

Meadows, Jennifer L AVED:EX

From: Meadows, Jennifer L AVED:EX
Sent: Monday, April 18, 2016 11:16 AM
To: Chalmers, Jennifer AVED:EX
Subject: FW: FOR ED RESPONSE: Proposed Amphitheatre at Okanagan College's Vernon Campus

Hère is some info:

- Okanagan College was approached by a non-profit community organization, North Okanagan Festival Society, interested in leasing some of the Vernon Campus property to create an outdoor amphitheatre.
- Okanagan College and the Society entered into an MOU that enabled the Society to proceed with a study of the proposal.
- The project will rely on fundraising, no City nor College funding will be provided
- The Society is aware that should they proceed with the proposal and Okanagan College is in agreement, Ministerial approval is required to allow Okanagan College to enter into a lease agreement and that there may be a requirement to consult with First Nations
- The property of interest is between the Campus and the Lake where there are several gulleys that may be suitable for an amphitheatre
- We are unaware of Okanagan College and the Society have begun any lease negotiations at this time.

Based on the incoming, I am recommending that a response is not required. Do you agree?

Jennifer

From: Johnstone, Judy E AVED:EX
Sent: Monday, April 18, 2016 8:36 AM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Meadows, Jennifer L AVED:EX
Subject: FOR ED RESPONSE: Proposed Amphitheatre at Okanagan College's Vernon Campus

Please prepare response for ED signature as follows:

Branch: RU&HP
Issue: University of BC Okanagan

Please copy the Deputy Minister on our response.

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

This message may contain information that is privileged and confidential. If you have received this message in error, please notify me immediately and delete the original transmission without making a copy.

From: s.22

Sent: Sunday, April 17, 2016 10:17 PM

To: ;

Subject: Proposed Amphitheatre at Okanagan College's Vernon Campus

Well don't get me wrong I'm all for this project, by the Okanagan Summer Festival Society, just not the location. We are already fighting for parking space, between students and the users of the wonderful new track and field area. But add another 2 thousand cars for 6 thousand people, and you see what I'm talking about. How do they expect to keep people from trampling the community garden, and on top of it all, this is a game corridor and very environmentally sensitive ravine, right in the middle of a residential area. s.22

s.22

s.22

So how in the world are people suppose to live right next door to this project. To begin with I don't know how this got by the Minister of Advanced Education or even if that department has been told about this project??? It's not like there isn't any other place in the Vernon area where this theater could be built with ample parking, maybe on the DND property, if all the buried explosives were dug up in an area big enough to support this project. Or out at the stock car race track, also Predator Ridge area just to name a few. I would really like to see this go as the music would be great, and also a very good draw for Vernon. But I think you need to advise the Okanagan Summer Festival Society that the College property is just not the place for this venue.

Cheers from s.22

Meadows, Jennifer L AVED:EX

From: Meadows, Jennifer L AVED:EX
Sent: Thursday, June 16, 2016 9:25 AM
To: Bajwa, Raman AVED:EX
Subject: RE: MLA Foster nixes amphitheatre project

Hi Raman,

This is what we know:

- OKAN was approached by a non-profit community organization, North Okanagan Festival Society, interested in leasing some of the Vernon Campus property to create an outdoor amphitheatre.
- OKAN and the Society entered into an MOU that enabled the Society to proceed with a study of the proposal, including public consultation.
- Okanagan College is on title as the land owner; government does not directly own the property.
- Ministerial approval by the Ministers of AVED and Finance is required for Colleges to enter into a lease agreement
- OKAN had not approached AVED to discuss the potential lease of land therefore, there was no reason for AVED to step in.

Thanks
Jennifer

From: Bajwa, Raman AVED:EX
Sent: Wednesday, June 15, 2016 4:16 PM
To: Meadows, Jennifer L AVED:EX
Subject: FW: MLA Foster nixes amphitheatre project

Hi Jen,

Please see the request below from a CA. Any information would be greatly appreciated.

Thanks.

Raman

From: Botterill, Janice [<mailto:Janice.Botterill@leg.bc.ca>]
Sent: Wednesday, June 15, 2016 4:13 PM
To: Bajwa, Raman AVED:EX
Subject: FW: MLA Foster nixes amphitheatre project

Hi Raman,

Would appreciate some feedback/messaging on this amphitheatre decision

Thanks
Janice

From: s.22

Sent: June 8, 2016 3:50 PM

To: Thomson.MLA, Steve <Steve.Thomson.MLA@leg.bc.ca>

Subject: MLA Foster nixes amphitheatre project

Hello Minister -

I have believed for years that I could not be surprised or shocked by actions of the BC Government, but the BC Government Caucus has managed it (see release below).

As a voter, I make my decisions based on the quality of decisions I see being made by the government in power. The cavalier "nixing" of this project, on which I have spent years of effort and which had potential to bring great economic benefits to the Valley, is a small example of a bad decision. There's also the problem that the process was subverted for political convenience.

There have been many much larger decisions made by your government which are just as wrong-headed and ill-informed. Site C, LNG, the referendum on transit in the Lower Mainland, the 10-lane bridge over the Fraser and the sacrifice of small BC wine growers to enrich the Pattison empire come to mind. Then there are the sins of omission: failing to regulate profiteering in real estate transactions, failure to address the questionable fund-raising practices of the Liberal Party.

I'm sure yours is one of the wiser heads at the cabinet table and I hope you will encourage your colleagues to deal with these and other important issues in a rational and ethical fashion. The voters of BC have been known to vote down an arrogant government even when we don't have a very attractive alternative.

Regards,

s.22

Begin forwarded message:

From: "Paulson, Dave" <Dave.Paulson@leg.bc.ca>

Subject: **NR-MLA Foster nixes amphitheatre proposal at Okanagan College**

Date: June 1, 2016 at 2:00:18 PM PDT

To: undisclosed-recipients::

B.C. Government Caucus

News Release

June 1, 2016

MLA Foster nixes amphitheatre proposal at Okanagan College

VERNON – A proposed amphitheatre at Okanagan College's Vernon campus will not go ahead, Vernon-Monashee MLA Eric Foster said today.

Plans for an amphitheatre that would hold up to 5,500 people were unveiled last December by the Okanagan Summer Festival Society.

The proposal was met with wide opposition with concerns focused on noise, parking and traffic congestion in the neighbouring residential area in Coldstream.

"It's a good idea – potentially very good for the community – but it's the wrong location," Foster said. "I feel that an amphitheatre at that location would degrade the quality of life for residents who live near the campus."

As owner of the land in question, the provincial government has final say on development matters. "I made my feelings – and the feelings of local residents – clear to the Ministry of Advanced Education that this project should not go ahead, and the ministry agreed," Foster said.

-30-

Media contact: Dave Paulson, B.C. Government Caucus Communications, 250-952-0778

Bravo! Vail Festival:
Audiences and Economic Impact

The **Bravo! Vail Festival** features performances by major US symphony orchestra held at the **Gerald R. Ford Amphitheater** in Vail, Colorado. They also present chamber music concerts in local churches and a number of free events. The Bravo! Vail Festival is ranked as one of the Top 10 classical music festivals in the US according to National Public Radio.

Vail is a small resort community with a resident population of about 5,300 located about 130 miles west of Denver International Airport. It is a popular destination for Americans from other states as both part-time residents and retirees.

