



City of Kelowna Public Hearing Minutes

Date: Tuesday, August 10, 2021
 Location: Council Chamber
 City Hall, 1435 Water Street

Members Present Mayor Colin Basran, Councillors Maxine DeHart, Ryan Donn, Gail Given, Brad Sieben, Mohini Singh and Loyal Wooldridge

Members participating remotely Councillors Charlie Hodge

Members Absent Councillor Luke Stack

Staff Present Acting City Manager, Stu Leatherdale; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith; Development Planning Department Manager, Terry Barton; Community Planning & Development Manager, Dean Strachan; Legislative Technician, Rebecca Van Huizen

Staff participating remotely Legislative Coordinator (Confidential), Arlene McClelland

(* Denotes partial attendance)

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 - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - OCP21-0004 (BL12251) TA21-0002 (BL12252) Z21-0005 (BL12253) - Kinnikinnik

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 2030 - Official Community Plan Bylaw No. 10500" 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.

3. Individual Bylaw Submissions

- 3.1 START TIME 6:00 PM - McKinley Rd 1890 1988 Glenmore Rd N 3850 3912 - OCP21-0004 (BL12251) TA21-0002 (BL12252) Z21-0005 (BL12253) - Kinnikinnik

Staff:

- Displayed a PowerPoint Presentation summarizing the application and responded to questions from Council.

Andrew Gaucher, Kinnikinnik Development Inc, Applicant

- Displayed a PowerPoint Presentation.
- Provided an overview of the proposal.
- Spoke to environmental values in parklands.
- Displayed an aerial video of McKinley Beach.
- Provided comments on ecological impacts and mitigation efforts.
- Displayed a map highlighting current zoned areas and areas undeveloped and unplanned multifamily sites.
- Provided comments on future development that would conform to Hillside development guidelines and remain subject to environmental development permits.
- Spoke to steep slopes generally being avoided as well as environmentally sensitive areas.
- Provided comment on a required covenant that all homes provide EV charging as well as single family dwellings designed to Step Code 4 and 5.
- 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

Tracey Davis, Lake Avenue, Kelowna Sustainability Community

- Opposed to this application.
- Provided reasons the proposed application is at odds with the current Official Community Plan and the proposed 2040 Official Community Plan.
- Raised concerns with ecological impacts and the effects on wildlife if this corridor is developed.
- Opposed to urban sprawl outside of the urban growth boundary.
- Raised concern with lack of information and transparency around transportation impacts.
- Requested that Council not approve the OCP amendment or as an alternative defer the decision.

Robert Stupka, Scott Road

- Shared a PowerPoint Presentation.
- Raised concerns with the impacts of climate change and the need to mitigate.
- Raised concern with this area becoming an urban subdivision and substandard.
- Made comments on the potential "iceberg lesson" impacts from Thompson Flats.
- Provided reasons that multi-family units are a greater benefit than single family units.
- This proposed application is at odds with Imagine Kelowna and the draft 2040 Official Community Plan.
- Opposed to this application.

Gallery

Dr. Tom Warshawski, Kelowna Resident

- Spoke to climate projections, climate change and the role Council can play in reducing greenhouse gas emissions.
- This proposed development is considered urban sprawl and increases transportation related GHG more than the original proposal.
- Policy decisions from City Council matter more now than ever and should adhere to the Climate Action Plan and improve it rather than deviate from it.
- Requested a halt on this proposal until a more comprehensive analysis is completed and the advantages and disadvantages are carefully weighed.
- Responded to questions from Council.

Dave Crawford, Greene Road

- Raised concerns with the proposed application as it is at odds with Imagine Kelowna.

- Raised concerns with the lack of recent reports pertinent to the Official Community Plan amendment.
- Believes this application should be deferred until rigorous environmental studies are undertaken.
- Opposed to the application.

Mary Ann Olson-Russello, Dewdney Road

- Raised concerns with climate impacts and believes this development will benefit few but will add to our climate crisis.
- Believes this is poor development planning and that the proposal will only increase the carbon footprint.
- Commented that the land donated for park is ALR land that is already protected and cannot be developed and that the remaining natural areas will be kept intact if the original plan that's already approved is built without expansion.
- Opposed to this application.

Brad Dahl, Past President McKinley Landing Residents Association

- Currently on the McKinley Landing Roads and Park Sub-committee.
- Displayed pages from the Residents Association website.
- Provided an overview of how the development has changed over time; steering away from resort status to residential status.
- Questioned the status of DCC's for road improvements.
- Made comment that many access routes to public beaches have been privatized and believes there is no reasonable public beach access for seniors or children.
- Would like references of resort to be removed from all documentation as McKinley beach is being advertised as a community and residential.
- Requested that Council defer their decision.
- Made reference to previously circulated correspondence.
- Responded to questions from Council.

Scott Boswell, Hidden Lake Place

- Displayed a PowerPoint Presentation.
- Believes the park donation is not a fair trade off for developing in the Ponderosa pine forest.
- Made comment on the degraded lands within the proposed park area that would not provide a nature experience such as Knox Mountain Park.
- Spoke to the loss of 350 acres of intact forest ecosystems from the proposed development.
- Made comment on the percentage of Kelowna's remaining ecosystems and modified landscapes.
- Opposed to this application.

Shayne Meechan, Verda Vista Road

- Representing community organization, Green Okanagan.
- Requested Council to follow Imagine Kelowna and reduce urban sprawl.
- Requested Council defer this decision until a thorough environmental impact analysis has been undertaken as well as a transportation infrastructure analysis.
- Responded to questions from Council.

Peter Truch, Kelowna Resident

- Displayed a PowerPoint Presentation summarizing the reasons for opposing this application.
- Raised concerns with the effects of climate change.
- Raised concerns with transportation reports and their lack of availability to the public.
- Raised concern with impacts of secondary suites not studied or documented.
- Raised concerns with additional infrastructure and the financial impacts.
- Raised concerns with the level of public consultation.
- Raised concerns with environmental impacts.
- Recommended Council defer a decision on this application until further information is received.

David Jenkins, Southridge Drive, Okanagan Sustainability Leadership Council.

- Displayed a PowerPoint Presentation.
- Believes McKinley Beach is not aligned with the Official Community Plan regarding Climate Change and Natural Environment.
- Raised concerns with environmental impacts and requested an assessment of the GHG emission from additional vehicles.
- Raised concerns with infrastructure costs and requested an assessment of long term cost for expansion.
- Raised concerns with ecosystem impacts.
- Requested Council defer a decision on this application.

Andrew Gaucher, Applicant

- Provided comments and addressed issues raised.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

The Hearing was declared terminated at 8:28 p.m.

5. Call to Order the Regular Meeting

Mayor Basran called the meeting to order at 8:37 p.m.

City Clerk

- It has been confirmed that more recent traffic impact assessments from 2016 and 2019 were not made available to the public.
- Recommends the Public Hearing be left open to provide the public an opportunity to obtain these reports and have time to address any comments to Council.
- Responded to questions from Council.

Moved By Councillor Given/Seconded By Councillor Wooldridge

R0799/21/08/10 THAT the Public Hearing for McKinley Rd 1890 1988, Glenmore Rd N 3850 3912 – OCP21-0004 (BL12251) TA21-0002 (BL12252) Z21-0005 (BL12253) – Kinnikinnik remain open and be rescheduled to the Tuesday, August 24, 2021 Public Hearing, to be held in Council Chambers, 1435 Water St Kelowna beginning at 6:00 p.m.

Carried

6. Termination

The meeting was declared terminated at 8:42 p.m.

Mayor Basran

/acm

City Clerk