

HandyDART Neighbourhood Working Group

Teams Video Meeting

Thursday, February 25th, 2021, 4 p.m. – 5 p.m.

Attendees

Katie Hamilton (Chair)	Tavola Strategy Group
Errol Nordstrom	BC Transit
Lori Beaulieu	BC Transit
Doug Ferrier	Burnside Neighbourhood
Melanie Austin	Burnside Neighbourhood
Miranda Benn	Burnside Neighbourhood
Don Monsour	Accessibility Transportation Advisory Committee
Scott Murdoch	Murdoch de Greeff
Bill Emile	Esquimalt Anglers Streamkeepers
Jane Devonshire	View Royal Climate Coalition
Cori Barraclough	Aqua-Tex Scientific
Ryan Shotton	BC Transit

Regrets

Geoff Huber	BC Transit
Ed Pullman	Greater Victoria Cycling Coalition
Cheryl Diebel	Our Place/Choices Therapeutic Recovery Centre
Levi Timmermans	BC Transit
Dallas Perry	handyDART operations

Notes

New Business:

- Meeting called to order at 4:02 p.m.

Agenda for meeting:

1. Introductions
2. Stream enhancement
3. Preliminary planting list
4. Galloping Goose alignment
5. Building location and rendering
6. Indigenous consultation
7. GWI meeting
8. Upcoming public consultation
9. Permitting process / timeline

Introductions

- Introduced Ryan Shotton, new communications and engagement advisor at BC Transit.
- Noted Cheryl Diebel, Our Place Society, will be joining the neighbourhood working group but was unable to attend. She will replace Alf Eamer.

Overall Update

- Number of items have advanced since December meeting, in particular the building footprint and rendering and planning for stream realignment and restoration. Preliminary site plan including streamside restoration plans to be shared today.

Streamside Protection and Enhancement areas (SPEA)

- Reminded working group that Qualified Environmental Professional, Stantec, has confirmed four watercourses on site and associated setbacks required.
Setbacks outlined by Stantec, Qualified Environmental Professional (QEP):
 - *Craigflower Creek - 30 metres*
 - *Watercourse 1 - running adjacent to the highway exit – 0 setback required*
 - *Watercourse 2 in the centre of the property – 10.02 metres*
 - *Watercourse 3- a small watercourse adjacent to Watkiss Way 2.0 metres*
- Stantec confirmed Watercourse 2, formerly known as Ditch 2, with an alignment through the centre of the property, is connected with a stream on the neighbouring property.
- Riparian Areas Protection Regulation report will be finalized once the preliminary grading and site design are complete.

- Cori Barraclough from Aqua-Tex Scientific shared a video of the site and provided extensive context and detail about the current conditions of site, location and specifics of watercourse 2 (seasonal stream), and plans to restore stream and benefits of connecting to Craigflower Creek.

- A large amount of fill was placed on site when the highway was built. The stream has been moved at least once. The stream is partly groundwater but mostly transports stormwater from upstream roads and buildings.

- Craigflower Creek currently receives a lot of runoff from highway
- The riparian zone is overgrown with weeds, blackberries and other invasive species. Little to no habitat value.
- To restore the ecological health of the site, the plan includes moving the stream to the western and southern edge of the property
- Realigned stream will be creating over one acre of new, protected riparian area. Environmental Development Permit Application required. Will connect the new channel to Craigflower
- The enhanced stream would create a low-grade channel for Coho and Trout, winter channels, and would create planting areas
- Want to provide slow, quiet water so fish can survive
- Best way to protect a stream is to get the particulate out, and the sediments that attach to it
- The stream would include weirs and riffles, and native plants. It will create good bird habitat. Team is also considering ethno botany, plants of cultural significance, in consultation with Indigenous groups

Doug – will the new proposed stream have water flow year-round?

Cori – we hope it will. Currently watercourse 2 goes dry but we don't know yet. Coho need water to survive

Cori – noted to connect the two channels some work will need to be done in the buffer of setback. Will require permit from Ministry of Environment and DFO. No development activity will occur within the 30 metre setbacks of Craigflower Creek

Katie asked group if there were any concerns with what they have heard so far– no.

