

Gellatly Bay Goats Peak Community Association

Your Neighbourhood Voice. Advocates for Thoughtful Development.

Executive Meeting Minutes

2022-06-10

Present: Kathleen Hogan Lordon, Kathy Pasmore, Jo-Ann Patterson (minutes), David Patterson, Nicole Waidman, Terri Shredl, Brian Davis

Guests:

Regrets: Bruce Dalrymple

Cc : Gellatly Bay Goats Peak Community Association website

Length: 60 minutes

1. Review previous action items

2. Summary from the April Committee of the Whole presentation (Nicole)

- Feedback received from the City (6/4/22) in red:
 - Concern with the later stages of the OCP engagement process; engagement decreased in participation from the public; pop-ups were poorly attended; some had difficulty with on-line tools. Recommend more advance notice on the pop up events and letting the association know when they are happening; keep in mind the time of year when the events are being planned; **Thank you for your comments and feedback. We have forwarded your comments to our Communications Department. Now that restrictions have lifted we will be able to provide more public facing engagement.**
 - Curious about the Flood and Wildfire Risk and Mitigation management plan; **The Floodplain Management Plan is currently underway and should be completed in the Fall. In terms of an emergency plan (wildfire risk and mitigation) we rely on the Regional Emergency Plan. If you would like further information please contact Fire Chief Jason Brolund at 778-797-32010**
 - Concern with lack of enforcement with noise, alcohol/drugs, commercial use of the boat launch; would like more proactive enforcement; **Our Bylaw Department will be continuing to do foot and bike patrols along the waterfront and parks into the fall. All after hour enforcement is done by the RCMP.**
 - Concern with traffic, parking and road management; difficult to access some of their homes; asking for more communications; would like better options for parking and pedestrian access; **Our Engineering Department is aware of the concerns and will be looking into reviewing the parking, etc.**

■ Action Plan:

- Ask for participation from the public on also pushing the City to better police this area and add better parking management
- All to take photos of dangerous situations and parking overflow so we can continue to push this year over year

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- Concern with January, 2022 Growth Concept Draft statement: “Additional density will be considered where proposals address community-wide challenges”; that statement should be removed from the OCP. **This feedback has been provided to our Planning Supervisor as well as Council.**
- Offer for Directors’ Liability Insurance grant of \$600/year
 - Action Plan:
 - Speak with insurer about options (Dave)
 - Review the association bylaws with regards to Directors liability (Kathy HL and Jo-Ann)
- The City is requesting a follow up meeting with all Community Associations to help foster communication
 - July 5 or 7 (2 representatives requested)
 - July 5 (Dave and Kathy P)
 - What is our messaging
 - OCP & Bill 26
 - When would current development applications come under the new DCCs? (i.e. revised applications, net new applications, etc.)
 - Release of information on issues affecting safety (RCMP search)

3. Summary of the May 24 Council Meeting (Dave and Jo-Ann)

- DCC update
 - Completed first, second and third reading at once
 - Still needs to pass through the government so current development applications are under these low rates instead of the updated higher rates
 - Action Plan:
 - When would current development applications come under the new DCCs? (i.e. revised applications, net new applications, etc.)
- OCP and Bill 26 update
 - Landowners/development stakeholders feedback was reviewed with City and Council
 - Goal is to have no public hearings within first two years of the OCP
- Action plan:
 - Themes to push:
 - Why should this council who are about to leave (Fall) be making the OCP for the next 20 years
 - “If we want to avoid public hearings we need to make sure the OCP feedback process includes the public not just the developers”
 - As the center of growth for our City in the next 20 years “How can the building be policed and properly monitored that they are being done in line with the applications
 - Email City and each Councillor individually re OCP and offer meeting at Willow Beach picnic table
 - Councillor DeJong re: update from our last meeting (Nicole)
 - Councillor Findlater re: Goats Peak School (Jo-Ann)
 - Councillor Zannon re: Single Family Housing comment (Jo-Ann)
 - Councillor Zilkie re: update from our last meeting (Kathy P)
 - Mayor Milson and Paul Gipps (Nicole)

