

REGIONAL DISTRICT OF NANAIMO

**REGULAR BOARD MEETING
TUESDAY, APRIL 28, 2015
7:00 PM**

(RDN Board Chambers)

A D D E N D U M

PAGES

- 2. DELEGATIONS**
- 2 **Presentation by Chief Bob, Snaw-Naw-As**, re update on the Te'mexw Treaty Agreement in Principle.
- 5. COMMUNICATIONS/CORRESPONDENCE**
- (All Directors – One Vote)
- 3 **Ted Malyk**, re Development Variance Permit Application No. PL2015-020 – 403 & 395 Lowry's Road, Electoral Area 'G'.
- 8. SCHEDULED STANDING, ADVISORY, AND SELECT COMMITTEES**
- Electoral Area 'B' Parks and Open Space Advisory Committee**
- 4-6 Minutes of the Electoral Area 'B' Parks and Open Space Advisory Committee meeting held Monday, March 16, 2015 (For Information) (All Directors – One Vote).
- 7-13 **Huxley Park Master Plan Report** (All Directors - One Vote)
1. *That the Huxley Park Master Plan be received as a guiding document for long term park development.*
 2. *That staff be directed to commence the detailed concept plan and costing for the Skate Park and Flow Trail elements at Huxley Park.*

Re: Presentation by Chief Bob, Snaw-Naw-As, on the Te'mexw Treaty Agreement in Principle

From: Bob Rogers
Date: April 16, 2015 at 2:56:47 PM
To: David Bob
Subject: Presentation on the Te'mexw Treaty AIP.

Chief David,

The meeting I am hoping you can attend where the RDN could recognize the treaty AIP and where you could make a few comments at the start of the 7:00 pm Regular Board meeting would be on April 28th.

I hope this would work for you.

Thanks,

Bob

Bob Rogers
250-468-9986
RDN Director, Area E, Nanoose bay

APRIL 24 2015

REGIONAL DISTRICT of NANAIMO

TO: ROBERT STOVER
PLANNING TECHNICIAN

SUBJECT: Development Variance Permit Application
NO.PL2015-020
Reduce the 30.0 metre lot line setback to 24.0 metres
to facilitate construction of a new dairy barn.

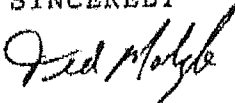
LAND USE IMPLICATIONS

Development Implications

Because of the Gourlays choice of location of the new barn, no one has addressed the fact that the new location will in fact be closer to all neighbouring properties, water well heads. No where in the report does it say that RDN Staff did a site inspection before concluding that they have not identified any environmental implications, and that they recommend the Board approve the requested variance.

Given that the proposed site location of the new barn could have severe anticipated environmental implications to all neighbouring properties water wells, and if the RDN Board approves the requested variance, will the RDN be liable for damages to any neighbouring water wells, which will be in closer proximity of the new dairy barn location.

SINCERELY



TED MALYK

REGIONAL DISTRICT OF NANAIMO

MINUTES OF THE ELECTORAL AREA 'B' PARKS AND OPEN SPACE ADVISORY
REGULAR COMMITTEE MEETING HELD
MONDAY MARCH 16, 2015
7:00pm

(WOMEN' INSTITUTE HALL)

Attendance: Howard Houle, Director, RDN Board, Chair
Jacinthe Eastick
Randy Young
Megan Walker
Heather Anfossie as Sam Betts alternate

Staff: Elaine McCulloch, Park Planner

Regrets Mark Woolley

CALL TO ORDER

Chair Houle called the meeting to order at 7.03 p.m.

ELECTION OF SECRETARY

Jacinthe accepted to carry on as secretary. Megan may fill the position later on in the term.

CARRIED

AGENDA

MOVED R. Young, SECONDED M. Walker to adopt the agenda after adding "Cox Park signage" under New Business and "Business arising from Communications"

CARRIED

DELEGATIONS

None

MINUTES

MOVED J. Eastick, SECONDED R. Young to adopt the Minutes of the Regular Electoral Area 'B' Parks and Open Space Advisory Committee meeting held November 4, 2014, as presented.

