

HandyDART Neighbourhood Working Group

Teams Video Meeting

Monday, July 5th, 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
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
Cheryl Diebel	New Roads Therapeutic Recovery Centre

Regrets

Geoff Huber	BC Transit
Ed Pullman	Greater Victoria Cycling Coalition
Levi Timmermans	BC Transit
Dallas Perry	BC Transit
Miranda Benn	Burnside Neighbourhood

Notes

New Business:

- Katie Hamilton called the meeting to order at 4:02 p.m.

Katie

- Project is at a point where the plans are moving from high-level conceptual to more detailed plans and corresponding renderings
- Now easier to envision what is planned and has been discussed
- Cori (Aqua-Tex) and Scott (Murdoch deGreeff) with us today to walk through the new renderings and plans and answer any questions you may have
- The next phase of engagement will begin this week with three open houses and online survey to solicit feedback on design. Survey open until July 23.

Bill

- Currently access the site from the highway exit – is there opportunity to have easier access from the site once the Centre is in place?
- Currently have to climb steep bank and clear paths with machete

Lori – we can certainly look at that

Katie walked working group through display boards for the upcoming open houses. <see corresponding PDF file>

- Overview of the site provided bird-eye rendering from view point of Burnside and Watkiss intersection
- Shows the new plaza area at the intersection corner, creating space to mitigate the interface between pedestrians and cyclists. Also opportunity for decorative treatment.
- Rendering provides perspective of landscaping, new sidewalks and covered bus shelter. Existing Garry Oak on Watkiss Way remains intact.
- New streamlined hydro tower/monopole shown in new location.
- Overview of site indicates landscaping plan, Creek setbacks and nine raingardens. Star indicates the location from where folks will view the boards at the upcoming open houses.
- The sustainability design principle has been modified slightly to clarify that the project interests to Craigflower Creek are specific to the portion on the property, not beyond.
- Architectural design – rendering of front entrance has been shared before, hasn't changed. Board indicates the proposed exterior materials and colours to be utilized.
- LEED Gold features outlined – these elements help deliver the LEED Gold certification
- Landscaping – preliminary planting list – currently in consultation with First Nations on plants of cultural significance.
- Creek enhancement – outlines the existing seasonal stream and future realignment, 30m setback on Craigflower Creek, nine rain gardens of about 1/3 of an acre in size with underground tanks to manage rainwater up to 200 year rain event.
- Salmon Safe partnership now in place – offering additional oversight into design of salmon habitat
- Environmental monitoring before, during and after construction, including a baseline assessment that will be conducted by Aqua-Tex this fall to confirm current conditions and outline potential future measures that can inform future work or grant applications. Study will be provided to streamkeepers and other agencies with interest in Creek.
- Transportation – rendering from perspective from Burnside Road entrance. Electric charging stations indicated onsite, as well new access lanes northbound and south bound on Burnside to mitigate impacts to existing traffic

- Galloping Goose trail to be straightened and grade improved. Rendering indicates improved grade and alignment.
- Employees park onsite. Drivers park in bus spaces, so no parking impact to neighbourhood expected.
- Neighbourhood integration – 8' fencing around site – Eco-fencing in higher public view areas – Eg. Along Watkiss Way. Fence is planted, creating green screening and more opportunity for plantings
- Public lease area – about 1.5 acres of land between Watkiss Way and new trail alignment will be made available to Town of View Royal for future public use. Use to be determined by the Town.
- Early Works – first work to occur this Fall, focused on stream realignment, trail and landscaping/streetscape improvements. Demonstrate commitment to community and allow landscaping to mature over two years before operations begin.

