



Making a difference...together

**Minutes of the Regular Meeting of the
Salt Spring Island Parks and Recreation Commission
Held January 15, 2018 at Portlock Park, 145 Vesuvius Bay Road, Salt Spring Island, BC**

Present: **Director:** Wayne McIntyre
 Commission Members: Sonja Collombin, Garth Hendren, Jacky Cooper, Gregg Dow, John Guald, Darlene Steele
 Staff: Dan Ovington, Parks and Recreation Manager; Karla Campbell, Senior Manager, Salt Spring Island Electoral Area; Tracey Shaver, Recording Secretary
 Absent: Brian Webster

The inaugural meeting was called to order at 5:00 pm by the Senior Manager.

1. Election of Chair and Vice-Chair

Nominations for Chair of the Parks Commission were called for by the Senior Manager.

Commissioner Collombin nominated Gregg Dow for the position of chair. Additional nominations were called for three times with no further comment and Gregg Dow accepted the position of Chair.

Chair Dow called for nominations for the position of Vice-Chair. Commissioner Collombin was nominated. Additional nominations were called for three times with no further comment and Sonja Collombin accepted the position of Vice-Chair.

2. Approval of Agenda

MOVED by Commissioner Cooper, **SECONDED** by Commissioner Steele,
That the Salt Spring Island Parks and Recreation Commission agenda of January 15, 2018 be approved as submitted.

CARRIED

3. Adoption of Minutes of November 20, 2017

MOVED by Commissioner Collombin, **SECONDED** by Commissioner Cooper,
That the Salt Spring Island Parks and Recreation Commission Minutes of November 20, 2017 be approved.

CARRIED

4. Delegation/Presentation

4.1 Ben Corno - Disc Golf Club re: Proposal for Second Course

Mr. Corno provided a detailed proposal, project plan, course map, and excerpts from the 2009 Strategic Plan to further his presentation and second request for a Disc Golf Park in Peter Arnell park. Previous PARC decision was to wait until the Strategic Plan update has been completed.

Discussion focused on:

- Seeking to promote Salt Spring Island as a disc golf enthusiast destination; Two courses would improve the social media rating for SSI; Visitors would be more likely to cover the ferry costs for two courses especially if one is a sanctioned PGA option.
- Space needed is roughly 10 acres
- Tee and target locations strategically placed with the use of existing trails and a shared footprint
- Sufficient parking in place (15-17 cars)
- Age demographic range for island disc golf players 25% under 30, 50% between 30-50, and 25% are over 50.
- This will be a higher difficulty course
- Course construction will be challenging for volunteers as there are no access roads along the trail

Should PARC wish to consider this request the first course of action would be to obtain an environmental impact report estimated at \$7,500.

4.2 Fernando Dos Santos re: Dragonfly Commons

Mr. Dos Santos and Kisae Petersen provided information for the Commission to consider:

- Established a not for profit society for the project
- 10.5 acres with half to be under conservation through the Islands Trust Fund
- Up to 30 small land plots geared towards small housing foot print
- Ownership targeted at the 20 to 44 age range; under \$60,000 annual income
- Properties to stay affordable; land will be locked in at 50% of the market value; equity will only accrue on the buildings and improvements made by lot owners
- Asking PARC to consider waiving the cash in lieu requirement to keep the costs as low as possible.
- Housing agreement to be registered on properties at time of survey

5. Director and Chair Reports

Directly McIntyre briefly reported on:

- New CRD Chair is the Mayor of Sidney
- Director McIntyre is the Chair of the Electoral Area Services Committee; Vice Chair of the Transportation Committee; appointed to the Capital Regional Housing Corporation Board and to the CRD Emergency Services Telecommunications Corporation.
- CRD Board supports continued efforts to obtain Rural Status for all of the Electoral Areas; a change in status would allow the Electoral Areas to be eligible for many additional government programs such as Community Futures.
- CRD and NSSWD meeting on mutual interests
- BC Ferries meeting; Route 6

6. **Outstanding Business**

6.1 **Project Status Report**

- Chair of PARC will attend Ganges Harbour Walk Steering Committee meetings
- Life Guard training and development under way; CRD staff interviewing applicants for Aquatic Coordinator Position.

6.2 **Park Centennial Washroom Preliminary Design**

- Review of design; keep in same location, keeping costs down by using a modified Regional Parks design.
- Design allows for the larger male and female washrooms to be closed during the off-season, while still providing a gender neutral public washroom downtown on a year round basis.
- Additional green initiatives to be investigated as funding becomes available

MOVED by Director McIntyre, **SECONDED** by Commissioner Hendren,
That staff provide information which identifies the financial implications of employing rain water catchment and a grey water recycling system which reuses the hand washing water from the sinks to flush toilets.