CARRIED

BUSINESS ARISING FROM THE MINUTES

It was agreed that a sign on Erratic Trail in 707 Community Park which indicates the trail to Wilkinson Way and South Rd. is needed. R. Young believes that a trail permit in the gravel pit is needed; Ms. McCulloch confirmed that J. Lobb, Parks Operations Coordinator has determined that trail construction will be needed to eliminate an existing encroachment into neighbouring property, this will require a "Permit to Construct" from MOTI.

A permit for construction to improve drainage at for Bell's Landing is still needed.

Large cedar log in Cox Park has been removed. Stile no longer needed.

CORRESPONDENCE/COMMUNICATIONS

MOVED M. Walker, SECONDED R. Young that the following correspondence/communications be received:

I. Bulic, POSAC Member to A. Harvey, RDN Secretary, **RE: Resignation from Committee**

J. Schick, Mudge Island Land Trust Chair to H. Houle, EA 'B' RDN Director, **RE: – Mudge Island Water Accesses**

CARRIED

REPORTS

Monthly Update Regional and Community Parks and Trail Projects – October 2014

Monthly Update Regional and Community Parks and Trail Projects – Nov-Dec 2014

Monthly Update Regional and Community Parks and Trail Projects – Jan-Feb 2015(*handout*) will be presented at the next POSAC meeting.

Davidson Bay Parking Lot Update (verbal)

Ms. McCulloch updated that the site is designated archeologically sensitive. A permit and archeological oversight is required for any work on the site. Staff recommends no digging and/or excavating. Fill & gravel and stump grinding to be used where needed. Work originally estimated at \$15,000 is now estimated between \$21,000 to \$25,000 + the \$5,000 cost of the archeological permit. \$3,000 dollars already spent on surveying the property. The Commission discussed how proceed with the project.

MOVED R. Young, SECONDED J. Eastick to defer a POSAC recommendation on this matter until the June meeting when the Mudge Island POSAC member may be present.

CARRIED

Huxley Park Master Plan Report

A "final preferred concept plan" was presented by Cameron Murray of Topographics and Ms. McCulloch. Night lights will be wired-in but are not built-in the implementation budget at this time, benches around the edges of the plaza were suggested, smell from porta potty not really a problem, site has no well; emergency access has to be planned, total estimated cost is \$920,000 + \$120,000 as a 15% contingency. Work will need to be phased out as funding can be found and/or available. There is a \$30,000 in the 2015 budget for the first phase of park development and \$20,000 in 2016. "Approximately \$760,000 of Electoral Area "B" Community Works Funds can be accessed for this park project". Speed of realisation and costs may vary depending available funding, community involvement and fund-raising. The concept of the skate board park (350 sq. meters) may be a plaza with many elements rather than a bowl. Consultation in design with all concerned is planned.

MOVED J. Eastick, SECONDED R. Young to receive the Huxley Park Master Plan Report.

CARRIED

MOVED J. Eastick, SECONDED R. Young. that the Huxley Park Master Plan be received as a guiding document for long term park development.

CARRIED

MOVED J. Eastick, SECONDED R. Young. that staff be directed to commence the detailed concept plan and costing for the Skate Park and Flow Trail elements at Huxley Park.

CARRIED

BUSINESS ARISING FROM COMMUNICATIONS

Ivan Bulic's resignation has been received with regrets, new applications for POSAC membership will be sought for consideration.

RE: Mudge Island issues raised: Director Houle stated that there are only "Permits to construct" from MOTI and that MOTI "Park Management Access Licenses" do not exist. He stated that RDN Transportation Department staff have been asked to look into the access and boat ramp at Flat Fish. The project may cost \$100,000+ and involve a lot of rock blasting. Volunteers have expressed willingness to do some of the work there. MOTI and RCMP are the two jurisdictions to consult when encroachment onto a public water access is suspected. A written reply or Minutes will be forwarded to Jack Schick.

