



CITY OF WEST KELOWNA
MINUTES OF THE PUBLIC HEARING

Thursday, July 20, 2023
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Tasha Da Silva
Councillor Rick de Jong (arrived at 5:44 p.m.)
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Garrett Millsap
Councillor Carol Zanon

Staff Present: Paul Gipps, CAO
Trevor Seibel, Deputy CAO / Deputy Corporate Officer
Jason Brolund, Fire Chief
Brent Magnan, Director of Development Approvals
Corinne Boback, Legislative Services Manager/Corporate Officer
Carla Eaton, Senior Planner - Long Range
April Pearson, Receptionist/Clerk
Collette Beggs, Executive Assistant
Christine De Silva, Development Services Assistant

1. CALL THE PUBLIC HEARING TO ORDER

The Public Hearing was called to order at 5:00 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public and all representations to Council form part of the public record. This meeting was webcast live and archived on the City's website.

2. INTRODUCTION OF LATE ITEMS

2.1 Submissions for P 21-01, Official Community Plan Bylaw No. 300

Correspondence received from the following:

- Mary Donlevy
- Julia & Fred Hargreaves
- Gellatly Bay Goats Peak Community Association
- James Hislop
- Lindsay McDonald
- Ron Ganczar
- Tom Groat (Shannon Lake Neighbourhood Association)
- John Martin
- Michael Hawkins
- Paul Gheorghe
- David Patterson
- Rod Williams (West Kelowna Pickleball Club)
- Kim McKechnie
- George Klonarakis
- Christina van Goor
- John Waters
- Alana Ensign
- Charles Lelliott & Mandy Balak
- Juanita and Francis Parsons

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as presented.

CARRIED UNANIMOUSLY

4. OPENING STATEMENT

This meeting was open to the public and public participation was available in person, by phone, and by written submission. All representations to Council form part of the public record. This meeting was webcast live and archived on the City's website.

The Mayor read the Public Hearing Opening Statement, advising that the Public Hearing has been advertised, the bylaw and supporting documentation have been made available for inspection at City of West Kelowna offices and on the City's website, and outlined the process for the public hearing.

5. PUBLIC HEARING

The Mayor explained the process of this public hearing being held pursuant to Division 3, Part 14 of the *Local Government Act* for the purpose of hearing representation from those persons who believe their interests may be affected by:

P 21-01, Official Community Plan Bylaw No. 300

The Mayor noted that information has been available for inspection, which includes any written comments received to date for the applications, and that Notice of the Public Hearing was duly advertised in accordance with the requirements of the *Local Government Act*.

5.1 P 21-01, Official Community Plan Bylaw No. 300

The Director of Development Approvals introduced Official Community Plan Bylaw No. 300.

The Mayor thanked Development Services staff for their tremendous amount of work they have done over the last few years to get the bylaw to this point. Additionally, the Mayor thanked Council, key stakeholders and the public for participating in the public engagement process to help support the development of our community vision.

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding this file.

Sebastian Jasiorkowski

- Supports in general the proposed Official Community Plan;
- Concerned about the neighbourhood of Witt, Majoros, Carate, Peters and Carrall Roads being left as low-density residential while surrounded by higher-density developments;

- Requesting an increase to density option for this area in the Official Community Plan.

Kathy Pasmore

- Thanked Council for changes made regarding density bonusing to allow for growth in West Kelowna;
- Concerned about the projected addition of 782 new dwellings in the Gellatly Village area;
- Concerned about the impact on the Gellatly beach with the proposed addition of allowing 19 storey high rises in the Westbank Urban Centre.

John Martin

- Commented that the date (summer time) and time (close to supper) of the public hearing is not an ideal for the public to attend;
- Outlined concerns about fire safety for the proposed 19 storey high rises;
- Addressed the misconception City staff has brought forward to support building high-rises with a lack of personnel with the use of Mutual Aid Agreements.

Tony Rippon (Shannon Lake Neighbourhood Association)

- Thanked Council for using the trigger clause regarding Bill 26 for holding a Public Hearing;
- Supports Section 2.2, the Land Use Designations Summary for building heights of 4 storeys (low-rise developments) and 6 storeys (mid-rise developments, but does not support the proposed 19 storeys for high-rise developments);
- Supports the OCP's Community Vision with emphasis on "Our Connectivity".

Chris Ensign

- OCP is a disservice to the community as it does not support growth in urban areas for affordable housing;
- Difficult to build high rises in town centers as we do not have the services to support and it is not affordable;

- OCP has too many rules and regulations for development.

Michael Hawkins

- Spoke to the document he provided as correspondence.

Holly Hutton

- Addressed Climate Change presented in the PowerPoint from the Director of Development Approvals.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file.

Robby Gill

- Thanked Council for being included in the latest update of the growth boundary for his area which will support additional growth and development for single family homes.

The Mayor asked Council if they had any questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration. There were no questions from Council.

The Mayor asked for a third and final time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor declared this portion of the public hearing closed at 6:00 p.m. and Council cannot accept any further information regarding this application.

6. ADJOURNMENT OF THE PUBLIC HEARING

The Public Hearing adjourned at 6:00 p.m.

MAYOR

I hereby certify this to be a fair and accurate summary of the nature of the representations made by the public at the Public Hearing with regard to Official Community Plan Bylaw No. 300, held on Tuesday, July 20, 2023.

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER