

REGIONAL DISTRICT OF NANAIMO

**EAST WELLINGTON AND PLEASANT VALLEY
PARKS AND OPEN SPACE ADVISORY COMMITTEE
MONDAY, JUNE 23, 2014
7:00 PM**

(East Wellington Fire Hall, 3269 Jingle Pot Road)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

Motion to receive late delegation.

MINUTES

2-3

Minutes of the regular East Wellington and Pleasant Valley Parks and Open Space Advisory Committee meeting held May 12, 2014.

Motion to approve Minutes.

BUSINESS ARISING FROM THE MINUTES

UNFINISHED BUSINESS

REPORTS

4-9

Monthly Update of Community Parks and Regional Parks and Trails Projects – April 2014

10-18

Anders and Dorrit's Community Park Development Report

Meadow Drive Picnic Shelter Update (D. Cawthorne)

Motion to receive Reports.

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

COMMITTEE ROUND TABLE

ADJOURNMENT

Motion to adjourn.

NEXT MEETING

October 27, 2014

East Wellington Fire Hall

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE EAST WELLINGTON AND PLEASANT VALLEY
PARKS AND OPEN SPACE ADVISORY COMMITTEE
REGULAR MEETING HELD
MONDAY, MAY 12, 2014, 7:00PM
(*East Wellington Fire Hall, 3269 Jingle Pot Road*)**

Attendance: Maureen Young, Director RDN Board, Chair
Judith Wilson
Rick Heikkila
Bruce Erickson
Doug Cawthorne

Staff: Elaine McCulloch, Park Planner
Lesya Fesiak, Park Planner

Also in Attendance:
Charles Pinker, Alternate Director RDN Board
Christine Clark (resident of East Wellington)
Jill Scyrup (resident of East Wellington)

CALL TO ORDER

Chair Young called meeting to order at 7:06 p.m.

MOVED Chair Young that Bruce Erickson be nominated for committee Secretary.

CARRIED

MINUTES

MOVED R. Heikkila, SECONDED J. Wilson that the minutes of June 17, 2013 meeting be received.

CARRIED

BUSINESS ARISING FROM MINUTES

A new bike rack has been installed at Meadow Drive Park. E. McCulloch will notify Mountain View school that they have been installed.

There was a discussion on the RDN's investigation into the feasibility of developing a roadside pathway along a portion of Jingle Pot Road. The RDN and representatives from the POSAC are meeting with MoTI on June 4, 2014 at 2:30 p.m.

D. Cawthorne provided an update on the picnic shelter at Meadow Drive Community Park. He will provide designs and estimated costs at the next meeting.

REPORTS

Monthly Update of Community Parks and Regional Parks and Trails Projects – June-Dec 2013 **Monthly Update of Community Parks and Regional Parks and Trails Projects – January 2014**

Community Parks and Trails Work Plan – EW/PV

E. McCulloch presented the 2014 East Wellington/Pleasant Valley Community Parks work plan.

In addition of the Community Parks work plan, Benson Creek Falls Regional Park work plans were discussed including the additional regional parking to be provided at Creekside Community Park as well as the stairs/bridge being discussed at Ammonite Falls at Benson Creek Falls Regional Park. A review of an early lease renewal at Benson Creek Falls Regional Park is underway.

Anders and Dorrit's Community Park Public Consultation Summary

E. McCulloch presented a summary of the open house questionnaire results. There was a discussion regarding the potential redevelopment options of the park including the following:

- Expanding on fruit, oak, walnut trees and walking paths.
- Investigating the potential of working with a local horticultural organization to ameliorate and maintain the existing ornamental gardens on the site. E. McCulloch to contact the VIU horticultural program staff.
- Removing or retaining the existing residential house. Would the community benefit from a picnic shelter if the house is removed? D. Cawthorne to investigate the possibility of modifying the picnic shelter design for Meadow Drive Community park to make a slightly larger one for Anders and Dorrit's Community Park.
- Including a people passage gate at far end of field.
- Locking the gates "open" so that people don't accidentally close the gate when they leave. When the gate is closed it makes it difficult for the next park visitor due to the limited driveway space that is available.

E. McCulloch will ask the Ministry of Transportation and Infrastructure if "Caution Children Playing" signs could be installed along Jingle Pot Road as you approach Anders and Dorrit's Community Park.

MOVED R. Heikkila, SECONDED D. Cawthorne that the reports be received.