It was agreed to put the Spring Beach stairs access to the beach back on the work plan.

NEW BUSINESS

2014 Accomplishments

A list of the 2014 Recreation and Parks Services accomplishments was provided for information.

2015 Workplan

A 5-year Project Planning Worksheet was provided. Some deletions and updates need to be done. Priorities need to be established for this year. Once the annual budget is known, discussion and establishment of a realistic schedule for 2015 will be on June POSAC meeting Agenda.

GALTT has offered to help pay for engineer reports to speed up some of their projects like the Bells landing and the Peterson and MacDonald Road.

Cox Park Signage

R. Young presented a GALTT detailed signage plan for Cox Park.

MOVED R. Young, SECONDED M. Walker to receive the GALTT "Cox Community Park Signage Proposal" for information and discuss at the June POSAC meeting.

CARRIED

ADJOURNMENT

MOVED to adjourn 9.15pm.

CARRIED



RDN REPORT	
CAC APPROVAL <input checked="" type="checkbox"/>	
EAP	
COW	
MAR 13 2015	
RHD	
BOARD	
EA 'B' POSAC.	

MEMORANDUM

TO: Wendy Marshall
Manager of Parks Services

DATE: March 13, 2015

FROM: Elaine McCulloch, Park Planner
Park Planner

FILE:

SUBJECT: Huxley Park Master Plan

PURPOSE

To review the Huxley Park Master Plan and to provide direction on phasing of the park elements.

BACKGROUND

Huxley Park was created in 1987, as a result of the development of Folklife Village. The Gabriola Recreation Commission Association (which ultimately became the Gabriola Island Parks and Recreation Commission and then the Huxley Park Sports Association) leased the green space from Brenda Huxley and coordinated the construction of the tennis courts in 1989. The sport court was built by volunteers and completed in 1994. Huxley Park Sports Association continued to monitor and maintain the Park until it was donated to the Regional District of Nanaimo as an Electoral Area 'B' Community Park in 2011.

RDN Recreation and Parks initiated a planning process, with an Open House in July 2013. A survey of community members was completed, as well as consultation with Park neighbours, users and other stakeholders. Key requests were for improvements to the sport courts, a skateboard/bike park, public washrooms, a playground, an expanded trail network as well as community gathering and special event spaces.

A second Open House was held in March 2014 where two options were presented to the community. The Preferred Concept Plan presented in this report incorporates the feedback received through the second open house with its associated questionnaire, feedback from stakeholders as well as the direction received from the Parks and Open Space Advisory Committee at the June 3, 2014 committee meeting.

The Huxley Community Park Concept Plan is designed to invite the whole community including children, youth, adults and seniors with a mix of recreational possibilities.

Existing park elements to remain are the Tennis Courts, Sport Court and Parking areas. New elements include a cast-in-place skate park and flow track, a plaza / community performance space, and a playground. A Preferred Concept Plan with design notes is found in Appendix A.

ALTERNATIVES

1. To receive the Huxley Park Master Plan as a guiding document for park development and to direct staff be to commence the detailed concept plan and costing for the Skate Park and Flow Trail elements.
2. To provide alternate direction.

FINANCIAL IMPLICATIONS

The total cost of all the park improvements is estimated to be \$920,000 (\$800,000 plus \$120,000 as a 15% contingency).

These improvements will need to be implemented in a phased approach funded through a variety of means including grants, taxation, Community Works Funds as well as community contributions. The phasing of these projects will likely be determined though the success of grant applications and community contributions.

The following is a breakdown of the potential phasing costs however the order of phasing implementation will be determined as outlined above.

