

Meeting with Brinkworthy Area Residents



May 4, 2016

Agenda

- Update from the March 30 meeting
- Update of studies – status and key findings
- Review of revised Phase 1 and Phase 2 Options

Your initial feedback

- Concern with loss of quiet backdrop for the community – loss of peace and quiet, privacy
- Concern with noise, lights, disruption, possible vandalism and security issues, maintenance of the facility
- Did not want parking lots, washrooms in back yard
- Loss of trees and habitat, impact on drainage and storm water
- Concern with increased traffic, parking, safety for pedestrians, those in wheelchairs and scooter, emergency access
- Concern with impact on property values
- Felt it was just in the wrong place/not a preferred use of tax dollars

Your initial feedback

Your comments have been provided to the project team for input to:

- Studies
- Revised conceptual plans

Since we last met, we have made progress on a number of studies, which we now have in draft form:

- Storm Water management
- Groundwater Supply Investigation (Hydrology)
- Environmental
- Traffic / Transportation
- Park Design

The study dealt with managing storm runoff, water storage and irrigation. Key observations:

- a. It may be most efficient to install a pond for storm water detention and irrigation.
- b. The pond will need to be about 0.5 acre (2000 square metres).
- c. The final size will depend on whether or not some groundwater is available to recharge the pond during summer months, and the capacity needed to manage storm water flows.
- d. Water will be directed to the pond through swales, grading, and drainage pipes.

Key Observations (continued):

- e. Water used for irrigation could be captured and reused. This should not have an impact on the neighbouring uses.
- f. The best location for the pond is the low point, in the south/central area of the property.
- g. This will address the currently uncontrolled run-off on to Brinkworthy Place.

A Phase 1 Study was to done to determine if there is a suitable source of groundwater for irrigation:

- Primarily a “desktop” study to determine if further exploration is worthwhile.
- Assumed domestic supply through the NSSW connection.

Key Observations:

- Good probability that one or more wells on the property could generate sufficient water for irrigation (12,000 litres/day.)
- Need to do test pumping if wish to confirm flows and impact on neighbouring properties.

Assessment undertaken to:

- Determine any constraints on proposed use
- Identify any environmental aspects that need to be addressed.
- Address questions and concerns raised during community consultation.



No plant or animal species at risk were identified:

- Due to time of year, further investigation during flowering season is needed before development.
- To ensure no migratory species visit the site, recommend observations later in the season.

Owls:

- Likely that owls could be hunting in the hayfield but no occupied nests were found. All clearing must be done outside bird nesting season.

Hérons:

- Area was inspected in detail, but no large nests for herons or other species were found. No evidence of a heronry.

Sensitive Ecosystems:

- The forest is described as “Young Forest” by the BC Ministry of Environment, and the ecosystem is not classified as sensitive or at risk.
- The hayfield is described as “Shrub/Herb” and not classified as sensitive or at risk.



Terms of reference:

- Ensure that it is feasible to serve the site, including vehicles, pedestrians, bicycles, and parking
- Determine the amount of traffic generated

Address concerns raised by the residents and provide recommendations on how to address them:

- Emergency access
- Ability of Brinkworthy Road to handle the traffic
- The possible need to widen the right of way
- Ability to create safe pedestrian access to Lower Ganges Road

To support the study:

1. A surveyor prepared road cross-sections.
2. The consultant met with sports teams to verify demand for parking, attendance at practices and games.
3. The consultant met with Fire Chief and Deputy Chief.
4. Traffic counts, including ferry traffic were taken on a Friday and Saturday.
5. The “capacity performance” of the Brinkworthy/Lower Ganges intersection was evaluated using “Synchro Software” to measure levels of service under different traffic conditions.

Brinkworthy Road:

1. Emergency access will not be a concern.
2. The road right-of-way will not need to be widened.
3. There is room for a pathway to connect to Lower Ganges Road within the road right-of-way.
4. The intersection is not a concern – Levels of Service would remain “excellent” and “satisfactory”.
5. The consultant is preparing a plan for the road.

Parking:

1. 35 spaces should be provided for an adult baseball diamond, plus 6 for pickup/drop-off.
2. 21 spaces should be provided for a minor ball diamond with 6 for pickup/drop-off.
3. To ensure no overflow, for the first diamond recommend a total of 64 spaces:
 - 35 spaces + 30% contingency
 - 14 pickup/drop-off + 30% contingency
4. Total spaces without contingency – 88 with 14 pickup/drop-off.
5. SSI Land Use Bylaw would require a total of 30 spaces.

Worst case scenario for one ball game:

- 40 vehicles generated inbound and outbound
- 35 vehicles parked

Worst case scenario for three concurrent ball games:

- 110 vehicles inbound and outbound
- 88 vehicles parked

Inbound and outbound traffic assumed to be spread over 1 hour before and after games.

1. Option of access to Upper Ganges Road Explored: considered very unsafe due to sight lines and Upper Ganges Road configuration
1. Are maintaining the option to gain access to the east.

To address concerns from residents and comments from sports teams, the proposal has been refined to limit build-out to:

- 3 ball diamonds – one senior, two junior
- no soccer fields.

This decision permitted us to make a number of changes to the park plan...

