

MEETING MINUTES

AREA A PARKS AND RECREATION COMMISSION (PRC)

7PM JAN 20, 2011

NEW DINING HALL BOARDROOM, BRENTWOOD COLLEGE SCHOOL

Guests: Brian Farquhar, Tanya Soroka, Rob Conway CVRD
Ross Tennant, Stefan Moores, Roy Aresh, Three Point Properties (Bamberton)
Danice Rice, Valhalla Trails

Present: D Gall, R Burgess, G Farley, K Harrison, Director Harrison, J Pope, R Parsons, C Leslie, C Boas.

Apologies for absence: C Ogilvie, A Brown.

Motion: To approve minutes of November 18, 2010 meeting (minutes forwarded December 6, 2010) Carried. Business arising from minutes? None.

Election of officers for 2011: Director Harrison held the annual election of officers. Duly elected were: D Gall, Chair, R Burgess, Vice-Chair, and K Harrison, Secretary

Agenda: Bamberton application

Working papers:

The Commission received between January 17 and 20:

- Staff memorandum dated January 17, 2011;
- Matrix charting the differences between the original application (December 2007) and that of November 2010, prepared by staff;
- Copy of the applicant's design brief dated November 2010;
- Maps of trail and park locations marked exhibits 1 through 20, dated 15.11.2010

Mr. Conway provided a concise and clear overview of the application process to date to provide a context for the PRC. An EASC meeting will be held Jan 31st to review the staff report for the proposal. Staff would like to include at least the PRC's initial comments and review in this report.

The applicants gave an illustrated overview of the application, within the framework of parks and recreation facilities - this mirrored the staff memo.

A question and answer session with the applicant followed:

- There was considerable confusion as to the proposed split of the Southlands Regional Park of 300 acres on rezoning and a later 89 acre dedication as well as how and where access would be granted. Neither the PRC nor applicant seemed to fully understand this part of the proposal. It appears that the 89 acres would be

- turned over to the CVRD towards the end of the project; access would be by shuttle bus from the Wildplay operations until the industrial operation was removed or by hiking in through Wildplay leased land.
- Applicant will provide some further private and park space in each neighbourhood at the point of development permit approval. No exact acreage could be determined at this time.
 - How would public trails over private park be handled? By ROW.
 - If the main type A trail is alongside the roads in some places will this be a sidewalk and who will be responsible for maintenance? Likely the CVRD but not yet determined.
 - Will the Wildplay operations be in the protected tree areas? No, only within more recently logged areas.
 - Was the area A master park and trails plan followed? Most likely yes.
 - What trails will be provided within Southlands Park? Nothing more than the existing roughed in road and trails
 - Any access from the Inlet to Southlands Park? No, only by the beach.
 - What contribution will be provided to expand or upgrade existing community amenities? Only through the community amenity fund totaling \$4.5million over 20 to 25 years.
 - What will be the sequence of building the amenities? As the amenity fee fund is built up and as triggered by the provisions of the PDA.
 - How will trails and access through the Fechter Lands be handled? No formal process yet determined, possibly by ROW or covenant
 - Where will trails in North Park Dedication be located? Two or three across the site to be determined
 - How will noise coming from Wildplay adjacent to a quiet public park be controlled? Good question
 - How will you handle Oliphant Lake? Outlined as the memo but many details yet to be worked out.

PRC decided to reconvene on Sat Jan 22, 10am to continue with a review of this application.

Director Harrison provided an update of various matters of interest to the community.

Adjourned 9:20pm

CONTINUATION OF MEETING MINUTES

AREA A PARKS AND RECREATION COMMISSION (PRC)

10AM JAN 22, 2011

BOARDROOM, MILL BAY COMMUNITY LEAGUE HALL

Guests: Brian Farquhar, CVRD

Ross Tennant, Roy Aresh, Three Point Properties (Bamberton)

Present: D Gall, R Burgess, K Harrison, Director Harrison, J Pope, R Parsons, C Leslie, C Boas.

