

Project Plan
For
Pickleball Courts
At
The Cottages on Osoyoos Lake

Garry Lockyer

Garry@lockyer.ca

C: +1.250.689.0686

March 31, 2021 2:30 PM

Update # 2

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Update #2

Wednesday, March 31

Update for meeting held Thursday, March 25

- Updated plan accepted.
- Communications
 - o Garry to create forum at lockyer.ca with “open” access
- Verbal updates on What and Where were provided
 - o PM would like reports with “pros & cons” and recommendation(s).
 - o See tables below for *suggested* (not mandatory – feel free to edit!) formats.
 - These really are just “one man’s opinion”!
- Community Engagement
 - o Decision to hold “working session” Thursday, April 1 10 AM
 - o Output of working session to be presented to whole team Thursday April 8 10 AM
 - o All are welcome to participate in working session and are encouraged to provide content in advance
 - See external e-mail for meeting details
- Other Discussion
 - o Discussion re: scheduling existing court and benefits of gathering usage data
 - o Tina sent request to SHC Board for calendar
 - o Garry may research alternative app for scheduling

What Team Report

Item	Description	Priority (High, Medium or Low OR Must, Need or Nice OR ?)	Pros	Cons	Relative Cost (\$\$\$, \$\$, \$) Rough Estimate Only	Recommendation
Courts – Number of:	2	High	Ability to handle X+ players.	Limited to Y players only 1 court.		
Surface – Type of:	Plain Concrete				\$	
	Painted Concrete				\$\$	
	“High End” playing surface				\$\$\$	

Nets	Removal, Temporary?					
Fencing	To control balls out of play.					
Fencing	To reduce noise.					
Lighting						
Seating						
Shade						
Landscaping	To construct.					
	To make pretty.					
Other Activities	Basketball, Volleyball					

Where Team Report

Site	Description	Distance To Nearest Cottage	Distance to Community Centre (Proximity to washrooms, showers, etc.)	Pros	Cons	Recommendation
CC A	Community Centre – extension of existing patio.					
CC B	Community Centre – north of patio.					
North Parking Lot	Repurpose north parking lot near main entrance.					
Meadows A	Near pergola.					
Meadows B	South of Community Centre.					

Marina	West of and across road from Marina Washroom.				Sewer system beneath area?	
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Update #1

Wednesday, March 24

Immediate Next Steps:

- Meeting Thursday, March 25 10 AM
 - o Review plan and plan update
 - o Communications
 - Online discussion and document sharing
 - Lockyer.ca/Forum or Lockyer.ca/Pickleball or ?
 - o Update on What and Where
 - o Community Engagement
 - Message
 - Survey
 - o Next Meeting
 - Thursday, April 8 10 AM
 - Community Engagement

Change Tracking is on, so you can most easiest see changes by enabling “show markup” on MS Word (or your MS Word-like app).

Alan T provided the following:

“Hey Garry

I was doing some reading this morning and found some information on the use and allocation of parking around the community on the Information Statement on the cottages site. It looks to me like the developer has the right to change the number and size of parking spaces as he see fit.

This would seem to indicate that the development is not required to have a predetermined number of parking spaces in the community, which may make a portion of the parking lot by the entrance available for courts.

I have attached the document, page 16 is where the parking information can be found.

I thought best to send this email to you and you can forward it to the “where” team.

Alan”

GAL>> I did not include/attach the above referenced Information Statement but will post it or a link to it soon.

GAL>> Sarah H and I talked about getting a copy of the Cottages development plan but I took no action, but will after discussion at next meeting.

GAL>> I spoke with a couple of knowledgeable homeowners and they indicated the gravel parking area west of and across the street from the marina washroom **may** not be a good site due to pipes underneath that area. I would not rule the area out at the time but subsurface conditions should be considered for all potential sites.

Background

(Update and expand for community consumption)

Pickleball is the fastest growing adult activity in North America (see statements by governing bodies).

30+ (Garry's Guess) residents of the Cottages are pickleball players at varying skill and intensity levels. Currently, players must travel to Osoyoos or Oliver to play or use a temporary court on the patio at the SHC Stelkia Community Centre.

The area at the Community Centre:

- is smaller than required,
- has an uneven surface,
- is close to landscaping features and a glass wall,
- impedes access to the Community Centre and pool,
- requires nets to be put up and taken for each session,
- likely requires tables and chairs to be moved for each session.

