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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

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 Udal 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



Action

File: _____
Acknowledged: _____
Copy to:
 Mayor
 Council
 CAO
 Council Correspondence
 Reading File:
 Agenda Item: PN
Referred to _____
Completed by: [Signature]

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.

Angela & Henry Sielmann
Summerland

Action

File: _____
Acknowledged: 9/11 _____
Copy to:
 Mayor
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Reading File: _____
Agenda item: PLW.
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

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Completed by: *J*

*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: _____
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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 7th 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 14th 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

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Acknowledged: 9/8 _____
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Karen Jones

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 — CAO _____
 — Council Correspondence _____
Reading File: PK
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

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
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 Council Correspondence
___ Reading File: _____
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Completed: 8

Karen Jones

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

Attention Major Waterman and Councillors

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.

Please make the right decisions for the benefit of our community and do not be swayed by those who oppose it because it will spoil their view: they will still be able to see the lake over the top of the development!

Regards, Les Brough

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Sent from Gmail Mobile

Action

File: _____
Acknowledged: 8/28
Copy to:
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____ Agency Report
Referred to PH

Completed by J

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:
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Agenda Item: 112
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Completed by: [Signature]

Action

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 Waterman; Linda Tynan; Dean Strachan; Kyle Girgan - Manager Fish Hatchery Summerland
Subject: Re: Your questions during the August 14 Regular Council Meeting

_____ Mayor
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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> 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 **Action** Casa) Please visit our website www.summerlandcsi.com or email us at info@summerlandcsi.com.

Marie Gallant, Summerland

File: _____
 Acknowledged: _____
 Copy to:
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 Completed by:

Action

Karen Jones

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

File: _____
Acknowledged: 2/12/18
Copy to: _____
____ Mayor
____ Council
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Referred to: _____

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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 bounded 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 – 5th 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

Action

Karen Jones

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

File: _____
Acknowledged: 8/22
Copy to:
____ Mayor
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 Council Correspondence
____ Reading File:
____ Agenda Item: _____
____ Referred to: _____
____ Summerland Review _____
Completed by: _____

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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 Completed by: _____

Karen Jones

From: _____
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

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



On Thu, Aug 3, 2017 at 5:40 PM, Ron Steffler <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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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

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

File: _____
Acknowledged: _____
Copy to:
___ Mayor
___ Council
___ CAO
 Council Correspondence
___ Reading File:
___ Agenda Item: PA
Referred to _____

Completed by: [Signature]

Tricia Mayea

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

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Acknowledged: jm
Copy to:
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Referred to _____

Completed by: _____

Tricia Mayea

From: scsiman@hsweb2.hostingsoul.com on behalf of Harry and May Quarton
[Redacted]
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
[Redacted]
9310 Milne Road,
Summerland, British Columbia V0H 1Z7

Action

File: _____
Acknowledged: jm
Copy to:
___ Mayor
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Referred to: PH

Completed by: _____

Tricia Mayea

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

File: _____
Acknowledged: JMT
Copy to:
___ Mayor
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___ Council Correspondence
___ Reading File:
 Agenda Item: PH
Referred to _____

Completed by: _____

Tricia Mayea

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
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___ Council Correspondence
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Tricia Mayea

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" <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://vancouver.sun.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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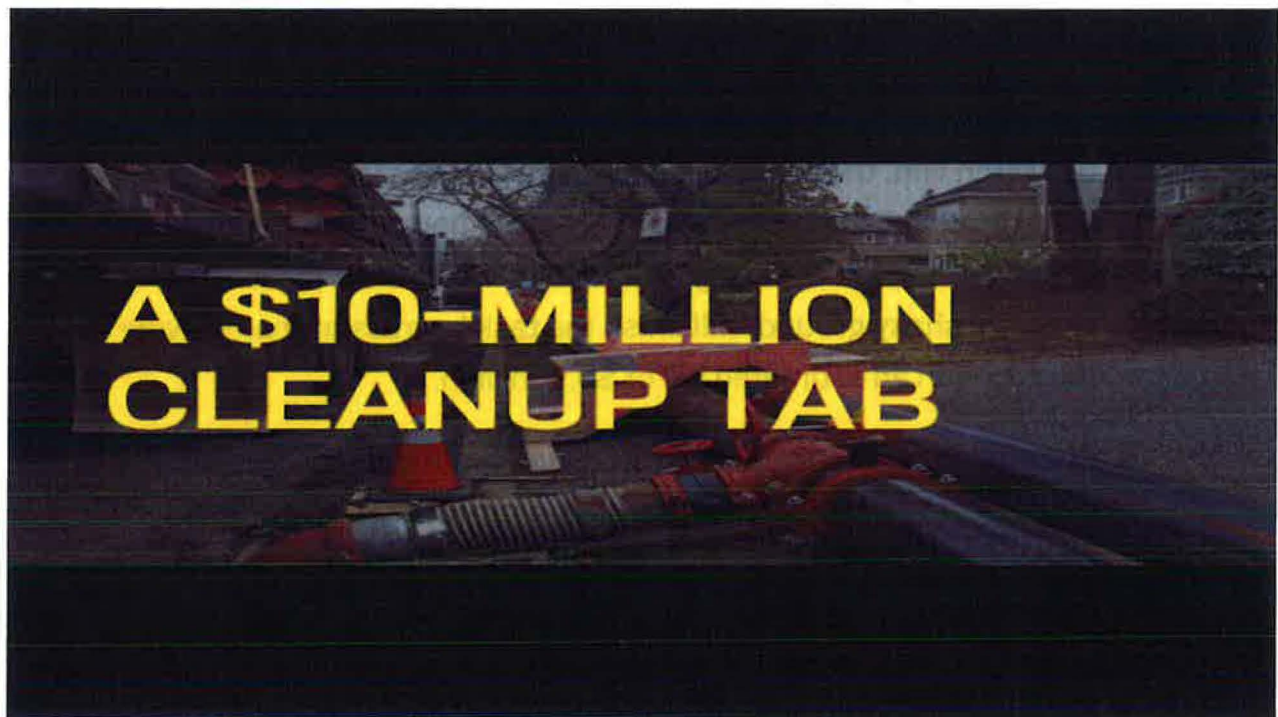
City on hook for \$10-million damage costs in Vancouver aquifer breach



