

# Cardinal Creek Community Association Requested Park Status and Construction Update

August 18<sup>th</sup>, 2006

## 1. Cassia Park - 18E

**Councillor:** Bob Monette

**Internal contacts:** RPAM PM - Doug Tice, Surface Operations- Ken Connelly,  
Area Manager- Dan Brisebois

**Developer:** Richcraft Homes-Geoff Ross

**Location/ address:** Cassia Circle

**Status:**

Because the developer agreed to build the Caprihani trailhead, there was money to purchase and install play structure and benches for Cassia Park. The City installed the water meter in existing chamber on July 12<sup>th</sup>, 2006. Park construction is complete.

Developer was responsible for the turf but has now paid Surface Operations to bring the turf up to an acceptable standard and maintenance level.

## 2. Staggered Barriers in Springridge Subdivision

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Rebecca Luhn-Jensen, RPAM PM Doug Tice,  
Surface Operations Ken Connelly/ Frank Dutriac

**Developer:** Richcraft Homes-Geoff Ross

**Location/ address:** Caprihani Way

**Status:**

Snowmobile and ATV are using trailhead locations to access creek pathway during the winter.

Staggered barriers were requested by CCCA to restrict snowmobile and ATV access from trailheads to creek pathway.

As a measure of due diligence, bollards and signs are required to prevent motorized vehicle (snowmobile and ATV) access to trail system behind homes along Cardinal Creek.

Developer obligations outstanding in the subdivision, which includes the development of pathway connections to the Cardinal Creek pathway. The developer is required to install asphalt paths with concrete bollards on

either side of the pathway entrances to creek trails and through block pathways. Trailheads are specified as crushed gravel/trail mix surfacing. Once the developer obligations are complete, the City will install removable bollards in the centre of the path with signage to indicate 'no motorized vehicles'.

This is expected to occur fall 2006.

## **2.a. Caprihani Way Trailhead - CT**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Kaja Cervený, RPAM PM - Doug Tice, Surface Operations- K.Connelly, Area Manager- Dan Brisebois

**Developer:** Richcraft Homes- Geoff Ross

**Location/ address:** Caprihani Way

**Status:**

Limited financial resources were allocated to build the trailheads and the park in this neighbourhood.

Because the developer agreed to build the Caprihani trailhead, there was money to purchase and install play structure and benches for Cassia Park. The Pathway, tree planting and sod are completed

The post and rail fence followed by concrete bollards will be installed by developer the second week of September.

Chain link fence installation by developer, is required along residential property line.

All work to be completed by end of October 2006, weather permitting.

## **2.b. Springridge Trailhead- ST**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Rebecca Luhn-Jensen, RPAM- Doug Tice, Surface Operations- K.Connelly, Area Manager- Dan Brisebois

**Developer:** Richcraft Homes- Geoff Ross

**Location/ address:** Springridge Drive

**Status:**

The Developer is obligated to Clean and Green this site.

The rough grades have been completed.

Trees have been planted.

Pathway is currently being constructed and will be completed by October 2006.

Staggered barriers along Cardinal Creek were requested CCCA  
Bollards would impede motorized vehicle (snowmobile and ATV) access to trail system behind homes along Cardinal Creek.

The developer is required to install asphalt paths with concrete bollards on either side of the through block pathways and some of the connections to the Creek pathway.

Once the developer obligations are complete in October 2006, the City will install removable bollards in the centre of the path with signage to indicate 'no motorized vehicles'.

Note that Surface Ops would prefer that bollards not be installed to allow easier access for maintenance.

They also believe that this will not solve the problem because there are other access points for snowmobiles to enter the pathway along Cardinal Creek.

### **3.Ice rinks program**

#### **Cassia Park (18E):**

Cassia Park (probably closest rink to proposed Cardinal Creek site you are considering) - the rink at this site is considered a 'new request - growth area'.

No operating grants to offer a community-based operator for this rink for 2006-2007 season.

An operating budget pressure of \$1,600 has been identified for 2007.

