



City of Kelowna Regular Council Meeting Minutes

Date: Tuesday, June 20, 2023
Location: Council Chamber
City Hall, 1435 Water Street

Members Present Mayor Tom Dyas, Councillors Ron Cannan, Maxine DeHart, Charlie Hodge, Mohini Singh, Luke Stack, Rick Webber and Loyal Wooldridge

Members participating Remotely Councillor Gordon Lovegrove

Staff Present City Manager, Doug Gilchrist*; City Clerk, Stephen Fleming; Divisional Director, Planning & Development Services, Ryan Smith*, Policy & Planning Department Manager, Danielle Noble-Brandt*; Long Range Policy Planning Manager, Robert Miles*; Legislative Coordinator (Confidential), Rebecca Van Huizen

Staff participating Remotely Legislative Coordinator (Confidential), Clint McKenzie

(* Denotes partial attendance)

1. Call to Order

Mayor Dyas called the meeting to order at 4:00 p.m.

2. Reaffirmation of Oath of Office

The Oath of Office was read by Councillor Webber.

3. Call to Order the Public Hearing

Mayor Dyas called the Hearing to order at 4:02 p.m.

4. Individual Bylaw Submissions

4.1 START TIME 4:00 PM - Penno Rd 480 - OCP23-0004 (BL 12499) - 480 Penno Road Ltd., Inc.No. BC1381501

The City Clerk confirmed the over 400 pages of correspondence were received during the notification period and circulated to Council.

Staff:

- Displayed a PowerPoint Presentation summarizing the application.

Garry Fawley, CEO, Densiti, Property Owner

- Raised concerns with the process undertaken by Council in bringing this amendment forward.
- Displayed a PowerPoint presentation.
- Provided rationale for maintaining the property future land use as Industrial.
- Displayed historical aerial photographs of the property over several decades and spoke to the creation of artificial wetlands on site and in the immediate neighbourhood.
- Provided responses to previously raised community concerns.
- "Paints a Picture" of vision for lands that are incomplete as Densiti is not the applicant.
- Supportive of an OCP amendment that includes both the recreational and industrial future uses and displayed a map that includes a nine (9) hole golf course and an area for industrial uses.

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

Gallery:

Ian Robertson, Clifton Rd North

- Former owner of the Golf Course.
- Provided background to communications with City staff regarding amending the future land use.
- Provided background to subsequent sale of the golf course to Densiti.
- Provided reasons for their opposition to the proposed amendment.

Steve Larson, Rose Ave

- Opposed to the bylaw amendment.
- Raised concerns with repercussions should OCP be amended, and its negative impact on future development in Kelowna.
- Provided rationale for additional industrial lands in the City.
- Spoke to the challenges of the industrial market in Kelowna with low vacancies.

Kevin Kraft, Electoral Area Representative, RDCO, Old Vernon Rd

- Expressed confusion with the application.
- Speaking on behalf of their constituents.
- Encouraged Council to listen to their constituents who are here today.

Sam Striker, Ellis St

- Is an employee of the golf course where he has worked for over a decade.
- Opposed to the application.

Chad Forward

- Commercial realtor.
- Opposed to the application.
- Spoke to the sale of the property on behalf of the Robertson family.
- Encouraged Council to pursue the proposal put forth by Densiti.

Jim Roel, Tower Ranch Blvd

- In favour of the application.
- Raised two issues of ground water.
- Displayed photographs of previous flooding occurrences and potential flood plain areas.
- Commented on apparent contradiction of flood plain abatement by the City Engineering Department and the development of the lands promoted by the Planning Department.
- Showed ground water trapped by Accland Road, creating Simpson Pond.
- Raised concerns with impacts of industrial development on groundwater levels and doubted engineering solutions would work long term.

- Golf Course a good part of a flood plain plan.

Amarjit Chadian, Selkirk Dr.

- Displayed a PowerPoint presentation.
- Opposed to the application.
- Raised concerns with negative impacts a future industrial use would have on the property and immediate neighbouring parcels.
- Raised concerns with negative impacts on creeks and lake.

Bonnie Dirsch, Suncrest Ct

- Supports maintaining the golf course and private recreational use designation.
- Member of the Kelowna Newcomers Club, who golf every week at Kelowna Springs.