Parking lot / playground / gravel paths / electrical upgrades / toilet	\$175,000
Plaza / stage / bleachers	\$ 55,000
Tennis storage / park storage	\$ 60,000
Tennis court resurfacing	\$ 35,000
Tennis practice wall court & enclosure / park storage shed	\$ 40,000
Sport court dasher board upgrades	\$ 70,000
Skate park / flow path / bump path / glide path (includes design, construction management, construction)	\$ 350,000
Perimeter fencing of park	\$ 15,000

Also to be considered is the ongoing maintenance costs. Huxley Park will be high use area requiring a high level of weekly maintenance and safety checks. Maintenance will include garbage pickup, washroom cleaning, plant care, graffiti removal, cleaning of hard surfaces and facility repair. All facilities, particularly the skateboard bowl and the playground, will need regular inspections. As elements are added to the park, the Electoral Area B Community Parks Budget will need to be increased to provide a higher level of service to this park. There may be opportunities to partner with park stakeholders to provide some oversight, facility repair and scheduling. Long term capital planning will need to consider facility replacements such as tennis court resurfacing.

The 2015 Area B Community Parks Budget includes \$30,000 for a first phase of park development. There is also \$20,000 set aside in the capital budget for 2016. Electoral Area 'B' Community Works Funds can also be accessed for the upgrading of Huxley Park. Approximately \$760,000 can be accessed from this Fund for this park project.

STRATEGIC PLAN IMPLICATIONS

The planned improvements to Huxley Community Park will achieve a number of Strategic Plan Recreation and Parks objectives. The park will meet the physical, social, cultural, and health needs of residents including special consideration for youth and people with disabilities. The new and improved park elements will provide a park that will add to the diversity of parks that meet recreational as well as conservation objectives. The finalization of the park plan achieves the objective to complete a park plan for a highly used community park prior to development of the site.

SUMMARY/CONCLUSIONS

RDN Recreation and Parks completed a community consultation process, including two community open houses, two questionnaires, and discussions with Park neighbours, users and other stakeholders. Key requests were for improvements to the sport courts, a skateboard/bike park, public washrooms, a playground, an expanded trail network as well as community gathering and special event spaces.

The Preferred Concept Plan presented in this report incorporates the feedback that was received through the consultation process as well as the direction provided from the Parks and Open Space Advisory Committee and the Electoral Area 'B' Director.

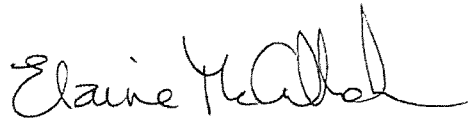
The Huxley Community Park Preferred Concept Plan as illustrated in Appendix A is designed to invite the whole community including children, youth, adults and seniors with a mix of recreational possibilities. The probable costs for the Park improvements have been outlined in the report and are intended to provide order of magnitude cost estimates for prioritization and phasing.

These improvements will need to be implemented in a phased approach funded through a variety of means including grants, taxation, Community Works Funds as well as community contributions. The phasing of these projects will likely be determined through the success of grant applications and community contributions.

The purpose of the Huxley Park Concept Plan is as a guiding document for long term park development. Staff recommends that the next step of the Plan is to commence the detailed concept plan and costing for the Skate Park and Flow Path elements. Once the detailed conceptual design and costing is completed for the skate park / flow path it will be "shelf ready" and therefore all set to be used or submitted as grant opportunities arise.

RECOMMENDATIONS

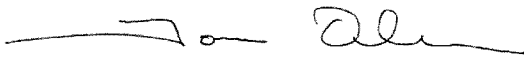
1. That the Huxley Park Master Plan be received as a guiding document for long term park development.
2. That staff be directed to commence the detailed concept plan and costing for the Skate Park and Flow Trail elements.