CARRIED

NEW BUSINESS

E. McCulloch presented the RDN's Voluntary Mileage Reimbursement Policy. Committee members were requested to provide their travel distance to and from POSAC meetings to the RDN if they are interested in being reimbursed at the end of the year.

ADJOURNMENT

MOVED J. Wilson, SECONDED D. Cawthorne that the meeting be adjourned at 9:20 p.m.

CARRIED

Chairperson

Parks Functions Report

TO: Tom Osborne
General Manager of Recreation and Parks

DATE: May 9, 2014

FROM: Wendy Marshall
Manager of Parks Services

FILE:

SUBJECT: Monthly Update of Community Parks and Regional Parks and Trails Projects

During April staff have been involved with the following projects and issues.

Electoral Area Community Parks

Area A

Two new garbage and recycling containers were installed at the Cedar Skate Park. Construction and chain link fencing was also removed. Following completion of this park development, ongoing and regular garbage collection and maintenance visits were conducted. Staff also continued research into options for the installation of a video surveillance system for the park.

Ramp debris and garbage were removed at the Nelson Road boat launch.

Trail brushing and garbage removal was carried out at Pylades Road beach access.

Staff provided information regarding the planning and construction process of Cedar Skate Park to the District of North Cowichan.

Area B

At Rollo McClay Community Park, ongoing well maintenance work is being conducted by Water Services staff, requiring the provision of purchased water for the washrooms and concession while staff work to correct a turbidity issue with the well water. Garbage service continued at the park, along with several beach access sites on the island.

Further to an agreement with a landowner adjacent to the southern boundary of 707 Community Park, a gate was installed on private property in order to control vehicle access into the park. This is the last of three gates planned for the park. Keys have also now been distributed to police, fire and ambulance services on Gabriola.

Staff continued to work on the Huxley Park Master Plan and updated the RDN webpage to provide the most recent information on the process.

Staff continued to develop a site plan for the proposed upgrades to the Davidson Bay water access parking lot. The Islands Trust planning department as well as the immediate neighbours were contacted to discuss the draft plans.

Park inspection and pruning work was carried out at Joyce Lockwood Community Park.

Area C – Extension

A building permit application for the future pedestrian bridge in Extension Miners Community Park, including final engineered drawings and geotechnical report, was submitted by staff. Building permit approval was received end of April and bridge construction is scheduled to commence mid-June.

Area C - East Wellington/Pleasant Valley

Site inspections and garbage clean-up work were carried out at Anders and Dorrit's Community Park. The contracted mowing services has also started up for this site.

A new bike rack was installed at Meadow Drive Community Park. Contracted mowing services were also commenced for this site.

Area E

Park inspection and hazard tree removal work was conducted at Brickyard Community Park.

Fallen trees were bucked and garbage removed at Dolphin Lake Community Park.

Area F

Replacement stairs were installed at the concession building at Errington Community Park. Trail brushing and pruning work was also completed. Staff met on site with a park volunteer and member of the Errington War Memorial Hall Board to examine options for park maintenance work scheduled for this year, including re-grading of drainage ditches in the park, and roadside parking improvements.

Staff provided planning assistance to the Silver Spurs Riding Club regarding their Giant Donkey Competitive Trail Ride planned for July 27th, 2014.

Area F

Staff reviewed and provided parks comments to the RDN Planning department regarding the Earthbank Resources rezoning application.

The Meadowood CP Phase 1 Construction tender closed April 11th, with the selection of Milestone Equipment Contracting Ltd of Nanaimo. Playground equipment was ordered by staff. Monthly information meetings have been conducted with the CMRA Park Subcommittee. A BC Tire Stewardship Grant was received (matching grant) to upgrade to rubber tire play surfacing. There is ongoing coordination of volunteers for completion of the rough grading the Phase 2 park area and to receive donations of in-kind materials for the park construction e.g. boulders, timbers, pavilion construction. The quarterly Recreation Grant report for Jan-March 2014 was submitted.

Area G

Staff responded to a call regarding hazard trees at Riley Road Community Park, and conducted brushing and garbage removal work.

Planning work continued for upgrades to the Women's Institute Hall at Dashwood Community Park.

Area H

Park sign planning work was completed for Oakdowne Community Park. Ordered signs and posts have been received and installation is currently planned for May. Staff maintained contact with Ministry of Forests regarding ongoing forest fire abatement work at the site.

