



City of Kelowna

Public Hearing and Associated Regular Meeting Minutes

Date:	Tuesday May 31, 2022
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Luke Stack and Loyal Wooldridge
Members participating Remotely	Councillors Charlie Hodge and Mohini Singh
Members Absent	Councillor Brad Sieben
Staff Present	City Manager, Doug Gilchrist; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Development Engineering Manager, Nelson Chapman*; Legislative Coordinator (Confidential), Rebecca Van Huizen
Staff participating Remotely	Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

1. Call to Order the Public Hearing - START TIME 6:00 PM - Lakeshore 3773-3795 - TA20-0009 (BL12366) - Westcorp on the Lake Inc., Inc. No. A75763

Mayor Basran called the Hearing to order at 6:03 p.m.

Mayor Basran advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "Kelowna 2040 - Official Community Plan Bylaw No. 12300" and Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

2. Individual Bylaw Submissions

2.1 START TIME 6:00 PM - Lakeshore 3773-3795 - TA20-0009 (BL12366) - Westcorp on the Lake Inc., Inc. No. A75763

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Gail Temple Westcorp Inc., Applicant

- Spoke to the background of the project.
- Made comment on zone amendments to support the change in the development plan and have worked closely with city staff on these refinements.
- Clarified that density and access points are remaining the same as in previous plans; there are no changes to traffic expectations.
- Commented on environmental matters and meetings with nearby residential developments; believes the design improved the water quality and riparian area.
- Made comment on the installation of a pedestrian crossing on Lakeshore Road for public safety.
- Confirmed that short-term rentals will not be permitted under the proposed change to the zone.
- Spoke to parking requirements and noted the intention to build 1200 stalls that will provide more than sufficient parking with a buffer of some 40 stalls.
- Spoke to the 10 year rental housing agreement and noted the objective is to create and manage one of the finest rental communities with no intention to stratify in the future; with such a comprehensive and integrated form of development with so many shared services and with one central parkade for so many buildings stratification would be extremely complicated.
- Spoke to the addition of a 75 to 100 space childcare facility on site with the commitment to complete a sidewalk connection on Cook Road so children can walk to the waterfront.

Rob Cesnik, HDR Architecture, Applicant's Agent

- Displayed a PowerPoint presentation summarizing the proposed development.
- Outlined the on-site parking structure and limited surface parking within the site.
- Spoke to the changes in the site layout and the location of density on site; believes the changes improves the urban feel along Lakeshore Road with more of a sensitive approach.
- Displayed a shadow study comparison between current and proposed zoning; with the majority of towers the shadow is cast back onto our property.
- Made comment on the creation of a great green space and noted that the Wilson Creek linear park is a positive community benefit.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

Marlene Pruss, Springbrook Road

- Raised concern with shadowing on adjacent properties and the impacts on backyard privacy of surrounding neighbours.
- Raised concern with parking and does not want parking to be reduced.
- In support of changes that would improve walkability.
- Would like the height to remain as is without further increases.
- Pleased that Wilson Creek will be cleaned up and made public.
- Raised concern with environmental impacts of using concrete compared to wood.
- Raised concern with utility services going through their property.

Online:

Dave Allen, Mission Springs Drive

- Raised concern with the height request.
- Believes the project look greats but is concerned the project is too big for this location.
- Raised concern that the density is nearly twice what is allowed and the height is nearly three times what is allowed in the Official Community Plan Village Centre designation.
- Concerned that the proposal will change the character of the neighbourhood.
- Raised concern with traffic function on Lakeshore Road with so many units.
- Commented that area schools are already at or over capacity.

- Raised concern with loss of views and shadowing for adjacent low density neighbourhoods.
- Raised concerns with insufficient parking for residents and visitors to this rental development.
- Not against development but single family neighbourhoods need to be respected.
- Responded to questions from Council.

Gallery:

Walter Havens, Barrera Road

- Primary concern is with the height of 17 storeys.
- Made comment on the height not meeting the 2040 Official Community Plan guidelines for scaling and massing.
- Raised concern with the loss of views for nearby residents and others.
- Spoke to shortage of affordable housing in the city and believes this development will not be affordable.
- Not opposed to long term rentals but does not want short term rentals.
- Raised concern with constant change to this development and would like certainty that the project does not continue to change.
- Raised concern with carbon pollution from concrete construction.