Scott – Overview of stormwater management

- Outlined site plan drawings, including buffering of trees on Burnside and Watkiss and meeting of two sidewalks and path at the corner of Watkiss/Burnside.
- Due to right of way, can't plant over CRD water line
- Parking lot graded so water runs into rain gardens in each zone, – creek at lower point.
- Described how rain gardens and underground tanks work together, the rain gardens for routine rain events, and the under ground tanks designed to 200 year rain event.
- The approach is to try and mimic the natural riparian zone, slowly filtering water towards the raingardens. Rain gardens are planted with evergreen, water loving plants, that can also be dry in the summer
- Stream enhancement: aprox 8,000 natural shrubs to be planted in riparian zone of the realigned creek channel
- Large woody debris/any large trees salvaged, reused and put into stream habitat

Doug - Really like the design, is there a settling pond?

Scott

- Low gradient section of the stream will be planted and have a few weirs, in the winter time it will be more of a wetland
- Will create an offchannel habitat for coho

Cori- Will create great habitat for amphibians as well.

Doug

- Not much water in creek right now. Same issues described at Pike.
- May be an idea to fence wetland area in Spring so fish don't become landlocked.

Cori

- The wetland is graded so no barrier for fish to get stuck, water should recede and fish should get out
- Wider floodplain great for amphibians. Bullfrogs need two years to mature so trying to prevent that

Doug

- Bill or Doug offered to take members of project team visit to fish fence area

Cori

- All design drawings will be reviewed by Salmon Safe, which will also ensure that design works for salmon habitat
- Benefit from another independent set of eyes
- The first Salmon Safe project on island to date, focused primarily on salmon stream habitat

Lori

- Working with Salmon Safe to develop an Indigenous Assessor role. Also the first time, this has been explored.

<Cori & Scott depart meeting>

Lori – Permitting

- Several considerations
 - o First Nations
 - o 1st tender package– early works related streetscape, road improvements, trail realignment, etc no permit needed
 - o 2nd tender package - stream restoration, grading and wick drains
 - o Environmental Development Permit – to be submitted to Town of View Royal, however Fed/Prov. permits needed to inform Town review of EDP. Permit requests indicated proposed work will need to be done outside of the ‘Fish window’
- Schedule is our “best estimate” now, as timeline can’t be refined until permits are processed
 - o 1st tender package – Early works - about 4 months in duration depending on supply chain– currently planned to commence Fall 2021
 - o Will require Galloping Goose to be closed for short period of time, allow upgrades to be completed quickly.
 - o Archery club moving offsite in August
- Wick drains – Lori shared pictures of wick drains on a different project. Wick drains are installed to enable water to come to surface so the soil can properly settle for construction activities. Site has a lot of clay.
 - o Wick drains are installed and then there will be very little activity on site for about 4 months

Melanie – how are the wick drains installed

Jane - If it rains heavily, does it go back in?

Lori – Wick drains use specialized equipment to install. Wick drains have two way valves, water only goes one way.

Cheryl - Any safety considerations?

Lori- there are safety considerations to be met underneath the transmission tower lines, as the rig to install the drains is very tall.

Jane - What kind of heating will be used, will heat pump? Need to be building for the future, climate change.

Lori - Will find out heating program and get back to you. The LEED team is looking closely at how to make the entire facility as energy efficient as possible.

ROUNDTABLE

Cheryl - Some of it quite technical for me, good balance of information

Jane - Really like the landscaping being done first- remarkable

Melanie

- Won't some of the landscaping get in the way, being done first?
- No additional questions, which speaks to the level of detail presented, looking good

Don

- Extremely impressed by detail
- Well presented today and in the past
- Only concern is heat pump – I think that would be a good idea

Bill

- One thing I'd like to see – salmon safe
- Looks pretty good, nice to see the way it is going.
- Possibility for site access – Lori will look into this – maybe near streamkeeper area – a pathway

Doug

- Very impressed with design so far, exceeding expectations – craigflower, environmental, engagement?

Lori

- Thank you all for your contributions

Katie – next meeting will be in August once next phase of engagement has concluded. Hope to see you at the upcoming open houses and please encourage networks to attend or complete the online survey.

- Meeting ended at 4:58 p.m.