January GWI meeting

Shared the outcomes of the January GWI meeting - minutes were shared previously
Will connect with GWI again during public engagement period

Preliminary site planting list

- Preliminary list under development
- Consultation underway with Indigenous groups as well
- Will inform streetscape landscaping on Burnside and Watkiss, as well as onsite
- Mix of native and mature
- Landscape architect considering what takes well and grows quickly

Preliminary Site plan

Katie outlined the various elements including the building location adjacent to the highway, realignment of Galloping Goose Trail, new sidewalks on Burnside and Watkiss, all employee parking onsite and location of stream realignment.

Bill – will there be a settling pond for work area/parking lot yet? Location known?

Cori – not yet, still confirming construction phasing. Will be informed by season, soil disturbance and phasing.

Bill – are the ponds inside or outside of SPEA setback

Cori – must be outside of SPEA

Doug – will there be an oil separator

Cori – sediment pond as part of stream enhancement, oil separators would be considered as part of stormwater management/environmental management plan

Bill – what is the size of the building? What are the other buildings noted?

Lori – the building is 2,100 sq metres ~ 23,000 sq feet. The other small buildings indicate a wash bay, service island and temporary contained fueling station.

Doug – will power for electric vehicles be brought to the site or are you waiting?

Lori – We want onsite infrastructure in place, so bringing new service now as part of design.

Doug – good idea. Gerry will be happy

Building concept

First architectural building rendering shared with group

One-story building includes offices and enclosed vehicle maintenance bays

Building massing and exterior finishing under development

Jane – how will the building be powered/heated? Passive house, geothermal?

Lori – LEED Gold building, working through checklist with project team, with eye on energy efficiency. Offices will meet Step 3 of BC Energy Code

Bill E – what is the total cost of the project?

Lori – facility and site is \$32.5 million – doesn't include electric battery buses – those are funded from Low Carbon Fleet program.

Doug – with fill leaving / new soil coming in, will filter cloth be installed within 200m of site on all storm drains? As well as maintained? Will there be street cleaning during construction?

CB – Filter cloth is good idea, great suggestion.

One requirement of LEED buildings is to protect catch basins

Will consider within the construction and environmental management plan

Could also consider a wheel washing station and grate and covered loads. All will be outlined in the construction and environmental management plan

Doug – will there be a flag person on/off road?

Cori – will be requirements for traffic safety

Galloping Goose alignment

- Discussions with CRD parks have been completed and a proposed realignment is noted in the design
- Survey conducted last year highlighted the top-of-mind issues for the Goose were related to visibility, grade and width.
- Proposed realignment improves the grade by close to 25% and straightens the blind corner for improved visibility.
- Opportunities for trailhead design are being explored.

Public engagement

- Public engagement will occur in March. The preliminary site map, stream and watershed enhancements, and neighbourhood enhancements (Trail, streetscapes etc.) will form basis of engagement.
- Will include outreach to all properties within 500 m of site, exceeding View Royal land-use notification requirements
- Online survey and email will be used to collect input. Input will inform the next phase of design and permitting processes. Approximately 400 respondents participated in last phase of public engagement
- Information will be sent to about 20 stakeholder groups who have expressed an interest in the project
- Social media, print advertising, and posters in the neighbourhood
- Members of working group are encouraged to shared information with anyone they know who is interested
- Public engagement results will be shared with NWG upon conclusion of public engagement period, and the report will be posted online and shared with the Town of View Royal.
- New subscriber-based e-newsletter is being introduced for project

Permitting

- Town of VR environmental development permit ensures all site procedures meet or exceed municipal standards
- The stream/creek enhancement proposal triggers additional federal and provincial permitting requirements
- Permits take several months and include indigenous consultation
- Permit applications to be submitted spring 2021
- Construction planned for winter 2021/spring 2022
- Looking at sequencing opportunities to introduce public realm elements sooner

Roundtable – any questions/closing comments?

Doug – I like the design. I like the plan for the stream rerouting

Jane – Cori and team – thank you

Bill – have covered everything – looks good, like the direction

Melanie – no questions, thank you Cori – very informative

Next steps:

- Meeting minutes and PowerPoint to be circulated to group
- Katie will follow-up with those who could not attend.
- Will provide update on upcoming public engagement

Meeting ended at 5:02 p.m.