

# Greater Victoria handyDART Centre Neighbourhood Working Group Meeting



December 2020



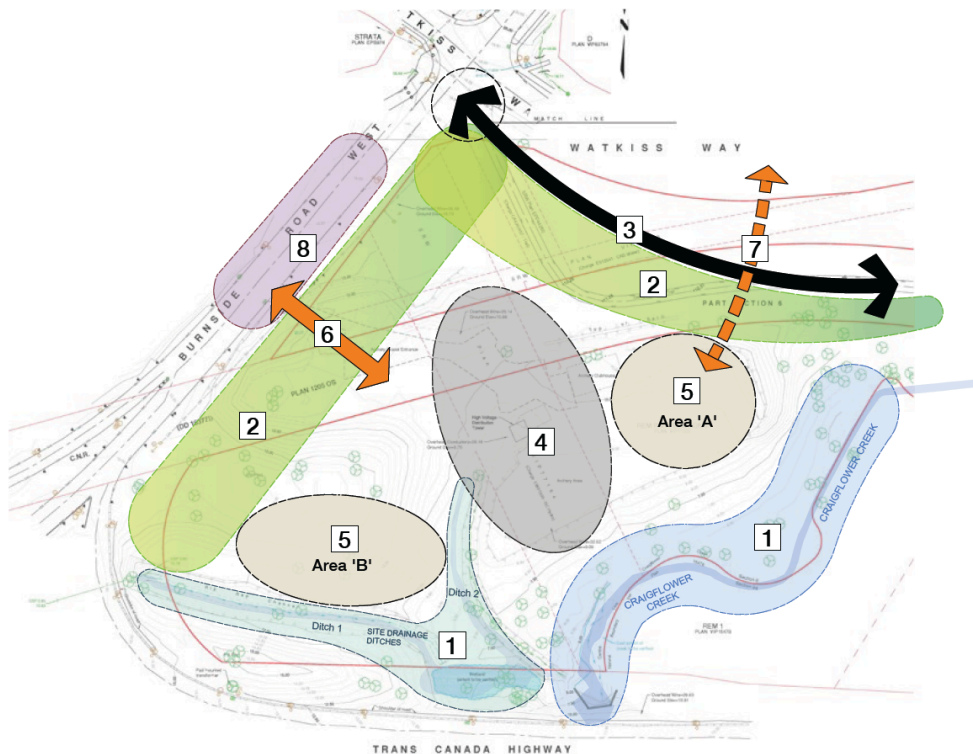
# Agenda

1. Overall update
2. BC Hydro Transmission Tower
3. Streamside Protection and Enhancement Areas
4. Preferred Building location
5. Emergency Exit
6. Project Timeline
7. Public Engagement



# Overall update

A number of important features are already located on this property, specifically, Craigflower Creek, the Galloping Goose Regional Trail, a CRD water main and the BC Hydro Transmission Tower. As a result, there are only two suitable building locations. BC Transit had previously considered locating the building on the east corner, adjacent to the Craigflower Creek. Based on community feedback, the area adjacent to the highway is now being explored for the main building.



## LEGEND

1. Craigflower Creek and Site Drainage Ditches: Watercourse setbacks to be determined by Riparian Areas Regulation study underway.
2. Streetscape improvements and setbacks: May include native landscaping, berms and sound fencing to screen property, as well as sidewalks.
3. Galloping Goose Regional Trail: Potential to improve safety and visibility. Consultation with CRD underway.
4. BC Hydro utilities: Area restricted to driveway, parking, rainwater management and landscaping uses.
5. Two suitable building areas: Area A and B indicate where buildings are allowed. Area A was originally considered, Area B now being explored to distance building from neighbours and creek.
6. Main entrance.
7. Potential emergency vehicle exit. Gated and for emergency use only.
8. Planned improvements to Burnside Road West to mitigate traffic impacts.

*Disclaimer: Information is preliminary in nature and subject to confirmation of technical and regulatory requirements.*

**Site map  
from  
June 2020**

# BC Hydro

- **A Transmission Line Relocation Agreement will allow for transmission tower to be moved and upgraded to a more modern, less visually intrusive transmission pole**

**Once approved, the location will inform site grading and site design.**

- **There are requirements on what types of structures and activities that can be conducted within the BC Hydro right of way, which will form part of the “compatible use” agreement.**