The capacity of the Amphitheater is 1,300 fixed seats under cover plus 1,500 or more in general admission on grassy, rock-terraced slope. The Festival surveys their audiences every year. Residents and part-time residents who own property in Vail make up almost 60% of audiences which, according to Festival management, break down approximately as follows:

Second- and third- homeowners with primary residence in other states	30%
Second-homeowners from the rest of Colorado	10%
Full-time Vail residents	20%

The remaining 40% of audience members are visitors:

Visitors from other states and countries	28%
Visitors from elsewhere in Colorado	13%

Their research shows that a lot of these visitors come to the Vail in the summer specifically for the Festival. These are the attendees who have the greatest positive economic impact on the region. The most recent statistics available are from the 2015 Festival:

Season:	July 1 to Aug 6, 2015
Direct Economic Impact:	\$18.7 million US for Eagle County, CO \$ 9.5 million in the Town of Vail
Number of room nights:	9,800+
Sales tax revenues:	\$ 841,000 (these go to municipalities in Colorado)
Tickets sold:	44,000 (plus 9,000 attendees at free events)
Survey and analysis by:	Corona Insights, Denver

Prepared by s.22
June 6, 2016

Johnstone, Judy E AVED:EX

From: Minister, AVED AVED:EX
Sent: Thursday, March 24, 2016 10:34 AM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Chalmers, Jennifer AVED:EX; Bajwa, Raman AVED:EX
Subject: 102009 - FOR ED RESPONSE: regarding a proposed amphitheatre at Okanagan College, Vernon Campus
Attachments: The Society's Idyllic View of the proposed amphitheatre.docx; ATT00001.txt
Categories: Minister

Please prepare response for ED signature as follows:

Branch: CSD
Issue: Okanagan College

Please copy the Minister on our response.

Thanks

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

This message may contain information that is privileged and confidential. If you have received this message in error, please notify me immediately and delete the original transmission without making a copy.

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

From: s.22
Sent: Wednesday, March 23, 2016 6:48 PM
To: Minister, AVED AVED:EX
Subject: regarding a proposed amphitheatre at Okanagan College, Vernon Campus

Dear Mr. Wilkinson,

I am attaching a document regarding a proposed amphitheatre that a society wants to build in a gully in front of Okanagan College, Vernon Campus.

We are a group of concerned residents who are opposed to this project.

Would you please read the document outlining our concerns and get back to me with your thoughts about it?

A very small group of people who have an idyllic vision (but no experience) of building or operating a 5,500 capacity amphitheatre in a steep, highly erodible, historic gully are causing us a great deal of trouble. We could use your help.

This project has been poorly thought out. Talk about putting the cart before the horse. The society neglected to tell us their plans until about 4 years after they had started working on it. We were blind-sided. Now, we're in for a fight.

We were told that your ministry ultimately controls the use of the land on which Okanagan College is built. The destruction of the gully would be an environmental disaster.

A 5,500 capacity amphitheatre in the middle of a residential area would negatively affect our lives for the worse..... forever.

If it ever happens that the College Board of Governors agrees to lease the land to the society, allowing them to build the proposed amphitheatre, we respectfully ask you to please deny their request.

Sincerely,

s.22

On behalf of the concerned residents who oppose a proposed

It is important for you know that we, a large group of residents living in Coldstream and Vernon, are not against an amphitheatre. What we are against is an amphitheatre being built in this location. ie. the ravine in front of Okanagan College, Vernon. We represent a large group of concerned residents who think that this location does not make sense and is just plain WRONG.

The Society's Idyllic Vision of the proposed amphitheatre:

1. A grassy, green, treed, gently sloping location over-looking the pristine view of Kal Lake and the Monashees
2. Thousands of happy people lounging on the lush green grass or sitting comfortably under the shade of the roofed permanent structure enjoying the gorgeous Kal Lake view and world-class entertainment
3. Ample parking with shuttle buses easily transporting people from the DND parking lot or from the airport to the venue.
4. Satisfactory noise abatement
5. Ease of access off Hwy. 97
6. Close location to Kelowna airport
7. The prestige of being able to attract big name, popular entertainers from around the world

Vs

The Reality

1. A steep, deep, unstable, historic, post-glacial, drainage gully covered with bunch grass, prickly pear cacti, sumac, balsamroot, lupins, and clover, and currently inhabited by bull snakes, deer, coyotes, mice, eagles, quail, owls and hawks.
2. Parking issues, specifically, a lack of parking resulting in people parking here there and everywhere.
3. Noise complaints. Noise level testing would be unable to take into account a combination of crowd noise + traffic noise + performer's noise, all of which would also be affected by weather, wind, higher than allowed volume levels set on the speakers, inversion, valley wave echoes. Inevitably, the noise generated by the various events would break the Coldstream noise by-laws and become a huge source of irritation for the residents of the whole north end of Kal Lake. N.B. Noise abatement measures taken by other amphitheatres built in residential areas have not worked. Of the 14 amphitheatres we checked out throughout North America, the number 1 complaint was noise.
4. Thousands of people packed into an already congested, tight, small area.
5. Traffic congestion at the lights at Hwy. 97 and College Way, also at the corner of College Way and Kickwillie Loop. The Society's solution to lack of parking

- would be to shuttle people via buses. For the sake of safety, there is no left turn allowed into the DND parking area when travelling northbound.
6. In order to pay the bills, the Society would have to rent out the facility to a company such as Live Nation who would need to attract big crowds by bringing in popular country and western and rock groups, both of which are known to be loud. These kind of groups would attract a noisier and more rowdy type of crowd. For eg. The Sheepdogs. We would not want to see a gross situation like what happened at Merrit Mountain Music Festival happen here.
 7. Removal of wildlife habitat. Gone. Several deer pass through the gully daily.
 8. Removal of the natural environment which would have to be replaced with agronomic grasses and irrigation.
 10. The potential for huge, disastrous drainage and erosion problems
 11. Safety issues. I.e. the potential for theft, alcohol and drug-related problems that would require extra policing – Who will be responsible for the extra policing?
 12. Littering, trespassing, parking and light complaints – Ultimately, who is responsible for such problems?
 13. The very real potential for grass fires caused by the dry bunchgrass catching on fire from a tossed cigarette or joint. Whose responsibility?
 14. Amphitheatres often hold 3 and 4 day festivals. As nearby residents, we would be forced to endure day after day of irritating disruption of our quiet and peaceful neighborhoods.
 15. Too many buildings, roads and people in an already too small and congested area. i.e.
 - 1) College buildings
 - 2) Community Gardens,
 - 3) Track and Field/football/walking/lacrosse facility
 - 4) City and UBCO buses pickup spot
 - 5) Parking lots

Building the proposed amphitheatre would add:

- 1) a covered structure for 1,500 people
 - 2) a grassy area for 4,000 people
 - 3) enough washrooms for up to 5,500 people,
 - 4) a concession
 - 5) road access off Kickwillie Loop to the stage parking area
 - 6) Buses dropping off people
 - 7) Cars trying to find a place to park
 - 8) a stage plus performer's change rooms, washrooms, storage areas at the bottom of the gully
16. The destruction of the ravine which some people see as land that is ugly and useless for anything so why not build an amphitheatre there. However, others, like those who see it every day, would say, "Everything is beautiful, but not everyone sees it." If you look at this gully from Google Earth, it is the

last remaining open, undeveloped area in the immediate vicinity of the College, and should remain as a green space.

17. The access road that would have to be built off Kickwillie just to the south of College Way, through the bottom of the gully, providing access to the stage area. This road would be difficult and expensive to build, creating a very dangerous traffic situation.