Buffering of adjacent residences:

- A landscaped berm (height can be adjusted in consultation with adjoining residents)
- Entry to the park moved as far north as possible
- Water storage/irrigation pond will add buffering distance
- Ball diamonds moved as far north as possible
- Area for potential agricultural education set aside (TBD)
- Children's playground is along the north edge

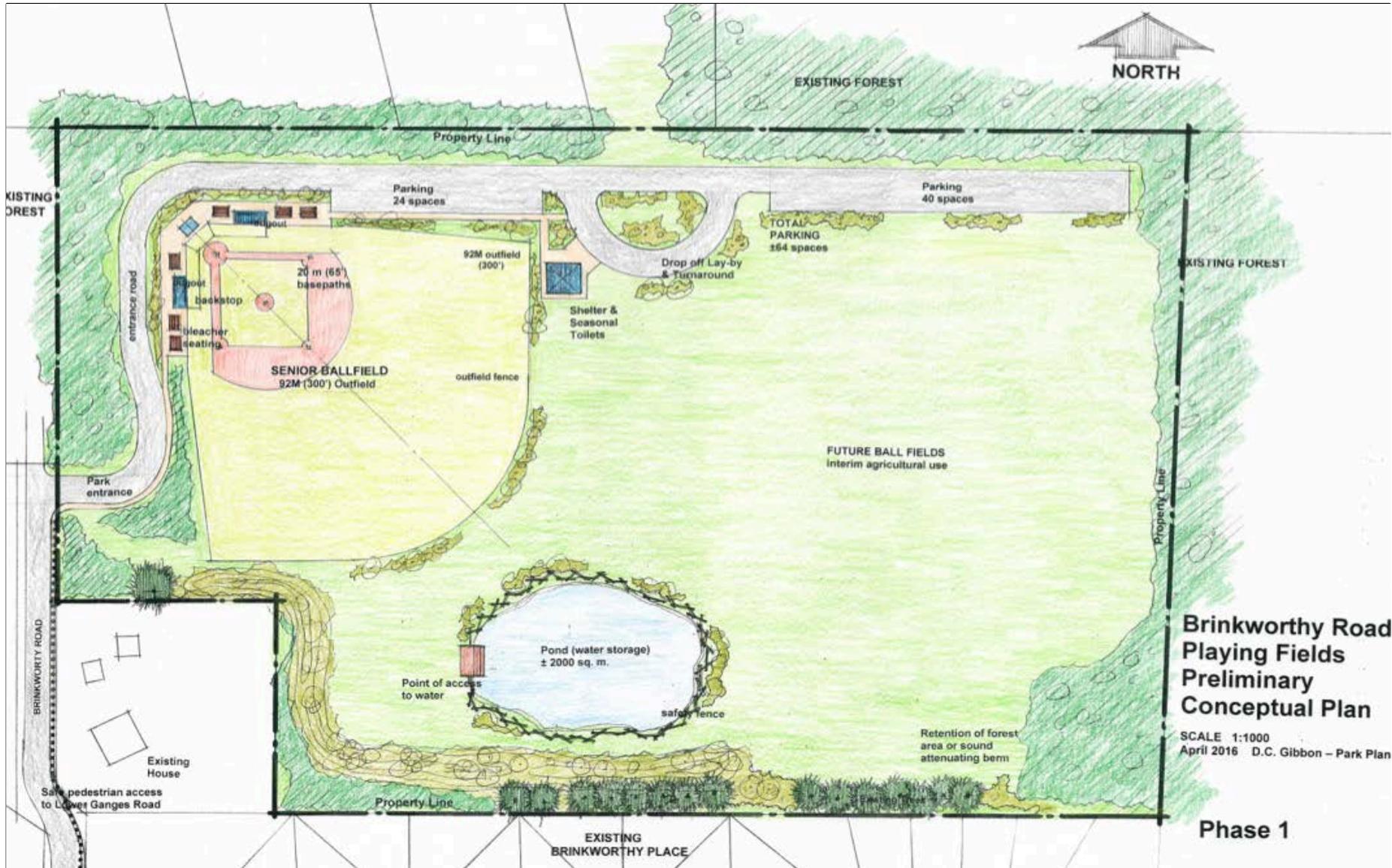
Parking:

- Located along the north edge, as far from homes as possible.
- Includes provision for road connection to the east.
- Objective is to ensure no overflow off-site, but minimize the amount of hard surface parking. (Plan shows 147 spaces but could be reduced to 100). Contingency overflow on grass.
- Design will allow for additional parking to be added if necessary.
- Parking will have surface treatment to avoid dust.

Design also provides for:

- Access to the pond (for model boat enthusiasts for example)
- Amenity area with uses to be determined
- “Farm School” component
- Ongoing agricultural uses in Phase 1
- A perimeter walking trail

Revised Concept Plan - Phase 1



**Brinkworthy Road
Playing Fields
Preliminary
Conceptual Plan**

SCALE 1:1000
April 2016 D.C. Gibbon - Park Plan

Phase 1

Next Steps

Initial consultants reports to be completed by the end of May for consideration by the LTC on June 23 – LTC to consider draft bylaw and referral to the ALC.

If the proposal proceeds past June 23:

- Public open house will be held for the larger community.
- The Islands Trust will hold a public hearing.
- Final approval will be subject to any Islands Trust conditions and the decision of the ALC.
- If the project is ultimately approved, the CRD will then pursue detailed design work and additional studies as required, in consultation with residents and sports groups.
- Operational issues such as protocols around field use, security, and maintenance will be dealt with by the CRD in consultation with the residents and sports teams.

Site Context

