

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA 'B' PARKS AND OPEN SPACE ADVISORY
REGULAR COMMITTEE MEETING HELD
MONDAY, SEPTEMBER 19, 2016
7:00pm**

(Gabriola Arts Centre)

Attendance: Howard Houle, Director, RDN Board, Chair
Sam Betts
Randy Young
Megan Walker
Allen Johnston

Staff: Elaine McCulloch, Park Planner

Regrets : Kyle Clifford

CALL TO ORDER

Chair H. Houle called the meeting to order at 7:00 p.m.

ELECTION OF SECRETARY

A volunteer for the position of secretary was requested by Howard Houle. R. Young volunteered to be secretary.

AGENDA

Additions to the agenda were requested by Howard Houle, with none provided.

Delegations from Burnside, GaLTT and Glenna Borsuk were then added to the agenda.

MOVED R. Young, SECONDED M. Walker, to adopt the amended agenda.

CARRIED

DELEGATIONS

Andrew Deggan, 707 Lockinvar Lane presented on behalf of the Spruce, Church Street, Lockinvar, Burnside and Rossway Residents Coalition.

The delegation stated the majority of residents would be directly affected by the Potlatch proposal and are opposed to the proposal. Reasons given include the difference in value between the donor lands and the receiver lands (Potlatch proposes to trade economically and ecologically much less valuable land for the right to develop land of considerably greater value); the uncertainty of the re-zoning / subdivision process as the developer is under no obligation to honour even the suggested 47.7 acres of parkland once the re-zoning is approved; the proposed 10 m riparian setback on Mallet Creek is against regulations as it should be a minimum of 30 meters and trail development is not allowed within this area; the inclusion of the pond and earthen dam is a serious liability and financial risk to the community; concerned about the possibility of a higher final density of the area due to a loophole in Section 14 of the BC Property Strata Act; consideration should be given to the increase in maintenance costs this additional

park land will require – perhaps that money could be spent on purchasing the property between Coats Marsh Regional Park and the 707 Community Park instead.

John Peirce, presented on behalf of the Gabriola Land and Trails Trust (GaLTT) Board.

The delegation stated GaLTT strongly supports the Potlatch/Henning Density Transfer Proposal. Reasons given include that it would increase of Gabriola protected lands to 12% (which is still lower than most other Gulf Islands); it would provide improved, integrated trail access to 707 Community Park and improved environmental protection of Coats Marsh; the proposed trails would provide both recreational opportunities and easy access to services in the village core and would support GaLTT's longstanding objective of having trail connections from Descanso Bay Regional Park to Drumbeg Provincial Park; and it would provide improved environmental protection measures to Mallet Creek and reservoir. GaLTT recommends the following improvements to the proposal:

- That the connecting trails in the Receiver Parcels be established as "Linear Parks" as soon as feasible;
- That the proposed parkland along Mallett Creek (from the reservoir to Taylor Bay Rd) include the provision of a trail corridor that is outside the riparian area setbacks;
- That the proposed trail network include a viewpoint over the Strait of Georgia from the top of the bluff, approximately at the north end of lot 7 with a trail down the steep road cut to the valley floor, across the base of cliff to Lot 1 and out to Horseshoe Rd.

Glenna Borsuk, requested an application to be on the Parks and Open Space Advisory Committee.

MINUTES

MOVED R. Young, SECONDED S. Betts to receive the Notes of the Regular Electoral Area 'B' Parks and Open Space Advisory Committee meeting held Tuesday May 17, 2016 as presented.

CARRIED

MOVED M. Walker, SECONDED S. Betts to adopt the Minutes of the Regular Electoral Area 'B' Parks and Open Space Advisory Committee meeting held Tuesday March 2, 2016, as presented.

CARRIED

BUSINESS ARISING FROM THE MINUTES

None

CORRESPONDENCE/COMMUNICATIONS

D. Cavil, Gabriola Lions Club to E. McCulloch, RDN **RE: Funding Application**

N. Doe to T. Osborne, RDN **RE: Gabriola Coats Marsh Trail Proposal** (For information)

W. Marshall, RDN to N. Doe **RE: Trail Development – Coats Marsh Regional Park** (For information)

T & B Ballantyne to H. Houle, RDN **RE: Trail request at fawn Place ROW to 707 North Trail**

G. Hanson, Nanaimo Foundation to E. McCulloch, RDN **RE: 2016 Grant Application to the Nanaimo Foundation & Community Fund for Canada's 150th.**

MOVED A. Johnston, SECONDED M. Walker to receive the correspondence

CARRIED

REPORTS

Monthly Update Regional and Community Parks and Trail Projects – Feb-April 2016

- RDN staff to meet with GaLTT to plan 707 maintenance, drainage and sign work towards the end of October.
- Committee members requested staff to contact MOTI to ask for Japanese Knotweed removal along Whalebone Drive as well as the patch at Cooper and South Rd.
- The Coats Marsh Regional Park Trail development is now on hold, pending the outcome of the Potlatch/Henning Density Transfer Proposal.