Staff prepared and distributed the April 2nd POSAC meeting agenda package, attended the meeting and reviewed the meeting minutes.

At Illusion Lake Community Park, staff installed new signage, and removed garbage and hazard trees.

Brushing and garbage removal work was completed at Sunnybeach Community Park.

Community Works Projects

Area B

Parks staff compiled the input received from the questionnaires that were distributed at the March 29th Open House and posted the summary on the project website. The Consultants continue to work on developing the design for the trail. A meeting has been arranged with the Ministry of Transportation in early June to review the design plans.

Area C - East Wellington/Pleasant Valley

Staff have arranged a meeting with MoTI for early June to address pedestrian safety along sections of Jingle Pot Rd and discuss options for improving the roadside condition.

Area G

Regional and Community parks staff have briefly discussed community trail connections in the area surrounding Wembley Rd and Parks staff have requested plans from the City of Parksville in relation to development in the area.

Morden Colliery Bridge

Survey work was completed along the undeveloped portion of the Morden Colliery Regional Trail right-of-way in anticipation of a future pedestrian bridge crossing over the Nanaimo River. A feasibility study and preliminary bridge design will be completed by Harold Engineering in May.

Regional Significant Gas Tax Project

The project start-up meeting for the E&N Rail Trail was held in early April between parks staff and Koers & Associates Engineering Ltd. The project is off to a good start, with survey work underway in April and to continue into May. An environmental report was also prepared that describes vegetation and wildlife within the corridor. Staff prepared letters that were sent neighbouring residences and landowners, introducing the project and letting them know about the survey work that will be underway. A second letter was prepared and distributed to approximately 30 mid-island stakeholders who may be interested in the Rail Trail project. Stakeholders include adjacent local-governments, school districts, tourism, recreation and business associations, and emergency response agencies. A questionnaire was included with the letter to solicit preliminary input to the project. Letters have been drafted to local First Nations and will be sent out in early May. Trail design work will begin following completion of the topographical survey. On-going community liaison will occur throughout the life of the project. The project website is www.rdn.bc.ca/railtrail

Regional Parks and Trails

Arboretum

Park staff conducted park inspections and park maintenance.

Beachcomber Regional Park

Park Staff conducted trail maintenance and park inspections. Trail counter data was collected.

Benson Creek Falls

Park staff conducted park inspections and maintained trails. Park staff installed new posts with regulatory signs, boundary signs and emergency location signs.

Big Qualicum River Regional Trail

Park staff conducted park inspections and maintained trails. Park Staff installed new directional trail signage and brushed out Hunts Creek Bridge.

Coats Marsh Regional Park

Park staff conducted park inspections, maintained trails, monitored the berm and the pond leveler.

Descanso Regional Park

A one-year renewal (2014-15) of the Park Operator Agreement was set up for signature. The 2013 Annual Report was received from the Park Operator. Park staff conducted site inspections.

Horne Lake Regional Park

Park staff brushed and removed roots from the new trails. A hazard tree assessment was completed with RLC staff. Park staff applied grass seed on the berms and around the bathrooms at the group sites.

Englishman River Regional Park

Park Staff carried out routine inspections of Englishman River Regional Park and Top Bridge Park. Staff responded to maintenance issues identified by the Volunteer Park Warden including; garbage issues, ATV trespass, vandalism, graffiti and suspect hazardous trees. Park surveys were attached to the kiosk for the public to provide comment on park services.

Lighthouse Country Regional Trail

Park staff conducted park inspections, maintained trails and collected trail counter data. Park surveys were attached to the kiosk for the public to provide comment on park services.

Little Qualicum River Regional Park

Park staff conducted park inspections and maintained trails. Design and layout of five interpretation signs was completed and were ordered for production.

Little Qualicum River Estuary Regional Conservation Area

Park staff conducted park inspections monitoring the conservation area.

Mount Benson Regional Park

Park staff conducted park inspections and maintained trails. Park surveys were attached to the kiosk for the public to provide comment on park services.

Morden Colliery Regional Trail

Park staff conducted park inspections and maintained trails.

Moorecroft Regional Park

Park staff conducted park inspections, maintained trails and installed new directional signs. Trail counter data was collected. Park surveys were attached to the kiosk for the public to provide comment on park services.

Staff continue to liaise with the Moorecroft Stewards volunteers to support their fundraising activities.

