

## PARKS AND RECREATION COMMITTEE MEETING – MINUTES

Minutes of the Parks and Recreation Committee Meeting held on Wednesday, November 21, 2018 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



### **MEMBERS PRESENT**

Councillor Kim Trowbridge (Chair)  
Mike Dykstra  
Susan Mueckel  
Bruce Scatchard

### **MEMBERS ABSENT**

Polly Krier

#### **1. CALL TO ORDER**

Chair Trowbridge called the meeting to order at 6:55 p.m.

#### **2. APPROVAL OF THE AGENDA**

It was MOVED and SECONDED:

**“THAT THE AGENDA BE APPROVED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

#### **3. MINUTES**

##### **(a) Minutes of the Meeting held on October 17, 2018**

It was MOVED and SECONDED:

**“THAT THE MINUTES OF THE PARKS AND RECREATION COMMITTEE MEETING HELD ON OCTOBER 17, 2018 BE ADOPTED AS CIRCULATED.”**

**CARRIED UNANIMOUSLY**

#### **4. BUSINESS ARISING FROM THE MINUTES**

Nil

#### **5. UNFINISHED BUSINESS**

Nil

#### **6. NEW BUSINESS**

##### **(a) Rezoning Proposal – 2307 Sunnyside Road (Cordovado)**

Jason Smith presented the staff report as presented to Council on September 18, 2018.

The following points were highlighted during discussion:

- About 13 acres of land with a proposed 19 lot development
- 34% parks and green space as an amenity; within that space a trail network is included
- Sunnyside Road and the right of way encroaches on the applicants property as noted on the grey section; as part of an amenity, road dedication to allow for an access route on a public right of way is proposed for the village
- CAC of \$493,500.00 to possibly be used towards a new village hall
- Dollar amount was based on an economic analysis review by a consultant hired by the village
- Mostly 1/3 acres lots with a few 1/2 acres

Mr. Smith asked members to provide any questions or thoughts with regards to this proposal.

- A member noted that the “Grey area” where the creek is located is included within the current Parks Master Plan
- A member questioned, within the Parks Master Plan, it states that unusable land is not to be added to the total square footage for parks?
  - With regards to riparian area, it is buildable as long as you comply with the regulations established by the province to protect; limited, but still can build within the setback
- Currently if a development occurs within a riparian area, the village requires a report from a qualified environmental professional showing their compliance within the riparian area regulations
- The “watercourse development area” map noted on the back of the OCP identifies specific watercourse areas is misunderstood. There is an ability to build, but will be required to go through the proper steps
- There is a buffer of green space along the north edge of the property; where the trails run and will be on parkland
- On the eastern edge, the lots will extend to the edge of the property which will not be public green space
- The developer will be required to deliver the trail standard regulations put forward within the Parks Master Plan such as width and level of construction
- The ditch, which was once referenced as a creek, may require a culvert
- For most cases, there is the need to advocate the use of culverts as opposed to bridges to keep costs and maintenance down
- Ensure trails can be used all year
- No “programing” for the green space as of yet
- Request sidewalks on both sides of road
- 20 meter road allowance
- Possibly include places for community benches?
- Greyed out area is an existing road right-of-way which will be expanded out to 20 meter

- Trail heading East into loco Lands is crossing into the entire parcel in which there are already trails and projected trails; not going to a home
- Path connection to loco Lands; possibly request cash in lieu?
- Find out the logic behind developers trail connectivity
- Trail that comes out to Sunnyside; can it be moved closer to Summerwood Lane and include a crosswalk?
- Look into questioning Translink for possible safe area for a bus stop
- Proposal meets off-street parking
- Current proposal is to allow suites but not coach houses
- Possibly include building a wider paved portion to allow for some on-street parking

**7. ADJOURNMENT**

It was MOVED and SECONDED:

**“TO ADJOURN.”**

**CARRIED UNANIMOUSLY**

The meeting adjourned at 8:10 p.m.

Certified Correct:

Approved:

“Juli Halliwell”

“Kim Trowbridge”

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Juli Halliwell

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Councillor Kim Trowbridge

Chief Administration Officer

Chair, Parks and Recreation Committee