

**MINUTES OF THE SPECIAL MEETING OF THE CITY OF NANAIMO,
PARKS, RECREATION AND CULTURE COMMISSION, HELD IN THE CONFERENCE ROOM OF
THE BOWEN PARK COMPLEX, ON WEDNESDAY, 2005-JAN-12, AT 12:15 P.M.
TO DISCUSS THE THIRD STREET SPORT FIELD DEVELOPMENT**

PRESENT:

Members: Commissioner L. McNabb, Chair
Commissioner B. Holdom
Commissioner D. Tyndall
Commissioner P. Field
Commissioner S. Lance
Commissioner B. Lane
Commissioner C. Tang
Commissioner A. Young
Commissioner J. Whiteaker (12:30 p.m.)

Absent: Commissioner G. Baltzer
Commissioner D. Johnstone
Commissioner B. Sperling

Staff: T. Hickey
R. White
C. Zamora, Senior Project Biologist, EBA Engineering Consultants
B. Meunier
J. Plasteras
R. Harding
C. Connett, Recording

INTRODUCTION OF LATE ITEMS: Nil.

RECEIVING OF LATE CORRESPONDENCE AGENDA: Nil.

RECEIVING OF DELEGATIONS:

- (1) **Mr. Pat Giroday and Mr. Mel Huggins, Nanaimo Minor Baseball Association (NMBA), Box 327, Nanaimo BC V9R 5L3,** updated Commission on their fundraising initiatives noting that they have been working very hard to interest the business community and service clubs, as well as applying for Provincial funding. Mr. Giroday stated that as of today, they have a total of \$80,000 cash in place. This is comprised of \$30,000 in the bank, a \$25,000 commitment from the Rotary Club and a \$25,000 commitment from the Serauxmen Club. He noted that the Serauxmen Club has also committed an additional \$25,000 over the next five years. Further, \$82,000 in kind services and materials plus donated fill for the Third Street Sport Field project is confirmed.

Chair McNabb asked if NMBA has asked the Insight Group Development Corporation, who are constructing the subdivision across from the Third Street property, for a donation. Mr. Huggins advised that the developer had been approached and is willing to provide some services or equipment in kind.

Commissioner Holdom asked Mr. Giroday if NMBA support the four recommendations in the staff report. Mr. Giroday replied that they do.

Motion

It was moved and seconded that the presentation from Mr. P. Giroday and Mr. M. Huggins, Nanaimo Minor Baseball Association, be received.

Carried unanimously.

DIRECTOR'S REPORT:

3. (1) **Third Street Sport Field Development.** Mr. T. Hickey, Director, introduced Mr. R. White, Superintendent of Parks and Horticulture, Mr. J. Plasteras, Parks Foreman, and Mr. C. Zamora, Senior Project Biologist, EBA Engineering Consultants.

Mr. Hickey advised that Commission, at their 2004-JUL-28 meeting, passed a motion to fund the design and environmental impact assessment for the Third Street sport fields. In October, staff were to present terms of the partnership, as well as a request for capital and operating funding to be contributed by the City; however, the design was not completed until December. The construction timeline, and the City's funding commitment, was established because Nanaimo Minor Baseball Association (NMBA) need to move two baseball fields to Third Street from Grandview Bowl. A lighted synthetic turf field will be built at Grandview Bowl in the Fall of 2005. To enable the City of Nanaimo to meet the community's need for sports fields, this report presents recommendations for funding and developing the first phase of the Third Street sport fields.

The site design for this multi-purpose field and parking lot was prepared with input from Chatwin Engineering, a sport field and golf course contractor and City staff. Total cost is estimated at \$680,000.

The City has \$200,000 allocated for this project in the 2004 Capital Budget with another \$200,000 in the 2005 Capital Budget. The \$40,000 cost for the installation of the irrigation system will be part of the City's Central Control Irrigation program and the \$20,000 allocated in the 2005 Capital Budget for Chain Link Fence can be directed to help cover costs for the backstops and outfield fences.

