

## **Area A Parks & Recreation Commission**

Meeting June 20, 2013 at Brentwood College boardroom

**Present:** Chairman Gall, Cathy Leslie, Ron Parsons, Director Walker, Greg Farley

**Regrets:** April Tilson, Joan Pope, Judy Meszaros

**Guests:** **Tanya Soroka** – Parks & Trails Planner

**Mel Topping** – Falcon Ridge Developments

Meeting called to order: 7:03 pm

### **1. Overview of Falcon Ridge Development (FRD) Plan 2929, Malahat District - Benko & Boulding Rd by Mel Topping:**

The Falcon Ridge Site is 23-24 acres with a proposed 7 % being used for buildings. There will be a buffer zone and public green space. About 6 acres or 25% of the land will be dedicated to parks. Development details include a proposed buffer zone on which a covenant will be registered with the strata and a 3<sup>rd</sup> party.

#### **Discussions:**

**A. FRD covenant:** The covenant will include language protecting the cutting of trees, as well as protection for path networks, lookouts and amenity buildings. This wording is not finalized and is open to discussion with the developer.

**B. Buffer and parkland:** Maps were looked at in order to clarify which forested green space will be buffer zone, which is covenanted and which will be dedicated parkland. This still needs to be clarified on future maps and on the site visit.

**C. Path networks:** There will be paths/trails managed by the strata as well as a separate path network managed by CVRD. The paths along Boulding Rd will hopefully be paved dual surface.

**D. Possible playground:** The developer is prepared to put in a playground near the buildings if warranted and this is up to negotiation. There also may be space on another nearby property.

**2. Sangha Property discussion:** The 5 acre community park will not be developed until completion of Phase 3 which has no known date for completion. There are also proposed dual-purpose trails that may or may not connect to the FRD lands.

### **3. On-Site Visit to FRD lands at Benko & Boulding Rd**

Date decided as Monday July 8<sup>th</sup> at 5:30 pm with CVRD staff, Developer and Area A PRC. Meet at the corner of Boulding and Butterfield Rds (at the cul-de-sac.)

### **4. Discussion with Tanya regarding the covenant and parklands.**

### **5. Area A Update by Director Walker: Mill Bay Marina Boat Ramp/Launch**

Parks staff to sign off on one of two design options. Work will begin in August with the low tides.

**Meeting Adjourned:** 9:03 pm

**Next Meeting:** September 19<sup>th</sup>, 2013 Brentwood College Board Room