Report Writer



Manager Concurrence

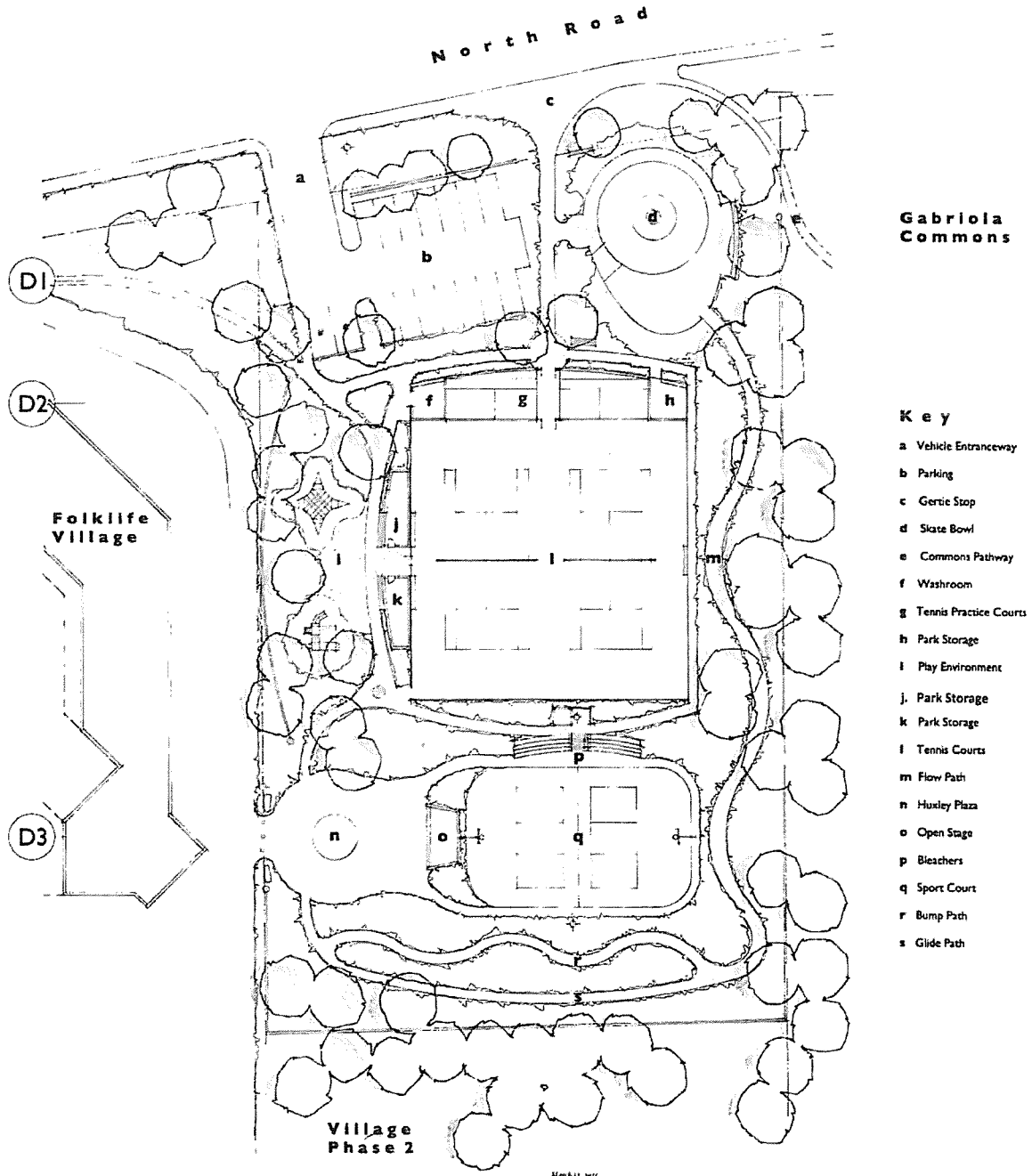


General Manager Concurrence



A/ C.A.O Concurrence

Appendix A
Huxley Park Preferred Concept Plan



Gabriola Commons

- Key**
- a Vehicle Entranceway
 - b Parking
 - c Gerse Stop
 - d Skate Bowl
 - e Commons Pathway
 - f Washroom
 - g Tennis Practice Courts
 - h Park Storage
 - i Play Environment
 - j Park Storage
 - k Park Storage
 - l Tennis Courts
 - m Flow Path
 - n Huxley Plaza
 - o Open Stage
 - p Bleachers
 - q Sport Court
 - r Bump Path
 - s Glide Path

D1
D2
D3
Folklife Village

Village Phase 2



March 22, 2015
September 20, 2015 / conceptual plan C
July 7, 2016 / public display and advisory committee
March 22, 2016 / open house plan 1 & 2
February 20, 2017 / public display advisory committee