The NMBA is continuing to work hard at securing contributions of service or materials in kind and has submitted a BC Gaming Grant application. The status of the grant application will be known in early February. Therefore, staff recommend that \$60,000 from the Parks Development Cost Charge Fund be allocated to the project to be used if the grant application is not approved.

The following is a summary of project funding:

City of Nanaimo	2004/05 Capital Budget - Third Street Field Development	\$ 400,000
City of Nanaimo	2004 Capital Budget - Central Control Irrigation	40,000
City of Nanaimo	2005 Capital Budget - Chain Link Fence Program	20,000
City of Nanaimo	Parks Development Cost Charge Reserve	60,000
NMBA	Cash Contribution	30,000
NMBA	Service or Materials In Kind	82,000
Serauxmen	Cash Contribution	25,000
Rotary	Cash Contribution	25,000
BC Gaming Grant (Pending)		?

PROJECT FUNDING

\$ 682,000

The sport fields and surrounding park area will be used by the community year round. The recommendation is that NMBA have priority use of the sport fields during their April to August playing season. The City will operate and maintain the fields and park at an estimated cost of \$30,000 per year. NMBA and all other user groups will pay the applicable field booking rate.

EBA Environmental Consultants completed an Environmental Impact Assessment on the site design. As part of the environmental impact assessment they provided an option that shifts the multi-purpose sport field to the West to provide a more contiguous natural corridor. To make this shift, the second phase of the sport field development will be built on a portion of the tree buffer fronting Third Street. EBA has made this recommendation because it will increase the natural area in the centre of the property near the 30-metre watercourse setback. An Environmental Protection Plan provides recommended mitigative measures to

limit potential impacts to the environment and these recommendations will be followed during the construction phase of the project.

In addition to the Environmental Impact Assessment, MC Wright and Associates re-measured the wetland boundary that was established during the land use planning process. The wetland boundary has not shifted since the land use plan was established.

Mr. Hickey noted that construction will include clearing of the Phase Two field area and using that soil as fill for the Phase One fields.

Based on the recommendations of the Environmental Protection Plan a rough construction timeline will be:

Construction tender issued -	Late January
Contractor selected -	Late February
Site clearing -	March
Site grading -	April to June
Place sub-grade and install drainage -	July
Place sand and final grading -	July
Install irrigation -	August
Seeding -	August
Parking Lot Construction -	Fall
Field Open -	April 2006

Commissioner Holdom asked where this project falls in Commission's priority for Capital Projects. Chair McNabb replied it is at the top of the list.

Commissioner Field asked about the terms of the partnership. Mr. Hickey advised that the initial information provided in July identified Malaspina University-College and NMBA as potential partners. Malaspina University-College was interested in contributing to the project primarily through their Heavy Equipment Operators program. The scope of work and construction timeline has greatly minimized the potential contribution by Malaspina University-College and the partnership is now between NMBA and the City.

Commissioner Tang stated that she was asked to invite Mr. R. Rickwood, Friends of the Cat Stream, to this meeting, which she did; but because of work commitments Mr. Rickwood was unable to attend. He asked her to present the following to Commission:

"If Commission is considering a new draft development plan, the Friends of the Cat Stream respectfully ask that the terms of reference adopted by Commission and Council, that state, 'due to the extreme environmental sensitivity of this property...that any development should be approached conservatively, undertaken with utmost care and managed to ensure minimal long-term impact from use.'

- 1. That the plan ensure the property retains the status of having the highest wintering density in Canada of Virginia Rails; and adopt an 80 metre set back, as recommended by Dr. Conway.*
- 2. That because the fields are to be located over large remnant voids created by the coal mine workings on the Wakesiah Collier, that Westwater Mining Ltd. be retained to review the impact of building the fields and their recommended remedial methods for making the site safe for the public and habitat before construction starts."*

In regard to Point #1, Commissioner Holdom stated that the amended land use plan adds an additional acre of natural area in the centre of the property.

