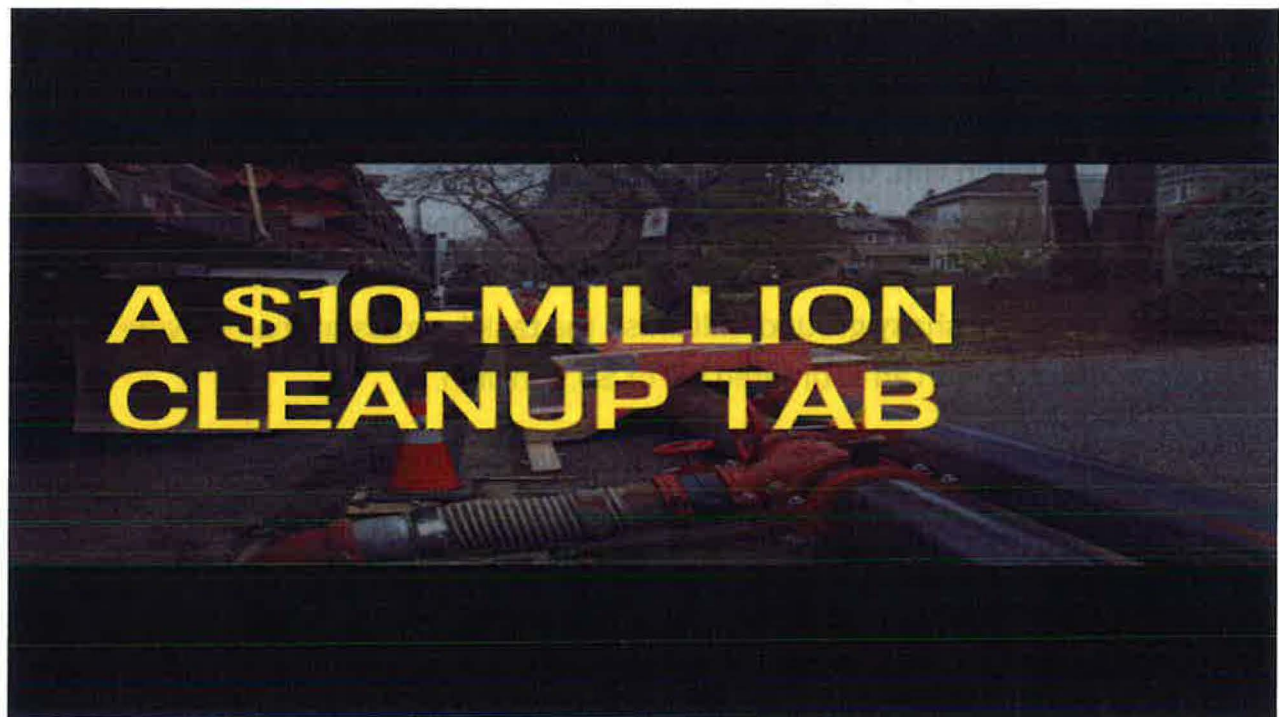
# City on hook for \$10-million damage costs in Vancouver aquifer breach



**SAM COOPER**

More from Sam Cooper ([HTTP://VANCOUVERSUN.COM/AUTHOR/SAMCOOPERPROV](http://VANCOUVERSUN.COM/AUTHOR/SAMCOOPERPROV))

Published on: May 1, 2017 | Last Updated: May 3, 2017 10:36 AM PDT



The City of Vancouver will try to collect on a repair bill of at least \$9.9 million after unpermitted drilling on a city residential lot caused a massive aquifer flood that has yet to be contained, and has endangered neighbouring multimillion-dollar homes.

In September 2015, Feng Lin Liu, owner of 7084 Beechwood (<http://vancouver.sun.com/news/local-news/over-one-billion-litres-of-water-have-spurred-from-aquifer-in-vancouver-westside-since-mistake-by-inexperienced-contractor>), was building a mansion on his \$3-million vacant lot. A contractor who was hired “on a handshake” to build Liu’s home hired an inexperienced team of drillers to install a geothermal heating system, according to the city. The drillers — also hired on a handshake — pierced the aquifer, unleashing torrents that have been gushing about two million litres of water a day. The accident sparked an evacuation order and fears that a sinkhole could swallow about 12 nearby homes.

