



**City of Kelowna
Public Hearing and Associated Regular Meeting
Minutes**

Date:	Tuesday, October 26, 2021
Location:	Council Chamber City Hall, 1435 Water Street
Members Present	Mayor Colin Basran, Councillors Ryan Donn, Gail Given and Luke Stack
Members participating remotely	Councillors Charlie Hodge, Mohini Singh and Loyal Wooldridge
Members Absent	Councillors Maxine DeHart and Brad Sieben
Staff Present	City Manager, Doug Gilchrist; City Clerk, Stephen Fleming; Deputy City Clerk, Laura Bentley; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Divisional Director, Partnerships and Investments, Derek Edstrom; Parks & Buildings Planning Manager, Robert Parlane; Divisional Director, Infrastructure, John Vos and Strategic Transportation Planning Manager, Mariah VanZerr
Staff participating remotely	Legislative Coordinator (Confidential), Clint McKenzie

1. **Due to COVID-19 a Public Hearing Agenda will also include Regular Meeting Items**
2. **Call to Order the Public Hearing - START TIME 6:00 PM - Kelowna 2040 - Official Community Plan**

Mayor Basran called the Hearing to order at 6:04 p.m.

Mayor Basran advised that the purpose of the Hearing is to hear from the public on matters regarding the Kelowna 2040 Official Community Plan Bylaw No. 12300. After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

3. **Individual Bylaw Submissions**

3.1 START TIME 6:00 PM - Kelowna 2040 - Official Community Plan

Staff:

- Displayed a PowerPoint Presentation.
- Summarized the OCP 2040 public process.
- Summarized the OCP 2040 framework.

- Summarized refinements to the Plan based on public input and Council direction.
- Spoke to putting the Plan into action, once adopted.
- Responded to questions from Council.

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 Participants:

Murray Braaten, Watt Rd

- Recently inherited the property.
- Opposed to the Future Land Use (FLU) Map designation of his property.
- Spoke to lack of awareness or knowledge of this designation.
- Sufficient number of parks in the neighbourhood already.

Monique Guimont, Springfield Rd

- Spoke to strategies for housing policy objectives in OCP 2040.
- Spoke to increases in rentals in Kelowna.
- Spoke to responses to homelessness and the costs of homelessness.
- Encouraged Council to consider options to prevent and treat homelessness.

Tony Kudryk, Argus Properties

- Commended staff for their work on the 2040 OCP.
- Provided an overview of the company's real estate holdings.
- Made reference to previously circulated correspondence.
- Raised concerns with FLU Map around the Airport.
- Raised concerns with maximum heights proposed north of Prospera Place.
- Raised concerns with increase in urban form and character Development Permits required under OCP 2040.

Tom Warshawski, Kenna Rd

- Raised questions regarding certain Policies in Chapter 7.
- Raised concerns with increases in road use and impacts on sustainability.
- Seems to undermine City's commitment to reduce carbon.
- Provided comments on policy 7.8.3.

Tracey Davis, Lake Ave

- Raised concern with policy 7.1.1 Area Structure Plan Consistency.
- Raised concern with policies regarding transportation in Chapter 7.
- Encouraged Council to strengthen policies in Chapter 7.

Merrilee Ashworth, Gallagher's Parkway

- Encouraged staff and council to remain consistent with the policies and principles in OCP 2040.

Norma Sebestyen, Watt Rd

- Recently inherited the property.
- Opposed to the FLU Map designation for this property.
- Encouraged Council to revisit the staff report from July 2021.
- Raised concerns with lack of procedural fairness regarding the proposed change to the FLU Map.
- Raised concerns that bias against a Watt Road property owner is driving Council's decision.
- Raised doubts that the neighbourhood requires additional parkland over the Ike frame of the Plan.

Gallery:

Bob Murdoff, Royal Pine Dr

- Encouraged Council to look at the former Tolko site by making this a special study area.
- Raised concerns with parking around the Hospital and lack of long term plan collaboration between the City and KGH.

-Agreed with previous speaker's comments regarding homelessness.

Ian Sussett, Watt Rd

- Raised concern with need for oversight between Council and planning department.
- Raised concern with development tipping points, such as road capacity and water supply.
- Raised concerns with Watt Rd FLU Map designation and encouraged Council to return to the "buy, sever, sell" model.

Ken Webster, Bay Ave

- Raised concerns with impacts on 1501 Ellis Street.
- OCP 2040 reduces density potential of the site.
- Density increases are proposed for elsewhere.

Erika Bell-Lowther, Abbott St

- Expressed kudos to staff for such an ambitious document.
- Raised concerns with Policy 5.3.7 regarding infill housing in the core area, specifically the heritage conservation area of Abbott and Marshall Street.
- Respect the Heritage Conservation Area.

Douglas Manning, Gallagher's Pinnacle Way

- Opposed to proposed development in the Gallagher's neighbourhood.
- Encouraged Council to look at future land use applications through the policies in OCP 2040 and to amend them only in extraordinary circumstances.

Anne Laurie, Abbott St

- Spoke to the historical evolution of the heritage conservation area.
- Spoke to the current charm of the heritage conservation neighbourhood.

Jamie Tanner, Aberdeen St

- Spoke to the comprehensiveness of the OCP 2040 and encouraged Council to stick with the Plan once adopted.
- Made comments on continuing the heritage conservation area.
- Made comments on the architectural sameness of new development in his neighbourhood and encouraged variety.