A Summary of Problems Faced by other amphitheatres

1. Barrie, Ontario - 2013- Bandstand - Excessive noise - Lack of parking - Traffic congestion resulting in a petition stating that "Bayview Park should be maintained as green space for all Barrie residents to enjoy and not for special interest groups and that there are more suitable sites."
2. Delta, BC -2001 - Concerns re generation of noise from the proposed amphitheatre
 - requests that Richmond engage its own noise consultants to evaluate the potential impact of noise from the proposed amphitheatre
3. Coquitlam River Valley - 2015- split as to whether the community wanted an amphitheatre - lack of washrooms nearby - Size of the project - area highly sensitive to noise echoes - Municipality ignoring the wishes of residents who think that a new amphitheatre is not a good use of tax dollars. I.e. Grant money is actually our money.
4. Georgia, DC - 2010- Noise because most tour groups control their own sound levels with their own equipment
5. Tampa Bay, FLA -2004 - The amphitheatre shown on plans was NOT the same as the amphitheatre they built - noise - Once constructed, the amphitheatre would be required to demonstrate compliance with our noise regulations on a continuing basis. That hasn't happened.
6. San Diego - 2015 - Amphitheatre fell into disrepair so a group is suing the City of San Diego for allowing it to happen. It became an attractive nuisance
7. Alabama - 2011 - Noise pollution
8. N. Carolina- 2010 - Losing money
9. Washenton Richfield, OR - 2003 - Lost money - noise - traffic congestion - Depends on concession sales to make a profit
10. California Mountain View - 2013 - Noise, drug and alcohol offenses - over-selling tickets to popular events
11. Tennessee - Memphis - 2015 - Losing money
12. Tennessee - Nashville - Noise complaints - sound waves bouncing off the surface of the water - noise complaints about daytime noise from sound checks
13. Red Rocks - 2014-Colorado - Noise levels increasing over the years
14. Oregon Bend - Oregon - 2013 - Noise - drug and alcohol use - nearby properties devalued

In summary, we wonder why the Society is determined to proceed with this location when it is plagued with so many negatives. It makes no sense to have an amphitheatre in the middle of a residential area, on a steep, unstable slope, in an already congested area that is sorely lacking in sufficient parking for 5,500 people. We feel that the Society, while well-intentioned, has an idyllic, but unrealistic vision, and has neglected to do its homework. They have zeroed in on this location and, in their minds, no other location will do. The negative ramifications of this project heavily outweigh the positives. If the Society thinks it can manage to get enough money through grants and donations to build and operate a proposed amphitheatre, then it should be able to get enough money to buy a view property far away from any residential area.

We strongly urge you to speak to the Society (dbond@shaw.ca) and persuade them to look elsewhere for a more suitable location for an amphitheatre.

Johnstone, Judy E AVED:EX

From: Burnett, Teresa M AVED:EX on behalf of AVED Colleges and Skills Development Branch AVED:EX
Sent: Tuesday, April 12, 2016 4:08 PM
To: s.22
Cc: Minister, AVED AVED:EX
Subject: Our Ref. 102009 - Re: Proposed Amphitheatre in front of Okanagan College - Vernon Campus

April 12, 2016
Our Ref. 102009

s.22

E-mail Address: s.22

Dear s.22 :

Thank you for your correspondence of March 23, 2016, sent to the Honourable Andrew Wilkinson, Minister of Advanced Education, written of behalf of residents living in Coldstream and Vernon, regarding a proposed amphitheatre in front of Okanagan College, Vernon Campus. Your e-mail has been forwarded to me for response on behalf of Minister Wilkinson.

I appreciate that you have taken the time to share your thoughts and concerns and those of area residents regarding the proposed construction of an amphitheatre on the site of Okanagan College in Vernon, as well as providing the summary of problems faced by other areas where amphitheatres have been built.

It is important to note that the Ministry of Advanced Education provides funding for British Columbia's public post-secondary institutions. These institutions have substantial autonomy under provincial legislation, which provides that governing bodies of these institutions have jurisdiction over all matters relating to the management and administration of the institutions.

Under the *College and Institute Act*, Okanagan College has the responsibility to manage its affairs and priorities.

However, pursuant to Section 50(2) of the *College and Institute Act*, the College must obtain the approval of the Minister of Advanced Education and the Minister of Finance prior to disposing of land and or buildings.

It was unclear in your letter whether you have addressed your concerns directly with the Board of Governors at Okanagan College. You may wish to convey your concerns to the Board by contacting Ms. Linda Le Gallee at: (250) 862-5472 or: llegallee@okanagan.bc.ca.

I hope this information is of assistance to you.

Sincerely,

Melanie Nielsen
Acting Executive Director
Colleges and Skills Development Branch

Ministry of Advanced Education

pc: Honourable Andrew Wilkinson
Minister of Advanced Education

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

From: s.22

Sent: Wednesday, March 23, 2016 6:48 PM

To: Minister, AVED.AVED:EX

Subject: regarding a proposed amphitheatre at Okanagan College, Vernon Campus

Dear Mr. Wilkinson,

I am attaching a document regarding a proposed amphitheatre that a society wants to build in a gully in front of Okanagan College, Vernon Campus.

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This project has been poorly thought out. Talk about putting the cart before the horse. The society neglected to tell us their plans until about 4 years after they had started working on it. We were blind-sided. Now, we're in for a fight.

We were told that your ministry ultimately controls the use of the land on which Okanagan College is built. The destruction of the gully would be an environmental disaster.

A 5,500 capacity amphitheatre in the middle of a residential area would negatively affect our lives for the worse..... forever.

If it ever happens that the College Board of Governors agrees to lease the land to the society, allowing them to build the proposed amphitheatre, we respectfully ask you to please deny their request.

Sincerely,

s.22

On behalf of the concerned residents who oppose a proposed

Johnstone, Judy E AVED:EX

From: Johnstone, Judy E AVED:EX
Sent: Monday, April 18, 2016 8:36 AM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Meadows, Jennifer L AVED:EX
Subject: 102173 - INFO/FILE: Proposed Amphitheatre at Okanagan College's Vernon Campus

Categories: Deputy Minister

Please INFO/FILE

Branch: C&SD
Issue: Okanagan College

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

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From: s.22
Sent: Sunday, April 17, 2016 10:17 PM
To: ;
Subject: Proposed Amphitheatre at Okanagan College's Vernon Campus

Well don't get me wrong I'm all for this project, by the Okanagan Summer Festival Society, just not the location. We are already fighting for parking space, between students and the users of the wonderful new track and field area. But add another 2 thousand cars for 6 thousand people, and you see what I'm talking about. How do they expect to keep people from trampling the community garden, and on top of it all, this is a game corridor and very environmentally sensitive ravine, right in the middle of a residential area. s.22

s.22

s.22 So how in the world are people suppose to live right next door to this project. To begin with I don't know how this got by the Minister of Advanced Education or even if that department has been told about this project??? It's not like there isn't any other place in the Vernon area where this theater could be built with ample parking, maybe on the DND property, if all the buried explosives were dug up in an area big enough to support this project. Or out at the stock car race track, also Predator Ridge area just to name a few. I would really like to see this go as the music would be great, and also a very good draw for Vernon. But I think you need to advise the Okanagan Summer Festival Society that the College property is just not the place for this venue.