The drillers quickly fled the construction site and left Canada, according to the city. Liu is now responsible for the damage, deputy city manager Paul Mochrie told Postmedia News last week.

By March end, the city had paid \$7.9 million to stop the underground flood, Mochrie said. The city hopes that B.C. Groundwater, the company contracted to cap the aquifer and shore up shaky ground, will finish the task by midsummer, leaving the city with an estimated bill of \$9.9 million.

But the city has repeatedly underestimated the difficulty and cost of the operation. In September 2015, a city staffer wrote, “total costs may go to \$200,000 ... (and) it sounds like the homeowner is taking some steps to manage things.” Last August, the city estimated it could take another month to stop the flooding and finish repair work under 7084 Beechwood.

“It is the first time in B.C. anyone has had to deal with a flooding aquifer in a dense urban area,” Mochrie explained. “Even for the contractor, it has been very difficult to ascertain.”

Thierry Carriou of B.C. Groundwater said the firm is now trying to pour concrete and plug the breach, and he is “confident” of a 70-per-cent chance the task will succeed.





Nearly two million litres of water spill each day from an accidental breach of an aquifer at a house under construction at 7084 Beechwood St. in Vancouver.

*JASON PAYNE, PNG / VANCOUVER SUN*

"There is always risk until the well is fully empty, but the risk has been reduced," Carriou said.

When the city's final bill is paid, efforts to recoup costs in B.C. courts could prove as messy and challenging as plugging the aquifer.

The city has declared the drilling accident at Liu's Beechwood lot a nuisance. Mochrie said under the order, since Liu didn't "remedy" damage for the un-permitted drilling work, the city took over and paid for repairs. The city has since applied unpaid taxes against the property, he said.

Property-tax documents indicate about \$2 million in tax has been levied, so far.

"That tax needs to be paid by anyone who owns the property," Mochrie said. Mochrie said that could include CIBC, the bank that provided Liu with a mortgage for the property. CIBC is now foreclosing on Liu's Beechwood property, legal filings show, and a



number of contractors have also placed builder's liens against the property.

In January, Liu stopped making his mortgage payments, and CIBC is now owed \$1.67 million on Liu's \$1.75-million loan, B.C. Supreme Court foreclosure filings say. CIBC has had difficulty locating and serving Liu with legal notices, according to recent court filings.

In late April, a B.C. Supreme Court order permitted CIBC to send Liu notice-of-foreclosure proceedings to the mailing address of a \$3.7-million, 5600-block Elizabeth Street home. Mortgage documents for the Beechwood property say that Liu is a businessman, and that his home address is a \$5.5-million, 2600-block Edgar Crescent home.

The value of Liu's Beechwood property was assessed at \$3.06 million in 2016. But an updated 2017 assessment has reduced the value to \$2.09 million, which means the city's mounting repair costs will far exceed the property's value.

Mochrie said the final tax bill against the Beechwood property could be increased.

"Our legal team will be exploring every legal avenue, including if there are other assets the city could seek and claim (from Liu)," Mochrie said. "In order to collect, we will be looking to find him."

Mochrie said the B.C. government — which has jurisdiction over underground water regulations — has committed to pay \$1 million of the city's un-recovered aquifer repair bill.

The two homes adjacent to the Beechwood lot remain evacuated. They were valued at a combined \$9.3 million last year. The surrounding 10 properties, which were put on evacuation alert, were valued at a combined \$50 million in 2016. Impact on the real estate market immediately surrounding 7084 Beechwood remains an unanswered question while work to repair the aquifer continues.

"We have no indication there is further risk to these properties," Mochrie said.

In August 2016, Postmedia attended Liu's listed home address in the 2600-block Edgar Crescent in Arbutus Ridge, an affluent Vancouver neighbourhood to the north of Beechwood. A middle-aged man answered the door, but said his English wasn't very good. When asked if he was Liu, the man indicated he didn't understand the question. When shown Liu's name and street address, the man repeatedly said, "No."

