

**REGIONAL DISTRICT OF NANAIMO
NANOOSE BAY PARKS AND OPEN SPACE ADVISORY COMMITTEE
AGENDA**

Wednesday, September 13, 2017

6:30 P.M.

Nanoose Place

Pages

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. ADOPTION OF MINUTES**
 - 3.1 Nanoose Bay Parks and Open Space Advisory Committee Meeting - June 28, 2017** **3**

That the minutes of the Nanoose Bay Parks and Open Space Advisory Committee meeting held **June 28th, 2017**, be adopted.
- 4. DELEGATIONS**
 - 4.1 Ken Collingwood, Nanoose Resident – Building a Racket Court Facility for the Residents of Nanoose** **5**
- 5. CORRESPONDENCE**
 - 5.1 K. Cramer RDN to Ministry of Forests, Lands and Natural Resource Operations re: Nanoose Road Community Park Crown Land Lease 113393** **6**
- 6. UNFINISHED BUSINESS**
 - 6.1 Natural Playgrounds - Staff Summary Information** **7**
 - 6.2 Beach Access Study by POSAC Sub-Committee**
- 7. REPORTS**
 - 7.1 Cash-in-lieu of Parkland Dedication-Subdivision Application No. PL2017-034** **22**

That the five percent (5%) cash-in-lieu of parkland dedication be accepted in conjunction with Subdivision Application No. PL2017-034.
 - 7.2 Directors Report**
- 8. BUSINESS ARISING FROM DELEGATIONS/COMMUNICATIONS**

9. NEW BUSINESS

9.1 Es-hw Sme~nts Community Park Dedication and Open House

10. ADJOURNMENT

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF ELECTORAL AREA 'E' PARKS AND OPEN SPACES ADVISORY
SPECIAL COMMITTEE MEETING**

WEDNESDAY, JUNE 28, 2017

9:00 am (site view - Stewart Rd & Davenham Rd)

10:00 am (End of Oak Leaf Drive.)

Attendance: Director Bob Rogers - Chair
Marlene Caskey - Secretary
Gordon Wiebe
Rod Turkington
Vicki Swan

Staff: Kelsey Cramer, RDN Parks Planner
Wendy Marshall, RDN Manager of Parks Services (at 10am)

Regrets: D. Mitchell
D. Young

CALL TO ORDER

Director Rogers called the meeting to order at 10:12AM

ADOPTION OF AGENDA

It was moved and seconded that the agenda be adopted.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

It was moved and seconded that the minutes of the Electoral Area 'E' Parks and Open Space Advisory Committee held February 22, 2017 be adopted, with the addition of V. Swan and D. Young to the Regrets list.

CARRIED UNANIMOUSLY

DELEGATIONS

Snaw-Naw-As First Nation - Hul'q'umi'num Name for the Community Park

Amanda Bob and Mark Stephens attended on behalf of Snaw-Naw-As. A. Bob talked about the proposed Coast Salish name for the community park at the end of Oak Leaf Drive. She acknowledged how important this opportunity to work together is and that the Elders feel strong support for leaving place names in the Hul'q'umi'num language for the future generations. The Elders also teach that we need to work together and as one.

The proposed name was identified because there used to be, and still are, lots of seals in this area. This English translation of the proposed name is Seal Rock.

BUSINESS ARISING FROM THE DELEGATIONS/COMMUNICATION

It was moved and seconded that the Electoral Area E Community Park on Oak Leaf Drive be named Es-hw Sme~nts Community Park. Pronunciation: Eshk-Sments.

CARRIED UNANIMOUSLY

It was discussed that it would be valuable to have a recording of the name on the RDN website. A. Bob indicated they would speak to one of the Elders about a recording of the name.

NEW BUSINESS

Cash in Lieu of Parkland – Davenham Rd

At the 9 a.m. site meeting at Lot 1, District Lot 137, Nanoose District, Plan 31921, Except Part in Plan 49001- Stewart Road, Nanoose with the Applicant, the Committee discussed the proposed Bare Land Strata subdivision and the proposal for cash-in-lieu of parkland. The Committee expressed interest in a linear park around the north and west perimeter of the property to provide an off-road trail link from the corner of Stewart and Davenham Roads, south to the crown land. The Committee reviewed the Community Parks and Trails Strategy and noted that the conceptual link for regional trail from Moorecroft Park towards Fairwinds was identified as passing through crown land south of Moorecroft. There was a question as to whether this link along the west side of the subject property was redundant.