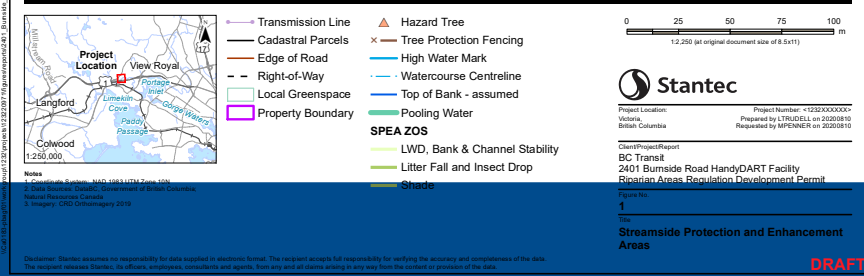
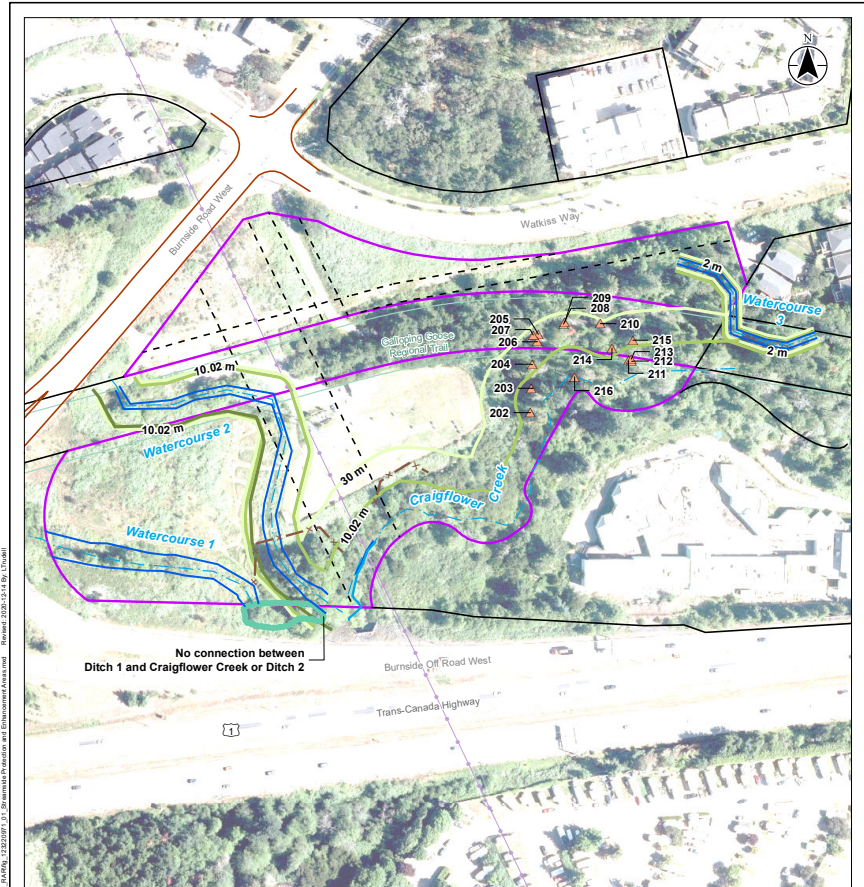
# Watercourses Confirmed

- **“Ditch 2” (centre of property) connects with a stream on neighbouring property. Watercourse is now considered a modified stream, as opposed to a ditch.**
- **Current habitat quality of ‘watercourse 2’ is low. Opportunities to relocate and rehabilitate watercourse 2 are being pursued. High potential to improve quality of riparian and instream fish habitat. Additional permits required.**
- **Streams have larger SPEAs than ditches under the Riparian Areas Protection Regulation. Previous RAR reports completed by other agencies, did not identify connection.**
- **RAR report will be finalized once the preliminary grading and site design are complete.**



# Streamside Protection and Enhancement Areas (SPEA)

- SPEA setbacks:
  - 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- adjacent to Watkiss Way – 2 meters



DRAFT

# Preferred Building Location

- **Based on public input and early assessments of the site grading and design, the preferred building location is now adjacent to the highway exit, distancing building from Craigflower Creek and neighbours.**
- **The project team has advanced design considerations related to this location and a preliminary site design is expected early in the New Year.**



# Planned Emergency Exit Removed

- **An emergency exit was being considered that would cross the Galloping Goose Trail and exit on Watkiss Way.**
- **BC Transit has reviewed the comments and concerns with regard to this potential emergency lane.**
- **Removing the exit from the plan will result in less potential impact to the Watkiss Way streetscape, adjacent neighbours and the Galloping Goose.**





# Request for Proposals for Electric Fleet

- **A Negotiated Request for Proposals (NRFP) has been released for heavy duty battery electric buses.**
- **This will inform further battery electric deployments, such as those anticipated for the light duty fleet and Victoria handyDART.**
- **As part of the Low Carbon Fleet Program, BC Transit is developing the requirements for other fleet types and expects to have more information to provide soon.**



# New Project Timeline Coming

- Replacement of the transmission tower will add time to planning and construction.
- The preliminary site design will be available in early 2020. Will include: building massing, preliminary stormwater management plan, preliminary landscaping and lighting plans, and riparian areas protection.
- Public consultation will occur in the Spring.



# Public Engagement in New Year

- **Public engagement process to share preliminary plans and receive feedback will commence in the New Year. COVID health orders will be followed.**
- **Project signage will be installed.**
- **A subscriber-based project e-newsletter is being introduced.**



# Next Steps

- **Regular neighbourhood working group meetings will be scheduled planned for the New Year, once detailed project schedule is confirmed.**



# Thank you / Questions

