



CITY OF WEST KELOWNA
MINUTES OF THE PUBLIC HEARING

Tuesday, February 25, 2025
COUNCIL CHAMBERS
3731 OLD OKANAGAN HWY, 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: Ron Bowles, CAO
Trevor Seibel, Deputy CAO/Deputy Corporate Officer
Mark Panneton, Director of Legislative and Legal Services
Warren Everton, Director of Finance / CFO
Brent Magnan, Director of Community Development
Bob Dargatz, Development Manager/Approving Officer
Chris Oliver, Planning Manager
Mark Roberts, Parks Manager

1. CALL THE PUBLIC HEARING TO ORDER

The Public Hearing was called to order at 5:03 p.m.

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 24-03, OCP and Zoning Bylaw Amendment, 2971 Gorman Road (Item 5.1)

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 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

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:

Official Community Plan Amendment Bylaw No. 0300.06 and Zoning Amendment Bylaw No. 0265.29, 2971 Gorman 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 24-03; OCP and Zoning Bylaw Amendments (Public Hearing); 2971 Gorman Road

The Planning Manager introduced Official Community Plan Amendment Bylaw No. 0300.06 to rezone from Low Density Residential (LDR) designation to the Medium Density Residential (MDR) designation to enable the intended R3 Zone and Zoning Bylaw Amendment No. 0265.29 to rezone from Rural Residential Small Parcel (RU2) to Low-Density Multiple Residential (R3) to develop townhouses and duplex units.

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

Travis Tournier, Kerr Properties

- Excited to bring the proposal back to Council.
- The stormwater upgrades are essential to deal with the upland water drainage.
- The development is seeking to address the “missing middle” in the housing market in West Kelowna.

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

James McGill – 3219 Corral Court

- Has lived in the Glenrosa area most of his life.
- Supports this development. Wants to see new residents and housing in the area.
- There is a lack of available and affordable housing.

Alfie Shaikh - 3352 Gates Road

- Have lived in West Kelowna for 2.5 years.
- Supports this development to provide new housing to the community.

Bill Vassar – 3462 Ficke Road

- Has lived in his residence since 2016.
- Concerns with paying taxes, lack of infrastructure.

Yvonne Moroz - 3501 Country Pines Road

- Would like traffic impact assessment to be shared with all. Does the assessment include impacts on Glenrosa Road?
- What is the environmental impact of 1400 properties in the area and their vehicles?

Saul Remple –3212 Oriole Drive

- Concerns about the infrastructure, lack of sidewalks, roundabouts that currently exist.

- Concerns about the impacts of contractors building in the area.
- Concerns about the access and egress in the Glenrosa area.

Jon Slatnik – 2832 Glenmount Court

- Glenrosa is a tight knit community; missing a lot of infrastructure in Glenrosa.
- Is concerned about the impacts on children and families with increased people in the neighbourhood.
- Would like to see more civic infrastructure improvements before this development goes ahead.

Tracy Tyerman - 3529 Webber Road

- How long will the development take?
- Concerns with the lack of infrastructure in the area.

Gilles Rouleau – 2949 Lyon Court

- Has appreciated the peaceful enjoyment of the neighbourhood.
- Is opposed to the proposed development. Too many negative consequences.
- Lack of a secondary route in and out of the neighbourhood; lack of infrastructure in the area; concerns with negative impacts on the Powers Creek Water Supply; lack of sidewalks and street lights.
- Lack of adequate transit in the Glenrosa area. Concerns about increased noise and lack of privacy. Concerns about the loss of community character.

Scott Adair – 3385 McGinnis Road

- Resident for 42 years.
- Opposed to the proposed development. Concerned with lack of infrastructure (water supply, sidewalks).

LeeAnn Rouleau – 2949 Lyon Court

- Very concerned about the proposed development.

- New development needs to be appropriate and sensitive to the existing neighbourhood. This development does not align with the current OCP.
- Glenrosa needs to see concrete plans for infrastructure issues before considering these types of development.
- Townhouses will not fit within this area.

Justina Leestolz – 2949 Lyon Road

- Lives approximately 50 feet away. Not opposed to development, but is opposed to the density from this development.
- Concerns about the one road in and one road out in their neighbourhood.
- How has the drainage solution been considered knowing that there is a property development on Webber Road?
- How can these properties be marketed at under \$600,000 when the cost to construct is between \$650,000 to \$800,000.

Bobby Jones – 2950 Glenrosa Road

- Supportive of the proposed development. Positive economic development. There will be improved infrastructure and amenities.

Terri Fenton – 3546 McIver Road

- How much housing is the City mandated to provide in the next few years? Are these targeted at current residents?

Stephen Evans – 2943 Lyon Road

- Is this development part of a bigger development for the area?

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

Tony Duarte – 2956 Lyon Road

- Researched the properties surrounding his property and was happy that it would be single family residents.
- Concerns that this development would eliminate the single family character of the community. This development would lose the character of the Glenrosa community.

- Concerns with the burgeoning school system.

Rick Schofield – 3271 Webber Road

- The proposal is too big for the community. Concerns about lack of infrastructure (water, wastewater).
- Tired of paying property taxes and not getting value for what they are paying (sidewalks, roundabouts, roads are all a concern).

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.

Tony Duarte – 2956 Lyon Road

- Those opposed are in person, those in favour are on the phone.

The Mayor declared this portion of the public hearing closed at 6:28 p.m. and Council cannot accept any further information regarding this application.

6. ADJOURNMENT OF THE PUBLIC HEARING

The Public Hearing adjourned at 6:29 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 Amendment Bylaw No. 0300.06 and Zoning Bylaw No. 0265.29, held on Tuesday, February 25, 2025.

DEPUTY CORPORATE OFFICER/DEPUTY CAO