Nanaimo River Regional Park

Park staff conducted park inspections and maintained trails. Park surveys were attached to both kiosks for the public to provide comment on park services.

Top Bridge Regional Trail

Park staff conducted park inspections, maintained trails and installed a new concrete garbage can at the Industrial Way trailhead. Park surveys were attached to the kiosk for the public to provide comment on park services.

Trans Canada Trail

Park staff conducted trail inspections and maintained trails.

Witchcraft Regional Trail

Park staff conducted trail inspections and maintained trails.

Miscellaneous

Numerous information requests were received from the public and followed up with a response from staff. Quarterly playground inspections were also completed across the district. Contract administration work for annual park maintenance contracts has continued throughout the month. Quotations for electrical and brake equipment upgrades were sought and received for two fleet vehicles. Staff also attended meetings as part of the Asset Management review process for the organization. More sessions are planned for May.

Provincial Land Tenures

Staff met with the province regarding the renewal and upgrade of crown land tenures for the Morden Colliery Regional Trail, Benson Creek Falls Regional Park and Moorecroft Regional Park. Tenure renewal applications will be prepared following completion of required survey work and site plans.

Trail Counter Data

Month	Beachcomber RP #1	Beachcomber RP #2	E&N Trail #2	E&N Trail Lowery Rd.	LCRT Linx Rd.	LCRT Lioness Blvd.	Moorecroft La Selva Place
2014-01-01					592	1,535	
2014-02-01					622	604	
2014-03-01	3,869		56	33	109	1,103	822
2014-04-01	2,683	501	95	52	5,325	146	553

Operational and Efficiency Review

Staff continued with their involvement in the department staff interviews. Staff also developed questions for specific stakeholder groups including park users, park partners and other local government park departments. Input from these groups continues to be received. Staff also reviewed job descriptions and policies and procedures.

Park Use Permits and Events

- A dry run of the Watershed School Field Trips took place at Nanaimo River RP and Englishman River RP.
- GALTT set up a Park Use Permit (PUP) to conduct guided nature hikes at Descanso RP, Cox and 707 Community Parks.
- Mid-Island Enhancement Society set up a PUP to conduct Streamkeeper monitoring of Englishman River RP.
- A PUP was set up by 4-H group to run a concession at Rollo McClay CP from April-September.
- Assistance provided to Mid-Island Enhancement Society in their preparations for the June 8 River Run.
- Permission letter written for the CMRA to support their application to the Air Forces for a fly-by at their Canada Day celebrations at Meadowood Park.

Publications and Communications

- Staff continue to distribute the Breathe Guide to public venues.
- The RDN parks websites continues to be updated and expired information removed.
- Parks staff continue to support and participate in the Cross-Departmental Committee (quarterly meetings).

Parks-GIS staff meeting

Parks staff had a positive meeting with GIS staff to review the current collection of park features and to discuss how we can work towards having our park maps produced by the GIS department.

Staff Training

- Staff participated in a ½ day seminar hosted by City of Nanaimo on the effective use of social media.
- Staff attended a four day BCRPA Regional Parks Workshop and Symposium.
- Staff attended a Trails Risk Assessment workshop.

Recommendations

That the Parks Update Report for April 2014 be received as information.

Original copy signed by W. Marshall

Manager of Parks Services

Original copy signed by T. Osborne

General Manager Concurrence

TO: Wendy Marshall
Manager of Parks Services

DATE: June 12, 2014

FROM: Lesya Fesiak
Parks Planner

FILE:

SUBJECT: Parkland Development – Anders and Dorrit’s Community Park, Electoral Area C

PURPOSE

To consider parkland development options associated with either the removal or the renovation and maintenance of the vacant Olesen residence in Anders and Dorrit’s Community Park, Electoral Area C (EW/PV).

BACKGROUND

In 2011, the Regional District of Nanaimo acquired a 6-acre agricultural property at 3734 Jingle Pot Road in East Wellington (Electoral Area C) as a willed parkland donation by Anders and Dorrit Olesen. In 2010, shortly after the death of his wife Dorrit, Anders Olesen met with parks staff and Director Young to discuss his vision for the future development of the property as community park. Two conceptual design plans were developed by staff and approved by Mr. Olesen in September, 2010.