The Applicant noted that if parkland was provided, the lot on the corner of Stewart and Davenham would be their preference for park land. The idea of the linear park was discussed with the Applicant, but no decisions were made at the site meeting.

Following the preliminary site visit, the Committee convened at the park on Oak Leaf Drive to hold a meeting regarding the proposed park name. At this meeting, the Committee further discussed the proposed Bare Land Strata and the options for cash-in-lieu versus parkland dedication. The Committee also discussed the Applicant's proposal letter that indicated the RDN is to pay for half of the appraisal cost and outlined the timing for appraisal in relation to the PLA from MOTI. The Applicant and RDN Planning Staff were no longer at the meeting.

It was moved and seconded that cash be taken in lieu of parkland dedication at Lot 1, District Lot 137, Nanoose District, Plan 31921, Except Part in Plan 49001- Stewart Road, Nanoose based on the land value after PLA is received, and that the RDN not fund any portion of the appraisal cost.

CARRIED UNANIMOUSLY

ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 10:45AM.

CARRIED UNANIMOUSLY

Chairperson

Delegation: **Ken Collingwood, Nanoose Resident – Building a Racket Court Facility for the Residents of Nanoose**

Summary:

- As of 2016 Nanoose had a population of more than 6100 residents.
- There are no public racket Courts in Nanoose requiring players to either drive to Nanaimo or to Parksville to play.
- Other Communities with much smaller populations such as Gabriola Island (pop 4000) have their own public courts.
- Courts previously available to residents at Schooner Cove are in disrepair and have now been disabled through the net removal by the new owners of Fairwinds. These courts are not going to be replaced in the redevelopment plans for Schooner Cove
- Racket sports including Pickle Ball are amongst the fastest growing participatory sports iii Canada.
- The RDN should support the establishment of healthy out door physical activity by it's residents.
- The "foot print" for a set of racket courts is relatively small at approximately 37 metres X 37 metres (120' X 120') This is less than 1/3 of an acre.
- The capital cost of building a set of outdoor courts is relatively small compared to other Park and Recreation projects. Cost estimates vary depending on the court surface and other amenities that might be added such as drinking water, toilets, landscaping, picnic tables and benches etc..A rough estimate is that a double set of tennis courts also lined to serve as pickle ball courts would cost between \$25,000 and \$50,000
- There appears to be several suitable sites where the property is already owned by the RDN and has no specific dedicated use at this time. Ideally property close to the Nanoose Place would be chosen to further the RDNs master plan for the community centre concept around Red Gap/Nanoose Place.
- Without a formal survey being conducted, nearly 40 residents of Nanoose have expressed their written support for the establishment of a set of outdoor racket courts for the tennis and pickle ball players of Nanoose. There are undoubtedly many many more who would support this as a high priority for Nanoose. residents are willing to work for and contribute in many ways to their establishment.

Action Requested:

On behalf of the many residents of Nanoose that play either Tennis or Pickle Ball I request that our Electoral representative take the necessary steps and directs Recreation staff of the RDN to commence planning for and construction of a set of outdoor courts in Nanoose for the use and enjoyment of its residents.



Celebrating
50 Years
1967-2017

August 10, 2017

Ministry of Forests, Lands and Natural Resource Operations
Suite 142-2080 Labieux Road
Nanaimo, BC V9T 6J9

Dear Cameron Bezanson,

Re: Nanoose Road Community Park Crown Land Lease 113393 – File No.: 0334087

As per clauses 2.1 and 4.1 of the above noted Lease (attached for convenience), the Regional District of Nanaimo was granted a lease of the Land on February 14th, 2010 for a 10-year term for the purposes of a community playground and hiking trails.

In 2016, an assessment of the play structure, originally installed in 1995, led to the recommendation that the equipment be removed. The wooden structure was showing decay and had areas of non-compliance with the Canadian Standards Association's Children's Play Spaces and Equipment Standards. In addition, another playground at Nanoose Bay Elementary School exists in close proximity to this site and received funding from the RDN's Area 'E' Community Parks fund in 2009.

In February, 2017 the Nanoose Bay Parks and Open Spaces Advisory Committee (POSAC) supported the recommendation to remove the play structure:

It was moved and seconded that staff be directed to remove the play structure at Nanoose Road Community Park and in consultation with the Nanoose Parks and Open Space Advisory Committee determine an alternative park use for the site. 22/02/2017

At the following POSAC meeting in June, the Committee received a letter from a community member expressing interest in the site being used for an off-leash dog park. Since then, parks staff have also had an inquiry about the use of the site for a sport court.