The \$1,600.00 is the grant provided to a community-based group to operate double surface puddle rinks. Knowing that this new site will only accommodate a single surface (less than full-sized rink with end boards is being considered), the higher level of funding is reasonable.

The City would be willing to enter into an outdoor rink agreement with the Cardinal Creek Community Association for \$1 for the 2006-2007 season. Therefore, the 2006-2007 season (\$1), the 2007-2008 season (\$1,600), and 2008-2009 season (regular funding level), are all subject to Council approval.

A signed outdoor rink agreement could temporarily accommodate and allow the Cardinal Creek Community Association to qualify for participation in the City's Community Group Liability Program.

This coverage would extend to outdoor rink operation only.

The Association would be required to pay a \$250 premium and there is a \$250 deductible.

Residents, whose properties back onto Cassia Park and its vicinity, must be consulted on the proposed type of rink and potential installation of the end boards.

Given their proximity to the rink, the City has concerns about possible complaints from residents about the noise from hockey pucks into boards at night.

Cassia will only require 100 to 150' of hose, which could easily be stored at someone's house. The City has many other sites working under this system.

The City is in the process of purchasing the ice rink boards, built by resident Mike Dunn for Cassia Park.

Response on the rink issue has been slow due annual seasonal change to focus on wading and pool priorities.

**South Fallingbrook Community Centre (17A):**

A high board rink, well used, adjacent to community centre.

A community-based operator has been confirmed for this site for winter 2006-07. (Last year, no community-based operator in place).

**Provence (22A):**

Adjacent to Béatrice Desloges High School, just south of Innes Road, east of Portobello.

A high board rink, well used, change rooms in adjacent high school.

**Valin Park (18D):**

At the Community Consultation for Valin Park July 25<sup>th</sup>, the community residents expressed a strong desire for a puddle rink-no boards- and several residents volunteered at the meeting to run the rink program.

The developer has agreed to bring the required servicing into the park for this amenity.

**4. Insurance for Cardinal Creek Community Association.**

**Status:**

The completed application form was received when Community liaison officer was on holidays.

A signed agreement with the city is the basic requirement in order to qualify for the insurance program.

When the City has a signed rink agreement with Cardinal Creek Community Association, the application will be forwarded to Bill Hilborn, who will determine if the requirements have been met.

The association will then have to pay \$250 for the program benefits.

In 2005-2006, the ice rink in the community was covered under the South Fallingbrook Community Associations insurance policy.

## **Miscellaneous Park updates**

### **5. Valin Park - 18D**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Louise Cerveney, IA Prog. Manager-Charles Warnock, Roxanne Tubb (Richard Buchanan on retainer)

**Construction Inspector:** Bruce Roberts x 44334 or cell 747-8449

**External:** Consultant: TROW Eng. - Bruce Thomas 225-7337

**Developer:** Ashcroft Homes and Brigil

**Location/ address:** Valin Street, Trim subdivision

**History:**

Fill (over 7.0 metres) sat on the park site for over three years. a result of stripping, grading and excavation material from Subdivision development.

Developer is obligated to provide services and Clean & Green the park. City Parks Planning sent long list of outstanding issues to the developer Ashcroft Homes, on August 4<sup>th</sup>, 2006.

There has been no response from the developer.

Developer is obligated to address these issues prior to fulfilling the clean and green obligations.

**Status:**

Meeting was held June 16 with developers and consultants as well as all internal stakeholders to determine course of action and schedule

Fill has been removed from Park site since July 28<sup>th</sup>, 2006.

Community Consultation with park concept plan developed was held July 25, 2006

Developer has moved construction of storm pond from August to Autumn 2006 (all weathering permitting)

Final community consultation, working drawings and out to tender,  
winter 2007  
Construction of park amenities and pathways Spring 2007

## **6. Pine Vista Park - 18C**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Louise Cerveney, IA: Roxanne Tubb (Richard Buchanan on retainer)

Construction Inspector: Bruce Roberts x 44334 or cell 747-8449

**External:** Consultant: TROW Eng. - Bruce Thomas 225-7337

**Developer:** Ashcroft Homes and Brigil

**Location/ address:** Valin Street, Trim subdivision

**Status:**

Developer Brigil obligated as per subdivision agreement to Clean & Green delayed until Autumn 2006.