Concept Design 1 (see Appendix I) involves the removal of the 1050 sq. ft. Olesen residence and the construction of a paved memorial plaza in its place. **Concept Design 2** (see Appendix II) assumes the renovation and maintenance of the former residential structure as a possible community facility. The two plans are similar in all other regards. As per Mr. Olesen’s request, both plans feature informal play fields, loop trails, the installation of trees and benches, and the development of parking and picnic areas at the entrance.

The property was transferred to the RDN following Mr. Olesen’s death in May, 2011 and officially opened as Anders and Dorrit’s Community Park on September 5, 2013. To date, only the following minor changes have been made to the property for reasons of public safety: removal of barbed-wire fencing and dilapidated structures such as sheds and animal pens, and installation of drainage culverts, gates and signage. The windows of the vacant Olesen residence have been secured with wood boards and the building remains closed to the public.

PROPERTY FEATURES

Anders and Dorrit's Community Park is a 6-acre (2.5-hectare), triangular parcel of land located within the Agricultural Land Reserve, 150 meters outside the City of Nanaimo boundary (see Appendix IV – Site Map). The property is bordered by Jingle Pot Road on the northwest and by farms on the southwest and east. The southern half of the property is forested, with informal trails leading down to the Millstone River, while the northern half consists of open fields and the now vacant Olesen house and its

surrounding gardens. Anders and Dorrit Olesen were avid gardeners, as well as world travelers, and the property features an impressive collection of native and exotic trees and shrubs.

The Olesen house, built by the couple in 1975, is located in the west corner of the park and accessed by a single, paved driveway from Jingle Pot Road (see Appendix II – Site Photos). It is a one-story, 1,058 sq. ft. wood frame structure with exterior wood siding and stucco finish. The main entrance is through a carport on the east side of the building, with a secondary entrance located off a covered patio on the west. The interior consists of 5 rooms (2 bedrooms, a kitchen, a full bathroom, a living / dining room), and is finished with painted drywall, carpet and vinyl flooring.

An appraisal completed in 2011 by Cunningham & Rivard rates the overall condition of the structure as average: "Average quality one-story dwelling with average street appeal. Some worn finish noted on the kitchen cabinets. Newer vinyl frame / double pane windows. Overall condition is rated average". The house has received only minimal maintenance since acquisition (boarded windows, heating and security checks), with further deterioration now noted on exterior finishes, roof, patio and trellis work.

DISCUSSION

The Olesens envisioned Anders and Dorrit's Community Park as a tranquil, inviting community space for gatherings, passive recreation, nature appreciation and horticulture. The overall site design, as approved by Anders Olesen in 2010, includes informal play fields, trails, picnic areas and a plaza. The Olesens were indifferent with regards to the removal or renovation of their house (as shown through two design options, Concepts 1 and 2) and felt it should be decided through the process of park planning and community consultation. Development implications associated with each design option, and community consultation results are discussed below.

Concept Design 1 – House Removal:

The two concept designs differ only in their treatment of the park entrance area. Both designs suggest picnic tables, gardens and a plaza. Design 1 involves the removal of the Olesen residence and the construction of a memorial plaza in its place. A picnic shelter is also indicated to the south of the plaza.

Costs to remove and relocate the house are estimated at \$6,000 (based on discussions with Nickel Bros. house movers) while demolition costs range from \$10,000 to \$15,000 (based on previous park demolitions). While relocation is preferred, demolition may be necessary due to structural constraints and location of mature trees. Picnic shelter construction ranges from \$20,000 (simple wood structure for 2 picnic tables) to \$80,000 (large structure for 6-8 tables with water and electricity). A paved plaza with seating, based on current landscape standards of \$10 per sq. foot, would be \$5,000-\$10,000.

Benefits of this design option include opened views to the park from the entrance area (currently blocked by the house structure), an enhanced garden area after house removal, year-round community access to an outdoor picnic shelter, and low long-term maintenance requirements and costs.

Concept Design 2 – House Renovation:

Design 2 involves the renovation and maintenance of the vacant Olesen residence as a possible community facility. The plan shows a paved memorial plaza at the back of the building (south side), next to a small picnic field with tables. The Olesens made no definitive requests for the future use of the house, however, their preference was for an open, community facility, such as a museum, gallery or meeting space, with no exclusive, long-term rentals to an organization or business.