Director Harrison left the meeting at noon, J Pope left the meeting at 2:45pm. Quorum provisions still met.

Apologies for absence: C Ogilvie, G Farley

Absent: A Brown.

Agenda: Continuation of discussion on Bamberton application

Mr. Boas stated his family company owns a finger of land surrounded on three sides by Bamberton lands. His land is zoned residential and he would not benefit from the application. The only increase in value would be from normal expected escalation of land values. Due to the topography, it would be impossible to have access or be provided with services from Bamberton. The adjacent land is forest and would remain so. Therefore he is not in a conflict of interest. Director Harrison described several ways conflict of interest could occur (family relationship to an applicant, employment, ownership of adjacent land) and it was generally up to the individuals to declare a conflict and remove themselves from the meeting.

It was agreed to ask Mr. Jones, CAO of the CVRD for an opinion on Mr. Boas' potential for conflict of interest.

Chair distributed copies of a letter dated January 21, 2011 from the applicant to the CVRD, which modified their proposal following the Jan 20th PRC meeting. It was explained that the PRC's mandate is to deal with matters referred to it by the Board and does not have any mandate to act as an independent negotiator. This letter was not part of the original material and had not been reviewed by staff or the Board. Agreed PRC could refer to it but on the understanding that it may or may not form part of the application.

A lengthy discussion was held to decide how to best handle an application that is so large. It was agreed that this would be a very difficult task bearing in mind the limited time from receipt of documentation to the EASC meeting and the lack of background information such as research into what other communities in a similar position consider a reasonable amenity package, standards for amenities (e.g. the ratio of playfields required per thousand population), an inventory of present South Cowichan amenities and their usage, what effect on existing amenities might be expected bearing in mind the

proposed amenities, what guidelines for dollar contributions to existing amenities could be followed.

The PRC made an informal list of Area A parks and recreation facilities that serve an existing population of about 5,000 people:

- 3 tot lots/neighbourhood parks
- Community hall
- Rec centre (Kerry Park)
- 3 tennis courts
- 2 ball fields
- Skate park
- Concession/washroom field house
- Trails
- Various small parks
- Boat launch
- Access to a SD soccer field
- Small boat wharf

It was agreed these facilities are used extensively. At build out, it is expected the Bamberton population will be about 8,000 or 1.6 times the existing Mill Bay community, so this application should provide at least 1.6 times the current facilities.

Mr. Farquhar provided an explanation of what his department would initially like to receive from the PRC and stressed that he expected we would have further involvement both before the PDA was set up and during the DP stages. He would like us to answer the " bigger picture" series of questions contained in the Jan 17, 2011 staff memo. Agreed PRC would follow the memo questions as far as possible, bearing in mind the time and information available.

Agreed would do this by a series of motions and recommendations.

Motioned, Seconded and Defeated (unanimously) – The Area A PRC generally supported the overall concept, layout, and distribution of parks, parkland, as outlined in the application presented.

Area A PRC feels more information is necessary to fully determine the impact on the community currently and in the future.

Southlands Regional Park

Based on memo p.2 question, following motion carried unanimously: *The PRC supports the Southlands Park proposal as modified in letter of Jan 21, 2011 to 389 acres all dedicated to the Region at time of rezoning with immediate public access (details to be worked out at PDA phase of application process).*

Agreed the 3 questions at top of page 3 are answered by above motion.

Neighbourhood Parks

Based on the 3 questions at the lower part of memo page 3, following motion carried unanimously: *The PRC supports and recommends the applicant and board review the neighbourhood parks proposal as the commission finds this proposal inadequate as to number, size, location and financial contribution limit.*

Agreed and recommended that:

- Area A master trail and parks guidelines should be followed;
- That each neighbourhood park should be about 0.75 acre,
- A total of 5 or 6 provided, (based on 1.6 times the current three in Mill Bay);
- The current cost is about \$150,000 each plus \$80,000 for a washroom;
- A neighbourhood park could be added to a community park and some flexibility allowed for in outfitting for different uses, such as tennis courts, dog park, bowling green.

