



## MARINER PARK PUBLIC MEETING MINUTES

The Park & Recreation Committee held a public meeting dealing with the Mariner Park Master Plan on 1984 May 23 at 7:30 p.m. in the Ranch Park Elementary School gymnasium, with the following persons present:

**COMMITTEE:**

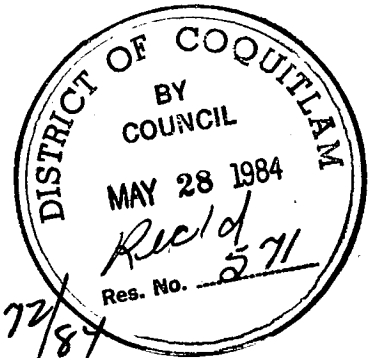
Ald. Bewley, Chairman  
Ald. Mitchuk, Deputy-Chairman  
Ald. Reid

**COUNCIL AT LARGE:**

Ald. Levi  
Ald. Leclair

**STAFF:**

D.L. Cunnings  
A. Saenger  
R. Munro



**ITEM 1 - Chairman's Opening Remarks**

*See also  
C. Res # 572/84*

The Chairman outlined to the meeting, attended by 30± residents, the work that had taken place since the January 18, 1984 public meeting, and advised the group that Council had approved a budget of \$50,000 to facilitate the first phase of development in 1984. The meeting was further advised that \$40,000 of the \$50,000 budget had been earmarked for construction. The Chairman then informed the meeting that the consulting landscape architects' preliminary estimates set the site preparation cost at \$25,000 to \$30,000 which left approximately \$10,000 for a fitness course and equipment or a start on the children's play area or further site preparation. Site preparation was defined as: (1) site clearing, (2) grading, (3) drainage [forest area], and (5) rough seeding.

**ITEM 2 - Plan Presentation by Consulting Landscape Architect**

Karen Vagelatos, Landscape Architect, explained to the meeting the overall master plan and the site preparation or first phase of the development. The meeting was informed that the master plan reflected the actual location of major specimen trees, stumps, and other major landscape features, such as large rocks, that would complement the landscape of the park. The meeting was further advised that the master plan acknowledges the Subdivision Control By-law requirement for four parking spaces for each tennis court constructed and that the Municipal Engineering Department had approved of access off Mariner Way to the 8-bay future parking lot.

On the subject of phasing the development, the landscape architect informed the meeting that the clearing, grading, drainage and seeding (general site development) was estimated at \$25,000 and that the play area was estimated to cost in the range of \$17,000 for a possible total of \$42,000. Alternatively, the meeting was asked to consider the general site development at \$25,000 to \$30,000 plus a fitness course and exercise stations at a cost of \$10,000 for an aggregate cost of \$35,000 to \$40,000.

In the case of tennis courts, parking and other hard-surface areas, the meeting was advised that such costs - estimated to be in the range of \$37,000 - were not considered in the 1984 first phase of development.

**ITEM 3 - Public Questions**

Prior to inviting questions from the public, the Committee Chairman re-emphasized the fact that there was only \$40,000 available for construction in 1984 and that completion of the work would be a consideration for the 1985 budget by the 1985 Council.

Question #1 - Why is the southeast quadrant being left in its natural state and how wide is the southeast quadrant?

The consultant advised that the subject area was approximately 100 feet± in width and that the existing middle storey vegetation cover (salmonberry and Acer Circinatum (Vine Maple) would be managed in such a way as to allow proper sight lines through the southeast quadrant. Emphasis was placed on the fact that the salmonberry and Sambucus (Red Elderberry) would be dug out while the vine maple would be selectively cleared and re-positioned. Such adjustments to the middle storey, presently characterized by vine maple, elderberry and huckleberry, would allow the sword fern, salal and mosses to flourish at the ground level storey.

Question #2 - Why can we not put grass in the southeast quadrant?