Cheers from s.22

Johnstone, Judy E AVED:EX

From: Minister, AVED AVED:EX
Sent: Tuesday, April 19, 2016 12:19 PM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Chalmers, Jennifer AVED:EX; Bajwa, Raman AVED:EX
Subject: 102198 - INFO/FILE: Okanagan College Vernon Campus

Categories: Info/File, Minister

Please info/file as follows:

Branch: CSD
Issue: Okanagan College

Cliff Subject Line: Proposed Amphitheatre at Okanagan College's Vernon Campus

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

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

From: s.22
Sent: Monday, April 18, 2016 1:23 PM
To: Minister, AVED AVED:EX
Subject: Okanagan College Vernon Campus

Dear Honourable Minister of Advanced Education.

Could you please advise if there is a land use policy in place for the Okanagan College Vernon Campus. Specifically I am looking for reference to the College's obligation with regards to complying with Municipal Bylaws. At present we have a situation, where there is a proposal to build an Amphitheater on the College grounds. This project is not proposed by or part of the Okanagan College Vernon program it self. It is being proposed by the Okanagan Summer Festival Society, a stand alone charity. It seems to me, that the College is beyond it's mandate, when it plans to rent out on a long term contract part of it's property to a separate party. This effectively bypasses hearings normally required by our elected Councils. I suggest that as a policy any lands that are separated and rented out as described above, automatically have to comply with local Bylaws during the term of the rental agreement.

Regards,

s.22

Sent from my iPad

Johnstone, Judy E AVED:EX

From: Minister, AVED AVED:EX
Sent: Wednesday, April 20, 2016 8:47 AM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Chalmers, Jennifer AVED:EX; Bajwa, Raman AVED:EX
Subject: 102206 - INFO/FILE: North Okanagan Naturalists Club re Proposed Amphitheatre
Attachments: NONC Amphitheatre Letter.pdf; ATT00001.htm

Categories: Info/File, Minister

Please info/file as follows:

Branch: CSD
Issue: Okanagan College

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

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From: Harold Sellers ^{s.22}
Sent: Tuesday, April 19, 2016 6:53 PM
To: Minister, AVED AVED:EX
Subject: North Okanagan Naturalists Club re Proposed Amphitheatre

The North Okanagan Naturalists' Club does not support the proposed amphitheatre at Okanagan College as the attached letter details.

Yours truly,
Harold Sellers
President



North Okanagan Naturalists' Club

PO Box 473
Vernon, BC
V1T 6M4

17 April 2016

Mei Arnold, MP, North Okanagan Shuswap
Eric Foster, MLA, Vernon Monashee
Regional District of North Okanagan
Mayor Jim Garlick and Council, District of Coldstream
Mayor Akbal Mund and Council, City of Vernon
The Okanagan Summer Festival Society
Okanagan College Board of Directors
The Morning Star
Castanet

Re : Proposal for an Outdoor Amphitheatre at Okanagan College

The North Okanagan Naturalists' Club, representing over 120 members and 60 years of conservation advocacy, opposes this construction project proposed for the Okanagan College property, overlooking Kalamalka Lake.

We draw your attention to the following quote from the City of Vernon's Environmental Management Areas (EMA) Strategy.

*Environmentally sensitive areas (ESAs), critical ecosystems and natural features have been identified as those areas which are at greatest risk for significant and difficult to reverse impacts to ecosystem functioning, habitat and ecosystem services, removal or disruption of habitat and corridors, or are at risk of not being adequately compensated or mitigated. These areas include ridgelines, hilltops, **ravines**, riparian areas and rangelands/grasslands.*

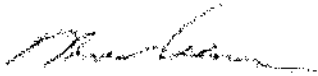
Although the site is not within City of Vernon, the principles and concerns stated in this strategy still have relevance.

The ravine in question is the only remaining one in the area and should be left in its natural state.

Other concerns of an environmental nature are noise, run off, insufficient washrooms, windblown trash, and insufficient parking resulting in traffic congestion and roadside and street parking.

Plans to construct on the ravine should be abandoned and rejected by those who have the power to do so.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Harold Sellers", with a long horizontal flourish extending to the right.

Harold Sellers
President

Johnstone, Judy E AVED:EX

From: Minister, AVED AVED:EX
Sent: Monday, April 25, 2016 8:42 AM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Chalmers, Jennifer AVED:EX; Bajwa, Raman AVED:EX
Subject: 102251 - INFO/FILE: Proposed Kalbowl Amphitheatre at Okanagan College, Vernon Campus
Attachments: Kal Bowl Letter Prov Apr 24 2016.docx
Categories: Info/File, Minister

Please info/file as per previous incoming.

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

This message may contain information that is privileged and confidential. If you have received this message in error, please notify me immediately and delete the original transmission without making a copy.

From: s.22
Sent: Sunday, April 24, 2016 8:50 PM
To: Foster.MLA, Eric LASS:EX
Cc: Minister, AVED AVED:EX; Fassbender.MLA, Peter LASS:EX
Subject: Proposed Kalbowl Amphitheatre at Okanagan College, Vernon Campus

Good evening Mr. Foster,

Please find attached a letter regarding the proposed Kalbowl Amphitheatre. The Okanagan Summer Festival Society has been and continues to source provincial funding for for various renderings, studies and meetings around a project that should not be encouraged to move forward. A 6000 seat amphitheatre does not belong in a residential neighborhood or in the community of Coldstream which would not benefit from its existence. There are amazing facilities throughout the Okanagan that are more than suitable for the kind of events the OSFS is proposing.

Thank you for your consideration.

s.22

Mr. Eric Foster, MLA Vernon-Monashee

re. Residential Neighborhood No Place for Amphitheatre

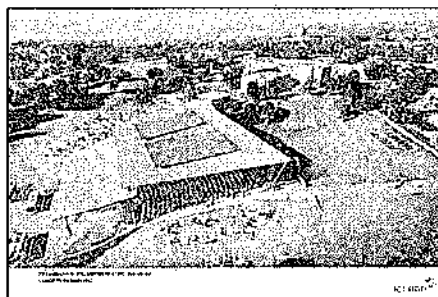
April 24, 2016

Dear Mr. Foster,

I find it interesting that Diane Bond, Spokesperson/Secretary/Treasurer, the President, Vice President and 2 other directors of the Okanagan Summer Festival Society don't live in Coldstream or Greater Vernon or even the North Okanagan. Who knows where their entire 35 person membership reside but this small group holds tight to a very idealistic vision of constructing and operating an amphitheater which will accommodate 6000 patrons on the grounds of the Vernon Campus of Okanagan College. Built into the existing gullies the landscape would be forever changed from the unique, rugged yet delicate looking slopes to this flat paneled roof that will take away any semblance of natural beauty inherent to the area.



to



What's most obviously missing from the artist's rendering is any reference to residential roof lines and the people who live in this community.

I've attended each of the public sessions hosted by OSFS and have heard what Ms. Bond and her colleagues have had to say and while she insists the neighborhood group listen and be respectful, there doesn't seem to be a reciprocal protocol. Is it simply arrogance or a belief that their vision is right, no matter what the residents have to say? And as for Okanagan College, they've distanced themselves from any discussion whatsoever stating this isn't their issue. It certainly is when they've entered into an agreement with OSFS and allowed this project to continue. At the first public session the Okanagan College spokesman said the college wants to be a good neighbor but no good neighbor blasts their music three nights a week for the entire summer, not including rehearsals and sound checks.

The environmental impact is clear and that alone should be enough to halt the project, but let's look at the practical reality of life after the amphitheatre.

Noise - whether its Mozart or Black Sabbath the result is the same. Unwelcome noise is unwelcome noise.

