

Minutes of the Cobble Hill Parks and Recreation Commission meeting held at 7 p.m. on Tuesday, October 23 2012 in the Youth Hall on Watson Avenue in Cobble Hill.

Those present: John Krug - Chair, Al Garside, Alan Seal, Ruth Koehn, Annie Ingraham, Bill Turner, Dennis Cage, Jennifer Symons, Lynn Wilson, Brian Farquhar - Parks and Trails Manager and Gerry Giles - Regional Director. Regrets: Gord Dickenson

Guest: Rob Polsom

The first part of the meeting was also attend by members of the Age-Friendly Committee including: Linden Collette - Chair, Lois Turner, Rosemary Allen, Ann Kjerulf - CVRD Planner along with Bev Suderman and Jessica Gemella.

The meeting was called to order at 7 p.m. by Chair Krug who then asked Bev Suderman to present on behalf of the Age-Friendly Committee.

Bev provided an overview of the Age-Friendly project noting that more than 1,000 people over the age of 70 live in Cobble Hill (Area C) but that very few are actually in the Cobble Hill Village study area. She described the public consultation process to date. Jessica described the two design concepts that had emerged from the charette process and presented these two modified concepts for discussion and consideration:

1. A single 2-storey building with up to 35 units sited at the north end of the property with parking in the northeast corner.
2. A concept of three separate buildings with up to 35 units, that could be built in phases.

Comments with responses (*in italics*):

- Fisher Road is currently not safe for pedestrians due to speeding vehicles. *Bev noted the consultants' report will identify road safety as a major concern with suggestions traffic calming be employed at key intersections including Fisher / Holland, Fisher / Watson and Hutchinson / Cobble Hill Road.*
- Why have the commercial units been removed from the project? *The design concept would allow a few units to be either residential or commercial (built to the higher standard to allow flexible use).*
- Why is seniors' housing being targeted for this site and not others in the Cobble Hill Village area? *This site is owned by the CVRD which should contribute to the affordability of the housing. This project may help contribute to the economic and social vitality of Cobble Hill Village, providing greater number of people to support local businesses and services such as transit. It may also be possible to leverage senior government funding given that the CVRD can make an in-kind contribution to the project.)*
- What is the minimum number of units? *It was noted that the age-friendly committee would like to see as many units as possible to contribute to affordability and help address the need for alternative housing for seniors in Cobble Hill Village. While the project as conceived could accommodate up to 35 units, some units could be combined so the overall number of units could be less.*
- Design of the building needs to be sensitive the local village area. An institutional looking building would be out of place in Cobble Hill. *It was noted that detailed*

architectural design is outside the scope of this project. Seated showers are preferable to and safer than bathtubs.

- The project would have to be designed with sensitivity to ensure that there is a balance between the Park use and Housing use so that one doesn't overtake the other. *It seemed as though the use of land should be roughly equal or 50/50. It is critical to maintain park/open space use on the site.*
- Flexibility is needed in the unit sizes. Some small suites (350-400 square feet) are needed for affordability and some larger (550-600 square feet) one bedroom units are also needed. One bedroom plus den in the range of 600-650 square feet was noted as a desirable product in the Victoria area. It is important to be sensitive to the fact that many people living in a rural area are used to having a lot of space and living in larger homes (i.e. 3000 square feet) so that it might be difficult to downsize to a very small unit. Residents may want to be able to invite others over for coffee or dinner so space is needed to entertain. However, we want to encourage socialization among building residents though and for that a critical mass is needed (hence the idea of 35 units).
- *Need to ensure that meeting space within the development is accessible to the community; community washrooms were noted as a important.*
- This property is approximately 1.6 acres in size.

Parks commission members were concerned the project was too large for the space involved.

Bev and Jessica will be preparing a draft report for the age-friendly committee to review and comment. A community meeting to present the study findings and design concepts is being scheduled for November 29, 2012 in the evening at the Cobble Hill Hall. The Age-Friendly group left the meeting at 8:30 p.m.

Moved/second

that the agenda be modified due to time constraints.

Motion Carried

Moves/second

that the minutes of September 19, 2012 be adopted as circulated. Motion Carried

Rob Polsom was present to discuss Boatswain Park located on Aros Road. The park is dark with a lot of underlying brush that decreases visibility from the road. Debris from the trees makes the park surfaces slimy. The park seems to be underutilized by residents in the area.

It was agreed available commission members would meet in the park at 10 a.m. on Saturday, October 27th to look at Boatswain Park and also to walk the proposed trail at the end of Lefran Road.

The amended 2012 budget was also reviewed and accepted by the Commission.

The potential to add a bike wash station to the new washroom located in Quarry Park was discussed. The Commission agreed parks staff should look at incorporating this design into the washroom provided it is a reasonable cost to do so.

Director Giles provided a brief update on the Cobble Hill Village sewer and purple pipe systems and indicated that due to an arrangement with the Farmers Institute the Cenotaph area will remain undisturbed. Gerry also indicated she and Brian had attended the Heritage BC Awards Ceremony in Vancouver on Friday, October 19th 2012 where she accepted the 'Outstanding Achievement Award' on behalf of the CVRD for work done on the Kinsol Trestle.

John said the sign for the dog park gate that states that children under 12 are not permitted in the park will be mounted soon. It was also noted a vehicle had been broken into in Quarry Nature Park and a purse stolen so caution must be taken when using the park.

It was agreed all other items from the agenda would be held over to the next meeting.

The meeting was adjourned at 9:20 p.m.

John Krug