Area A PRC requires further technical information and time to assess the Draft Area A Parks and Trails Master Plan in order to make further assessment and recommendations for the Neighbourhood Parks proposal.

Playing fields

Based on the 2 questions at the upper part of memo page 4, following motion carried unanimously: *The PRC supports and recommends the applicant and board review the two playfield proposal as the commission finds this proposal inadequate as to number, size, location and financial contribution limit.*

Agreed and recommended:

- That three playfields are required for an overall total of between 10 and 15 acres
- Some flexibility in site location should be allowed for in this topography but 2.3 acres is the minimum size, outfitted as proposed.

PRC strongly recommends playing fields starting in accordance with proposal outlined in the letter of January 21st, but without financial support limit.

Bamberton Provincial Park Expansion (p 4 of memo)

MSC – unanimous – PRC supports the proposed Bamberton Provincial Park expansion as outlined in the current application.

Conditions on parkland dedication

The question in the lower part of p. 4 is answered as follows:

At the centre of p. 4, the PRC agrees with and supports the first two bulleted sentences.

MSC – PRC supports this proposal with the exceptions of Point 3 and Point 4 (outlined below) pertaining to this application.

Under the third bulleted sentence, the PRC strongly supports and recommends acceptance of the January 21 statement from the applicant: *The reference to keeping the rights to wood waste (biomass) will be deleted*

Under the fourth bulleted sentence, the PRC assumes that the *Bamberton Financial Contribution Committee* would be wholly under the jurisdiction of the CVRD. If this is the case, the PRC supports and agrees with this bullet.

Proposed Trail Network

Based on the 3 questions at the middle of memo page 5, following motion carried: *The PRC recommends the Type A trail should be wide enough to accommodate a variety of users, including pedestrians and bicycles at the same time, constructed to minimise grades and have good connectivity between the neighbourhoods.*

Agreed that:

- 1.5m is not wide enough for the major off road link (the Type A trail) through the site and it should be perhaps at least twice as wide. The PRC does not have the knowledge to recommend an actual width.
- A 15% grade is acceptable for short distances only
- The total proposed length (3053m) of Type A should not be the limit but rather the guiding principle of good connection between the neighbourhoods should apply, even if it exceeds 3053m.
- The total length of Type C trail proposed (14,500m) seems reasonable and acceptable

Oliphant Lake

The PRC does not have enough technical information or knowledge about water rights to comment on this proposal except that it is possible the CVRD may be accepting onerous responsibilities for little park and recreation benefit. However, PRC recommends that in all discussions regarding Oliphant Lake that the ecological values are considered to have the utmost priority (e.g. pertaining to the habitat of the endangered Western Red-Legged Frog).

Buffer zones

The PRC does not support the concept of zero width highway buffers, especially where adjacent to retail, commercial and industrial zoned lands. The PRC strongly supports and recommends the provisions of the OCP highway DPA with some minimum width buffer should apply.

The PRC supports and recommends that the highway buffer zone be dedicated as parkland so that the highway trail provisions of the OCP can be met.

Financial Contribution Fund (FCF)

The PRC does not support the FCF being used in connection with completion of amenity build out or to meet shortfalls in proposed maximum contribution limits.

It was agreed and recommended that the principle to follow is that a new community should be responsible for its recreation needs and not place a financial or physical burden on the existing community. The applicant should provide "turn key" completed amenities in all situations.

In general discussion, agreed that a \$4,500,000 maximum fund raised over 20 to 25 years is entirely inadequate to fund the recreational amenities, beyond that already proposed, that the expected Bamberton population will require.

The PRC does not have the opportunity to meet again before the EASC deadline to discuss what other financial contributions to, or provision of other amenities, such as community centre, recreation/cultural centre, should be made by the applicant. It was agreed that such amenities are an essential need given the size of the population.

The following motion was carried unanimously: *The PRC requests from the Board further opportunities, in a timely manner, to identify other amenities not in the proposal that are appropriate for a proposal of this magnitude and recommend how these can be funded.*

Adjourned 4:30pm