Allan Keith, Summerwood Dr

- Raised concerns with flooding impacts should lands be developed as industrial.
- Displayed a PowerPoint presentation.

Allan Nicols, Quail Run Dr

- In favour of the bylaw amendment.
- Trained as an electrical engineer and gave a summary of his career and decision to retire in Kelowna.
- Displayed a PowerPoint presentation.
- Spoke to the variety of wildlife that is drawn to the golf course setting.

Resident, Mctavish Cr.

- In favour of the bylaw amendment.
- Long time member of the Kelowna Springs Golf Course.
- Encouraged the City to acquire the property and operate it as municipal Golf Course.

Dave Cullen, Park Ave

- Displayed a chart on the ELMO.
- Opposed to the bylaw amendment.
- Not having industrial lands here will have a negative impact on traffic.
- Industrial will move elsewhere in the Valley and increase traffic congestion significantly.

Mike Davis, Independent Contractors and Businesses Association (ICBA), Prince George, participating remotely

- ICBA has 150 members in Kelowna.
- Opposed to the bylaw amendment.
- Raised concerns with negative impacts on business confidence in Council and their decisions on responsible development and sticking to plans.
- Addresses extreme shortage of industrial lands.

Maureen Henderson, Quail Ridge Ct

- In favour of the bylaw amendment.
- Affordable walkable golf course.
- Provided statistics on number of golf rounds played.

Robert Ledon, KLO Rd

- In favour of the bylaw amendment.
- Provided reasons for supporting the bylaw.
- Encouraged Council and the applicant to come to an amicable solution.

The meeting recessed at 5:33 p.m.

The meeting reconvened at 5:43 p.m.

Andy Cloutier read a statement on behalf of Trevor Forder, Black Rd

- In favour of the bylaw amendment.
- Displayed a PowerPoint presentation.
- Spoke to the amount of wildlife in the Kelowna Springs ponds.
- Attempted to show photographs from their cell phone on the ELMO.

Hajinder Sanjeet, Old Vernon Rd

- Spoke to the concern of industrialization of the area and the impact on the high water table.
- Concerned about the livelihood of farmers in the neighbourhood being at risk.

Laurel Pearce, Penno Rd

- Neighbouring property owner in the RDCO.
- Displayed a PowerPoint presentation with pictures of their organic garden.
- Raised concerns with impacts of industrial land uses on their existing septic field.
- Displayed map of surrounding industrial and agricultural land uses.
- Displayed a petition of RDCO residents in support of the bylaw amendment.
- Spoke to the golf course acting as a floodplain for the surrounding farmland.

Alexandra Wright, Old Vernon Rd

- In favour of the bylaw amendment.
- Presented a petition from change.org with 5300 signatories supporting the bylaw amendment.
- Raised concerns with Densiti's arguments to change the future land use back to industrial.

John Wright, Old Vernon Rd

- Supportive of the bylaw amendment.

Randy Brown, Shadow Creek Dr

- In favour of the bylaw amendment.
- Encouraged City to take over the lands as a municipal golf course.
- The golf course is a haven for wildlife.

Bev Kamalcoff, Rowcliffe Ave

- Chair of the Kelowna Tree Protection Society.
- In favour of the bylaw amendment.
- Raised concerns with potential impacts of loss of trees an industrial land use would bring.
- Spoke in favour of maintaining and saving the existing wetlands.

Estella Crawford, Pandosy St

- Recently moved to the City.
- Spoke to witnessing the recent flooding in the Fraser Valley.
- In favour of the bylaw amendment.

Joe Simpson, Turri Ave

- In support of the bylaw amendment.
- Spoke to the importance of the lands in flood mitigation.
- Made comments on the wetlands and their positive impact on the environment.

- Raised concerns with impacts of industrial on surrounding agricultural lands.
- Recommended City purchase the golf course.

Harry Osachoff, Whitman Rd

- In support of the bylaw amendment.
- Current property owner took a risk when it purchased the golf course.
- Spoke to the popularity of golf in Canada and the national economic impact.

Randy Kozak, Old Vernon Rd

- Resides beside the golf course.
- Displayed a PowerPoint presentation.
- Raised concerns with water flowing onto their property.