CARRIED

Director McIntyre requested that the order of the agenda be modified to allow item 7.4 to move ahead and be discussed first under new business

7. **New Business**

7.0 **Land Referrals-Dragonfly Commons**

PARC briefly discussed the following points regarding the Dragonfly development:

- Staff recommend 5% cash in lieu for the assessed land value vs market land value in effort to support affordable housing (estimated cost about \$500 per property).
- PARC should avoid setting precedent which lowers the Parkland Dedication for future developments; follow the legislative guidelines.
- Islands Trust has previously reduced a cash in lieu recommendation.
- Accepting parkland donation is not recommended; developer considering an environmental stewardship covenant for the parkland portion which would then be the responsibility of the Islands Trust Fund to maintain.

A) Ministry of Transportation-File 2017-06898 Subdivision Application

MOVED Commissioner Cooper, **SECONDED** by Commissioner Steele,
That the Salt Spring Island Parks and Recreation Commission recommends the Ministry of Transportation approve the proposed subdivision at 221 Drake Road subject to a 5% cash in lieu calculated on the market value of the portion of the property remaining after a parkland environmental covenant is registered in favour of Islands Trust Fund.

DEFEATED

B) Islands Trust Bylaw Referral 504 and 505, re: 221 Drake Road, Dragon Fly Commons Rezoning

MOVED by Director McIntyre, **SECONDED** by Commissioner Hendren, That the Salt Spring Island Parks and Recreation Commission recommends staff request an extension from Islands Trust to allow for further deliberation by a CRD Regional Agency in developing a recommendation on Bylaw 504 and 505.

CARRIED

7.1 SSI Parks and Recreation Website: Accepted report for information.

7.2 SSI Community Parks and Trails Naming Policy

MOVED by Commissioner Cooper, **SECONDED** by Commissioner Collombin, That the Salt Spring Island Parks and Recreation Commission recommends staff determine a community park name based on a significant geographic location such as Ganges Harbour; and engage with First Nations should they be interested to co-name the community parks located at 141 Lower Ganges Road.

CARRIED

7.3 Market Advisory Group Recommendation

MOVED by Commissioner Cooper, **SECONDED** by Commissioner Hendren, That the Market Advisory Group recommends to the Salt Spring Island Parks and Recreation Commission that staff approve the request from existing vendor J. Burns to be recognized as a partnership with M. Jamrozinska.

CARRIED

7.4 moved to 7.0

7.5 Islands Trust-Bylaw Referral 509, re: 805 Lower Ganges Road, SSI Tennis Association Rezoning

- Public access to tennis and squash facilities will remain available through website reservation system.

MOVED by Commissioner Cooper, **SECONDED** by Commissioner Collombin, That the Salt Spring Island Parks and Recreation Commission supports the Salt Spring Island Tennis Association's application for rezoning under bylaw 509.

CARRIED

7.6 Islands Trust Bylaw Referral 508, re: 121 Upper Ganges Road, Harbour House Rezoning

MOVED by Commissioner Cooper, **SECONDED** by Director McIntyre, That the Salt Spring Island Parks and Recreation Commission recommends that Islands Trust approve the proposed rezoning application under Bylaw 508 re: 121 Upper Ganges Road, Salt Spring Island, BC subject to the following condition: That the developer provide a public access easement in an acceptable manner to the Capital Regional District for the purpose of a pathway furthering connections within the Salt Spring Island Trails Master Plan.

CARRIED

7.7 Ministry of Transportation Referral, re: Subdivision of 281 Beaver Point Road

Staff investigated parkland dedication requirements and confirmed with the Ministry of Transportation that this additional subdivision of the parent property is within the five year time period which triggers parkland dedication for the development of three or more lots.

MOVED by Commissioner Steele, **SECONDED** by Commissioner Hendren, That the Salt Spring Island Parks and Recreation Commission recommends the Ministry of Transportation approve the subdivision of 281 Beaver Point Road subject to 5% Cash in lieu for parkland dedication.

CARRIED

8. Next Meeting: February 19, 2018, from 5 to 7 pm in the Portable Meeting Room at Portlock Park.

9. Adjournment

MOVED By Director McIntyre, **SECONDED** by Commissioner Guald, That the meeting adjourn at 6:40 pm.

CARRIED

CHAIR

SENIOR MANAGER