Given these interests, the POSAC would like to inquire with the Province as to the possibility of amending the Lease to allow for other uses on the site such as a fenced off-leash dog park, sport court or other recreational use, reflected in the motion below.

It was moved and seconded that staff be directed to submit a request to Crown Lands to expand the potential uses for the Nanoose Road Community Park to include a dog park. 14/06/2017

Thank you for reviewing this request. Parks staff are available to meet on site if helpful. We look forward to hearing from you at your earliest convenience.

Sincerely,

Kelsey Cramer
Parks Planner

enc: Lease 113393 (File No.: 0334087)

cc: Wendy Marshall, Manager of Parks Services

Recreation & Parks
Department

HEAD OFFICE:
Oceanside Place
830 West Island Highway
Parksville, BC
V9P 2X4
(250)248-3252
Fax: (250)248-3159
Toll Free: 1-888-828-2069

Ravensong Aquatic Centre
737 Jones Street
Qualicum Beach, BC
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(250)752-5014
Fax: (250) 752-5019

www.rdn.bc.ca

Natural Playgrounds

Summary report prepared for the
Nanoose Bay Parks and Open Spaces Advisory Committee
September 13, 2017

Included are two precedents undertaken by the RDN Parks Department. Specific elements of “natural playgrounds” are included within both of these examples, however, these parks also contain other features such as covered pavilion or playhouse, small sport court, pump track, and other typical park elements (benches, garbage, toilet, signs).

Costing information is provided for the overall park design and implementation. Both projects were funded with support from the BC Recreation Grant.

Two Community Park sites within Electoral Area E were visited by Staff in July 2017 in considering integrating a “natural playground” into the Madrona/Timberstone area of Nanoose Bay, as per the POSAC motion:

It was moved and seconded that staff be directed to provide a scoped concept report regarding natural playground equipment, budget and location around the Madrone area for the next Electoral Area E POSAC meeting.

A suitability analysis of these two sites (Amelia Crescent Community Park and Stone Lake Drive Community Park), as well as at Claudet Road Community Park, is included.

LEGEND

- PAVING**
 - ASPHALT
 - CRUSHED STONE (PARKING)
 - CRUSHED STONE (PATHS)
 - BIRDS EYE (OR PEA) GRAVEL
- PLANTING**
 - CONIFEROUS TREES
 - #1 POT: PINUS CONTORTA VAR. COMITATA/NOVAE FRIG. (2)
 - #6 POT: PSEUDOTSUGA MENZESII/DOUGLAS FIR (2)
 - DECIDUOUS TREES
 - 4in CAL. QUERCUS COCCINEA/CARLEAK OAK (7)
 - SEEDING - REFER TO SPECIFICATIONS
- HARD LANDSCAPE AND FURNISHINGS**
 - LEAPFROG LOG STEPS (2)
 - ROCK SCRAMBLE (12 TO 15 LARGE ROCK/BOULDERS)
 - ROCK IN VARIOUS SIZES - RANDOM PATTERN OF BOULDERS (APPROXIMATELY 30 BOULDERS)
 - TIMBER BALANCING BRIDGES - (8- 10X10, 2 1/2m TO 3 5/8m LENGTHS) REFER TO DETAIL.
- HARD LANDSCAPE AND FURNISHINGS**
 - FACE WIRE FENCE
 - SPLIT RAIL FENCE
 - WELCOME SIGN (1)
 - SEATING PAVILION (1)
 - WILLOW TUNNEL (1)
 - BIKE RACK (1)
 - GARAGE (1)
 - BOLLARD (1)
 - BENCH (2)
 - CONC. PARKING STOPS
 - BATHROOM (1)
- PLAY EQUIPMENT**
 - HILL SLIDE - 6' SUPERSLIDE (1)
 - OVERHEAD LADDER (1)
 - PLAY SURFACING
 - BASKETBALL NET (1)
 - SWINGS - 2 BAYS (1) WITH PLAY SURFACING