Traffic - imagine 2000 plus vehicles moving through the neighborhood on performance nights. That's doesn't include performers, trucks carrying sets and equipment, catering vehicles, food trucks, volunteer vehicles, etc.

Parking - there are 450 parking spots on site for this venue and the track. OSFS has visions of shuttling people from the DND parking lot. Every residential street in our neighborhood will be taken over by people attending events at the proposed Kalbowl. Human nature dictates, it's not about getting in, it's about getting out.

Infrastructure - our roadways were not designed for this level of traffic or semi-truck and trailer units attempting to navigate Kickwillie Loop in a effort to make a quick turn into a designated parking area at the lower end of the gully.

Then of course there's general maintenance, vandalism, security and policing costs associated to a facility of this size. Coldstream and residents will ultimately be held accountable yet Coldstream will not benefit from this venue in any way.

The OSFS is a registered charity and in turn, relies on grants and public funding to continue with their studies to determine viability of this site. This is not money well spent. This is not the right location for a project of this nature and the Society has not done their due diligence in securing an adequate alternative. Ms. Bond and the OSFS compares the proposed Kalbowl Amphitheater to others in Joliette, QC or Sarasota, NY but those are located on large parcels of land; 70 hectares for one and adjacency to an 800 acre state park for the other. She's also mentioned Vail, Colorado and Banff, Alberta, both cities reliant on tourism to sustain the communities. In both of these cases the amphitheater is located downtown and that may be a very good option here. The OSFS wants a venue located in nature so instead of a peek-a-boo view of Kalamakla Lake, what about Silver Star? This tourism area is working so hard to build their summer traffic. Certainly they would be open to discussing the options.

Our residential neighborhood is no place for an amphitheater. The OSFS has not done their due diligence, they have not done enough research in site sourcing, they have their heads buried in the sand and will not listen to community concerns. Okanagan College should stop the project before it proceeds any further and our provincial government should not be funding continuing investigation in a site that is clearly not suitable on so many levels.

Sincerely,

s.22

cc Peter Fassbender, Minister of Community, Sport and Cultural Development, Andrew Wilkinson, Minister of Advanced Education.

Johnstone, Judy E AVED:EX

From: Minister, AVED AVED:EX
Sent: Friday, April 29, 2016 9:47 AM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Chalmers, Jennifer AVED:EX; Bajwa, Raman AVED:EX
Subject: 102292 - INFO/FILE: Proposed Amphitheatre at Vernon Campus of Okanagan College
Attachments: 160427_Ltr_Amphitheatre_College.pdf

Importance: High

Categories: Info/File, Minister

Please info/file as follows:

Branch: CSD
Issue: Okanagan College – Vernon Campus

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

This message may contain information that is privileged and confidential. If you have received this message in error, please notify me immediately and delete the original transmission without making a copy.

From: Trevor Seibel [<mailto:tseibel@coldstream.ca>]
Sent: Friday, April 29, 2016 7:55 AM
To: dbond@kalbowl.ca; legallee@okanagan.bc.ca; Minister, AVED AVED:EX; Foster.MLA, Eric LASS:EX
Cc: Irma Breitzkreutz; Keri-Ann Austin; Trevor Seibel
Subject: Proposed Amphitheatre at Vernon Campus of Okanagan College
Importance: High

Please find attached a letter, regarding the Proposed Amphitheatre at Vernon Campus of Okanagan College, sent on behalf of Mayor Jim Garlick.

Should you have any questions please contact our office.

Trevor Seibel, BBA, CPA, CA | Chief Administrative Officer
District of Coldstream | 9901 Kalamalka Road, Coldstream, BC V1B 1L6
T: 250-545-5304 | F: 250-545-4733
www.coldstream.ca

The information contained in this communication is confidential and intended only for the use of those to whom it is addressed. If you have received this communication in error, please notify me by telephone (collect if necessary) and delete or destroy any copies of it. Thank you.



Please consider the environment before printing this email.



DISTRICT OF COLDSTREAM

9901 KALAMALKA ROAD, COLDSTREAM, BC V1B 1L6
Phone 250-545-5304 Fax 250-545-4733
Email: info@coldstream.ca Website: www.coldstream.ca

"Rural Living At Its Best"

April 27, 2016

File: 0220-01
0470-50-20

Okanagan Summer Festival Society
14-570 Sarsons Road
Kelowna, BC V1W 5H5
Via Email: dbond@kalbowl.ca

Okanagan College, Board of Governors
1000 KLO Road
Kelowna, BC V1Y 4X8
Via Email: llegallee@okanagan.bc.ca

Minister of Advanced Education
Honourable Andrew Wilkinson
PO Box 9080 Stn Prov Govt
Victoria BC V8W 9E2
Via Email: AVED.Minister@gov.bc.ca

Mr. Eric Foster
Vernon-Monashee MLA
3209 – 31st Avenue
Vernon, BC V1T 2H2
Via Email: eric.foster.mla@leg.bc.ca

Re: Proposed Amphitheatre at Vernon Campus of Okanagan College

At the April 25, 2016 Regular Meeting of Council, the following resolution was adopted:

THAT letters be sent to the Okanagan Summer Festival Society, the Okanagan College's Board of Governors, the Minister of Advanced Education, and MLA Eric Foster, advising that Council does not support an amphitheatre, as proposed by the Okanagan Summer Festival Society, on the Vernon campus of Okanagan College.

Should you require any additional information, please contact the writer.

Yours truly,

Jim Garlick
Mayor

Johnstone, Judy E AVED:EX

From: Minister, AVED AVED:EX
Sent: Monday, May 16, 2016 11:35 AM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Bajwa, Raman AVED:EX; Chalmers, Jennifer AVED:EX
Subject: 102440 - INFO/FILE: Letter re proposed Kalamalka amphitheatre
Attachments: KALAMALKA AMPHITHEATRE.doc

Categories: Info/File, Minister

Please info/file as follows:

Branch: CSD
Issue: Okanagan College – Vernon Campus

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

This message may contain information that is privileged and confidential. If you have received this message in error, please notify me immediately and delete the original transmission without making a copy.

From: s.22
Sent: Monday, May 16, 2016 9:14 AM
To: Minister, AVED AVED:EX
Subject: Letter re proposed Kalamalka amphitheatre

From: s.22
Sent: Thursday, May 12, 2016 9:01 PM
To: CSCD.minister@gov.bc.ca ; mel.arnold@parl.gc.ca ; ericfoster.mla@leg.bc.ca ; planning@rdno.ca ; jgarlick@coldstream.ca ; gtaylor@coldstream.ca ; ddirk@coldstream.ca ; pcochrane@coldstream.ca ; pmclean@coldstream.ca ; gkiss@coldstream.ca ; renns@coldstream.ca ; mayor@vernon.ca ; dbond@kalbowl.ca ; s.22 ; letters@vernonmorningstar.com ; jlister@okanagan.bc.ca ; jhamilton@okanagan.bc.ca ; s.22
Subject: Letter re proposed Kalamalka amphitheatre

We are opposed to Okanagan Summer Festival Society's proposal to build an amphitheatre in the steep, deep gully below Okanagan College's Kalamalka campus. The attached letter outlines our reasons.

s.22

Coldstream

(for your information, but NOT for publication, our address is ^{s.22}
s.22



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KALAMALKA AMPHITHEATRE

The Okanagan Summer Festival Society has said that the “Kalamalka Bowl” site is desirable for a mega amphitheatre because the stage and seating would be built down in the ravine in order to contain the noise, but the concept drawing shows the facility (seating 1500) up level with the “grassy slopes” that another 4 to 5.5 thousand people will sit on. (Numbers from OSFS feasibility study).

