

**REGIONAL DISTRICT OF NANAIMO**  
**MINUTES OF THE ELECTORAL AREA 'E'**  
**PARKS AND OPEN SPACE ADVISORY COMMITTEE**  
**FAIRWINDS PARK DEDICATIONS AND IMPROVEMENTS SEMINAR**  
**MONDAY, OCTOBER 28, 2013**  
**9:00AM**

*(Oceanside Place, 830 West Island Hwy, Parksville)*

Attendance: George Holme - Chair  
Peter Law  
Robert Rogers  
Vicki Voros  
Frank van Eyde (alternate)

Staff: Elaine McCulloch, Community Parks Planner  
Kelsey Cramer, Regional Parks Planner  
Wendy Marshall, RDN Manager of Park Services  
Jeremy Holm, Manager of Current Planning  
Ann-Marie Harvey, Recording Secretary

Fairwinds Representatives:  
Russell Tibbles, Bentall Kennedy (Canada, LP)  
Paul Fenske, Ekistics  
Jeanette Elmore, Ekistics

Regrets: Randy Orr  
Gordon Wiebe  
George Jarvis

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**CALL TO ORDER**

Chair Holme called the meeting to order at 9:05am.

**INTRODUCTIONS**

Attendees introduced themselves around the table.

**NEW BUSINESS**

**Zoning Amendment Process**

Mr. Holm gave an overview of the amendment applications received July 2012. The applications will consist of two bylaws related to land use regulations, one specific for Lakes District and one specific for Schooner Cove. There is also an amendment to the zoning bylaw that relates to the subdivision servicing standards that has not gone to the board for review.

The Phase Development Agreement (PDA) is being developed and it will outline phasing, park land dedication, improvements for dedicated parklands. At the discretion of the Regional Board it can be a 20year agreement. The steps for the approval of the amendment application and PDA area as follows: committee consideration of the amendment application, board consideration of the first and second bylaw readings, a public consultation hearing, and Board consideration of a third reading of the bylaw, and then approvals.

**Presentation – Fairwinds Representatives**

Mr. Fenske presented the information that was presented the September Public Open House:

- **Lakes District Community and Regional Park Phasing**

The phasing is broken into six general phases, four of them sequential and two independent phases.

- Phase 1 is Parks dedications in Dolphin Ridge and the Summit of the Notch.
- Phase 2 is Enos Lake
- Phase 3 is the area in the Northwest, encompassing the large Garry Oak Meadows
- Phase 4 is the Gateway - the 4 way stop down to Enos Lake
- The two independent phases are Dolphin Lake independent phase and Enos Lake independent phase in and around the lake head and the D&D entrance. Within those larger phases are sub-phases which contain community parks.

Mr. Law asked, why is the land around Enos Lake not dedicated in the first phase? Mr. Fenske said it has to do with the servicing of water and sanitary services and the fact that developing the land around the lake would trigger transfer of ownership of the lake bottom.

Mr. Rogers asked if the Enos Lake dedication will be at the end of Phase Two. Mr. Fenske stated that the sub-phases A, B & C are within the phasing and that park dedication would happen within sub-phase A of Phase Two. Mr. Rogers asked if until that Phase Two dedication happens, it still gives Fairwinds the opportunity to restrict access? Mr. Fenske said is does technically but over the last 29 years Fairwinds has been very open to people using the lake and those areas would still be open to use.

- **Lakes District Parks and Trails Improvements**

Mr. Fenske summarized the content of trails and community parks and pathways within the Phases and clarified that the improvement to the parks will be built by Fairwinds before the property is transferred to the RDN.

- **Standards – Regional and Community Parks**

Mr. Fenske reviewed the guidelines and standards and the level of maintenance for the Community Parks. Mr. Holm noted that the higher level of service would be funded by a Service Area established for Fairwinds.