Meadowood Way Community Park Concept Plan March 2014

GALVIN PLACE



MEADOWOOD COMMUNITY PARK PHASE 1

LAYOUT AND MATERIALS

Seal

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Issues & Revisions	
No.	Date Details
1	14/01/23 15% REVIEW PACKAGE
2	14/02/04 REVISED 50%
3	14/02/13 DRAFT TENDER
4	17/03/13 REV. DRAFT TENDER



Project: MCP13
Date: MARCH 2014
Drawn: JG Checked: JG
Scale: 1:200 (NTS @ 11X17)
sheet: L1

Meadowood Way Community Park - Photos of Completed Park



Total project cost: \$192,000 (approximate value)

Funding Sources: Various (see attached)

Timeframe: Initiation in Summer/Fall 2011
Park Opening in Spring 2015

Meadowood Community Park - Phase 1 Construction: Financial Overview 2014

FUNDING SOURCES			
		Source	Description
BC Recreation Grant	\$ 54,500		Province of BC
CMRA Contribution	\$ 5,000	CMRA	Toward the project
Community cash donation Sept 9/14	\$ 1,297	CMRA	For pavilion construction
RDN:			
Contribution from Reserves	\$ 17,500		
Contribution from Operating Budget	\$ 23,000		
2014 contribution from Reserves	\$ 48,500		
Subtotal (funding sources to 2014)	\$ 149,797		
Expenses 2012-13			
		Company	
	\$ 3,014	Sims	Land survey
	\$ 8,618	MacD Gray	Concept dwgs 2012-13
	\$ 462	Gemella	Final construction dwgs
Total 2012-13 expenses	\$ 12,094		
2014 Actual Expenses			
		Company	
Contract Admin	\$ 15,000	Gemella	
Park Construction *	\$ 95,985	Milestone	(base contract \$63,257+ additional work)
Playground Equipment (includes pst)	\$ 14,322	Henderson	Supply only
RDN works*	\$ 10,832		
Total expenses 2014	\$ 136,139		
Total expenses to date	\$ 148,233		
Total funds remaining	\$ 1,564		
REMAINING WORKS (pavilion)			
	Estimate	Source	
Timber cost	\$ 1,090		
Shop cost Pickles TimberWorks	\$ 1,125	Pickles	\$225/day x 5 days = \$1125
Crane cost	\$ 450		\$75/hr x 6 hr = \$450
Hardware	\$ 250		
Roofing	\$ 1,000	In-kind?	Decking, metal roof
Finishing	\$ 85		Stain
	\$ 4,000		
Milestone Additional Work*			
Playground installation	\$ 10,693		Footings, gravel, inspection
Fencing	\$ 9,004		Farm and split rail
Rough grading	\$ 4,773		Extra rough grading required
Concrete pads	\$ 2,497		sign, garbage, bike rack, toilet
Pavilion footing and pad	\$ 3,541		concrete pad, knifeplate fabr.
Project Credits	\$ (1,537)		Concrete, reduced area, edging
Additional soil and one tree	\$ 3,756		Soil for gravel area
Total add'l work value	\$32,727		
RDN Works*			
RDN miscellaneous construc. costs	\$ 778	Done	Permit, temp signs, survey, etc
Bearproof garbage can	\$ 1,254		
Toilet pad surround	\$ 2,000		
Bike rack	\$ 700		
Park signs	\$ 3,700		
Wheelstops and boulders	\$ 1,000		
2 Bollards	\$ 1,000		
Accessible picnic table	\$ 400		
Total RDN works value	\$ 10,832		
IN-KIND DONATIONS			
	Est. Value	Source	Description
Initial community donation	\$ 5,000	CMRA	Support of Rec grant proposal
Community cash donation Sept 9/14	\$ 1,297	CMRA	For pavilion construction
Rough grading	\$ 2,300	Tim Peligren/ Dennis Ozero	
Boulders from Peligren	\$ 400	Tim Peligren	two boulders
Ozero pit run	\$ 2,500	Dennis Ozero	200 cu.m.
Pavilion construction drawings	\$ 500	Alf Jablonski, community member	
Pro bono timberframing services	\$ 4,500	Darcy Pickles, Pickles TimberWorks	
Pro bono Engineering services	\$ 1,000	Sorenson Eng. Sorenson & Assoc Engineering Ltd	
Concrete	\$ 1,200	Mayco	7 cu.m.
Total in-kind est. value	\$ 18,697		



Scale 1:250

Henry Morgan Community Park Concept Plan

Presented to Area H POSAC
August 24, 2011

Henry Morgan Community Park - Photos of Completed Park



Total project cost:
\$208,000 (approx. value)

Funding Sources:
Various (see attached)

Timeframe: Initiation in
Summer/Fall 2010
Park Opening in Fall 2014

Summary of Natural Playground Element Costs based on included precedents

Natural Playground Item	Approximate Cost*
Living Tunnel	\$1,750
Slide	\$7,250
Wood cookies/Leapfrog Steps	\$2,000
Rock Work/Boulder Scramble	\$5,500
Pump Track	\$7,000
Playhouse/Pavilion	\$17,000
Fibar Surfacing	\$4,500 (for 25 sq.m.)

