

KDKM MEETING MINUTES

September 17, 2020. 5:30 – 7:00 p.m: via zoom, due to smoke advisory in effect.

- A. Welcome guests. In attendance: Amanda Poon, Monique Small, Blake McFettridge, Saskia Makela, Maria Tokarchuk, Cathy Higgins, Robin Jarman, Jeffrey Simon, Lisa Masini, Sepideh Mashkuri, Heather Rice.
- B. Review and Approval of the agenda *Maria moves Saskia seconds*
- C. Review and Approval of minutes from last meeting. Lisa moves, Amanda seconds
- D. Treasurer's report - Current Balance: \$1491.87
- E. New Business
- F. Carry Over Business
- G. Development Proposals to watch
- H. Wrap Up

GENERAL MEETING

E) New Business

- 1) **City of Kelowna Planning Meeting:** Amanda & Maria met with City Planner Ryan Smith. (meeting notes see Appendix 1). Ryan would like to meet with the association more regularly. Possibility of working on a North End growth strategy. *The KDKM neighbourhood is unique with respect to the increase in density happening quickly; the idea is to guide growth in a holistic/visionary rather than ad hoc way. What would members like that to look like? Robin would like to see park space when Tolko goes, not more towers. Also an architecturally beautiful building for a theatre. How would KDKM interface with Ryan? We could invite him to a meeting to flesh out north end growth strategy for future planning, and create a subcommittee for planning north end growth.*
- 2) **Print Out:** Small fridge card with Service Numbers & KDKM contract info. Would we consider this, and if so how much can we spend? (raised by Amanda) *Blake notes it would be more convenient to have on the phone; Jeff say not print but on website would be better. Amanda will mock up a digital version.*
- 3) **OK Cement facility:** Significant dust clouds, Need for more Sweeping (raised by Jeff) *Other cities require sweeping 3x per day, OK Cement needs to be sweeping at least every day. Time to push the ministry again for stronger guidelines. Rail trail next door is an issue for bikers. Jeff will reach out to Ben Stewart who was previously involved. Derelict landscaping on the property is a city issue.*
- 4) **Trees along Clement** (raised by Robin) *Trees are not possible because of Fortis gas line, so the city will be doing planters instead.*
- 5) **Traffic:** Sunset Drive Roundabout (raised by Robin) *This is a potential idea to manage traffic once the towers are complete, at sunset drive or Ellis and Clement.*
- 6) **Noise & Nuisance Issues:** If you see Airbnb's or other houses breaking COVID rules: Email: hp.admin.central@interiorhealth.ca or Interior Health: 250-469-7061. For noise and "bad neighbour" issues: Bylaw: 250-469-8686
- 7) **Future Land Use: Re OCP2040 Future Land Use (FLU) 998 Manhattan Drive** Concern / Protection - Rotary Marsh Bird Sanctuary area. The City currently owns

900 Manhattan Drive (cement mess and run down dock at north end of Manhattan) and expressed planning interest in potential of linking to 998 Manhattan south end of Manhattan Drive next to the Rotary Marshes. (raised by Blake)

The future land use of the Mill site will be part of the overall consideration.

The City plan is to acquire and change this property to park land. Blake's concern is that park status allows more 'people' access around the sanctuary which may create pressure on the sanctuary.

Amanda suggests talking to conservationists to see what would be acceptable use of the land.

8) Speed issues on Broadway: Heather has been in touch with city about monitoring speed on Broadway.

9) Any outstanding issues, email to Amanda and she can bundle them in an email to Ryan.

10) Pleasantvale phase 2 does not appear to be including resident input like they did in phase 1. This is disappointing. If we are wanting to provide input, the best option may be to get in touch with BC Housing.

11) Bertram street development. Non-market and market housing with a daycare.

F) Carryover Business:

8) **Tolko Site:** Pursue the City to contribute ideas for usage and public benefit. Form a group to further concerns for the area and surrounding environment.

9) **Website Refresh** (See Appendix 2 for details)

G) Development Proposals To Watch

599 Clement Avenue: Purpose Built Rental: 20% reduction in parking, elimination of car share. Concern: Will parking overflow to existing street parking? (Hearing has passed but keep an eye on outcome).

Cash for parking is an ongoing concern, not having enough parking for vehicles once density increases.

1193 St Paul Approval received to rezone from industrial to urban. Plan is to build an 88 unit hotel; current plan has only 37 parking stalls. Where will staff and customers park? The plan suggest they will take transit. What evidence do they have this will happen?

H) Wrap Up

Confirm next meeting date: **Oct 15**, General Meeting 5:30-7:00 Location TBD - Remote?
Nov 12, AGM 5:30-6:30 Location TBD -Remote?

Adjourn meeting (time):

APPENDIX 1: City of Kelowna Planning Department Meeting Notes

Lanes are in terrible shape and need improvements either from the City or development. We need an impact assessment of when density is added to laneways. Increase in vehicles is noticeable but there haven't been improvements to pavement conditions, lighting, traffic control. More population, constant construction, and Airbnb in the area means laneways are used as streets. Speedbumps would be useful in some spots.

