

Gellatly Bay Goats Peak Community Association (GBGPCA)  
Town Hall Meeting  
October 20, 2021

1. Development application for 4058 and 4066 Gellatly Road (Nicole Waidman)
  - a. Proposed development includes 3 buildings, 2 ten stories and 1 eight story, including two or three stories of parkade above ground
  - b. They are asking for high density – 250 residential units, 7 commercial, and work/live spaces
  - c. Various drawings and studies have been completed; however, sewer and traffic studies have not yet been released
  - d. Illustrations shared at the City of West Kelowna Advisory Planning Commission Meeting of September 15, 2021 were shown. These raised concerns regarding:
    - i. Perspective (from a distance as opposed to across the street)
    - ii. Road appears to be wider with an additional lane of parking
    - iii. Perimeter roads which both enter Gellatly not shown, this will create 4 entrances to Gellatly Road which is dangerous for motorists and pedestrians
    - iv. Drone demonstrates the immense impact on neighbouring views
    - v. Shadow analysis ends at 3:00 pm, which is when the afternoon sun begins to move behind the buildings and will shadow the beach and recreational corridor for remainder of day
  - e. The zoning amendment process is being followed by the city; opportunity for the public to have input into what is brought forward is not until after the first reading
  - f. The GBGPCA Board hopes that this will be turned down at the first reading, which could take place at any time. **Please let us know if you become aware of any developments**
2. Development Cost Charges (DCCs) – (Dave Patterson)
  - a. DCC are the amount charged by the city to developers to pay for infrastructure (roads, water, sewer, parks)
  - b. The current DCC rate is inadequate and needs to be increased, the City is currently amending the DCC bylaw
  - c. By getting this application in the developer may circumvent the proposed changes to DCC, which means either as tax payers we will pay more *or* the infrastructure does not get built
  - d. As the GBGPCA we believe that the developer should contribute an appropriate amount to ensure infrastructure gets built – Growth Pays for Growth
3. Official Community Plan (OCP) – (Dave Patterson)
  - a. Sets guidelines for developers and city council – currently under amendment for the next 20 years
  - b. The current 2017 amended OCP calls for No Highrises or High Density in Gellatly Bay
  - c. Our participation in the OCP process is essential to ensure guidelines do not permit the development as proposed

- d. The GBGPCA is advocating for “thoughtful development” and wants our recently amended (2017) OCP regarding Gellatly Village to remain in place
- 4. The GBGPCA will work to be very prepared if this goes to a public hearing and will communicate with our community. We are planning to submit a letter to the West Kelowna City Council, in advance of a first reading confirming our support for thoughtful development at this location with key concerns about DCCs, Vision and Transparency, Height, Shadows, Parking, Access and Traffic, and Sewer and Groundwater
- 5. Your concerns and ideas:
  - a. Other than the directors, members attending the annual meeting participated in the following polls:
    - i. Do you support the development as proposed – 100 % NO
    - ii. Do you support the idea of development on this property but at a smaller capacity?
      - 1. No development – 15 %
      - 2. Up to 3 stories – 40 %
      - 3. Up to 4 stories – 30 %
      - 4. Up to 5 stories – 5 %
      - 5. Up to 6 stories – 5 %
      - 6. Up to 9 stories or more – 5 %
    - iii. Which are the main concerns to you on this development (pick three)?
      - 1. Increase of traffic – 70 %
      - 2. Height - 65 %
      - 3. Parking – 60 %
      - 4. Conflict with Current Vision and OCP – 60%
      - 5. Limiting Beach and Recreational Access – 40 %
      - 6. Sewer and Groundwater – 15 %
      - 7. Construction Impacts – 10 %
      - 8. Shadowing – 10 %
    - iv. Through “chat” discussion the following suggestions and/or concerns were identified by the members in attendance;
      - 1. Floor Area Ration (FAR) is higher than anywhere else in West Kelowna
      - 2. Evacuation to surrounding neighbourhood in the case of a fire
      - 3. Reach out to other neighbourhoods in West Kelowna, through Facebook and newspapers
      - 4. Safety issues with so many people
      - 5. How the developer can attain such higher density – through a credit? Or through a variance?
      - 6. There is a WK Facebook page that we could reach out to
      - 7. The sewer odor by Marine Beach – Travis Kendel at the Regional District of Central Okanagan is who to reach out to regarding sewer concerns
      - 8. The tiny beach is already FULLY occupied, and many more homes are being built in Goats Peak

- 9. No one will be able to get close to the beach
  - 10. What is planned for the Bennett property where the horse barn is? – possible 7 homes, ½ of the yacht club parking lot is also Bennett property
  - v. One final poll asked about social media. 57 % of members were in favor of utilizing social media and 50 % of members preferred Facebook. Thank you to our volunteer who is willing to implement social media; please reach out to us by email
6. How you can help:
- a. Fundraising through Donations
    - i. E-Transfer: [gellatlybaycommunity@gmail.com](mailto:gellatlybaycommunity@gmail.com)
    - ii. Cheques: Gellatly Bay Goats Peak Community Association (contact us for address)
  - b. Logo Design Contest
    - i. Email logo ideas to [gellatlybaycommunity@gmail.com](mailto:gellatlybaycommunity@gmail.com)
  - c. Photo Bank
    - i. Email [gellatlybaycommunity@gmail.com](mailto:gellatlybaycommunity@gmail.com) for instructions on how to submit photos
  - d. Volunteer for future Board of Directors positions
7. What you can do:
- a. Participate in public consultation to let City Council HEAR YOUR VOICE through emails, letters or phone calls when issues are before City Council. We will keep you updated and informed
  - b. Encourage family, friends and neighbours to join GBGPCA as either:
    - i. Residential member, living/owning in Gellatly Bay Goats Peak neighbourhood
    - ii. Recreational member, non-resident who uses Gellatly Bay amenities and would a say in its development
    - iii. No membership fee required

THANK YOU to everyone who participated in the Town Hall meeting!

Please do not hesitate to reach out to us by email at any time. We look forward to having next year's meeting in person.