



CITY OF WEST KELOWNA
MINUTES OF THE PUBLIC HEARING

Tuesday, January 23, 2024
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Tasha Da Silva
Councillor Rick de Jong
Councillor Jason Friesen
Councillor Stephen Johnston
Councillor Garrett Millsap
Councillor Carol Zanon

Staff Present: Paul Gipps, CAO
Trevor Seibel, Deputy CAO / Deputy Corporate Officer
Allen Fillion, Director of Engineering / Operations
Sandy Webster, Director of Corporate Initiatives
Jason Brolund, Fire Chief
Brad Savoury, Director of Legal Services
Brent Magnan, Director of Development Approvals
Corinne Boback, Legislative Services Manager/Corporate Officer
Bob Dargatz, Development Manager/Approving Officer
Chris Oliver, Planning Manager

1. CALL THE PUBLIC HEARING TO ORDER

The Public Hearing was called to order at 5:01 pm.

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

2. INTRODUCTION OF LATE ITEMS

2.1 Submissions for Z 23-09 - Zoning Bylaw Amendment (2355 Marshall Road)

Correspondence received from:

- Rodney Hyndman
- Alexa Carels
- Lois Beischer

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as amended.

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 bylaws 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

Legal / Address: Lot 146, DL 2189, ODYD, Plan KAP5381, Except Plan H16956

Current OCP Designation: Business Park

Current Zoning: Manufactured Home Park Zone (RMP)

Proposed Zoning: Light Industrial Zone (I1)

Purpose: Zoning Bylaw Amendment from the Manufactured Home Park Zone (RMP) to the Light Industrial Zone (I1). Permitted uses in the Light Industrial Zone (I1) include light industrial and commercial uses.

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:

Zoning Bylaw Amendment 0265.22, 2355 Marshall Road

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 Z 23-09 – Zoning Bylaw Amendment (2355 Marshall Road)

The Planning Manager introduced Zoning Amendment Bylaw No. 0265.22 to rezone from Manufactured Home Park Zone (RMP) to Light Industrial Zone (I1) to facilitate light industrial and commercial uses.

The Mayor asked if the owner/applicant wished to address Council regarding this file.

Travis Tournier, Kerr Properties Ltd.

- Supports economic growth for West Kelowna;
- Addressed the failing infrastructure on the 60 year old manufactured home park and upkeep since 2019;
- Park is passed its life span and due for closure;
- Working with owners, purchased 40 of the 43 manufactured homes. 3 outstanding;
- Jessica Green, Relocation Coordinator, assists with those willing with the transition;
- Prepared comprehensive relocation plan for residents exceeding the provincial requirements;
- Offered owners 10% more then what is legislatively required;
- Jessica responded that 2 owners out of 27 have found new homes.

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

Bev Sommerville, PO Box 26113, West Kelowna

- Sister of one of tenants who still owns a manufactured home;
- Concerns with monetary values;

- Referenced that Jessica has not offered help and her sister has not had any assistance;
- Seeking compassion from Council;
- Current Housing crisis;
- Tenants should receive compensation to buy something else;
- People don't qualify for mortgage on a disability and fixed income.

Marlene Rusk, #25-3381 Village Green Way, West Kelowna

- Not a resident;
- Submitted a petition with 2939 signatures for the Public Hearing and current number is over 3,290 as of the time of the meeting;
- Housing crisis;
- City of West Kelowna has an opportunity to do better;
- Time to amend the Housing Policy;
- Manufactured homes should be actively promoted.

Gary Sorenson, #5-2355 Marshall Road, West Kelowna

- Addressed how many businesses are already built and sit empty;
- Housing crisis;
- Other trailer parks are just like this have been renovated and brought back to life;
- Not enough low-income housing, developers are making the situation worse;
- Could not accept the developers offer and is filing an appeal with BC Assessment on his 2023 Assessment;
- On disability.

Glenn Campbell, #39-2355 Marshall Road, West Kelowna

- Doesn't drive, mobility issues, currently walks to stores and doctors;
- Lived there 15 years;

- There is community in this area;
- He's a renter;
- The offer from the developer is a joke;
- Cannot get out to find a place and is causing him mental stress;
- Said Jessica did not offer him assistance.

Alexa Carels, #3-3381 Village Green Way, West Kelowna

- Lives in Village Green;
- Opposed to this proposal;
- Revisit and make amendments to existing policies;
- References a study by Bunce provided in her submitted correspondence;
- Housing affects health and health care systems;
- Developers will benefit from this, and tax payers will be paying the price.