The discussant was advised that the moisture-loving Western Red Cedars and their semi-shade tolerant middle storey Vine Maple - which are natural companions - would be lost if the ground level contours were modified around the root zones. Again, the architect impressed on the meeting the importance of the middle storey being thinned out by complete removal of the elderberry, huckleberry and salmonberry bushes in order to allow the ground level plants to flourish.

Question #3 - How wide is the buffer strip on the north side of the park?

The consultant advised that the subject area was approximately 60 feet in width and that the middle storey salmonberry and huckleberry bushes would be removed.

Question #4 - The plan does not provide in Phase 1 for an adult presence. Thus, when would facilities to attract an adult presence be in place?

The discussant was advised that a fitness circuit and exercise stations would accomplish part of the adult presence objective but, tennis courts - as the main adult presence generator - would not form part of the first phase of development in 1984.

Question #5 - Would the ground terrain remain the same in the southeast quadrant after the salmonberry bushes were removed from the middle storey?

The answer was yes because of the root sensitivity of the specimen coniferous trees presently in the southeast quadrant.

Question #6 - Why is one-quarter of the total park site being left in a natural ground cover state for we, I think, expected only small areas or zones to be covered with native materials at the ground level?

Other members of the audience directed the discussant's attention to the results of Question #5 of the January 18, 1984 public meeting which showed 114 people generally in favour of the master plan and 13 generally opposed. The January 18th master plan clearly showed the southeast quadrant as supporting a natural low-growing ground cover.

Question #7 - Would there be grass planted alongside of the pathways?

The answer was yes.

Question #8 - A member of the Parent Patrol asked the question: Since children tend to gravitate into the southeast quadrant, can we remove the ground level undulations and not kill the trees?

The answer was no.

Question #9 - Will the lower branches on the trees disturb the safety sight lines?

The answer was no and, in fact, that one would be able to see through the park.

Question #10- Another Park Patrol mother asked the question: Can we not grass the small area of the park where the trail from Anchor Place forms a Y with the trail connecting with Daybreak Avenue?

The consultant's answer was yes.

Question #11- Could the proposed ground cover approach for the southeast quadrant be changed if the concept is seen to fail in the future?

The answer was yes.

Question #12- Could the children's play area be constructed in stages?

The answer: yes.

Question #13- Would the tennis court site be cleared and grassed in the first phase of development?

Answer: yes.

Question #14- Has any consideration been given to providing a pull-out lane for the parking lot entrance?

Answer: Since adjoining private residences all have driveways leading directly out onto Mariner Way, no consideration was given to a pull-out lane.

Question #15- What will it cost to maintain this park after completion of Phase 1?

The Park Superintendent advised that the actual cost would depend on the final development plan and if the meadow grasses were cut once or twice each season or once or twice a week. Maintenance of the under-planting areas would also figure prominently in the final maintenance costs.

#### ITEM 4 - Concensus Statement

The Chairman, Ald. Bewley, asked for a show of hands on the question of basic site preparation at an estimated cost of \$30,000 provided that an additional small grass area was added at the confluence of the trails leading from Anchor Place in concert with the master plan as presented on this date. In response, the majority showed approval of the master plan as presented by Vagelatos & Associates with the proviso that an additional grass area be provided and the master plan amended accordingly.

A second concensus question was put to the audience on the subject of a \$10,000 fitness circuit and equipment versus a first phase development of the children's play area. Results: the majority favored the installation of a fitness circuit and equipment in order to generate an adult presence in the park by the fall of 1984.

#### ITEM 5 - Project Timing

The consulting landscape architect, in response to a question on timing, stated that the project should commence in July of 1984 assuming that Council approval is given to the present master plan as amended here tonight.

Adjournment - The Public Meeting adjourned at 8:45 p.m.

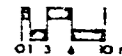
  
D. L. Cummings, Executive Secretary

# MARINER PARK



May 1984

Scale 1:250



Vagelatos Associates  
Landscape Architecture Ltd.