Online:

Paul Clark, Abbott Street, KLO Neighbourhood Association

- Representing the KLO Neighbourhood Association.
- Raised concerns with transportation and walkability.
- Would like to see sidewalk connection around the project.
- Would like to know who is responsible for paying for the traffic circle at the intersection.
- Spoke to the traffic impact assessment being outdated.
- Raised concern that the height and views are favourable for the development only.
- Raised concern that there are not enough amenities being provided for the increase in height and would like to see something more substantial like a community centre.

Tracey Davis, 255 Lake Avenue

- Raised concern with the increased height and use of concrete.
- Raised concern with the lack of amenities to support walkability based on the density.
- Raised concern with the lack of a transportation plan for 1,100 units.
- Raised concern with loss of view with the height.
- Would like community amenities in the first few floors of the building.

Jane Vallentyne, Bird Place

- New resident to Kelowna and lives on the back of Wilson Creek.
- Supports environmental protection policies in the Official Community Plan.
- Raised concern with the riparian area being less than 15 m in some locations and the potential environmental impacts.
- Would like the project to provide more consideration to the environment.

Gallery:

Craig Morgan, Cook Road

- Raised concern with parking reduction and existing parking volume and issues on Cook Road.
- Raised concern with noise pollution negatively impacting area residents.

Gail Temple, Applicant in Response

- Confirmed the Developer will pay for sidewalk and roundabout.
- Made comment that this is the first change to the development plan since its 2013 approval.
- Commented on the benefit of this rental development with full time security on site and very well managed.
- Commented that the height configuration change is not adding density.
- Responded to questions from Council.

Rob Cesnik, HDR Architecture, Applicant's Agent

- Spoke to the difference between visual impacts of the current height and layout compared to the proposed height and layout; believes the proposed is more of a sustainable and environmentally sensitive approach.

Peter Joyce, Bunt & Associates, North Vancouver

- Commented that a comprehensive update to the traffic impact assessment was done in 2020 and it did account for the completion of the Aqua development; transportation has been thoroughly covered.
- Spoke to the project complying with the Zoning Bylaw parking requirements under the residential rental tenure subzones.
- Made comment that 10 shared vehicles will be provided for the development.

Jason Schleppe, EcoScape Environmental

- Commented on the existing conditions of Wilson Creek's riparian area.
- The focus is on improving the overall riparian area.
- Made comment that the riparian setback meets all City Official Community Plan requirements; spoke to flexing riparian setbacks in some places.
- Commented on provincial permitting and net improvement to meet Official Community Plan policies.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

3. Termination

The Hearing was declared terminated at 7:40 p.m.

4. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 7:40 p.m.

5. Bylaws Considered at Public Hearing

- 5.1 START TIME 6:00 PM - Lakeshore 3773-3795 - BL12366 (TA20-0009) - Westcorp on the Lake Inc., Inc. No. A75763**

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0393/22/05/31 THAT Bylaw No.12366 be read a second and third time.

Carried
Councillor Hodge - Opposed

6. Termination

The meeting was declared terminated at 8:06 p.m.

The meeting adjourned at 8:06 p.m.

The meeting reconvened at 8:15 p.m.

7. Call to Order the Public Hearing - START TIME 6:40 PM - Guy St 945 - TA22-0010 (BL12372) - Tolko Industries Ltd. Inc. No, Aoo66883

Mayor Basran called the Hearing to order at 8:15 p.m.

8. Individual Bylaw Submissions

8.1 START TIME 6:40 PM - Guy St 945 - TA22-0010 (BL12372) - Tolko Industries Ltd. Inc. No, Aoo66883

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Candace Toye, Kerkoff Development, Applicant

- Present on line and available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

There were no further comments.

9. Termination

The Hearing was declared terminated at 8:17 p.m.

10. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:17 p.m.

11. Bylaws Considered at Public Hearing

11.1 START TIME 6:40 PM - Guy St 945 - BL12372 (TA22-0010) - Tolko Industries Ltd. Inc. No, Aoo66883

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0394/22/05/31 THAT Bylaw No. 12372 be read a second and third time and be adopted.

Carried

12. Termination

The meeting was declared terminated at 8:18 p.m.

13. Call to Order the Public Hearing - START TIME 6:40 PM - Steele Rd 1450 - OCP22-0004 (BL12376) Z21-0094 (BL12377) - Mair Developments Ltd., Inc. No. BC0753083

Mayor Basran called the Hearing to order at 8:18 p.m.

14. Individual Bylaw Submissions

14.1 START TIME 6:40 PM - Steele Rd 1450 - OCP22-0004 (BL12376) Z21-0094 (BL12377) - Mair Developments Ltd., Inc. No. BC0753083

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Andrew Bruce, Applicant

- Available for questions.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

No one participating online or in the Gallery indicated they wished to speak.