Renovation costs are entirely dependent on the future use of the facility. Minimal upgrades, as required for a small, accessible, community meeting space, are estimated between \$30,000 and \$50,000. Some of the required changes include:

- Replacement of stairs to main house entrance to meet building code requirements
- Installation of concrete ramp at side entrance for wheelchair access
- Widening and installation of new doors at entrance for accessibility and security
- Removal of aging trellis work over side patio
- Replacement of carpeting with laminate flooring
- Widening of doorway from foyer to living room for accessibility
- Reconstruction of laundry and existing washroom as an accessible, public washroom
- Installation of surface mount fluorescent lights and back-up lighting
- Installation of fire extinguishers
- Replacement and upgrades to existing septic system

Converting the former residence for larger gatherings (i.e. a small community hall or gallery), would likely require the removal or reconfiguration of interior walls for an estimated cost of \$50,000-\$100,000. Unaccounted costs for all facility options include roof replacement (within five years), exterior painting, window replacement, and other repairs and upgrades associated with long-term maintenance. A future community use for the vacant house has yet to be determined.

The RDN does not currently have the staff or funding resources to manage or maintain a future community facility in Anders and Dorrit's Community Park. A management agreement with a local non-profit organization (for bookings, repairs, cleaning and security) would therefore need to be secured before any considerations regarding facility renovations can be made. The RDN is currently unaware of any management interest from the local community.

Community Consultation Results:

An Open House was held in Anders and Dorrit's Community Park during the official opening event on September 5, 2013. Over 60 community members attended to review conceptual design plans and speak with RDN representatives. Feedback was varied but largely supportive of the Olesen's vision for the park. There was a slight preference for house removal, which was also reflected in questionnaire results received at the Open House and on the RDN website from September 5, 2013 to January 10, 2014: **61% in favour of house removal** (Concept 1) and **39% in favour of renovation** (Concept 2).

ALTERNATIVES:

1. That the Regional District proceed with the removal or demolition of the vacant Olesen residence, located in Anders and Dorrit's Community Park, Area C, as a first stage of parkland development outlined in Concept Design 1 (Appendix I).
2. That the Regional District of Nanaimo continue to maintain the vacant Olesen residence in Anders and Dorrit's Community Park for a future community use pending the development of a facility renovation and management plan. Parkland development, outlined in Concept Design 2 (Appendix II) should proceed after a use for the facility is established.

FINANCIAL IMPLICATIONS

East Wellington/Pleasant Valley (Electoral Area C) currently has an annual parks development budget of approximately \$20,000. The estimated cost for implementing either of the conceptual design plans,

regardless of house removal or demolition is estimated at roughly \$100,000-\$200,000. The development of Anders and Dorrit's Community Park would therefore occur in phases.

The development cost difference between the two design options is nominal, ranging from \$86,000-\$215,000 for Concept Design 1 and \$110,000-\$220,000 for Concept Design 2. General maintenance costs associated with the park grounds is roughly \$5,000/year for either option. Additional costs associated with maintenance and management of a parks facility, as per Concept Design 2, are estimated at \$10,000-\$15,000/ year (utilities, repairs, cleaning, security, bookings), which could be minimized through partnership with a local non-profit organization or revenue from facility bookings.

Costs associated with each design option are outlined below:

CONCEPT DESIGN 1		CONCEPT DESIGN 2	
House removal or demolition	\$6,000-\$15,000	House renovation	\$30,000-\$100,000
Other items—plaza, trails, parking, benches, tables, signage, field grading, planting	\$80,000-\$120,000	Other items—plaza, trails, parking, benches, tables, signage, field grading, planting	\$80,000-\$120,000
Picnic shelter (optional)	\$20,000-\$80,000	<i>Picnic shelter (not included)</i>	-
TOTAL DEVELOPMENT COSTS:	\$86,000-\$215,000	TOTAL DEVELOPMENT COSTS:	\$110,000-\$220,000
MAINTENANCE COSTS: (park maintenance)	\$5,000/year	MAINTENANCE COSTS: (park + facility maintenance)	\$15,000/year

The vacant Olesen house is currently heated to reduce damage and further deterioration at an annual average cost of \$800/year (since 2011). The RDN will continue to pay maintenance costs for the vacant, unused building until a decision is made regarding its removal or renovation.

CONCLUSION

Two park development plans were approved by the Olesens in September 2010, prior to property acquisition by the RDN in 2011. The plans differ only in their treatment of the park entrance area, with Concept Design 1 involving the removal of the Olesen house and Concept Design 2 involving its renovation for use as a community facility. The Olesens were indifferent with regards to the removal or renovation of their house and felt it should be decided through the process of park planning and community consultation. Results of Open House discussion and questionnaire response indicate a slight community preference for house removal (61% in favour of Concept Design 1).