George Sun, #34-2355 Marshall Road, West Kelowna

- Homeowner treated as a tenant;
- Single father, with 2 boys, lives on his own;
- He's doesn't know what to do, cannot afford to leave;
- This is his home town, he has his friends and neighbors and is asking Council for help.

Brian Hill, #4-2095 Boucherie Rd, West Kelowna

- Not a current resident of the proposed development;
- Lives in a manufactured home on Westbank First Nations land and spoke to Westbank First Nations regulations;
- Province changed policy on how they value manufactured home parks and the assessments of it;
- Though the home might be near end of its life, encourages residents to appeal BC Assessment for a higher assessment.

Jeff Carpenter, #2 – 2355 Marshall Road, West Kelowna

- Housing crisis also affecting middle class.

Jim Carpenter, 6727 Thorne Rd, Peachland

- Owns #22-2355 Marshall Road;
- Has sons who live in the manufactured home park;
- Asked the gallery of who knows where they will live?;
- Asked the gallery who had assistance from Jessica?;
- Addressed the assessment of the manufactured homes;
- Spoke about the manufactured home policy and inquired about enforcement.

Alanna Markwinger, #38-2355 Marshall Road, West Kelowna

- Spoke about how request for repairs were never completed over the years;
- Lives with daughter, boyfriend and grandbaby;
- On disability / low income;
- Housing crisis;
- Where will they find a place in four months?;
- Kerr Properties are not following through on their commitments;
- End up in a tent.

Rob Lysak , 56-2001 Hwy 97 S, West Kelowna - CALLER

- Previous owner #45 until October and feels he is one of the lucky ones who could move;
- Lives in a different mobile park now with his son;
- Kills him that his old place will be torn down;
- Doesn't understand where the developer is coming from;
- Housing crisis.

Lois Beischer, #1-3381 Village Green Way, West Kelowna

- Wanted to address this as humanitarian perspective;
- Putting profit before people;
- UN talks about having a right to housing and is the City of West Kelowna withholding this right;
- Does not support this rezoning;
- Why doesn't the city have a resiliency center? there was one for those affected by the fires;
- Update the manufacturing housing policy;
- Create a housing task force.

Kathy Lunt, #25-2355 Marshall Rd, West Kelowna

- Lives with her son who has a disability;
- This has cause them both serious mental health issues;
- Where can you find a place where to feed the birds and squirrels?;
- Housing crisis - fire, the Ukrainians and them looking for homes;
- The relocation plan is deceiving.

Jessica Green, Relocation Coordinator

- Addressed how she has connected with the residents;
- It's a hostile situation. Been threatened and so have her children;
- Addressed the current system and the relocation process.

Shawn Woodley, #6-2355 Marshall Road, West Kelowna

- Working male, amount of money is so small and will have to sell everything;
- Father died and living in his trailer now;
- Spoke about the hostility;
- Kerr should give more money.

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

Jim Carpenter, 6727 Thorne Rd, Peachland

- Owns #2 – 2235 Marshall Road;
- Said him and his sons have not been hostile and have not been contacted;
- The process is too much for residents;
- Why have so many people not been contacted by Jessica?

Gary Sorenson #5 – 2355 Marshall Road

- Spoke about Georges renovations,
- Spoke about trailers torn down;
- This situation is just wrong and struggles to communicate his ideas.

Bev Sommerville, PO Box 26113, West Kelowna

- People have severe mental health issues and are not capable of picking up the phone to call for assistance;
- Her sister cannot make these calls;
- These residents are a community and lean on each other and this has made people ill and worry for everyone's health.

Lois Beischer, #1-3381 Village Green Way, West Kelowna

- Spoke about the concerns heard on mental health, finances and bylaws;
- Asked about the next steps?

Jeff Carpenter, #2 – 2355 Marshall Road, West Kelowna

- Spoke about the developer.

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.

Travis Tournier, Kerr Properties Ltd.

- Addressed residents in the gallery who threatened Jessica and her children.

Jeff Carpenter, #2 – 2355 Marshall Road, West Kelowna

- Addressed the developers comments about the threats.

George Sun, #34-2355 Marshall Road, West Kelowna,

- Said he called Jessica and no response.

Jim Carpenter, 6727 Thorne Rd, Peachland

- Owns #2 – 2235 Marshall Road;
- Spoke how he has not been contacted nor have his sons.

The Mayor declared this portion of the public hearing closed at 6:48 p.m. and Council cannot accept any further information regarding this application.

6. ADJOURNMENT OF THE PUBLIC HEARING

The Public Hearing adjourned at 6:48 pm.

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 Zoning Bylaw No.0265.22, held on Tuesday, January 23, 2024.

LEGISLATIVE SERVICES MANAGER/CORPORATE OFFICER