A few kilometres south of Edgar Crescent is the Kerrisdale home of Libo Sun. City documents obtained through a freedom of information request list Sun as the contractor at the Beechwood property.

[scooper@postmedia.com](mailto:scooper@postmedia.com) (<mailto:scooper@postmedia.com>)

[CLICK HERE \(mailto:vanweb@postmedia.com\)](mailto:vanweb@postmedia.com) to report a typo.

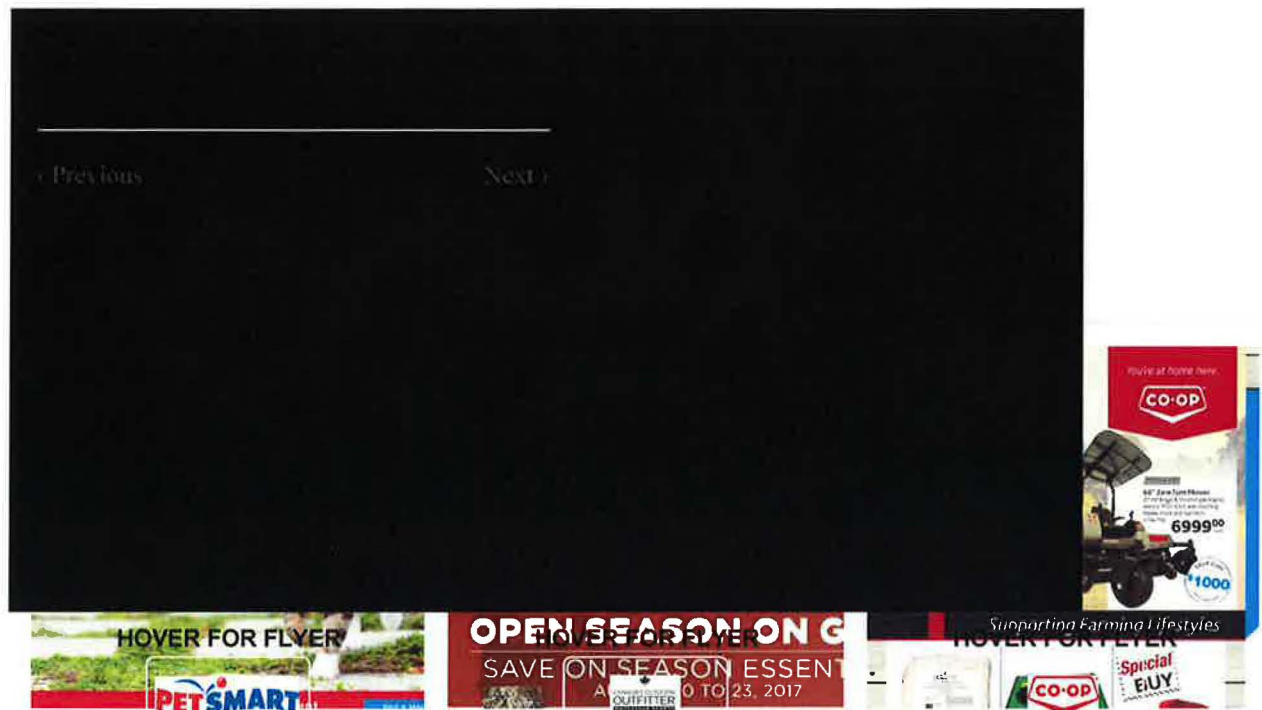
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## TRENDING STORIES





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27 Comments

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**Shoshana Knits** · CEO at Little Big Enterprises Inc.

So how can any work on one residential property tally to 10 million dollars in 2 years. Sorry that seems a bit impossible. How may people work there in one day? How many trucks of concrete? Seems like someone is making money and it's the contractor city hall hired.

Like · Reply · 1 · May 2, 2017 11:12pm



**Mike Irwin**

Why care about facts when you have an opinion. #knowledgeisforlosers

Like · Reply · May 3, 2017 3:44pm · Edited



**Judith Lee Steadman** · Capilano College, North Vancouver, BC

Hahaha haha

Like · Reply · May 2, 2017 8:41pm



**Kimberley St Pierre**

Ouch!