Each development option has associated benefits and disadvantages, and the cost difference is nominal. However, maintenance costs associated with the retention and renovation of the structure (Concept Design 2) are significantly higher when compared to house removal. Furthermore, the RDN does not currently have the financial and staffing resources to manage and maintain a park facility (repairs, cleaning, security, bookings) without a management agreement or partnership from a local non-profit organization.

With continued maintenance costs associated with the retention of the vacant, unused structure, no management interest from the local community, no determined future use, average structural conditions and low heritage value, staff recommend the removal of the vacant Olesen residence in order to proceed with parkland development without further delay.

RECOMMENDATION

That the Regional District proceed with the removal or demolition of the vacant Olesen residence, located in Anders and Dorrit's Community Park, Electoral Area C, as a first stage of parkland development outlined in Concept Design 1 (Appendix I).



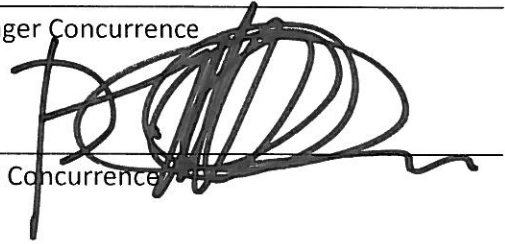
Report Writer



General Manager Concurrence

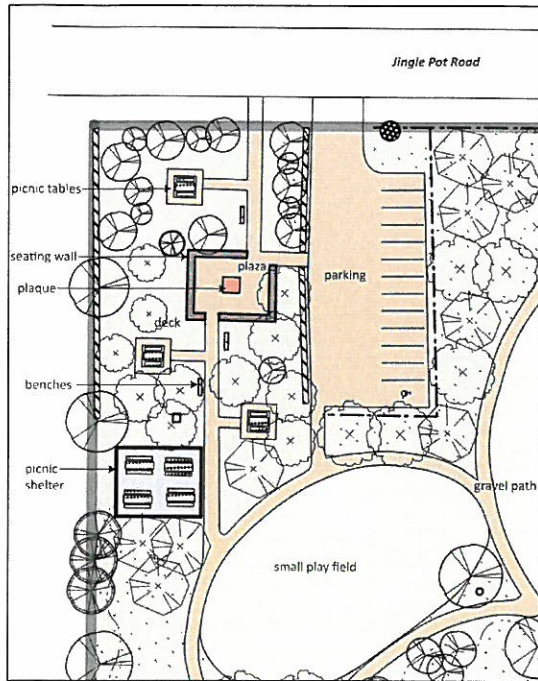


Manager Concurrence



C.A.O Concurrence

Appendix I – Concept Design 1

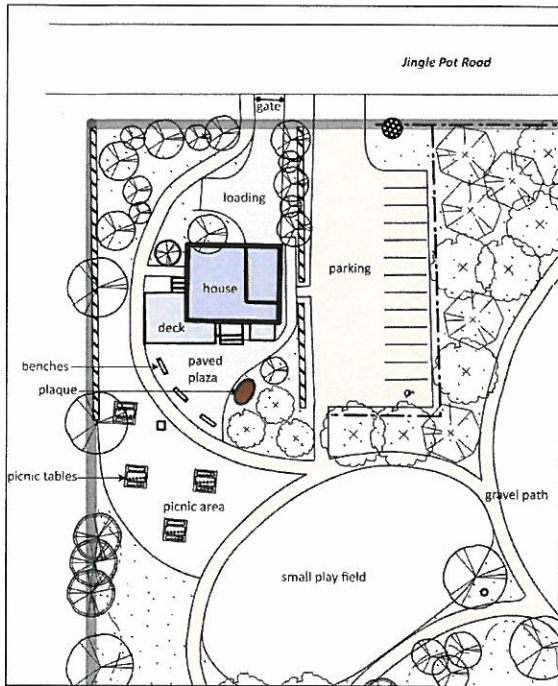


entrance detail- concept 1



site plan – concept 1

Appendix II – Concept Design 2



entrance detail- concept 2



site plan – concept 2

Appendix III – Site Photos



north side (front of house)



front entrance in carport



west side entrance and arbour



south side (back of house)