Monthly Update Regional and Community Parks and Trail Projects - June-August 2016

- Rollo McClay Park - graffiti has resulted in many expensive repaints.
- Huxley Park – an application to the Canada 150 Infrastructure Program was submitted requesting funds for upgrades to the tennis and sport courts. Funding will be announced in October 2016. The Nanaimo Foundation awarded a \$7,000 grant towards the construction of the playground and a request for a \$5,000 grant from the Gabriola Lions Club has been submitted. A porta-potti will be installed at the park for the summer season in an effort to reduce water usage at Folklife Village.
- Garbage continues to be a problem at the Joyce Lockwood Park entrance.
- Village Way - MOTI has recently informed the RDN that they will not allow sidewalks with curb and gutter to be constructed within the road allowance as proposed for the Village Way. Further discussions regarding this decision are scheduled with the Province.

MOVED S. Betts, SECONDED M. Walker to receive the Report Updates.

CARRIED

Five Year Planning 2016-2020

The Five Year Planning chart was reviewed by the Committee. Completed 2016 projects include two grant applications for Huxley Park; concrete pad installation at Huxley Park; and a new toilet surround at Joyce Lockwood CP.

The Fawn Place trail connection to 707 CP request was discussed. R. Young reported flagging a potential trail with T. Ballantyne from the Fawn Road right of way to the 707 North Road Trail, which could be cleared with a GaLTT work party.

MOVED R. Young, SECONDED S. Betts, that GaLTT develop a new trail alignment along the Fawn Place undeveloped road allowance to connect to the 707 CP's North Rd trail and a trail along the McCollum Road undeveloped road allowance to connect to the 707 CP's Coats Rd trail, subject to RDN Staff review of the location.

CARRIED

The Fawn Pl. and McCollum Rd trail development projects will replace the Bell's Landing project in the 5 year plan, with the Bell's Landing project deferred to 2017. H. Houle identified the need for culverting at some locations along these proposed trails.

H. Houle reported that the Bell's Landing water access improvements cannot be done by Emcon, as it requires a smaller machine. Power Squadron involvement is also required.

MOVED R. Young, SECONDED A. Johnston to replace the Bell's Landing project with the Fawn Road project in the Five Year Plan.

CARRIED

Director Houle reported that Lot 25 on Mudge Island, close to Dodd Narrows will be purchased by the RDN for use as a park for \$235,000 by September 30, 2016. Funding for the majority of the purchase will be requisitioned through short-term borrowing over a five year period and will be included in the Electoral Area 'B' Community Parks budget. The purchase was supported by donations from the Mudge Island Land Trust Association (\$8,000), Gabriola Land and Trails Trust (\$10,000) and \$12,000 of RDN Area B Parks Operational funding which has been transferred from the RDN Parks Mudge Water Access project.

Bylaw Referral Park Implications – Gabriola Island Local Trust Committee Bylaw Nos. 289 & 290 (Density Transfer)

The committee reviewed and generally supported the findings in the staff report. H. Houle suggested that the parks budget would require an increase of \$80,000 to be provided from Area B taxes.

The proposed 'donor' lands adjacent to the 707 were found to be a favourable addition to the 707 for environmental and trail purposes. H. Houle noted that the area in the south-east corner of the donor lot which has been excluded from the density transfer donor lands might be considered as an addition to the park land as it is part of the headwaters of Coats Marsh.

The proposed park and trail network presented in the conceptual subdivision layout plan for the 'receiver' parcels was discussed. Committee members supported the general concept of a large centrally located parkland dedication which is adjacent to Cox Community Park as well as the proposed trail connections between Cox Community Park and the Village Core. The Committee members would like the following additional park land considerations to be addressed in the final subdivision layout plan before re-zoning approval is granted:

- Remove the Mallett Creek reservoir from the park land dedication area and consider other means of providing public access to the reservoir area. Could it be incorporated into the Strata Common property instead of as Park land, perhaps with a Public Access ROW over it?
- Remove the Mallett Creek riparian area from the park land dedication and do not provide public trail access;
- Expand the park land area to incorporate more of the mature forest polygon to provide increased protection to this rare ecotype;
- Expand the public trail network to include a ridge trail or viewpoint overlooking Lock Bay;
- Expand the public trail network to include a trail connection along the north and eastern subject property boundaries linking the new connector road to Horseshoe Rd. It should be noted that determining the exact trail alignment may require more detailed environmental assessment as the trail would likely be within the riparian setback of Castle Brook;
- Further discussion is required regarding the tenure of the proposed trail connections. Confirmation if a Statutory Right-Of-Way over Common Property land is adequate or should the trail connections be dedicated as Park land.
- The POSAC would like to review the proposed subdivision's final Park land dedication prior to final approval;
- Confirmation on the required covenant restricting tree height adjacent to the Medical Clinic's helipad be needs to be provided.

MOVED R. Young, SECONDED S. Betts that the Gabriola Island Local Trust Committee of the Islands Trust be advised that the proposed 136-hectare park land addition to the 707 Community Park is acceptable and that further information and discussion is required prior to the park land dedication in conjunction with the subdivision of the 'receiver' parcels, specifically in regards to whether the Mallett Creek reservoir and dam be included within the park land dedication area.

CARRIED

MOVED A. Johnston, SECONDED M. Walker that the reports be received.

CARRIED

BUSINESS ARISING FROM CORRESPONDENCE/COMMUNICATIONS

NEW BUSINESS

Allen Johnston reported that Mudge Islanders are very pleased with the new Dodd Narrows Community Park purchase.

COMMITTEE ROUND TABLE

ADJOURNMENT

MOVED M. Walker that the meeting be adjourned at 8:25pm.

CARRIED

Chairperson