Huxley
Community Park
Regional District of Nanaimo Recreation & Parks
North Road Gabriola Island BC



Preferred Concept Plan
Scale 1:250

TOPOGRAPHICS
landscape architecture
250 247 9720

DESIGN NOTES

a. Vehicle Entranceway

The vehicle entranceway joins North Road at right angles and is two lanes in width.

b. Parking

Planting islands divide the main parking area from the entrance drive and sixteen parking spaces are provided, including two handicapped parking spaces. The driveway and parking lot will be surfaced with gravel and will have concrete wheel stops. Handicapped spaces will be identified with blue wheel stops.

c. Gertie Stop

A gravel layby is proposed along North Road to allow for a Gertie Bus Stop.

d. Skate Park (Bowl)

A 340 sq.m. (3,000 sq.ft) cast in place skate/bike park is located in the north eastern corner of the park fronting North Road. A bowl configuration is shown with shallow and deep formations, with a middle zone of level variations, as well as a Northeast sitting and gathering place. A detailed concept plan will be developed in consultation with local skateboarders to further refine the design and costing.

e. Commons Pathway

This gravel path connects the main North Road entrance path to the Common's property to the east. The location of the existing Commons pathway will need to be re-aligned to this location so that it does not interfere with the Flow Path.

f. Washroom (porta potty)

A porta potty with fenced in cedar fenced surround (approx. 8' in height) is provided just North West of the tennis courts. Two sides of the enclosure will be concrete walls that can double as tennis practice walls.

g. Tennis Practice Courts

Tennis practice boards are incorporated into an area to the north of the tennis courts. This new asphalt area will be enclosed with 4' high chain link fencing.

h. Park Storage 1

A park storage shed will be provided in the north eastern side of the tennis courts. A concrete tennis practice board will be provided on two sides of the storage building, similar to the washroom building.

i. Play Environment

A children's playground is provided which includes a traditional playground suitable for the 2-5 age group as well as a rope climbing structure suitable for the 5-12 age group. This playground will be accessible for people with disabilities. A fenced chain link enclosure delineates the playground and provides a barrier to the steep slope located along the western property line in this area.

j. Park Storage 2

A park storage/meeting room will be joined with the tennis storage shed under a single roof and connected with a single roof and breezeway. Benches are provided under the eaves of the building to provide a gathering place for parents that is within view of the Children's Playground.

k. Tennis Storage

The existing tennis storage area will be replaced and joined with a Parks Storage shed under a single roof and connected with a single roof and breezeway.

l. Tennis Courts

The existing tennis courts will remain. They require improvements to the court surface as well as to the perimeter drainage system.

m. Flow Path

The Flow Path is a hard surface concrete trail that begins at the skate park and makes a curving descent along the Eastern side of Huxley Park. A detailed concept plan will be developed in consultation with local skateboarders and bikers to further refine the design and costing of this element.

n. Huxley Plaza

The Plaza provides a programmable space for Art in the Park, music, dance and theatrical events. Bollards are placed at the junction with Folklife Village allowing special event and/maintenance vehicle access to the park.

o. Open Stage

The Open Stage enables community performances. Rain shelter is also provided for Sport Court participants. The stage will be able to be used from either the plaza side or from the sport court side thus providing flexibility of use.

p. Bleachers

Concrete bleacher seating is provided for spectators and players using the sport court. A center stairway is provided.

q. Sport Court

The current Sport Court footprint is shown, with the addition of a new pre-built dasher board system constructed of durable materials (aluminum & UV resistant plastics) for outdoor usage. This will allow for reduced maintenance costs, as well as a safer and more reliable playing environment (seamless boards complete with rounded corners, proper gates & netting). This modular design allows flexibility allowing temporary removal of sections of board to accommodate other events on the court. The existing asphalt court surfacing will remain.

r. Bump Path

This is a more challenging section of the Flow Path.

s. Glide Path

This is an easier section of the Flow Path.