In regards to Point #2, Mr. Harding noted that the geo-technical study indicates a low risk to public safety through potential subsidence or slumping in the playing field. He observed that Mr. Rickwood appears to be quoting from a study undertaken by the Province regarding developing a school and multi-family housing on the site, which would have different geo-technical issues than sport field development.

Commissioner Whiteaker asked if environmental sensitivity has been addressed appropriately regarding the Third Street field development and asked for confirmation that the environmental studies conducted address the issue of groundwater, Virginia Rail habitat and any mining concerns. Mr. Harding replied that Mr. C. Zamora's Environmental Impact Assessment provides detailed information regarding environmental sensitivity, hydrology, rare and endangered species and historical land use. It also contains an environmental protection plan with recommended mitigative measures to be used during construction to limit potential impacts to the property. Mr. Zamora added that his plan outlines the rationale of changing the land use plan as well as mitigative recommendations during construction.

Commissioner Whiteaker noted that the Third Street property groundwater feeds the Cat Stream so any degradation to the Third Street property may impact the stream. He asked if hydrology studies had been completed and if the 30-metre setback was sufficient. Mr. Harding stated that a one year hydrology study has been completed. Information from the hydrology study, and the many other studies that have been conducted on the site, were considered in the sport field design. Mr. Harding further advised that the Provincial Government requirement is a 15-metre watercourse setback and the plan provides for a 30-metre setback in all areas, and up to 60-metres in some areas.

Motion

It was moved and seconded:

1. That the Parks, Recreation and Culture Commission recommends that Council contribute \$400,000 to Phase One of the Third Street Sport Field Development, as currently allocated in the City's Capital Budget plus direct \$60,000 in the Parks Development Cost Charge Reserve Fund to this project; and further,
2. That the Parks, Recreation and Culture Commission recommends that Council amend the Third Street Land Use Plan by expanding the natural area in the centre of the property and then building the second phase of the sport field development on a portion of the tree buffer fronting Third Street.
3. That the Parks, Recreation and Culture Commission recommends that Council support the Serausmen Club and the Rotary Club having the fields named in recognition of their contribution.
4. That the Nanaimo Minor Baseball Association have priority use of the Third Street Sport Fields during their April to August playing season.

Carried unanimously

UNFINISHED BUSINESS:

- (1) Proposal for Annual Bike Rack Competition – referred to Staff to work with Cultural Committee and Downtown Nanaimo Partnership (Jan).
- (2) Recommendation from Ms. C. Meutzner, Community Heritage Commission, regarding the creation of a Miner's Memorial Public Art Project – referred to Cultural Committee.
- (3) Community Paddling/Auxiliary Coast Guard dock at the Brechin Boat Ramp – referred to staff to work with groups to develop plans and feasibility. *The Port Authority has approved the plans in principle.*

- (4) Sunset Ceremony Flag Pole at Maffeo Sutton Park – staff report (Feb).
- (5) Memorial Bench Program – staff report (Feb).

ANY OTHER COMPETENT BUSINESS: Nil.

MEDIA QUESTION PERIOD. Nil.

PUBLIC QUESTION PERIOD. Nil.

NEXT MEETING DATES:

MASTER PLAN OPEN HOUSE

**Wednesday, 2005-JAN-19; 5 – 8 p.m.
Beban Park Lounge**

COMMISSION

Wednesday, 2005-JAN-26; 7:00 p.m.

Cultural Committee

Wednesday, 2005-FEB-02, 4:15 p.m.

Recreation Committee

Wednesday, 2005-FEB-09, 4:45 p.m.

Parks Committee (*if required*)

Thursday, 2005-FEB-10, 5:00 p.m.

COMMISSION

Wednesday, 2005-FEB-23; 7:00 p.m.

Motion

It was moved and seconded that the meeting be adjourned.

Carried unanimously.

ADJOURNED: 12:50 p.m.