One of the criteria for the chosen location is “a place of natural beauty”, but the amount of earth moving required to build the stage and seating, the access road from Kickwillie Loop Road to the stage, the access from above through Patchwork Gardens for the patrons, the drainage for water and sewer will totally destroy the place of natural beauty.

The concept drawing shows that those sitting on the grassy slopes will have a view of Kalamalka Lake; however, those who are interested in a view of the lake can have a much broader view from the Lookout off Highway 97 without paying. Those in the covered seating might see glimpses of the lake at the outer edges of the stage, but after paying to go to a concert patrons will be focused on the concert, not the scenery.

OSFS managing director, who represents about 40 people not from the Vernon area, in a letter to the MorningStar newspaper, implied that after spending time and energy combing the valley and choosing a site based on their criteria they are entitled to a site, and that if they are blocked from this site then someone else should find another site for them. She speaks as if OSFS had been asked by the citizens to find a site, which is not the case.

She has also said that as a charity OSFS does not have enough money for another site, so this indicates to us that the land below the college is available to them for less than market value. Is this because the government (Ministry of Advanced Education) is willing to sell to them at a bargain price??? She has stated that a private landowner refused to sell to OSFS, so can't the government (who represent the citizens) also refuse to sell or lease??

Shouldn't the Ministry of Advanced Education be preserving this unique site for educational purposes like biology studies.

It's a travesty that grant funding (which is needed by so many groups) has been and probably will be given to several “studies” re planning and design, when it's clear to those who know the area that this is not the place for a venue that will destroy the environment, bring unwanted noise and crowds to the neighbourhood of “rural living at it's best”, cause parking and traffic congestion and danger in an area that is coping with the increased parking demand of the new athletic facility at the college.

The OSFS spokesperson has said that the valley's cultural life needs a mega outdoor amphitheatre. The fact is that up and down this valley there is a vibrant outdoor cultural life taking place in many venues, thus showcasing many places of natural beauty, and often giving opportunities to valley performers. These are more beneficial to the valley

communities than one big venue built for millions and benefiting whom?

OSFS has said in a letter to the Morningstar newspaper that after spending so much time and effort and money on the Kalamalka Amphitheatre project so far they will never give up. Yet they claim they are listening to citizens' concerns which include letters and a petition asking them to find another location. In an interview with the CBC the managing director stated those opposed to the proposed site just can't accept change. We suggest that OSFS accept that they are the ones who have to change their focus and find another place.

Johnstone, Judy E AVED:EX

From: Minister, AVED AVED:EX
Sent: Wednesday, May 25, 2016 2:13 PM
To: AVED MCRU Incoming Corresp Working Box AVED:EX
Cc: Bajwa, Raman AVED:EX; Chalmers, Jennifer AVED:EX
Subject: 102513 - INFO/FILE: Proposed Kalbowl Amphitheater
Attachments: Kal Bowl MLA May 25 2016.docx

Categories: Info/File, Minister

Please info/file as follows:

Branch: CSD
Issue: Okanagan College

Judy Johnstone
Manager, Business Services & Ministerial Correspondence
and Research Unit
Office of the Deputy Minister
Ministry of Advanced Education
Telephone: 250 356-6284
Fax: 250 356-5468

This message may contain information that is privileged and confidential. If you have received this message in error, please notify me immediately and delete the original transmission without making a copy.

From: s.22
Sent: Wednesday, May 25, 2016 12:57 PM
To: Foster.MLA, Eric LASS:EX
Cc: Minister, AVED AVED:EX; Minister, CSCD CSCD:EX
Subject: Proposed Kalbowl Amphitheater

This letter is in response to the latest article published in the Morning Star Newspaper.
<http://www.vernonmorningstar.com/news/380315741.html>

Regards,

s.22

Honorable Eric Foster, MLA

May 25, 2016

Mr. Foster,

I feel I must write after reading the latest submission from Diane Bond from the Okanagan Summer Festival Society featuring her architect's comments and the society's next steps.

<http://www.vernonmorningstar.com/news/380315741.html>

Yes, God presented us all with a beautiful piece of land that is the landscape south of Okanagan College but what give the OSFS the right to mar it with a 5500 seat amphitheater? You can "touch the earth gently" but the expansive flat roofed structure proposed will negatively impact this landscape forever.

Residents in the area recognize the value of such a venue in the North Okanagan but locating a facility of this size within the community so close to our homes is simply wrong. Noise, traffic congestion, influx of people, lack of infrastructure, risk of vandalism, maintenance, parking, policing are all legitimate concerns. The District of Coldstream gains nothing while the local residents **quality of life** will be negatively impacted.

We support and see value in the yet underutilized track and are **absolutely in favour** of the Okanagan Rail Trail. Neither venue is without controversy but both **demonstrate** value for all residents of Coldstream, North Okanagan and beyond in family activity, sports and leisure and overall health and wellness. The proposed Kalbowl Amphitheatre does not.

Mr. Foster, I ask you, is this a facility you would want 500 meters from your back door? Diane Bond states in the article "society officials will talk with senior government and hope they will be funders of a significant majority of the capital". These are my tax dollars and this is certainly not where I want them directed. I ask again, would you want this 5500 seat amphitheater 500 meters from your back door? If you can't honestly say yes then you must strongly and vocally oppose this project and do what you can to halt the process now.

Regards,

s.22

cc. Andrew Wilkinson, Minister of Advanced Education, Peter Fassbender, Minister of Community, Sport and Cultural Development

From: [AVED Colleges and Skills Development Branch AVED:EX](#)
To: [Nielsen, Melanie AVED:EX](#)
Cc: [Raey-Scarcella, Vivian L AVED:EX](#)
Subject: FW: letter to OSFS Directors
Date: Tuesday, May 24, 2016 3:36:54 PM
Attachments: [Okanagan Summer Festival Society.docx](#)

Hi Melanie,

I'm not sure if this is something you or Vivian would be responding to? Please let me know if I should forward it on to someone else.

-T&M

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

From: [s.22](#)
Sent: Monday, May 23, 2016 10:48 PM
To: [s.22](#)
Cc: [s.22](#); Foster.MLA, Eric LASS:EX; jhamilton@okanagan.bc.ca;
[s.22](#); mel.arnold@parl.gc.ca; AVED Colleges and Skills Development Branch
AVED:EX; glenn@vernonmorningstar.com Mitchell; [s.22](#)
Subject: letter to OSFS Directors

To the Directors of the OSFS,

I have attached a letter regarding the proposed amphitheatre which your society wants to build in the gully in front of Okanagan College.

We are not sure what information you have been receiving about this project. This letter will update you as to the residents' concerns of which you may not be aware.

Sincerely,

[s.22](#)

On behalf of the Friends of Kickwillie Gully

Please forward to [s.22](#)

Okanagan Summer Festival Society Directors,

We, the residents surrounding the gully where your society wants to build an amphitheatre, wonder if you know what is happening in Coldstream and Vernon concerning the proposed amphitheatre. We're not sure what information you have been receiving, so we would like to update each one of you of things that have been happening.

From what we have been told, the reasons your society likes this location is because of easy access off Highway 97, close proximity to the Kelowna airport, the lake view, the availability and cost of the land, and the gully formation.

