

Area A Parks and Recreation Commission

Meeting – February 17, 2011

Meeting called to order at 7:00pm

Regrets: Al Brown, Charley Boas

Additional attendees: Director Harrison

Guests: Tanya Soroka, CVRD Parks staff
Mark Wyatt, Ocean Terrace Development

1. Minutes:

Approved for January 2011 meeting, no business arising.

Commission members and CVRD Parks staff commended Roger Burgess and Kim Harrison on a job well done on the minutes and the time spent regarding the Bamberton application.

2. Conflict of Interest issues:

PRC requested clarification of potential conflict for a commission member (Mr. Boas) who owns land adjacent to a proposed development (Bamberton). Mr. Barry's memo/email of Jan 25, 2011 set out the principles regarding conflict for a body such as a CVRD commission and concluded no conflict exists. For future reference, we are advised it is up to an individual commission member to determine if a conflict of interest exists and so declare.

3. Ocean Terrace Development Presentation – Mark Wyatt

The information package presented to the Parks & Recreation Commission was quite different in detail compared to the package presented to the Area A community at various open houses and the APC held in the Spring 2006.

Applicant stated that land only for a “central park” will be provided and will not include any amenities or improvements for this central park. A drawing of a suggested completed central park was included with the information package and lead to confusion.

There will be a “tot lot” park provided in the first phase of development and the costs of the tot lot, including play surfaces and playground equipment, will be borne by the applicant.

A school site is included, but it is important to note that it might not become an actual “school site” but rather playing fields for the community. The title for the property will be held by the CVRD and not the School District in order to protect future land use.

The 1.5 metre trail noted throughout the applicant's preliminary plans are provided as an example of trail width. It is expected that most trails will be based on upgraded existing logging roads and thus be wider.

Preliminary comments from Parks and Recreation Commission members:

- Area A Parks and Recreation Commission members are concerned about the potential for loss of quality parkland and trail location as the development progresses. There has already been extensive tree and vegetation removal in key areas.
- A lengthy discussion resulted in agreement that a phased development agreement will be necessary
- It was pointed out that in a development such as Arbutus Ridge ALL amenities were required to be in place before any lot could be developed.
- Commission was appalled to learn that the applicant would not be providing amenities for the proposed “central park”. It is unreasonable to expect current residents of Area A to pay to develop a park that will largely benefit the development only.
- It was noted that this development is on a large scale (over 400 homes) and there were no other recreation amenities offered to address the recreational needs of the current community. This is of grave concern to the Area A Parks and Recreation Commission as all our existing amenities are at capacity.
- An onsite visit to the Ocean Terrace development site was arranged for March 5, 2011 at 1:30 pm, then agreed to continue our review at the March meeting before finally reporting to the Board

Preliminary Recommendations to the Board:

- That all parkland and trail network be dedicated up front and prior to any further development or lot clearing in order to protect good quality (well treed and extensive understorey) parkland and trail locations
- That the applicant provides the land and all amenities for the central park.
- That the DPA be in the form of a phased development agreement

4. Other Business:

Bridge over Hollings Creek Park. The new bridge is an asset to the community and CVRD staff has done an admirable job. However, it is unusable in the winter due to flooding and wet conditions in the low-lying approaches to the bridge. **We request Parks investigate the costs to construct a boardwalk a further 20 feet or so at both ends and report to the Commission.**

Hollings Creek Park proposed trail right of way through Kerry Village common land. Kerry Village AGM is on September 13, 2011 and at that time the residents will vote on how to deal with this. **It is recommended to staff that the steep trail end at Kerry Village be fenced off in the meantime to reduce/avoid liability issues.**

Parks and Recreation Commission t-shirts and hats are now available. Please let Roger Burgess know your size to ensure they are ordered through the CVRD.

The CVRD Area A Parks and Trails Master Plan has not officially been adopted. It was noted that both Shawnigan Lake and Cobble Hill Master Plans have been completed. CVRD staff are using the “Lanark template” to finish off further draft versions of the Parks and Trails Master Plan and will be ready in the near future for final approval from the Commission.

Park and Street Names in Area A: **It is recommended that staff check with the Mill Bay Malahat Historical Society for suitable names that have local significance and refer these to the Commission for adoption.** For example, “Sangster Park” in the Sentinel Ridge development had already been named by the Area A APC and Parks and Recreation commission as “George Patterson Park” several years ago. We recommend CVRD changes references to Sangster Park to George Patterson Park.

The plan for the Mill Springs Tot Lot was presented to the commission. It was noted that the name “McLaren Park” is not appropriate and it was recommended that the name be changed to something of historical significance to the area, such as “Deloume Park” as the Mill Springs land was originally owned by the Deloume family, pioneers in Mill Bay.

Meeting adjourned at 9:15 pm

Next meeting: March 17, 2011 7:00 pm – Brentwood College boardroom.