foyer



washroom



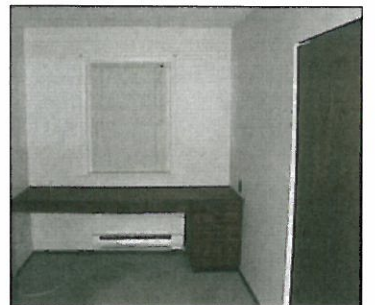
kitchen



living room

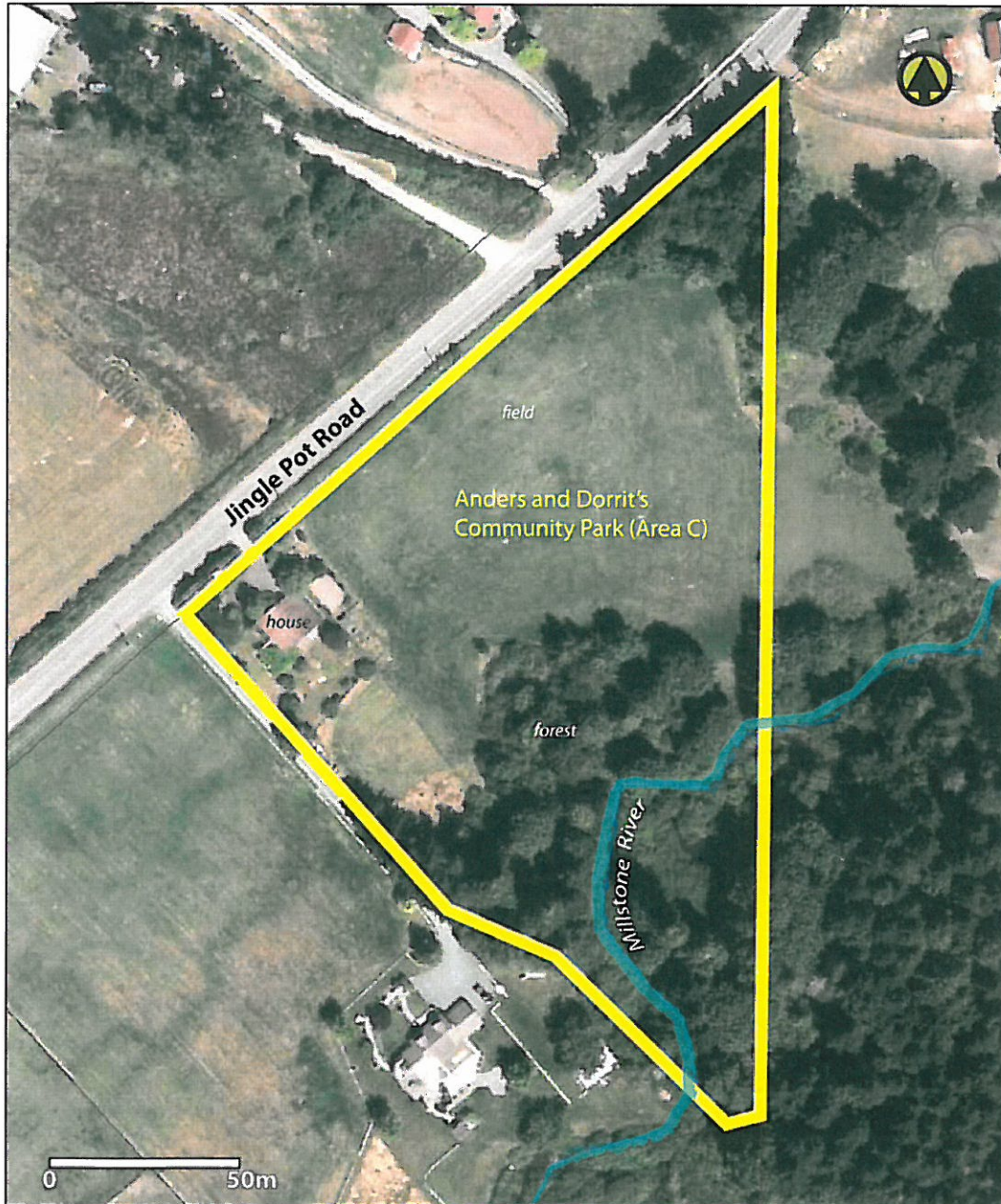


bedroom 1



bedroom 2 (office)

Appendix IV – Site Map



Anders and Dorrit's Community Park (aerial photo, 2012)