Like · Reply · May 2, 2017 7:36pm



**Bro James**

Gushing 2 million liters a day!! The city could sell that to Nestle for \$4.50 a day.

Like · Reply · May 2, 2017 6:55pm



**Bro James**

Nice deal when you mandate repairs, conduct repairs and charge for said repairs. 9.9 million in shovel leaning.

Like · Reply · May 2, 2017 6:51pm



**Mike Irwin**

How's that P Eng. coming along?

Like · Reply · May 3, 2017 3:32pm

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**Tricia Mayea**

---

**From:** Meggie Ross [REDACTED]  
**Sent:** Tuesday, August 15, 2017 12:22 PM  
**To:** Mayor and Council  
**Subject:** Wrong location; wrong concept

### **Wrong location; wrong concept**

I live in Summerland but no where near the proposed Banks development. I am very perplexed about the willingness of our council to take so long to decide that this development is not in character with Summerland's Community Plan nor any wise urban or rural smart growth principles. The height and density of the buildings in such a location is completely illogical, and threatens the livability of the surrounding neighbourhood. We need to remember - a developer's goal is to maximize their own or shareholder profit. They are promoting the positive features of their development in order to sell it to us, and to be sure, there are positive aspects to the plan. The City Council's mandate is to make wise decisions for the future of our collective community. That means turning down proposals that don't contribute to the long term health of our built environment. Developments such as Harbourside in Sooke offers inspiration for a more livable complex (but wouldn't maximize the developer's profits). [www.harbourside.ca](http://www.harbourside.ca) . Perhaps we also need to look at seniors living concepts that go beyond the segregation model that iCasa represents. There are increasing examples of how everyone benefits by having a mix of ages living together - daycares and seniors centres housed together, students living with seniors in exchange for free rent, and affordable developments with families and seniors living side by side, with access to needed home support. Summerland needs to decide now - do we want to succumb to the 'growth at any cost' philosophy and sell our soul or support a vision that creates an intentional community that attracts young and old for generations to come.

Sincerely, Meggie Ross

4805 Woods Ave  
Summerland, BC  
V0H 1Z9  
[REDACTED]

## **Action**

File: \_\_\_\_\_  
Acknowledged: JM  
Copy to:  
\_\_\_\_ Mayor  
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## Tricia Mayea

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of Ron Toker <[REDACTED]>  
**Sent:** Thursday, August 17, 2017 10:20 AM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--  
Ron Toker  
[REDACTED]

Stonor st  
Summerland, B.c V0h 1z9

## Action

File: \_\_\_\_\_  
Acknowledged: 8/17/17  
Copy to:  
\_\_\_\_ Mayor  
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**Tricia Mayea**

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of Mario Bergeron [REDACTED]  
**Sent:** Thursday, August 17, 2017 6:18 PM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

--

Mario Bergeron  
[REDACTED]  
13218 Richards ave  
Summerland, bc V0H1Z5

## Action

File: \_\_\_\_\_  
Acknowledged: 8/18/17  
Copy to:  
\_\_\_\_ Mayor  
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\_\_\_\_ Reading File:  
\_\_\_\_ Agenda Item: PH  
Referred to \_\_\_\_\_  
Completed by: \_\_\_\_\_

## Tricia Mayea

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**From:** scsiman@hsweb2.hostingsoul.com on behalf of Chris Beaton  
**Sent:** Thursday, August 17, 2017 4:51 PM  
**To:** Mayor and Council; info@summerlandcsi.com  
**Subject:** I am in favor of the iCasa Development!

Greetings Mayor Waterman and Summerland Councillors;

I wanted to let you know that I am in favor of the iCasa Development on Banks Crescent. I feel that this project will be of benefit to Summerland now and for many years to come.

Chris Beaton

6509 Cuthbert Road  
Summerland, BC V0H1Z1

## Action

File: \_\_\_\_\_  
Acknowledged: 8/18/17  
Copy to:  
\_\_\_\_ Mayor  
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\_\_\_\_ Council Correspondence  
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