Community consultation to initiate design concept for Pine Vista winter 2006-2007.

Final review of Park design by community, winter 2007

Parks will budget for park construction in 2007.

Construction drawings and tender spring 2007

## **7.Park 18A & 18B**

Both Park 18 A and 18B are to be constructed with the construction of the Frank Kenny extension. Services and access cannot be provided to the parks until this time.

### **7.a. Park 18A**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Louise Cerveney, Manager Infrastructure Approvals -Mike Wildman, **Roxanne** Tubb, Approvals Officer, Approvals Officer -Paul Jordan, (Construction Services, Project Manager-Richard Buchanan on retainer)

**External:** Consultant: TROW Eng. - Bruce Thomas

**Developer:** Ashcroft Homes

**Status:**

Ashcroft is required to shoot grades and determine if addition of fill was executed within or above 1 metre allowance. They are also required to adjust grades, mend and reinstall silt fencing. No work has been done.

## **7.b. Park 18B**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Louise Cerveney, Manager Infrastructure Approvals  
-Mike Wildman, IA Approvals Officer Roxanne Tubb, IA Approvals Officer -  
Paul Jordan, (Construction Services, PM-Richard Buchanan on retainer)

**External:** Consultant: TROW Eng. - Bruce Thomas 225-7337

**Developer:** Cardinal Creek Development **and** Ashcroft Homes

**Location/ address:** East of existing Trim Road, north of Hydro corridor

**Status:**

Community requested development of Park ASAP due to shortage of developed parks in community.

City has made the commitment to grade loam and seed park Autumn 2006

Cardinal Creek Development paid \$65, 392 for park improvement fee rather than Clean and Green obligation. Ashcroft bound to C&G obligation

Parks has hired a surveyor to map the city owned property lines 1<sup>st</sup> September 2006.

Grading, loam /soil installation and seed October 2006.

Surface Operations has agreed to over-seed in the spring 2007.

OMB decision regarding land acquisition was put on hold, and will be brought back in the spring.

Park construction planned after construction of Frank Kenny extension, expected to begin 2013.

## **8.South Fallingbrook Park (17A) Parking lot**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Louise Cerveney, IA Approvals Officer- Karin Smedalla / Approvals Officer Paul Jordan  
(Transportation)/Construction Inspector, Construction Services - Develop. Div.  
Bruce Roberts

**External:** Maack Eng.

**Developer:** Valecraft Homes

**Location/ address:** 998 Valin Street

**Status:**

Parking lot was constructed before Valin Street.

Grades were not matched at time of road construction, which came later. Week of August 14<sup>th</sup> Parks meeting with developer and their consulting engineer, regarding regrading and extension of driveway from parking lot to Valin St.

Developer may still offer to do some of the work as was originally intended in 2004, after new grading plan is reviewed and approved by Infrastructure Approvals

\$35,000.00 added to 2006 Budget to cover cost of removal of excavation material, regrade, pave, curb and tree replacement.

### **9.Frenette Park - 17B**

**Councillor:** Bob Monette

**Internal contacts:** Parks PM- Louise Cerveney, RPAM PM -Doug Tice

**Status:**

Park construction complete and in use.

Small budget could afford pathway, bench, tree planting and swings with sand fall surface.

Public consultation was done

Outstanding turf and pathway construction issues still to be resolved.

RPAM holding contractors credits until work is acceptable.

Construction was autumn 2005 and spring 2006

### **10.Varenes Park - 16**

**Councillor:** Bob Monette

**Status:**

Completed older park, adjacent to Trillium Elementary School

One soccer field is located in this park

Berming and tree planting on street side