Cathy Pierce Tanner, Aberdeen St

- Spoke in favour of designating the former Tolko area as a special study area.
- Agreed with previous comments on encouraging better communication between City and KGH.
- Supportive of increased housing in the core areas.
- Concerned with impacts on the heritage conservation area and the need to preserve the area.

Dan Rogers Kelowna Chamber of Commerce, Harvey Ave

- Thanked and acknowledged work of City staff.
- Made comments on link between OCP 2040 policies and future of City
- Made comments on the upcoming implementation process, once adopted.
- Spoke to the need for a greater focus on affordable housing especially in the areas of governance and funding.
- Made reference to upcoming Commercial Goals Study.
- Spoke to the need for more industrial land.

Pat Munro, Cadder Ave

- Spoke to the special character of the heritage conservation area.
- Spoke in favour of more parks
- In favour of most of the OCP 2040.

Yeng Ling Yu, Leon Ave

- Thanked staff for a great OCP.

- Raised concern with pace of change with respect to single family's home supply.
- Raised concerns with infill development and parking requirements.

Jan Murphy, Cadder Ave

- Spoke to the merits of living on a large lot in the heritage conservation area.
- Encouraged Council to keep the area intact.

Susan Ames Abbott St

- Speaking on behalf of KASAN.
- OCP 2040 is a positive step.
- Spoke in favour of maintaining the heritage conservation area.
- Referenced previously submitted correspondence.
- Supportive of area being specifically designated on the FLU Map as "HCA".

Shayne Medlan, Alta Vista Rd

- Speaking as the Executive Director of Green Okanagan.
- Supportive of the OCP 2040.
- Spoke to benefits of increasing density and its positive impacts on climate crisis.
- Spoke to benefits of density on diversity.

Darren Schlempp, Bulloch Rd

- Raised concerns with previous Council decisions undermining the goals and policies of Imagine Kelowna and OCP 2040.
- Raised concerns with lack of action on previous Climate Action Plans.
- Raised concerns with transit service hour targets.
- Raised concerns with increase in roads in the Transportation Master Plan and corresponding increase in emissions.

Chelsea Magonagaul, Stockwell Ave

- Thanked staff for committing to a bold Climate Action Plan.
- Spoke in favour of densification and it's benefits for the community.

Luke Turri, Chair, UDI Okanagan

- Supportive of approval of the OCP 2040.
- Praised staff for the amount of industry consultation and input.
- Made reference to previously circulated correspondence.
- Raised concern about limits on supply vs demand, in particular for single family homes.
- Raised concerns with Urban Centre height maps.
- Spoke to need for adequate staffing for OCP 2040 implementation.
- Responded to questions from Council.

Heather Frissen, Cherise Rd

- Found the OCP 2040 hard to get through.
- Commended staff for their hard work.
- Made comments on wording on page 7 middle paragraph.
- Concerned with lack of affordable housing and the link to diversity.
- Encouraged Council to be bold and put more resources into affordable housing.

Mayor asked if anyone else in the Gallery wished to speak.

No one came forward.

Mayor asked if anyone else participating remotely wanted to speak.

Kevin Johnson, Hughes Rd

- Owns commercial property near Bankhead elementary school.
- Opposed to the FLU Map for his property.
- Raised doubts that the School District reasons for expansion have merit.

-Responded to questions from Council.

The meeting recessed at 8:32 p.m.

The meeting reconvened at 8:50 p.m.

Staff:

Responded to questions from Council regarding:

- Urban Centre height maps.
- School District expropriation rights.
- Housing unit allocations.
- North End Plan.
- Potential Transportation Master Plan changes.
- Map 21.1 Natural Area Development Permit Area.
- Heights in the north end.
- Housing unit allocations.
- Communicating more recent changes to draft OCP 2040.
- Heritage conservation area policy 5.3.7.
- OCP as a policy document rather than a regulatory document.
- Potential implications of Clean BC Road Map on OCP 2040.
- Additional waterfront parks as a priority for the public.
- Lack of recent use of expropriation for park lands.
- Communications and cooperation between KGH plans and City plans.
- Communications with SD23 regarding FLU designations adjacent to existing schools.
- Civic Precinct Plan references in OCP 2040.
- Heritage Conservation Area nomenclature.
- Watt Road FLU Map designation.
- FLU Map designation implications.
- Clean BC Road Map implications.
- Transit corridors impacts on density.
- Urban centre height densities.
- Ponds commercial node.
- Height maps.

4. Termination

The Hearing was declared terminated at 9:37 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 9:37 p.m.

6. Bylaws Considered at Public Hearing

6.1 START TIME 6:00 PM - BL12300 - Kelowna 2040 Official Community Plan

Moved By Councillor Donn/Seconded By Councillor Given

R0975/21/10/26 THAT Bylaw No. 12300 be read a second and third time.

Carried

Moved By Councillor Hodge/Seconded By Councillor Singh

R0976/21/10/26 THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for Watt Rd.

Defeated

Mayor Basran, Councillors Donn, Given, Singh, Stack and Wooldridge - Opposed

Moved By Councillor Stack/Seconded By Councillor Given

R0977/21/10/26 THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 1205 High Road;

AND THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 4998 Gordon Drive;

AND FURTHER THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Downtown Building Heights Map 4.1, specifically the east side of Ellis Street from Bernard Avenue to Clement Avenue.

Carried

7. Confirmation of Minutes

Moved By Councillor Hodge/Seconded By Councillor Wooldridge

R0978/21/10/26 THAT the Minutes from October 5, 2021 be adopted.

Carried

8. Termination

The meeting was declared terminated at 10:16 p.m.

 Mayor Basran

sf/cm

 City Clerk