



PUBLIC HEARING MINUTES

MINUTES OF THE PUBLIC HEARING
HELD AT THE CITY OF WEST KELOWNA COUNCIL CHAMBERS,
2760 CAMERON ROAD, WEST KELOWNA, BC
TUESDAY, JULY 21, 2020

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnson
Councillor Carol Zanon
Councillor Jayson Zilkie

Staff Present: Paul Gipps, CAO
Mark Koch, Director of Development Services
Sandy Webster, Director of Corporate Initiatives
Brent Magnan, Planning Manager
Bob Dargatz, Development and Engineering Manager
Shelley Schnitzler, Legislative Services Manager
Brandon Mayne, Help Desk Assistant

1. CALL THE PUBLIC HEARING TO ORDER:

The Public Hearing was called to order at 4:32 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 Correspondence received from the following:

- Rick and Hillary Jeffery
- Linda Caston
- Geoffrey Oliver (submission includes an 11 name Petition)
- Irene Mul
- Reno Barillari
- Kathryn Wine
- Joanne Rempel
- Robin van de Water
- Donna O'Brien
- C and M Douglas

3. **ADOPTION OF AGENDA:**

It was moved and seconded that the agenda be adopted as amended. The motion carried unanimously.

4. **OPENING STATEMENT:**

The Mayor read the Public Hearing Opening Statement, advising that the Public Hearing has been advertised, is open to the public and webcast live, and outlined the process for the 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 Comprehensive Development Plan and Official Community Plan Amendment Bylaw No. 0100.57.

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 CDP 14-01 and OCP 20-01, Comprehensive Development Plan and Official Community Plan Amendment Bylaw No. 0100.57, Smith Creek

The Planning Manager introduced Comprehensive Development Plan and Official Community Plan Amendment Bylaw No. 0100.57 to change the Comprehensive Development Areas to Low Density Multiple Family, Single Family Residential, Mixed Use, and Parks and Natural Areas.

The Mayor asked if the owner/agent wished to address Council regarding this application.

Kim McKechnie, Agent, Protech Consulting

- In total, Protech has produced 16 reports related to this development - 2 geotechnical, 2 hydrology, 5 environmental, wildland interface, archeological impact assessment, 2 water servicing, a visual impact assessment, traffic impact assessment, and a functional servicing report.

Grant Maddock, Agent, Protech Consulting

- Protech Consulting has been the author of this plan;
- Would like to see a document put forward on how a cluster zone would work;
- There are two large storm water detention ponds currently being constructed;

- One of the ponds being built near Smith Creek Road is for the first phase of the development and for the extension of Copper Ridge Drive;
- The other pond is for the balance of the development and for the uplands;
- Two major hydrology studies have been undertaken on the whole site including the lands currently being developed;
- They have identified areas where there may be ground infiltration, and where storm detention is needed to limit the runoff;
- Three monitoring stations have been installed in Smith Creek, along with a climate station in the uplands, on northerly section of land;
- Concern with the impact of major storms and run-off;
- The Traffic Impact Assessment noted approximately 5% of traffic is using Glencoe Road; this is not a preferred route;
- Would like to stage and do site prep work ahead of blasting, however, that is dependent on getting the approvals for subdivision;
- When working on hillsides, they try to save as many trees as possible;
- There are 2 pump stations servicing the Smith Creek reservoir; they will need to be upgraded in the future;
- The upgrades will be within the first 2 phases of the development; this will be a big benefit to existing users as the current stations are in poor shape;
- The flume trail is a big feature for all users and residents; with the Copperridge Drive extension, there won't be as much traffic up the Smith Creek Road switchbacks;
- Relocating Smith Creek through to Tallus Ridge, the grade is excessive; trying to reduce the grade to make it more functional; it is being constructed as an arterial road.

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

Rick Jeffery

- Have lived in Smith Creek for 16 years;
- Concern with traffic; there is no forward looking traffic management plan or final usage plan for the area;
- Smith Creek Road is dangerous at all the times for pedestrians;
- Could potentially see 3,700 trips on Smith Creek Road every day;
- Construction could be over the next 10 – 15 years; there needs to be some analysis undertaken;
- The Traffic Impact Plan is out of date (it was written in 2015);
- The Traffic Impact Plan is not aligned with Bylaw No. 249;
- In the Traffic Impact Plan, the definition of roads does not compare to Bylaw No. 249;
- There needs to be a better review of the traffic as it exists today;
- Support the creation of the community as long it supports the people that currently live in it and the future residents.

Anne Jensen

- Family has lived in the area for 50 years;

- Concern with the road;
- It was a small, rural farming road; now it has the Smith Creek subdivision;
- There are no sidewalks or areas for riding bikes;
- It is a dangerous road;
- Concern with flooding;
- Since the Smith Creek development, they have experienced flooding on their property;
- Smith Creek runs through their property; have had significant flooding and concern that it could get worse;
- Support for the trails; would like a safe trail to get up to the crown land for walkers, bikers, horses, etc.;
- Concern with safety as the road is very dangerous.

Rick Jeffery

- The Bylaw states that a hillside development is limited to a maximum 500 units;
- give consideration to current property owner's enjoyment of the lands; consider the people that live there now;
- Would like a path from west to east and east to west at the lower level to help keep everyone off the roads;
- During construction, there is a greater risk for those on the roads;
- Don't need two separate green spaces; combine them to be one large area.

Grant Maddock

- New development will generate \$1.15 million in DCC's for road upgrades; Elliott Road is a DCC road;
- Next phase – likely west end; probably phases of 40 lots over a several years up to 5 years to do 250 lots; substantial DCC's over that period for road upgrades
- The Tallus Ridge to Smith Creek extension is likely not going to happen for approximately 5 – 7 years;
- There may be possible upgrades to Reece Road and Elliott Road, and Reece and First Avenue; for each phase of rezoning, there will be updated traffic studies for upgrades, at the cost of the developer;
- Smith Creek jumped its banks in 2017 during a major storm event; that is when the second speaker's property flooded; in response, the developer is trying to implement a system to detain the water, with a slow release over 24 hours;
- Development has a threshold of 30 – 40 units over approximately a 1.5 year span;
- The first phase is 33 lots; the second phase will occur approximately 1.5 years after that.

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

The Mayor declared the public hearing closed at 6:08 p.m. and Council cannot accept any further information regarding this application.

6. Termination of Public Hearing

The Public Hearing terminated at 6:08 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 Comprehensive Development Plan and Official Community Plan Amendment Bylaw No. 0100.57, Smith Creek, held on July 21, 2020.

Legislative Services Manager