

McKinley Landing Residents Association (MLRA)
2018 AGM highlights and minutes, Thursday July 5/2018

Attendees: Bob Campbell, Kate Ramsden, Jim Ramsay, Ross Jones

Introduction of Directors and Officers. The board extends their thanks and appreciation to retiring treasurer Jim Ramsay for his diligent efforts and insight over the years

The MLRA efforts and successes are driven by the participation of member volunteers. The board encourages any individual who would like to participate to contact any of the members via the MLRA website, www.mckinleylanding.com, Please share the MLRA information with your neighbours, encouraging them to join and support the organization

2017 minutes were approved by Wayne McLeish, seconded by John Dawson

The Treasurer's report was presented by Jim Ramsay. A copy is on the MLRA website, www.mckinleylanding.com. The report was approved by Bob Gibson, seconded by Rita Fray

Presidents Report, Bob Campbell.

1. Roads. McKinley road is getting beaten up from the increased traffic to McKinley Beach development. This road was never designed for large commercial vehicles. Input from residents is requested to then pressure City engineers to upgrade. Currently no one with the City is tackling the issue of roads. The City seems to be passing on this responsibility to the developer. As citizens of McKinley, the best thing one can do is report any issue, no matter how minor, with a picture, to the City's Issue Identification System. An online service request form can be created at www.kelowna.ca/city-services/services-residents. The more requests created, the more response and action we shall receive!

2. Parks. From Bob's discussion with Robert Parlane of the City: parking/washroom/community hut for the public beach at the end of Dewdney rd is not scheduled for the near future. Mr Parlane stated he will endeavour to provide a plan for parking in one year's time. As for the dock replacement, a show of hands indicated the majority are for replacement.
3. Official Community Plan, OCP. It was identified North Glenmore/McKinley Landing is the fastest growing area of Kelowna.
4. Water. The water advisory has been lifted. GEID states that the quality is of satisfactory levels.
5. Fire. In meeting with fire chief Travis Whiting, a new firehall that was hoped for the corner of John Hindle Drive & Glenmore is not confirmed. Re. controlled burning, such burning occurs in early Spring and late Fall, with notification to McKinley residents by Melcor.

New Business. The MLRA board proposed a \$10.00 annual fee to the \$25.00 lifetime membership, mainly to cover the cost of a webmaster. This motion was approved by Tammy Dawson, seconded by Ruth Jones. There will be a firesmart presentation on July 26th by Rick Euper of Kelowna Fire Dept. Residents are encouraged to show up at the McKinley firehall at 7:00 pm. Rick will then schedule a personal, free assessment of one's property.

Melcor Development, Andrew Bruce.

Andrew went through a ranking of the City's roads vs other municipalities. It should be found on their website, www.melcor.ca/residential. The zone change request was turned by the City. 44 lots in phase 1 have been approved. There will be a park subdivision for the end of Bennett. The plan is to be registered with the City by the end of the year, with public consultation occurring late next year. Melcor hopes the road above Paly will be completed for road worthiness – emergency exit route – by year end. Paving would not occur until Phase 4. Regarding blasting, the last of this should be done by July. Lots should be on the market by October. Trail connections should be completed by year end, coinciding with completion of Phase 1. Once phase 1 is completely put to bed, Melcor will sit back and evaluate their progress and design. This process could take up to 8 months. There was concern by some residents as to sliding away of the bank just like what occurred at McKinley Beach. Andrew Bruce defended the work by Melcor, contracted to Sureway Roads of Edmonton. Regarding the Dewdney 1 beach, he stated there is a Parks Agreement with the City, providing for 12 to 14 parking stalls at the end of Bennett road, to be maintained by the City. Regarding the abundance of table water draining down on to citizen's properties, Melcor has worked with one property owner in particular, in shoring up drainage away from her home. Melcor is claiming the abundance of table water is due to the heavy snowpack of the last two winters. They (Melcor) have new testing equipment, known as monitor wells, and from this will get a handle on groundwater, not just table water surfacing. Regarding gas and sewer, these will be available to McKinley residents as phases 3 or 4 are completed (not immediate).

Blair Stewart, Manager of Parks Services, City of Kelowna

Regarding the Dewdney 1 park and the dock request, the City has not yet applied for federal funding for rebuilding. On parking, according to Mr Stewart, the City has no interest in parking stalls on parkland, The City believes park goers can park on the roads, ie, Dewdney & Bennett road, and walk to the park. Steve Hornstein brought up the concern for fire ban signage and possible conviction for starting fires. Laurenz Campbell mentioned the fire dept is in the process of updating signage on this.

Mr Stewart has noted the concerns by McKinley residents for lack of parking on Dewdney and Bennett roads, and will advise his counterpart at the City. Finally, with regards to a portapotty in the park, it was stated that it is not in this year's budget.

McKinley Beach Development, Andrew Gaucher (G3 Properties)

Final grading of the exit to Glenmore road north and around McKinley mountain is currently underway. Paving to Glenmore north should be complete by year-end. Mr Gaucher stated he is hoping work will commence next year for the McKinley/Glenmore intersection, and that a lot depends on the ALR (expropriation). Regarding McKinley mountain, there is currently 52 lots being developed, accommodating smaller 1800 sq ft homes. This is an initial phase, with many more slated for later phases, 5 to 10 years away. The marina will have slips for the public to tie up to. There will be light commercial activity there, with a public washroom. There will not be a boat launch. A bike lane is in place to the bordering property on Finch road. Regarding the widening of Glenmore road, it was stated G3 Properties will fund such widening – when a 70% buildout is obtained, of the 1300 total units. As for future developments on the McKinley Beach property, there is talk of a winery, likely 5 to 8 years away, even the possibility, of an elementary school, again some time in the future.

The meeting was adjourned at 9:40