However, what some of you might not know is the negative impact that would result from building a 5,500 – 7,000 capacity amphitheatre in this gully.

Do you know that this location, the Kickwillie gully in front of Okanagan College, Vernon Campus, is closely surrounded on 3 sides by residential areas and one other close by? If this were your home, would you want a large amphitheatre built close to your property or bordering on your property line? Would you appreciate people from somewhere else trying to convince you that it would be great if they built something you didn't want in your backyard? That's how we feel.

Currently, the gully in front of Okanagan College is a steep, deep, highly erodible, historic, post-glacial, drainage gully. By the way, how many of you have actually seen it in person or talked to the local residents one on one? Kickwillie Gully is a sensitive ecosystem that is home to deer, eagles, hawks, owls, mice, coyotes, gopher snakes, balsamroot, lupins, bunchgrass, and prickly pear cacti. It is the last, green, open, wildlife corridor in this area. Historically, the gully was used by First Nations people for their winter homes. Thus the name 'Kickwillie' which means pit house. This gully has been classified in a Coldstream Sensitive Ecosystems Inventory Study, 2007, as a "Sensitive Ecosystem with two species on the environmental protected list. The gully needs to stay in its natural state, not be destroyed.

Have you seen the artist's renderings of the proposed amphitheatre? Are you aware that in those drawings there is no gully? It has been almost totally filled in! The balsamroot and bunchgrass are gone, replaced by lush, green grass. There is not one house in sight, even though there are many houses right next to the gully. The drawing totally misrepresents the area. It is an idyllic, but unrealistic vision. How would you feel if this were where you lived, but your house did not exist?

Are you aware of the process that has happened so far? Your society has held 2 public meetings to date. Before your first meeting in December/2015, we knew nothing about your plans. At that meeting, we felt ambushed by your plans, particularly when we discovered that you have been planning this for several years. Why the secrecy? At your second meeting, which was attended almost totally by those opposed to the plan, we were frustrated by the way the meeting was arranged because our attempts to speak were often blocked by the facilitator. We feel that your society is trying to bulldoze this project through in spite of immense opposition. We have done our best to get through to you that we are not against an amphitheatre, but we are adamantly against an amphitheatre in this location. Do you know this? What have you been told about the amount of opposition by residents? In case you don't know, the opposition is huge and passionate, and it won't go away.

You may have been told that the residents of Coldstream and Vernon are fearful of change. We are only fearful of change that would negatively affect our lives as this proposed project would. You may also have been told that people in this area detest anything new. Wrong again. Witness the new track and field/football/soccer facility that has recently been completed on the northern side of the college. Note our enthusiasm for the development of the upcoming Rail Trail. This is a forward thinking, innovative community that also overwhelmingly supports Fine Arts in Vernon including the Okanagan Symphony.

Have you read the feasibility studies about the proposed amphitheatre? You should read it carefully.

Our main concerns are:

1. Destruction of the gully - The soil in the gully consists of layers of sand and gravel. The top layers would have to be removed and replaced with good quality topsoil; the bottom of the gully would have to be filled in and settled; an access road to the stage area would have to be built off Kickwillie Loop. Building that road would require major fill and engineering. Those of us who see the gully every day are sickened by the thought of a huge roofed structure, another difficult and expensive engineering feat, sitting in what is currently a beautiful, natural gully. We love the gully the way it is now.

2. Destruction of the ecosystem in the gully - The gully is a good example of an increasingly rare ecosystem. Over the years, deer have carved out trails that they use almost on a daily basis to travel from the seed orchard to the Commonage area or to feed on the grasses in the gully. Daily, we see eagles and hawks circling overhead searching for mice. In the spring, first you see the yellow balsamroot, and then the purple lupins covering the slopes. Building an amphitheatre in this gully would completely destroy that ecosystem. Is the society willing to allow this to happen? Surely, some of you are environmentalists? Mr. Knapp?

3. **Noise**- We have repeatedly told Ms. Bond that noise testing would be a waste of time and money because we know from living here that sounds travel amazingly well from boats on the lake, from games at the DND ball fields, from rock groups performing at the Funtastic Slowpitch tournament every July 1st weekend, from events at the college, from traffic on Highway 97. Sound bounces off the lake, or is carried by the wind. Already, we have a lot of noise in the area. We don't want any more, whether it is symphony music or rock concerts. No amount of noise abatement measures would prevent surrounding residents, including those across Kal Lake, from being irritated by the noise from an amphitheatre.

4. **Drainage issues**. – This gully is an important drainage ravine. Having to provide sufficient drainage after filling in most of the gully would be next to impossible, plus expensive.

5. **Lack of parking** – Do you know that your solution to lack of parking at the college is to shuttle people from the DND parking lot back to the college? Do you know that there is no left turn allowed into that lot if going northbound? Do you know that the number of parking spots at the college and the DND lot would not be nearly enough? Patrons would cruise around the nearby neighborhood streets looking for anywhere to park. Would you want that in your neighbourhood?

6. **Traffic congestion** – We already have, especially in summer months, a great deal of traffic on Highway 97, a highway that is well known to be a dangerous road. Having even more vehicles travelling at approximately the same time to get to and leave from a show at the college could be catastrophic. Fire and ambulance vehicles need easy access to the Coldstream area. Traffic congestion would hinder such emergency vehicles.

7. **Soil stability** – How in the world is a steep, highly erodible hillside going to be able to support a roofed structure for 1,500 people without sliding down the slope? How expensive and difficult would it be to ensure that didn't happen? What guarantees would you have that it wouldn't slide down that unstable, slippery slope?

8. **Sewage hook-up** – Do you know how many toilets would be required for upwards of 7,000 patrons? Hooking up with Coldstream Municipality's water and sewer system would cost an astronomical amount and be extremely difficult to do, given the terrain, but totally necessary. 80 or more portapotties, anyone? Or why not do your business out in the open, like everyone else?

9. **Wildfires** – The grass in the gully gets dry during the summer. Thus, it becomes a tinderbox waiting for a tossed cigarette or joint. Groups with pyrotechnics could easily start a wildfire, putting neighbouring homes in peril. Within recent years, three forest fires in very close proximity to the Okanagan College site have required water bombers and fire retardants dropped from planes. Less than a kilometer away!

10. **Trespassing, drunk and disorderly conduct, gross behavior, littering, vandalism, theft**. Would you want that in your backyard? According to our law enforcement officers with whom we have consulted, it happens at the kind of events that would occur at the facility, particularly when rented out!

11. **Winter time** – Would this facility become a homeless shelter as happened with the covered grandstand at the race track and covered bleachers in Polson Park? More vandalism, theft, garbage, drugs, alcohol, fire. Both structures were set on fire, and had to be demolished by the city.

Opposition support is growing. Coldstream Council has sent you a letter stating that they are opposed to this location. (Letter included). 1,000+ people in our area have signed petitions stating they are opposed to an amphitheatre in this location. The Vernon Naturalist's Club with 120 members has sent a letter of support (included) stating they are opposed to this location. There have been and continue to be many letters of opposition support sent to the editor of the Morning Star newspaper, Castanet News, our MLA, Eric Foster, our MP, Mel Arnold, Coldstream Council, The Regional District of the North Okanagan, Okanagan College, Vernon Council, etc, etc. Before this letter, did you know that many, many residents are opposed to the proposed amphitheatre and why?