Suggestion that the City try to work on a participatory budgeting model for Neighbourhood level improvements. In some sense this is a scaled up version of the Strong Neighbourhood Grant program, but it's more collaborative and impactful. The current program is great, but projects are small, and typically don't produce long term things residents want, like pocket parks, community gardens, CPTUD improvements, sidewalks, playgrounds, etc.

KDKM would like to be engaged by developers in a meaningful way. Best example was the way they worked with Ledingham McAllister. Residents need an opportunity to lend valuable expertise about what amenities neighbourhoods actually need in exchange for variances. Very rarely are the items on our wish list produced by large scale developments.

Lots of change occurring in neighborhood and there is a desire to participate in some longer term Neighbourhood planning. We would love a dedicated opportunity to provide our feedback towards a purposeful growth plan and perhaps a comprehensive zoning review for our neighbourhood.

RU7 review timing and concerns about some poor landscaping. How is the City of Kelowna supporting community-based, environmentally sustainable design improvements in the North End as it grows? Concerns: Loss of Biodiversity (development, loss of home gardens, fruit trees, old growth; new designs have minimal setbacks, no yards or landscaping, large impermeable concrete surface areas). Need to preserve and plant new trees in the North End - problems with dust, soil erosion, floodplains. Wetland habitats.

City: Offer for more regular liaison type interactions with Planning Dept./City. Ryan offered to work with KDKM to have a regular City liaison appointed. Will wait to hear from KDKM on frequency of meeting attendance etc.

Additional Points / Future Questions: What accountability measures does your department apply to ensure outcomes are achieved? Does your department perform a cost benefit analysis to ensure new developments result in a net positive benefit to area residents? I.e, can you prove the revenues (fees, DCC Charges, amenities for variances, etc) are greater than the costs associated with increased demand and usage of civic services and infrastructure? Example: Larger projects approved because density supposed to produce a greener, less car dependent community: Is there proof this outcome is being achieved? Infill housing, secondary suites: Will you review the impact of Airbnb and subsequent

regulations upon neighbourhoods and overall community well-being?

What is the City's commitment to, and strategy for, real 'livability' of the neighbourhood? Livable neighbourhoods need to be safe, healthy, accessible, and enjoyable environments in which to live, work and play. Densification alone does not make for a livable neighbourhood. What measures does your department take to ensure rapid population and tourist growth does not end up adversely impact neighbourhoods and the environment? Promised neighbourhoods will be more walkable but retail fronts often leased to businesses like Eye Lash studios, Vape shops, tattoo parlours, law offices, No grocery stores, walk in clinics, day cares. Can you adjust policy to improve this? Developers currently can apply for environmental permits and bypass public review on environmental issues prior to public hearings on land use and zoning. Council reviews development permits as to the form and character of buildings but not on their environmental merits, costs or impacts. Public has no ability to offer feedback, or independent environmental impact assessments.

APPENDIX 2: Website Refresh Questions

Navigation of the site is as follows. Consider Consolidating/ Reorganizing.

1. **Home Page**
2. **About KDKM**
3. **Join KDKM**
4. **Community Happenings - Combine**
5. **Projects**
6. **Calendar** Add minutes of the previous meetings found under Calendar in the About section ?
7. **Contact**

1) What is the primary goal of the site? i.e. new member signups / encouraging participation in various association and/or neighbourhood events / informational guide on the boundary area that KDKM represents / association responses to news in the area. You can rank these in order of importance if you like, and/or add to this list.

KDKM – What are we trying to achieve: Awareness, participation. Continue promoting on social media, with businesses and neighbouring households. Social Media: more content, easier streamlining of accounts.

2) Community Happenings / Projects pages not being updated often - Why?

3) What do you feel is missing from the current site – ease of use and/or inability to update site / a blog / local links to neighbourhood resources, etc. Please add to this list if you like.

4) Are you comfortable with the current way you direct people to send (and you receive) money for membership. An ecommerce account can be created for free allowing people to join directly on the new website. Each website transaction charge would have a standard credit card fee of 2.9% + .30 cents per transaction. We would use square for

this (<https://squareup.com/ca/en/ecommerce>). So a \$10 transaction would mean that \$9.41 would be deposited into the KDKM account, provided KDKM has a bank account.

4) Creation of emails affiliated directly with the site – i.e. amanda@kdkm.org, info@kdkm.org etc. Are there any existing emails that you know of? The previous designer informed us that she did create membership@kdkm.org - do we use it?

5) What we absolutely do need are photos! higher resolution photos (the photos on the current site are not high resolution to give you an example of what we're looking for - we would need the quality of them to be better). If you or anyone you know have photos of some of our more iconic spots in the neighbourhood (Knox Mountain, etc.), please send them. You can either add them to your Google Docs account if you have one, and share that folder with my email, or simply use this free service – <https://wettransfer.com/> – to send photos.