Ms. Varso asked asked for clarification on the 'option to purchase' in the PDA. Mr. Tibbles clarified that the RDN has the option to purchase that land at a later time. Mr. Holm said the RDN has 2 years from the time of dedication to purchase the land. The Lookout starts later on in the development when it is dedicated. Mr. Tibbles also explained that an appraisal mechanism to determine fair market value is included in the PDA.

- **Schooner Cove Boardwalk and Pathway Improvements**
  - Three basic phases – Phase One – The Village, the land of the existing tarmac, hotel and boat launch , Phase Two water front land, develops with infrastructure to and improved Dolphin Drive, Phase Three is the completion of the neighborhood with 'The Commons' where the tennis court site is adjacent to Dolphin Drive.
  - Schooner Cove has no public parks where the land is actually dedicated. There is public access to the waterfront greenway and the public pathway/boardwalk.
  
- **Standards - Boardwalk and Pathway**
  - Mr. Fenske reviewed the Pathways Standards brochure.

Mr. Rogers asked if there would be any restriction to public access in the future. Mr. Tibbles said they would be protected by Statutory Rights of Way.

Mr. Law asked for clarification on the construction of the waterfront walkway and future repairs. Mr. Fenske explained the decked structure proposed and possible options to build.

Mr. Rogers asked if transit was being anticipated in the area. Mr. Tibbles noted that the density would need to be there for the RDN to consider it, but transit plans are a part of their plans and a healthy vibrant community.

### **Regional Park Management Plan and Community Parks Development Plan**

Ms. Marshall explained the process for the Regional Parks Management Plan development and explained that the plan will get underway shortly after the PDA is signed. The Management Plan Terms of Reference (TOR) has been developed and will be part of the PDA. An advisory committee for the planning process will have representation from Electoral Area E POSAC, the Regional Parks and Trails Select Committee, staff, First Nations and Fairwinds.

Mr. Van Eyde asked Ms. Marshall if the current staff level is enough to manage the new addition of parkland. Ms. Marshall stated that this issue of maintenance and staffing levels could be examined as part of the management plan.

Mr. Law asked if the plan includes the lake. Ms. Marshall replied that the Enos Lake Water Monitoring Plan and the Garry Oak Ecosystem Management Plan will be developed at the same time and that the information from those plans will feed into the Regional Park Management Plan.

Mr. Law stated that he felt the Enos Lake Water Monitoring Plan should be part of the Regional Park plan but should also be linked the Development plan. Mr. Fenske explained that the Enos Lake Water Monitoring Plan and Storm Water function would be part of the engineering service with the RDN. The management of the lake edge and docks would fall to the Parks Department.

Mr. Law mentioned that the TOR for the Management Plan refers to the Garry Oak meadow and not the eco system. He feels that it should be more focused on the ecosystem. Mr. Tibbles said this was looked at in the neighborhood plan.

Mr. Law sees a large reliance on professionals and feels we should be relying on the community and public to monitor Enos Lake and the Garry Oak Meadows. Mr. Tibbles noted that Fairwinds is very serious about environmental solutions and accountability and wants transparency and objectivity that a third party provides.

Ms. Marshall explained the Community Parks Programs and said that Fairwinds will develop a detailed development plan for each community park as they come on with each phase. The detailed plans will be forward to the POSAC for their review at that time.

### **QUESTIONS / OTHER**

Ms. Varos asked about the Lakes District Community Centre and where it would be located. Mr. Fenske said it would not be a public building run by the RDN; it would be private but may be open for public use and membership and would be park of Phase Two.

Mr. Van Eyde asked the only community consultation has been thought this POSAC Committee? Mr. Holm said no, there have been open houses and public consolation throughout the process.

Mr. Rogers thanked Fairwinds for having this presentation. He would have like to have had it sooner but does appreciate it. As a comment he noted that it seems to provide a good size of parks space and is impressed with it.

### **ADJOURNMENT**

MOVED F. van Eyde that the meeting adjourned at 11:25.

CARRIED

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*Chairperson*