*Costs are approximate and aim to capture labour and material. Other fees related to general construction (site preparation, drainage and site finishing) may apply. *(Fees reflect 2013-2014 works)*
Design fees are not included.

Amelia Crescent Community Park

Address: 1808 Amelia Crescent

Area: 0.973 acres

Site Visit Comments

- **Existing features/amenities:** None – undeveloped park. Informal trail exists but not well-worn. Adjacent 1.28 acre lot (1809 Ballenas Road) is RDN owned Water Services, mailboxes and small parking/pull-out area.
- **Vegetation:** Treed, mixed species.
- **Topography:** Relatively flat
- **Exposure:** Shade

Suitability for Natural Playground?

Less suitable for natural playground or other park development. Use of adjacent RDN lot would be required, but would result in park amenities being tucked away, hidden behind water services building.

Pros: Within neighbourhood requested by delegation.

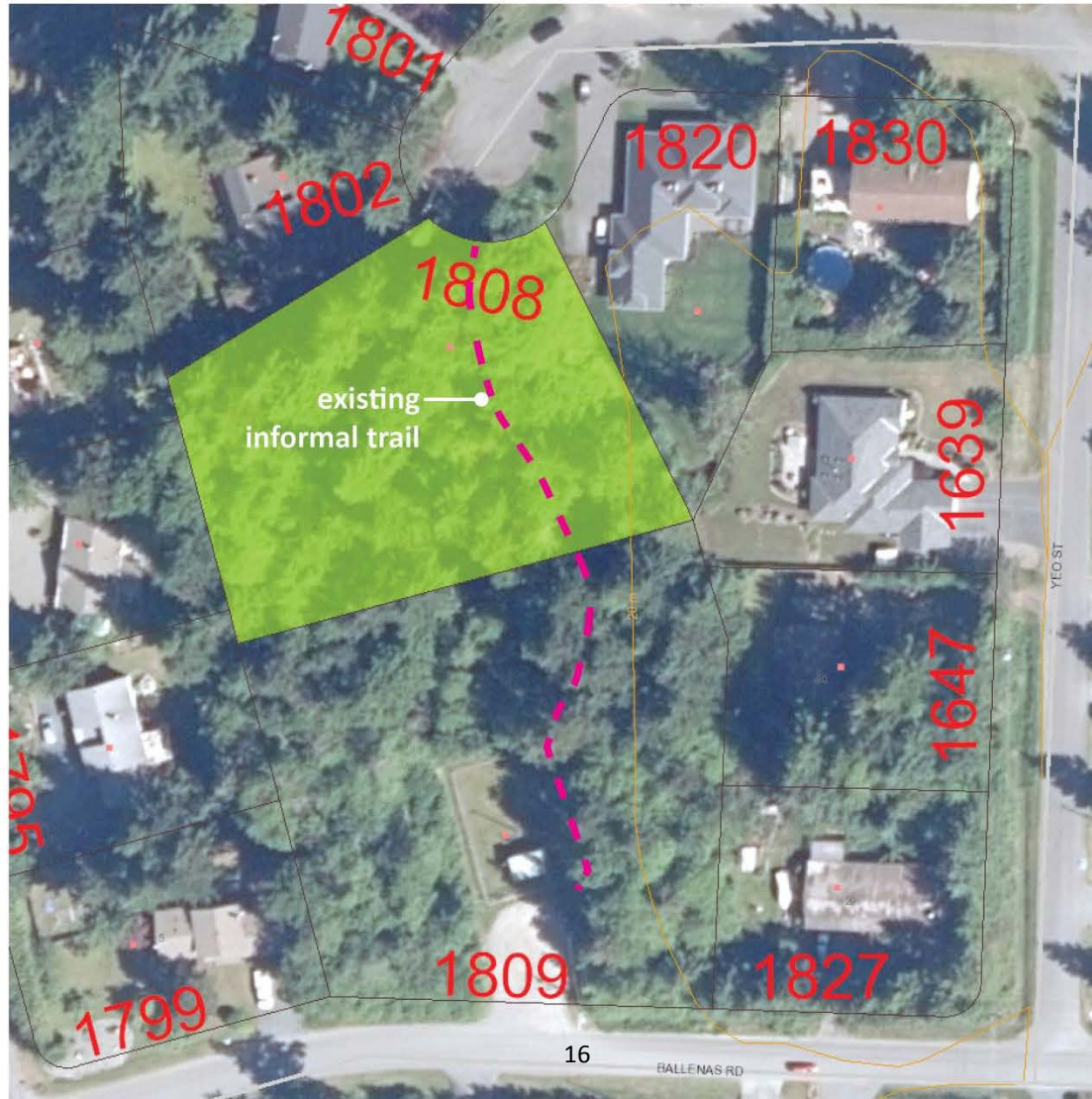
Cons: Poor visibility into site from Ballenas Road. Substantial veg. clearing required. Parking/access from Amelia Crescent cul-de-sac unlikely due to limited room and anticipated neighbour response (could poll neighbours to confirm).