A dedicated pickleball court will be welcome enhancement to the Cottages experience and improve access to the community centre and pool.

There was an initiative in 2016 for a dedicated pickleball court. Here are some comments about that initiative:

"The cost proposed in the quote in 2016 quelled the progress, as we had only a fraction of homeowners, players and budget compared to today."

"Regarding an onsite location, the development plan is registered in Ottawa with Indigenous and Northern Affairs. An AGM vote would be the next step, and a change to the plan, through the Ministry would be required. This is the path explained to me by Eric, who does not support a change to the plan. Add in legal fees, etc. "

"Eric and I thought that a site just east of the off-leash area and south of the play structure could physically work, but that nearby homeowners would object to the noise. Hence, he would not allow it, at that time in 2016."

"Chief Louie was very open to leasing us land on the other side of Radio Tower Road, back in the day. You may have more luck choosing a location there. The Baptiste land just west of our entrance is another option."

"Good luck to all involved in this project. I truly hope that this project will see the light of day."

President's Report: February 2016: "A cheque has already been forwarded to SHC on behalf of Julie Porter regarding her pickleball site request. We discussed some future options for an appropriate site, but nothing has been yet determined."

President's Report: April 2016: "Quote for a pickleball court was received. Cost was approximately \$25,000, so the issue is on hold indefinitely."

Comments Received To Date:

“We enjoy playing Pickleball and would love to see the community rally together to get a couple of courts built here on site.”

“We are all for building a dedicated pickleball court at the cottages!”

“I would support a permanent court.”

“...the only way we will get a permanent court is to put a detailed proposal forward at the AGM.”

“Absolutely to permanent courts in an area that doesn’t affect our community neighbours. A site where the noise doesn’t bother home owners.”

“My two bits worth.

... I think stated it properly. That we do require a permanent court in an area that doesn't affect the community neighbours. If you look around the whole complex the only place that fits this bill is the community centre. The present court could possibly be enlarged to include a volleyball court which could also double as a second Pickleball court. I guess the main stumbling block would be financing of this project.

We have rental neighbours that have a basketball hoop and have had to listen to kids playing till after 12am, so I am definitely in favour of a basketball area as well at the community centre.”

“It would be great to integrate a basket ball hoop into the plan so the private hoops that are so bothersome can be eliminated in the community.”

“Yes, I think we should think about alternative/other uses for the area.”

“You know lots of Pickleball players here were willing to upfront money as well for example if every household that was interested would contribute towards fund to build ..ie 250.00 a household that would be good too. Just wanted to let you know that as this was something we had also talked about while ago! Then of course the board could hopefully help or whoever with the rest.”

“Another point for this great idea... This would also increase our values in a community. Pickleball courts are being built in so many other developments worldwide.”

Update above and plan to include / answer:

- Can we handle number of players
- Need for multiple courts
- Have a club
- Increase socialization

Sarah H deals with permits and drawings all the time!

Purpose

The purpose of this project is to propose and secure approval for the construction of:

- One or more activity court(s) at

- the Cottages on Osoyoos Lake or
- a site near the Cottages on Osoyoos Lake or
- in partnership with another organization near the Cottages on Osoyoos Lake.
- Decision: Leave location open until pros / cons of each site are known.

Scope

This project will:

- Identify what is to be built:
 - Pickleball courts
 - Decision: plan for 2 pickleball courts minimum
 - Built to:
 - International Federation of Pickleball ([IFP](#)) or
 - Pickleball Canada ([PC](#)) or
 - Pickleball BC ([PBC](#)) or
 - Standards or
 - Some Other Standard or Specification.
 - Playing surface
 - Asphalt
 - Cement
 - Paint
 - Synthetic
 - Drainage and Underground
 - Related amenities:
 - Hydration
 - Electrical
 - Shade
 - Seating
 - Others
 - Accommodation of wheelchair players.
 - COVID-XX considerations.
 - Opportunity for other sports or activities.
- Identify location or alternative locations of the court(s).
- Estimate costs to construct court(s).
- Estimate costs to operate and maintain the court(s) per year and over the expected lifetime of the courts.
- Estimate timeline to achieve milestones of this project and to construct court(s).
- *Propose ways to pay for construction and maintenance of courts.*
 - *Opportunity for volunteer / community involvement in construction:*
 - *Rebar*
 - *Concrete*
 - *etc.*
 - *Community involvement in ongoing maintenance.*
- Propose rules for the use of the court, including but not limited to:

- Scheduling,
 - Online at TCOOL.ca?
- Wheelchair players,
- Other sports or activities,
- Time of day.
- COVID-XX.
- Prepare presentations and motions (including any necessary changes to SHC Articles and Bylaws) for consideration by SHC Shareholders at the next SHC Annual General Meeting (October 2021?).