Andrew Bruce, Applicant

- Responded to questions from Council.

There were no further comments.

15. Termination

The Hearing was declared terminated at 8:23 p.m.

16. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:23 p.m.

17. Bylaws Considered at Public Hearing

- 17.1 START TIME 6:40 PM - Steele Rd 1450 - BL12376 (OCP22-0004) - Mair Developments Ltd., Inc. No. BC0753083**

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0395/22/05/31 THAT Bylaw No. 12376 be read a second and third time and be adopted.

Carried

- 17.2 START TIME 6:40 PM - Steele Rd 1450 - BL12377 (Z21-0094) - Mair Developments Ltd., Inc. No. BC0753083**

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0396/22/05/31 THAT Bylaw No. 12377 be read a second and third time and be adopted.

Carried

18. Termination

The meeting was declared terminated at 8:24 p.m.

19. Call to Order the Public Hearing - START TIME 6:40 PM - Tower Ranch Blvd 2160 - OCP20-0006 (BL12379) Z20-0023 (BL12380) - 0977415 BC Ltd

Mayor Basran called the Hearing to order at 8:24 p.m.

20. Individual Bylaw Submissions

- 20.1 START TIME 6:40 PM - Tower Ranch Blvd 2160 - OCP20-0006 (BL12379) Z20-0023 (BL12380) - 0977415 BC Ltd**

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Hazel Christy, Christy & Associates, Applicant

- Displayed a PowerPoint Presentation summarizing the proposed development.
- Spoke to the history of the project, phasing and technical studies.
- Made comment that technical and environmental studies influenced the initial design work.
- Made comment on parks, natural open space area and trail connections; more than half of the total property area will be preserved in its natural state.
- Spoke to Parkbridge's approach to land leases and home ownership; homeowners are responsible for regular maintenance and upkeep of their home while Parkridge is responsible for maintenance and repair of community infrastructure and common areas.
- Commented on amenities and open space that will be provided.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Gallery:

John Durken, Tower Ranch Boulevard

- President of Tower Ranch Community Association with 340 homes in their community.
- Commented that the Community Association is responsible for maintaining Tower Ranch Boulevard.
- Raised concern with long term issue with speed and traffic along Tower Ranch Boulevard which is an extension of McCurdy Road; will worsen with more volume.
- Made a request to city staff for traffic calming measures; if needed will provide cost sharing to address the matter.

Online:

Katrina Schibler, Tower Ranch Drive

- Raised concern with traffic on Tower Ranch Boulevard and inability to evacuate in an emergency.
- Suggested the development of a roundabout at the golf course.
- Raised concern with very low water pressure and the need for infrastructure to meet water flow requirements.
- Raised concern with years of more construction.
- Would like adequate retaining walls to meet geotechnical requirements; currently sandbags are being used as a retaining wall.
- Raised concern with impacts on groundwater and the potential for flooding.
- Raised concerns of potential blasting and the effects on those that live below the development.

H. Enns, Tallgrass Trail

- New resident located adjacent to Tower Ranch Boulevard.
- Raised concerns with traffic, noise pollution and increased visitors to the area.
- Raised concern with construction impacts on residents' quality of life.
- Would like more limits on construction noise in the Good Neighbour Bylaw.
- Suggested modifications to pedestrian crossings, reduced speeds and roundabouts to improve safety.

Hazel Christy, Applicant in Response

- Parkbridge is a member of the Tower Ranch Community Association and is prepared to participate in solutions to speed and traffic control concerns.
- Parkbridge took note of construction and noise concerns and will implement controls with their contractor to alleviate concerns.
- Responded to questions from Council.

There were no further comments.

21. Termination

The Hearing was declared terminated at 8:51 p.m.

22. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:51 p.m.

23. Bylaws Considered at Public Hearing

23.1 START TIME 6:40 PM - Tower Ranch Blvd 2160 - BL12379 (OCP20-0006) - 0977415 BC Ltd., Inc. No. BC0977415

Moved By Councillor Wooldridge/Seconded By Councillor Given

R0397/22/05/31 THAT Bylaw No. 12379 be read a second and third time.

Carried

23.2 START TIME 6:40 PM - Tower Ranch Blvd 2160 - BL12380 (Z20-0023) - 0977415 BC Ltd., Inc. No. BC0977415

Moved By Councillor DeHart/Seconded By Councillor Stack

R0398/22/05/31 THAT Bylaw No. 12380 be read a second and third time.

Carried

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0399/22/05/31 THAT Council direct staff to review potential solutions for traffic issues along Tower Ranch Boulevard.