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-westsidesince-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>)

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

Is there more to this story? We'd like to hear from you about this or any other stories you think we should know about. Email vantips@postmedia.com (<mailto:vantips@postmedia.com>).

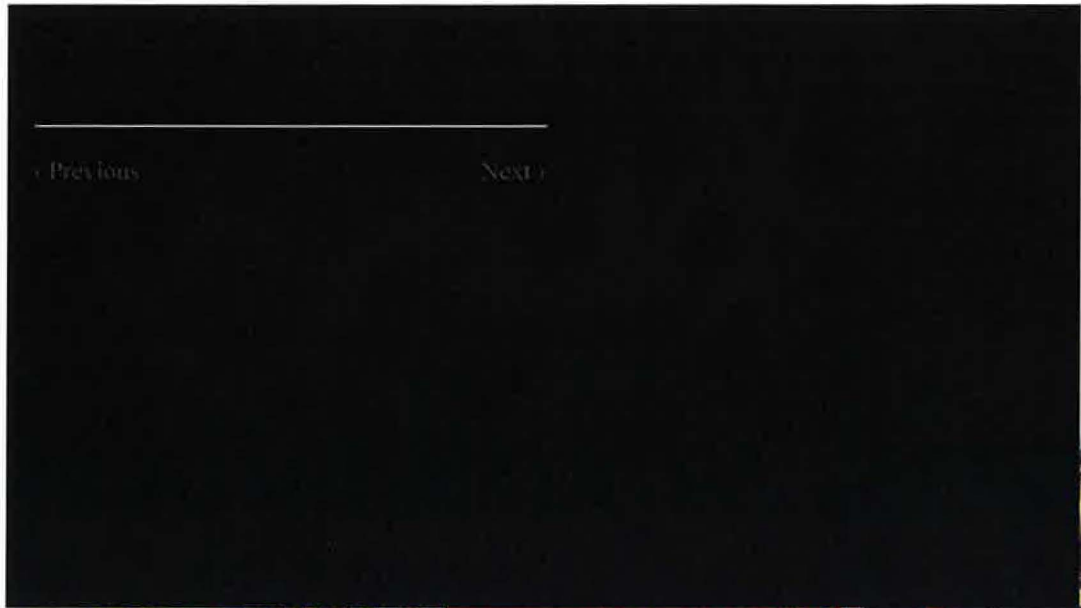
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27 Comments

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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 many 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 . 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
___ Council
___ CAO
___ Council Correspondence
___ Reading File:
___ Agenda Item: _____
Referred to PH

Completed by: _____

Tricia Mayea

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
___ Council
___ CAO
___ Council Correspondence
___ Reading File:
___ Agenda Item: PH
Referred to _____
Completed by: _____

Tricia Mayea

From: scsiman@hswb2.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
 Council
 CAO
 Council Correspondence
 Reading File:
 Agenda Item: PH
Referred to _____
Completed by: _____

Tricia Mayea

From: scsiman@hsweb2.hostingsoul.com on behalf of Chris Beaton [REDACTED]
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
[REDACTED]
6509 Cuthbert Road
Summerland, BC V0H1Z1

Action

File: _____
Acknowledged: 8/18/17
Copy to:
___ Mayor
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___ Agenda Item: _____
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