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- Others to reach out to after initial meetings:
 - Councillor Friesen re: 12 storey height as a starter
 - Councillor Johnson
 - Paul Gipps and Brent M
- Public/Media (After individual Councillor meetings)
 - OCP
 - Next level of participation/feedback is crucial due to Bill 26
 - RCMP over release of information from Gellatly/Goats Peak (Kathy HL)
 - Zoning not being followed in West Kelowna (go to media with this)
 - Photos of examples in Goats Peak, Beachview (3 stories on grade), OCP public,
 - Lack of building inspections
 - The public has to research what the development application says vs what is actually being built as the City is not monitoring this
 - Planning Supervisor - Chris Oliver
 - Engineering - Brent M
- Connect with other individuals of interest:
 - Ryan Holt from Casa Loma as to their thoughts on OCP and Bill 26 Public Hearings and as well his impression on John (former Toronto fire captain and announced candidate for council)
 - John Martin (future Councillor)
 - We will offer him an interview at the association
 - The Pointe will contact him to assist with fire smart
 - Engineer who did the great work on the road situation on Gellatly
 - Need to find
 - Chair person from the OK water board who has appeared on global tv on flood plane issues (Dave)
 - Ben Stewart's office re Bill 26 and what the liberal's position is on taking away our public hearing rights (Dave)
 - Other associations regarding OCP and Bill 26
- Future media and social media involvement
- How to make OCP and its relationship to Bill 26 an election issue
- Does the Carbury development comply with the OCP and their application?

Next meeting to discuss:

4. Association AGM planning and solicit board members

- Select a date and location
- Available positions

Current Action Items

Owner	Action Item	Date Assigned	Date Due	Date Completed
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	Ask for participation from the public on also pushing the City to better police this area and add better parking management	2022-06-10		
All	Take photos of dangerous situations and parking overflow so we can continue to push this year over year	2022-06-10		
Dave	Speak with insurer about options for Directors Liability Insurance	2022-06-10		
Kathy HL and Jo-Ann	Review the association bylaws with regards to Directors liability	2022-06-10		
Dave and Kathy P	Meet with Paul Gipps July 5. OCP & Bill 26 <ul style="list-style-type: none"> When would current development applications come under the new DCCs? (i.e. revised applications, net new applications, etc.) Release of information on issues affecting safety (RCMP search) 	2022-06-10		
Kathy HL	Draft letter for the RCMP over release of information from Gellatly/Goats Peak	2022-06-10		
Nicole	Email Councillor DeJong Email Mayor and CAO	2022-06-10		
Jo-Ann	Email Councillor Findlater	2022-06-10		
Jo-Ann	Email Councillor Zannon	2022-06-10		
Kathy P	Email Councillor Zilkie	2022-06-10		
All	Take photos of examples in Goats Peak, Beachview (3 stories on grade), OCP public feedback process, etc	2022-06-10		
Dave	Contact Ben Stewart's office re Bill 26 and what the liberal's position is on taking away our public hearing rights	2022-06-10		
The Pointe	Contact John Martin for firesmart at The Pointe	2022-06-10		
Kathy H L and Jo-Ann	Create comparison chart to aid in future correspondence regarding WK's approach/past meetings	2021-09-16		
Dave	Research License of Occupancy for Willow Beach	2021-09-16		Ongoing
Dave	Research the implications of Development Cost Charges (DDC)	2021-09-16		Ongoing

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Dave	Research the implications of Floor Area Ratio (FAR) of proposed development	2021-09-16		Ongoing
Dave	Research coverage of site (70%) on proposed development	2021-09-16		Ongoing
Jo-Ann	Monitor advertised council agendas in advance, and watch webcasts when applicable	2021-07-28		Ongoing
Dave	Gather pictures of endangered wildlife and nesting sites (approach Gerald and Barry)	2021-07-28		
Terri	Continue exploration of environmental concerns for development: <ul style="list-style-type: none">• Contact WFN• Contact conservation officer (Dave, pass Dan's information)• Request information from the Provincial Government to share with the City of West Kelowna• Contact Bruce from the Gellatly Trails and Parks Society• Contact our local Green Party representative	2021-07-28		

Completed Action Items

Retain action items here for only two months, then delete them

Owner	Action Item	Date Assigned	Date Due	Date Completed
Kathy H L	Contact Bruce and Brian regarding contributing to committee	2022-03-10		2022-03-14
Nicole	Contact other community association re: neighbourhood hub clause	2022-03-10		2022-03-13
Nicole	Update email to members	2022-03-10		2022-03-10