We find ourselves now in a 'you, we say' situation. You say you will address our concerns. We say you would never be able to do so because you have picked the wrong location. You will **never, ever** convince us that building an amphitheatre of any size in the gully in front of Okanagan College would be a good idea because it would negatively affect the whole northern end of Kal Lake and beyond. **Building anything in that location is wrong and doesn't make sense.**

The present impact of your proposed project upon residents is alarming. It is a living nightmare. We are experiencing anxiety, fear of losing our lifetime savings wrapped up in our property, frustration, anger, panic, sleeplessness and much more. We need this harassment in our daily lives to stop now. How would you feel if you were in our shoes? How do you feel about destroying a sensitive ecosystem? Where is the empathy for the people and the living, sensitive ecosystem?

After reading this letter, do you still think this location is 'perfect'? Isn't it time to look elsewhere? Kelowna has a beautiful 5,000 capacity concert venue downtown on the lake. This centrally located venue should be utilized. Another large amphitheatre of this size is not needed in the Okanagan. There are many lovely, rural, accessible locations in the Okanagan that would be far better than this location and away from residential areas. Please re-evaluate your plans and find a new, more suitable location.



Sincerely,

s.22

s.22

on behalf of the Friends of Kickwillie Gully

From: [Nielsen, Melanie AVED:EX](#)
To: [AVED Colleges and Skills Development Branch AVED:EX](#)
Cc: [Raey-Scarcella, Vivian L AVED:EX](#)
Subject: RE: letter to OSFS Directors
Date: Tuesday, May 24, 2016 3:39:00 PM

Let's just file this one with a x-ref to the letter we replied to a couple of months ago. I don't think there's any need for us to respond to this one.

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

From: AVED Colleges and Skills Development Branch AVED:EX
Sent: Tuesday, May 24, 2016 3:37 PM
To: Nielsen, Melanie AVED:EX
Cc: Raey-Scarcella, Vivian L AVED:EX
Subject: FW: letter to OSFS Directors

Hi Melanie,

I'm not sure if this is something you or Vivian would be responding to? Please let me know if I should forward it on to someone else.

-T&M

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

From: Joan Rowan | [s.22](#)
Sent: Monday, May 23, 2016 10:48 PM
To: [s.22](#)
Cc: [s.22](#); Foster.MLA, Eric LASS:EX; jhamilton@okanagan.bc.ca;
[s.22](#); mel.arnold@parl.gc.ca; AVED Colleges and Skills Development Branch
AVED:EX; glenn@vernonmorningstar.com Mitchell; [s.22](#)
Subject: letter to OSFS Directors

To the Directors of the OSFS,

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We are not sure what information you have been receiving about this project. This letter will update you as to the residents' concerns of which you may not be aware.

Sincerely,

[s.22](#)

On behalf of the Friends of Kickwillie Gully

Please forward to [s.22](#)

From: [Funk, Richelle GCPE:EX](#)
To: [Nielsen, Melanie AVED:EX](#)
Subject: NR-MLA Foster nixes amphitheatre proposal at Okanagan College
Date: Friday, June 3, 2016 9:46:59 AM

From: Paulson, Dave <Dave.Paulson@leg.bc.ca>
Sent: Wednesday, June 1, 2016 2:00 PM
Subject: NR-MLA Foster nixes amphitheatre proposal at Okanagan College

B.C. Government Caucus

News Release

June 1, 2016

MLA Foster nixes amphitheatre proposal at Okanagan College

VERNON – A proposed amphitheatre at Okanagan College’s Vernon campus will not go ahead, Vernon-Monashee MLA Eric Foster said today.

Plans for an amphitheatre that would hold up to 5,500 people were unveiled last December by the Okanagan Summer Festival Society.

The proposal was met with wide opposition with concerns focused on noise, parking and traffic congestion in the neighbouring residential area in Coldstream.

“It’s a good idea – potentially very good for the community – but it’s the wrong location,” Foster said. “I feel that an amphitheatre at that location would degrade the quality of life for residents who live near the campus.”

As owner of the land in question, the provincial government has final say on development matters. “I made my feelings – and the feelings of local residents – clear to the Ministry of Advanced Education that this project should not go ahead, and the ministry agreed,” Foster said.

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Media contact: Dave Paulson, B.C. Government Caucus Communications, 250-952-0778

Cliffe, Ashley AVED:EX

From: Aitken, Cathy M AVED:EX
Sent: Tuesday, December 22, 2015 9:38 AM
To: Brewster, Kevin AVED:EX
Cc: Nickerson, Catherine M AVED:EX; Porter, Rodney GCPE:EX
Subject: RE: Okanagan College - News release & potential disposition

Sorry for the delay in responding, it is the Society's NR.

From: Brewster, Kevin AVED:EX
Sent: Wednesday, December 9, 2015 4:45 AM
To: Aitken, Cathy M AVED:EX
Cc: Nickerson, Catherine M AVED:EX; Porter, Rodney GCPE:EX
Subject: Okanagan College - News release & potential disposition

Hi – I presume this is OC's news release or is this the Society's?

If OC's, they should be connecting with GCPE

KB

From: Aitken, Cathy M AVED:EX
Sent: Tuesday, December 8, 2015 4:43 PM
To: Brewster, Kevin AVED:EX
Cc: Shang, Cindy AVED:EX; Nickerson, Catherine M AVED:EX; Springer, Kim C AVED:EX
Subject: Okanagan College - Potential disposition of lease for property in Vernon

Hi Kevin, Roy Daykin has provided a heads-up regarding a press release that will come out on Thursday.

- OKAN was approached by a non-profit community organization, North Okanagan Festival Society, interested in leasing some of the Vernon Campus property to create an outdoor amphitheatre.
- OKAN and the Society entered into an MOU that enabled the Society to proceed with a study of the proposal.
- The project will rely on fundraising, no City nor College funding will be provided
- The Society is aware that should they proceed with the proposal and OKAN is on board, Ministerial approval is still required to allow OKAN to enter into a lease agreement and that there may be a requirement to consult with First Nations
- The property of interest is between the Campus and the Lake where there are several gulleys that may be suitable for an amphitheatre
- OKAN and the Society have not begun any lease negotiations at this time.

Apparently there have been previous discussions between the Ministry (Joe Thompson) and OKAN (Roy's predecessor, Bob Eby).

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102009^{s.22} Bullets

Subject / Issue: Proposed amphitheatre at Okanagan College, Vernon Campus

PLEASE NOTE: *If more than one person/branch will be providing draft bullets please copy/paste and identify a section for each person to provide their respective bullets:*

To: Branch Draft Bullet

Subject / Issue:

DRAFT BULLETS:

- I appreciate that you have taken the time to share yours and area residents' concerns and thoughts about the proposed construction of an amphitheatre on the site of Okanagan College in Vernon and the summary of problems faced by other areas where amphitheatres have been built.
- The Ministry provides funding for British Columbia's public post-secondary institutions and these institutions have substantial autonomy under provincial legislation, which provides that governing bodies of these institutions have jurisdiction over all matters relating to the management and administration of the institutions.
- Under the *College and Institute Act*, Okanagan College has the responsibility to manage its affairs and priorities.
- However, pursuant to Section 50(2) of the *College and Institute Act*, the College must obtain the approval of the Minister of Advanced Education and the Minister of Finance prior to disposing of land and or buildings.
- It was not clear in your letter whether you have addressed your concerns directly with the Board of Governors at Okanagan College. Should you wish to convey your concerns, you may contact Linda Le Gallee at (250) 862-5472 or llegallee@okanagan.bc.ca.
- I trust this information is of assistance to you.