

SUNSHINE COAST REGIONAL DISTRICT

AREA F – WEST HOWE SOUND ADVISORY PLANNING COMMISSION

October 22, 2024

RECOMMENDATIONS FROM THE WEST HOWE SOUND (AREA F) ADVISORY PLANNING COMMISSION MEETING HELD ELECTRONICALLY VIA MS TEAMS

PRESENT:	Chair	Susan Fitchell
	Members	Katie Thomas Miyuki Shinkai Marlin Hanson Jonathan McMorran
ALSO PRESENT:	Director, Electoral Area F	Kate-Louise Stamford (Non-Voting Board Liaison)
	SCRD, Manager of Planning	Jonathan Jackson (part)
	SCRD, Corporate Officer	Sherry Reid (part)
	Recording Secretary	Diane Corbett
ABSENT:	Members	Vivian McRoberts-Sosnowski Tom Fitzgerald Ryan Matthews

CALL TO ORDER 7:05 p.m.

AGENDA The agenda was adopted as presented.

MINUTES

West Howe Sound (Area F) Minutes

The West Howe Sound (Area F) APC minutes of September 24, 2024 were approved as circulated.

Minutes

The following minutes were received for information:

- Egmont/Pender Harbour (Area A) APC Minutes of September 25, 2024
- Roberts Creek (Area D) APC Minutes of September 16, 2024

Area F and Area B APC members and Electoral Area Directors met together online to receive a presentation by the Manager of Planning and Development on the Official Community Plan Update.

DELEGATIONS

Jonathan Jackson presented an overview and highlights of the SCRD's Official Community Plan Project Update and Background Report.

Following the presentation, the Area F and Area B APCs split into separate meeting rooms for discussions on three questions posed in the staff report that requested APC member feedback regarding: community events, engagements, and locations; communication and engagement tools; and facilitating safety and intergenerational dialogue.

APC members and the Director provided perspectives as observed in their West Howe Sound communities, as follows:

- Langdale area: When we have more formal documents ready to release to the public, these are places to make a speaker appointment or other opportunity. Groups where I volunteer and can arrange for SCRD to come and speak on new OCP development, consultation, feedback, or any input include:
 - West Howe Sound Community Association
 - Elphinstone Secondary School Parents Advisory Council
 - Langdale Elementary Parents Advisory Council
 - Langdale Elementary School staff
 - SD46 District Parents Advisory Council
 - Sunshine Coast Labour Council
 - Trac – Sunshine Coast Active Transportation Group
 - Affordable Housing Committee
 - Sunshine Coast Anti-Racism Group

Safety and intergenerational dialogues: each place I have in mind has good protocols to begin with. Would need help from SCRD to come into these places. Can come as advocacy team; can bring out unique issues applicable to Area F.

Langdale School and Elphinstone School present opportunity to interact with parents, and opportunity for students to say what they would like for the community. Hope we can help with the structure for that so it is friendly for young people. I like: "Love where you live." It is like organizing a closet: what do you want to keep, change, what not sure of. Good metaphor to help pinpoint the vision.

- At Elphinstone School and Chatelech, engagement has already started for the students. There is a separate program being brought into the schools.
- Is there a way of getting into and talking to people on the ferry?
- Use online opportunities, since the population is so spread out. I can reach out to a list of community members.
- Theoretically we represent two other OCPs and have no representatives from those areas. Not sure how to look at those two OCPs with this particular group. At upcoming West Howe Sound Community Forum, are getting reps from Bayview and Port Mellon involved.
- Granthams Landing: there is a community group (Granthams Wharf Association) within that area that works closely doing things for the wharf.
- Williamsons Landing: there are quite a lot of people living out here now.
- Langdale School's Spring Fair.
- Find events where people are in person. Markets. That is part and parcel with safety. Approach it on a micro level.

- Location: Langdale Elementary School.
- Incorporate community engagement into existing community events, a good way of making people feel safe and comfortable, and engage with them. Tricky thing: planning community events that are specific to Area F.
- Education is key; accessibility is key too. Tag onto other events, popular events; buy appetizers for people, and sit down with them. Education: videos online are good; have closed captioning. There are transportation issues in the SCR D to take into account. Town of Gibsons is going through the same thing with the OCP. Maybe tag along, explaining what an OCP is. Have pizza education night: pay for a couple of pieces, and have a survey to do together.
- Send something in the mail; some people are more inclined to do things like that.
- Put out information at locations: such as at Persephone on the first Saturday of every month.
- Hopkins area: has two main events: Hopkins Landing annual picnic on long weekend in August is well attended; and Hopkins Landing Paths Society is a not-for-profit society that has taken over what used to be the Hopkins Landing water pathway. (When the subdivision of Hopkins was created in 1907/08, the Hopkins family wanted a path from the wharf to the near end of Point Road. Then there was a significant portion that was donated in the last forty years, the grass section close to the wharf.) Idea of the Paths Society was to help with climate change, and look to ways to mitigate the tide and surf. Could call a meeting at any time through these groups. Increase awareness of the OCP and of protecting the foreshore in a responsible way. Those groups are mostly in person.
- Would like to see inclusion of groups like the Streamkeepers. Include opportunities to reach out to construction trades and supply chain businesses to provide feedback on those issues of meeting housing needs at various levels in the community.
- Safety: make the language easy to understand. People are intimidated by the planning language. Then may be reluctant to make comments, thinking they don't know enough.
- Method that works best? In person would be great. But have an online poster. Social media can get the message out, and reach all generations. It will be multi-phase. Launch 2025. Get into conversations with people. Keep people informed on progress.
- Is there a way for APCs to receive information earlier, given some lead time, and not need recommendations at that same meeting? It is a lot to take in; there is pressure to come up with a recommendation: need more lead time to ruminate and discuss. Since we have three OCPs to look at, we deserve more time.

REPORTS

Official Community Plan Update – Project Status Update and Official Community Plan Background Report

The APC discussed the staff report regarding the Official Community Plan Update – Project Status Update and interacted with the Manager of Planning and Development about the process being undertaken in this project.

DIRECTOR'S REPORT – None

NEXT MEETING Tuesday, November 25, 2024

ADJOURNMENT 8:52 p.m.