Amelia Crescent Community Park

Address: 1808 Amelia Crescent

Area: 0.973 acres



Stone Lake Drive Community Park

Address: 1565 Stone Lake Drive

Area: 2.96 acres

Site Visit Comments

- **Existing features/amenities:** Trails, fenced retention ponds installed by the developer. Park entry sign. RDN Water Services on site.
- **Vegetation:** Patch of blackberry, alders, mixed shrubs and open grass area.
- **Topography:** Sloping down from road to low relatively flat area.
- **Exposure:** Morning Sun, Evening Shade.

Suitability for Natural Playground?

Appears highly suitable for small natural playground pilot project in Nanoose Bay. Approximate 280sq.m. area between road and trees could be considered (to be confirmed by site survey).

Pros: Within neighbourhood requested by delegation. Some amenities (trails and signs in place). Room for limited roadside parallel parking under MOTI permit. Likely to be walked or biked to.

Cons: No room for off-road parking development. Existing water retention ponds limit further site development, could be considered safety concern for small children.



Stone Lake Drive Community Park

Address: 1565 Stone Lake Drive

Area: 2.96 acres



Claudet Road Community Park

Address: 2030 Claudet Road

Area: 9.88 acres (two lots)

Site Visit Comments

- **Existing features/amenities:** Trails, parking lot, fencing, garbage can, toilet, picnic table and signage installed in 2016. **Approximate Cost: \$97,500**
- **Vegetation:** Mixed shrub and grass, few trees.
- **Topography:** Flat
- **Exposure:** Sun

Suitability for Natural Playground?

Appears highly suitable for multi-amenity park development including natural playground, sport court(s), and pump track similar to the existing RDN precedents.

Pros: Central within Nanoose Bay neighbourhoods that have expressed interest in playground. Many amenities already installed. Room to expand parking lot if needed.

Cons: Less likely to be walked to, most likely to be accessed by car.



Claudet Road Community Park

Address: 2030 Claudet Road

Area: 9.88 acres (two lots)



Summary

Natural Playground Development Opportunities:

- Stone Lake Drive Community Park – small natural playground pilot project
- Claudet Road Community Park – larger multi-amenity park project (e.g. natural playground, sport court, pump track)

Anticipated Next Steps:

1. POSAC to consider and identify if/when one of the above projects will be added to the Parks work plan.
2. Parks staff undertake community consultation (e.g. letters to neighbours/Area E residents, poll priority play elements. Depending on site, examples include: balance logs, leapfrog steps, slide, rock scramble, tunnel, sand pit with digger, pump track, sport court, shelter/pavilion, toilet, musical interaction, etc.)
3. Allocate funds for site survey, design and installation.
4. Parks staff develop conceptual design options based on input from 2 above. Second round of public input to refine and confirm concept design.
5. Engage design professional to develop construction drawings to current playground standards.
6. Parks staff explore opportunities for funding support if available.
7. Tender construction and install the project!

