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May 9, 2024

City of Kelowna
1435 Water Street
Kelowna, B.C. V1Y 1J4

Attention: Trisa Atwood

Re: Community Engagement Summary – 1574 Harvey and 1634 Harvey (Harvey & Burtch)

On behalf of PMC (Harvey) Holdings and Dialog Design, I am providing this letter summarizing the community engagement activities that support the Area Redevelopment Plan (ARP) process currently underway for the above-noted properties and meets the requirements of the Summary of Public Engagement and Indigenous consultation as described in the Terms of Reference for this project.

Background:

PMC (Harvey) Holdings is undertaking an Area Redevelopment Planning process as a prerequisite for the consideration of an OCP amendment that will create alignment of the future land use designation with community objectives, as identified within the Kelowna 2040 OCP.

Meeting Community Engagement Objectives:

Community engagement is a key component of the ARP planning process, and the property owner has undertaken initiatives described here to achieve engagement objectives.

- Direct communications with commercial neighbours and area landowners;
- A formal **Public Information Meeting** for neighbours, existing tenants, gym users, the neighbourhood and the community at large. A second information meeting was held for commercial tenants one week after the PIM.

The Public Information Meeting provided a full presentation of the policy background, proposed concepts and process information, along with an invitation to provide written or verbal feedback. Attendees were informed that the feedback period would be open for three (3) weeks and that submissions could be made in person at the meeting or by email. The opportunity to engage was widely advertised and notification for the Public Information Meeting, beyond the City's requirements, included:

- An information letter distributed to current tenants and more than 15,000 past and present Global Fitness members;
 - 1,566 'postcard' style invitations mailed out to neighbours (including and exceeding the distribution list provided by City of Kelowna) and delivered two weeks in advance of the PIM;
 - Print advertisement published in Kelowna Capitol News for two weeks in advance of the PIM;
 - Multi-day electronic advertising of the PIM ran in both Castanet and Infotel during the week before the PIM;
 - Standard development signage on each of the property frontages; and
 - An email address was included within promotional materials and at the in-person events to allow an opportunity for people to submit feedback electronically.
- Formal requests to engage with WFN and OKIB, an invitation to attend the Public Information Meeting and response to requests for additional information.

Engagement Outcomes:

A total of **120 people** attended the two PIM forums. Attendees were primarily comprised of gym members, existing commercial tenants and a smaller number of residential neighbours. Very few people provided written feedback (1 feedback form and several comments posted by 'sticky' note on the information panels). The following key themes emerged from these and the verbal comments our team members received:

Expressions of Support:

- Integrated green spaces and gathering places for future residents.
- Respect for the interface between the property and the PRC plan/space.
- Commercial, retail and restaurants on the ground floor to serve local needs.
- Tree retention.
- Improved traffic management and pedestrian safety – Burtch and Kelglen.
- Reduced heights along the Burtch frontage with higher buildings oriented to the highway – for less impact on residential neighbours.
- Maximize bike paths and pedestrian routes for internal areas (no cars).

Expressions of Concern:

- Timing and loss of Global Fitness facility.
- Building heights.

- Potential shadowing on PRC and neighboring residential areas;
- Insufficiency of parking for residents and visitors.
- Insufficient sunlight on greenspaces (primarily Concept 3).

Next Steps:

As the planning and approvals process advances, PMC (Harvey) Holdings and Dialog Design will continue to respond to community interests and feedback and will work with the City of Kelowna address the input that is received through engagement.

Please do not hesitate to contact the undersigned with any questions you may have regarding the program described here.

Respectfully,

Mary Lapointe

Attachment:
Copies of Notification Materials



BURTCH & HARVEY

AREA REDEVELOPMENT PLAN

**PLEASE
SHARE
YOUR
THOUGHTS**





BURTCH & HARVEY

AREA REDEVELOPMENT PLAN

1574 Harvey Ave and 1634 Harvey Ave,
Kelowna, BC

Property owner PMC (Harvey) Holdings Corp. is working to create an updated plan to guide future development for these properties. Community input is an important part of the planning process.

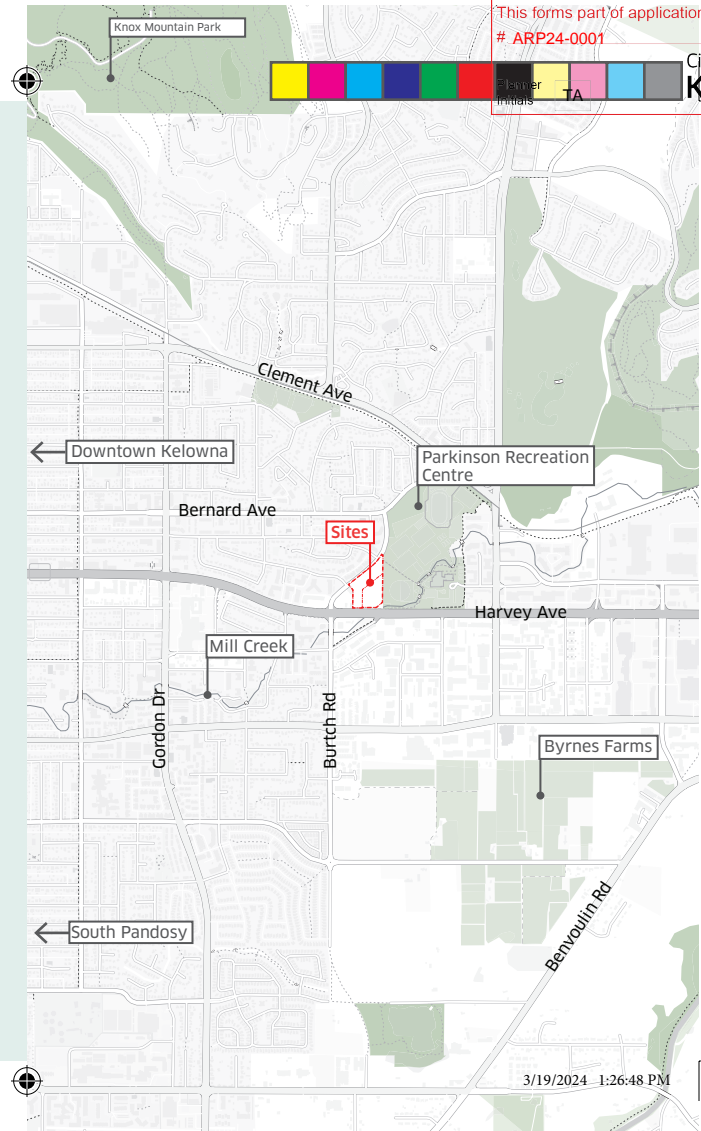
Learn about this planning initiative, enjoy some light refreshments and share your thoughts at the **Public Information Meeting**:

Wednesday, April 10, 2024

4:30 p.m. to 7:30 p.m.

Tennis Courts at Global Fitness,
1574 Harvey Ave, Kelowna, BC

If you have questions about this initiative, please contact: burtcharvey@gmail.com





BURTCH & HARVEY

AREA REDEVELOPMENT PLAN

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