This project will NOT:

- Identify precise costs or timelines until it is evident any barriers to success can be overcome.
 - Potential issues here include what can be done within the current development plan and what might need to be done to modify the plan.
- Manage the final design and construction of the court(s). It is assumed that another project team, reporting to the SHC BOD, will undertake that effort following approval of the proposal to build the court(s).
- Discuss in any way the rules for pickleball other than those rules specific to courts! It looks like all governing bodies including the IFP rely on USA Pickleball rules. Chapter 2 is the relevant section.

Goals

The goal of this project is to enhance the Cottages on Osoyoos Lake experience by having dedicated pickleball courts at (or near) the Cottages. Supporting goals include successfully proposing the construction of one or more pickleball courts at or near the Cottages on Osoyoos Lake.

Project Organization

In general, this effort will be carried out by an ad hoc committee of interested SHC shareholders operating under the SHC's "Committee Guidance":

- Open meetings
 - Anyone may attend
- 5 to 7 decision makers

Or

Just consensus of some undefined group?

Decision: Just consensus for now.

Project Sponsor: This project is an initiative of interested SHC shareholders. It is not sponsored by the Stelkia Homeowners' Corporation (SHC), the SHC Board of Directors (SHC BOD) or any committee of the SHC. Support and approval of the SHC BOD and shareholders will be sought prior to the next SHC AGM and it is expected that final approval for the construction of any pickleball courts will be by a vote of shareholders at the AGM.

Project Team (Committee):

Bonnie Bausenhaus	Kurt Bausenhaus	Anna Bednarz	Bob Bednarz
Kevin Black	Tina Bozzer	Ray Bozzer	Dan Bromley
Anke Cantzler	Carolyn Gray	Ken Gray	Sarah Harder
Roger Phillippe	Garry Lockyer	Lorna Magnuson	Blair Magnuson
Louise Renaud	Rene Sullivan	Anna Greco-Taylor	Alan Trudeau
Roy Weiss	Jeff Fawcett		

Project Manager: Garry Lockyer

Method

- 1) Identify What
- 2) Identify Where
- 3) Estimate Costs and Time
- 4) Develop Proposal
- 5) Build Community Support
 - a) Who do we have to engage with to make progress:
 - i) The Developer?
 - ii) The SHC BOD?
 - (1) Treasurer?
 - iii) Committees?
 - (1) Landscaping?
 - (2) Social?
 - iv) Individuals?
 - (1) Operations Manager?
 - b) Encourage Play
 - i) Initiation / orientation to Pickleball
- 6) Present to SHC BOD
- 7) Open Forum/Information Session
- 8) Present to SHC AGM for vote and approval.

Schedule

Activity	Expected Completion Date	Responsible Person	Status
Project Initiation	2021-03-11	Garry	Plan V1 discussed, Update # 1 Distributed.
Introduction to Community	Mid/Late April 2021	Garry	
What	End April 2021	Sarah H, Alan T	
Where	End May 2021	Tina B, Anke C, Roy W	
Costs and Time	End June 2021	Kurt B	
<i>Financials</i>	<i>Mid July 2021</i>	Kurt B	
Proposal	End July 2021	Alan T	

BOD Presentation	End August 2021	TBD	
Open Forum/Information Session	End August 2021 - Before to give status report and get community input?	Garry L	
SHC AGM	October/November 2021	TBD	
Begin Construction	January 2022	TBD	
Begin Play	April 2022	TBD	

Cost

(This section is about costs related to the project, not the costs of the courts and amenities.)

There is no budget for this project! All efforts and contributions are voluntary. If project costs become more than incidental (for say, legal assistance with understanding and/or modifying the current development plan), we may have to secure funding. The most likely source is ourselves but we shouldn't rule out making a request to the SHC BOD.