TO: Electoral Area 'E' Parks and Open Space Advisory Committee **MEETING:** September 13, 2017

FROM: Stephen Boogaards Planner **FILE:** PL2017-034

SUBJECT: **Subdivision Application No. PL2017-034**
Lot 1, District Lot 137, Nanoose District, Plan 31921, except part in Plan 49001
Stewart Road – Electoral Area 'E'

RECOMMENDATION

That the five percent (5%) cash-in-lieu of parkland dedication be accepted in conjunction with Subdivision Application No. PL2017-034.

SUMMARY

The applicant proposes a nine-lot subdivision on lands located southeast of the Stewart Road and Davenham Road intersection. Parkland dedication, or cash-in-lieu of parkland dedication is required in relation to the proposed subdivision under Section 510 of the *Local Government Act*.

Given the physical constraints, within the road frontage of the site, along with poor sightlines for safe pedestrian crossing, the site is not well suited for a roadside trail. However, the Provincial Approving Officer and Ministry of Transportation and Infrastructure (MOTI) will consider opportunities for shoulder widening in the area to accommodate pedestrians and cyclists through subdivision and through road improvements under the Ministry's maintenance contract.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Fern Road Consulting Ltd. On behalf of 1090102 BC Ltd. for a nine-lot subdivision. The subject property is approximately 1.865 hectares in area and is zoned Residential 1 (RS1), Subdivision District 'N', pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is currently vacant and is located southeast of the intersection of Stewart and Davenham Roads (see Attachment 1 – Subject Property Map).

Parkland dedication, or cash-in-lieu is required, pursuant to Section 510 of the *Local Government Act*. Under the policies of "Regional District of Nanaimo Nanoose Bay Official Community Plan Bylaw No. 1400, 2005", the RDN shall determine if the developer is to provide park in a location acceptable to the local government, cash-in-lieu representing five percent value of the parent parcel, or a combination of land and cash-in-lieu. In this case the applicant proposes to provide cash-in-lieu of parkland dedication.

Park Implications

The Electoral Area 'E' Parks and Open Space Advisory Committee visited the property on June 28, 2017. At the time, the committee discussed a concept for a roadside trail dedicated along Stewart and Davenham Road. This concept would align with the 2014 Community Parks and Trails Strategic Plan that identifies a potential regional trail corridor that would connect to Moorecroft Regional Park and the Crown lands to the south of the subject property. However, due to steep topography and wetlands on the property, it would not be safe or suitable location for the trail. MOTI has also confirmed that there is no safe location for pedestrian crossing of Stewart or Davenham Roads fronting the site. Despite that a RDN road side trail may not be suitable, MOTI and the Provincial Approving Officer will consider opportunities for shoulder widening in the area to accommodate pedestrians and cyclists through subdivision and through road improvements under the Ministry's maintenance contract. Improvements to support safe use of roads by pedestrians and cyclists would align well with Official Community Plan priorities for the area.

At its June 28th site visit the Committee also discussed dedication of parkland, but suggest that a small pocket park in this location would not be desirable. Five percent parkland dedication on the total area of the land amounts to 932 m², which would not be large enough to provide useable park space. Given factors constraining trail development fronting the site and the limited parkland that would be provided through dedication, cash-in-lieu of parkland is recommended in this case. Consistent with Section 510 of the *Local Government Act* and RDN Board Policy C1.2 *Cash-in-lieu of Parkland*, the five percent cash-lieu of parkland would be calculated by an independent appraisal of the undeveloped raw land value. Under the requirements of the *Local Government Act*, if cash-in-lieu of parkland is accepted it may only be used for parkland acquisition within Electoral Area 'E'.

ALTERNATIVES

1. To accept the cash-in-lieu of parkland dedication.
2. To not accept the cash-lieu of parkland dedication and provide further direction.

FINANCIAL IMPLICATIONS

Staff have reviewed the proposed development and note that the proposal has no implications related to the Board 2017-2021 Financial Plan.

STRATEGIC PLAN IMPLICATIONS

Staff have reviewed the proposed cash-in-lieu dedication in relation to the 2016-2020 Board Strategic Plan, and the proposal is in compliance with Strategic Priority for Focus on Service and Organization Excellence by directing sources of funding to priority recreational amenities. The proposal also recognizes that other parks goals for improved mobility may be achieved through the requirements of provincial agencies.

PUBLIC CONSULTATION IMPLICATIONS

A Public Information Meeting (PIM) is scheduled for September 14, 2017. A notice of PIM has been posted in the September 7, 2017 edition of the Parksville Qualicum Beach News and a notice has been

mailed to all property owners within 100 metres of the property. The applicant has also posted a sign advertising the PIM on the subject property.