Heather Friesen, Crease Rd

- In favour of the proposal from Densiti.
- Opposed to the bylaw amendment.
- The OCP 2040 was adopted with the FLU Map for this property as industrial and a majority of councillors here tonight voted in favour of it.

Mark Peasant, Union Rd

- Retired Golf Course developer.
- Kelowna Springs is a great viable golf course at 18 holes.
- Others industrial lands available in the valley.
- Best walkable course in western Canada.

Andy Cloutier, Mount Royal Dr

- In support of the bylaw amendment.
- Displayed a PowerPoint presentation.

Kirean Gray, Glenpark Way

- Spoke to recently playing Kelowna Springs course for the first time.
- Supports the proposal put forward by Densiti.
- Opposed to the bylaw amendment.

Terry Wilkinson, Portland Ave

- Spoke to the letter written.
- Long standing family in Kelowna.
- In favour of the game of golf.
- In favour of the bylaw amendment.

Michael Roydell, Lakeridge Rd, participating remotely

- Believes Kelowna Springs Golf Course belongs to the City and citizens as much as it does to the property owner.
- In favour of the bylaw amendment.
- Encouraged City to trade City lands and take over the golf course.

Dave Smith, Heritage Dr, Lake Country

- In favour of the bylaw amendment.
- City needs more recreation spaces.
- City needs to buy the golf course.

Susan Ames, Abbott St

- In favour of the bylaw amendment.
- Golf Course has important environmental and recreation purposes.
- Opposed to the Densiti proposal.
- Spoke to the critical tree habitat on site.
- Spoke to the flood protection aspects of the lands.
- City should purchase the property.

Wayne Pearce, KLO Rd

- Recognized the emotion of many speakers tonight.
- Suggested it is too late to keep this as an 18-hole golf course, Council would never purchase the lands for what Densiti paid for it.
- Raised concerns with the impacts on City's reputation should the OCP be amended.
- Supportive of Densiti's proposal.

Gail Given, Dilworth Dr

- Former City councillor.
- Read from a staff report to Council dated 2020 on new industrial lands that identified Kelowna Springs Golf Course as suitable for future industrial uses.
- All returning councillors and the 2020 Council all voted in favour.
- Spoke to amending the OCP after its been approved and folks have made investments will have negative impacts on the City .
- Suggested City purchasing the property makes no sense.

Don Henderson, Cameron Ave

- Council has stated the OCP is a fluid document and has been amended repeatedly.
- Supportive of the bylaw amendment.
- Encouraged the City to purchase the property.

Albert Zahalkoi, Monashee Pl

- No land use rights inherent in the OCP.
- Developer purchased the land under the current zoning of recreation and took the risk.

David Kyle, Stuart Rd West, participating remotely

- Suggested there are three options before Council.
- Supportive of the Densiti proposal.

Densiti, owner in response

- Neighbours declined to meet with Densiti.
- Willing to compromise with keeping 50% of the lands recreational.
- Any rezoning subject to a future public hearing.
- Have a good corporate reputation for constructing award winning developments.
- Seems to be misunderstandings regarding water mitigation and how water impacts the lands.
- Not part of the earlier OCP discussions.
- Responded to questions from Council.

Staff:

- Responded to questions from Council.

There were no further comments.

5. **Termination**

The Hearing was declared terminated at 7:57 p.m.

6. **Call to Order the Regular Meeting**

Mayor Dyas called the meeting to order at 7:57 p.m.

Moved By Councillor Wooldridge/Seconded By Councillor DeHart

THAT the meeting continue past 8:00 p.m.

Carried

7. **Bylaws Considered at Public Hearing**

7.1 **START TIME 4:00 PM - Penno Rd 480 - BL12499 (OCP23-0004) - 480 Penno Road Ltd., Inc.No. BC1381501**

Moved By Councillor Stack/Seconded By Councillor Hodge

THAT Bylaw No. 12499 be read a second and third time and be adopted.

Carried

Councillor Wooldridge – Opposed

Moved By Councillor DeHart/Seconded By Councillor Stack

THAT the meeting continue past 8:30 p.m.

Carried

8. **Reminders**

There were no reminders.

9. **Termination**

The meeting was declared terminated at 8:37 p.m.

Mayor Dyas

sf/cm

Christine McKenzi
per. City Clerk