Carried

24. Termination

The meeting was declared terminated at 8:59 p.m.

25. Call to Order the Public Hearing - START TIME 6:40 PM - Frost Rd 1055 - OCP21-0010 (BL12382) Z21-0032 (BL12383) - Highstreet Canyon Falls Apartments Ltd

Mayor Basran called the Hearing to order at 8:59 p.m.

26. Individual Bylaw Submissions

26.1 START TIME 6:40 PM - Frost Rd 1055 - OCP21-0010 (BL12382) Z21-0032 (BL12383) - Highstreet Canyon Falls Apartments Ltd

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Eric Delorme, Highstreet Ventures, Applicant

- Displayed a PowerPoint Presentation summarizing the proposed development.
- Provided an overview of Highstreet Ventures mission and goals and focus on sustainable development.
- Provided a project overview identifying types of units, amenities, dedicated park space and vibrant greenspace with more than 250 trees of all varying sizes and species and 3000 shrubs and bushes.
- Spoke to the benefits the Rezoning and Official Community Plan amendment will provide.

- Made comment on the off-site improvements and the relationship to the proposed commercial centre.

Mayor Basran invited anyone participating online or in the gallery who deemed themselves affected to indicate they wish to speak followed by comments from Council.

Online:

Robert Taylor, Ledgeview Court

- Raised concern with community safety with excess vehicles.
- Raised concern that this proposal does not align with the Official Community Plan in that village centres should be at grade and walkable; few homes are walkable to this area which compounds safety issues.
- Believes additional traffic from this and other developments will use Frost Road.
- Raised concern with the ability to safely evacuate the neighbourhood and insufficient access and egress.
- Believes that significant increase in density will change the fabric of the community that residents have invested in.

David Jenkins, Southridge Drive

- President of the Okanagan Mission Residents Association.
- Raised concern with traffic and would like a comprehensive review of traffic impacts on Frost Road ahead of this application being considered.
- Raised concern with pedestrian safety at South Ridge Drive and Frost Road with traffic from the school and existing small commercial plaza.
- Raised concern with the ability to safely evacuate the area.
- Raised concern with winter maintenance at intersections that are steep.
- Concerned with the appearance of the form and character of the development.

Rob Landry, Fawn Run Drive

- Raised concern with narrow roads and speeding traffic in particular around the school.
- Raised safety concerns for children in the school area.
- Raised concern with limited access out of the neighbourhood in case of an emergency.
- Commented that limited transit options to the neighbourhood increase vehicle traffic.
- Believes the original plan to build townhomes would better suit the neighbourhood.

Gallery:

Blythe Clark, Frost Road

- In favour of multi-family on site but raised concern with the number of units and the vehicle load.
- Commented that there are limited public transit options and long travel times exiting the neighbourhood.
- Commented that this development is inconsistent with goals to place density near public transit infrastructure; good development but not in the right place.
- Raised concern that Steel Road will worsen traffic bottleneck.

Online:

Craig Dittmer, Snowberry Avenue

- Agreed with previous concerns raised and believes traffic will be an issue.
- Commented that area schools are at capacity and nowhere for additional children to attend.

Eric Delorme, Applicant in Response

- Commented on the project height which is below elevation of Gordon Drive and no views will be lost and noted that the density does not change.
- Spoke to working with City parks staff on the site layout for trail alignment and pedestrian circulation.
- Commented that townhomes were never part of the proposal.

- Spoke to the form and character for the building design and city staff's input over the past year.
- Commented that the upgrades to three intersections are based on traffic engineer recommendations.
- Responded to questions from Council.

Staff:

- Responded to questions from Council

There were no further comments.

27. Termination

The Hearing was declared terminated at 9:41 p.m.

28. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 9:41 p.m.

29. Bylaws Considered at Public Hearing

29.1 START TIME 6:40 PM - Frost Rd 1055 - BL12382 (OCP21-0010) - Highstreet Canyon Falls Apartments Ltd

Moved By Councillor Stack/Seconded By Councillor Donn

R0400/22/05/31 THAT Bylaw No. 12382 be read a second and third time.

Carried

29.2 START TIME 6:40 PM - Frost Rd 1055 - BL12383 (Z21-0032) - Highstreet Canyon Falls Apartments Ltd

Moved By Councillor Donn/Seconded By Councillor Stack

R0401/22/05/31 THAT Bylaw No. 12383 be read a second and third time.

Carried

30. Termination

The meeting was declared terminated at 9:51 p.m.

Mayor Basran

Deputy City Clerk

/acm