Stephen Boogaards
sboogaards@rdn.bc.ca
August 29, 2017

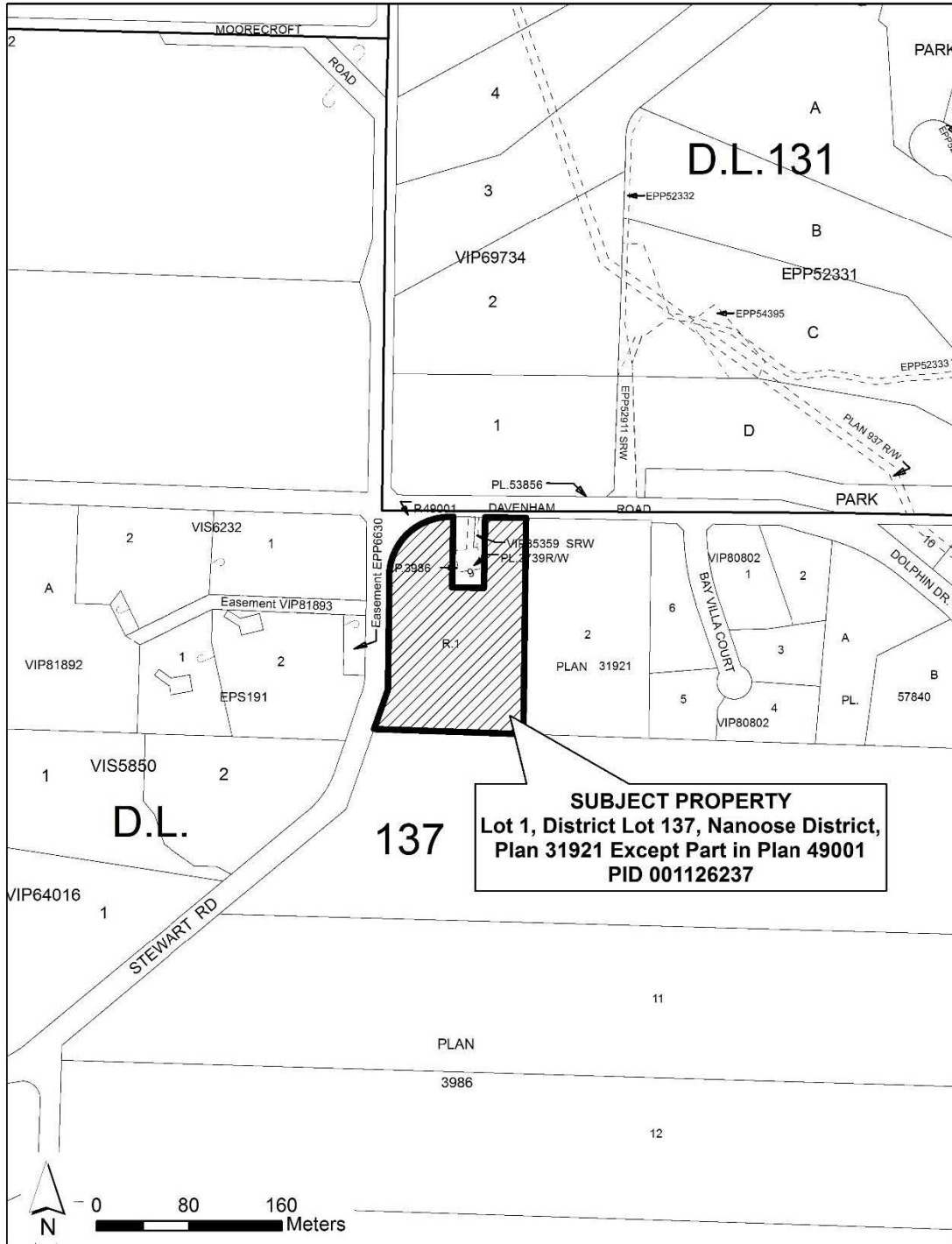
Reviewed by:

- Jeremy Holm, Manager of Current Planning
- Geoff Garbutt, General Manager of Strategic and Community Development
- Phyllis Carlyle, Chief Administrative Officer

Attachments

1. Subject Property Map
2. Plan of Subdivision

Attachment 1 Subject Property Map



Attachment 2 Plan of Subdivision

