

HandyDART Neighbourhood Working Group

Teams Video Meeting
Tuesday, June 27, 2023
4:00 – 5:00 pm

Attendees

Katie Hamilton (Chair)	Tavola Strategy Group
Lori Beaulieu	BC Transit
Doug Ferrier	Burnside Neighbourhood
Don Monsour	Accessibility Transportation Advisory Committee
Jane Devonshire	View Royal Climate Coalition
Miranda Benn	Burnside Neighbourhood
Cori Barraclough	Aqua-Tex Scientific
Lynn Bartle	BC Transit
Kobi Thompson	BC Transit
Ryan Shotton	BC Transit

Regrets

Cheryl Diebel	New Roads
Bill Emile	Esquimalt Anglers Streamkeepers
Errol Nordstrom	BC Transit
Melanie Austin	Burnside Neighbourhood

Notes

New Business:

Katie Hamilton called the meeting to order at 4:05 pm.

A few away working group members today. Katie will follow-up with folks who are away and ensure they have what they need for update.

Outlined agenda and polled group for any additional agenda items or questions they'd like covered in meeting. No additions.

AGENDA INCLUDED:

1. *Progress update*
2. *LEED Gold Certification / Step Code 3*
3. *Community Outreach*
4. *Town of View Royal Park space*
5. *Environmental Monitoring*
6. *What's Next*

Meeting is opportunity for working group to connect before summer and everyone is on holidays. Share what to expect over the coming months.

Katie walked group through recent progress update images. Drone images outline the progress on-site since last meeting. Images also show the stream channel filling in after dormant winter.

Over 300 piles were installed this spring. Project team received increased enquiries about this phase of work due to noise and disruption. Fortunately work was completed two weeks earlier than originally expected.

Trenching now underway. This will allow for power and telecommunications conduit to be placed. Will then be covered by the concrete slab. The conduit connections will rise above the slab to connect to the building.

Lori noted that the tops of the steel pile were capped and the extra steel is recycled. Once piles are capped rebar is threaded through.

Lori noted there are three gravel piles onsite that will be removed and or re/used onsite except for the clay fill that can't be reused onsite.

Cori noted that there is a pile of stored wood on site. Will be used to add woody debris to the stream. When they found fish, they were largely in shaded, protected areas of the creek so want to create more of that environment.

Katie noted that any of the trees removed onsite earlier were recycled and reused on site but it sounds like even more trees have been brought in as habitat is enhanced.

Katie welcomed Lynn Bartle, environmental officer with BC Transit, and Kobi Thompson Climate Sustainability Specialist – Climate mitigation with BC Transit to walk through overview of LEED Gold process, categories and elements of this building.

Lynn - Thank you for the opportunity to highlight building innovation and iterative process underway to determine points and areas of opportunity.

Leadership in Energy and Environmental Design standards, a certification program. LEED came to be in 1994 by the U.S. Green Building Council to encourage sustainable practices design and development, introducing criteria for performance measurement.

LEED credentials demonstrate proficiency in sustainable design, construction and operations standards and there are four levels – certified, silver, gold and platinum. Each requires a certain # of points to be achieved. We are pursuing gold, 60-79 points.

Kobi noted that this is LEED 4.0, which is higher than previous versions because earlier innovations become standard element in future versions.

Kobi- noted that he believed the neighbouring Nest development certified Passivehaus *[Kobi confirmed after the meeting the development is not passivehaus, but is high efficiency and energy star certified.]*

Lynn – explained 7 categories of LEED certification process.

The construction process factors into certification as well – detailed recycling programs for all materials, and all materials and resources going into new building are evaluated – e.g., furniture, low emissions paint and carpet, renewable materials. The location and transportation elements are also important – bike repair station, bike parking, electric fleet, easy access to trails and main arteries.

Sustainable site planning is also key - riparian restoration, habitat enhancement, stream improvements and collaboration with community are key factors.

Kobi – noted the handyDART projects received points across all 7 categories, with most in:

1. Energy and Atmosphere (e.g. energy performance, enhanced commissioning)
2. Indoor Environmental Quality (e.g. low emission materials, Interior lighting)
3. Water Efficiency (e.g. low indoor and outdoor water use)
4. Location and Transportation (e.g. land protection, electric vehicles)

Lots of emphasis on carbon emissions and climate change, reducing emissions, optimizing energy performance throughout facility and site.

Several points are related to the energy recovery system, indoor environmental quality (e.g. natural certification process and habitat enhancement are important elements. The site is the first Salmon Safe certified development on Vancouver Island, and first for BC Transit in province, which speaks to innovation.

Kobi – Step Code 3 is another important standard we are achieving. This will be first transit facility to be built to Step Code 3. Lowest step is base code, step 2 is 20%, Step 3 is 40% more efficient. Top Step is Net Zero ready. Facility will achieve step code 3 in all areas, except specialized areas (maintenance bays)

BC Energy Step Code is a voluntary provincial standard for energy efficiency in building construction. It sets a series of increasingly stringent performance levels, or "steps," that builders can choose to meet when constructing new buildings.

The handyDART facility will achieve Step 3 in applicable areas, with the only higher step being "Net Zero Ready"

Jane – is this a net zero carbon building? Isn't Step Code 3 standards in building code now?

Kobi – Yes, this is a Zero Carbon building as it's fully electric. It further has high efficiency systems. The step code 3 standard is currently only for residential Part 9, whereas this is commercial Part 3. The new standard for Part 3 is Step 2, which this facility will still exceed.

Katie noted that Town of View Royal is planning to proceed with public engagement on Watkiss park space this year and has allocated funds in their budget for implementing improvements next year.

Katie provided update on upcoming community engagement for handyDART site – open house and site tour being planned for later this summer.

Graffiti is on-going issue in the neighbourhood. Project signage and wall has been impacted. Working with Town to ensure prompt removal. May impact plans for fence screening.

Have received one complaint of screws in tires however there aren't any screws being used on site. Street cleaning will occur this summer to capture any gravel being tracked off site.

No complaints about noise since piling completed

Cori – environmental monitoring continues – pleased to see family of Killdeer having moved in on site. Can be attributed to the new stream habitat created. Contractors have protocols in place and setup fencing to protect nest from activity and predators. Crows target eggs. We are hoping for some rain. Has been a dry spring. Stream is low.

Lori provided high-level overview of upcoming schedule. Current activity onsite will continue for a couple months. Walls to go up this fall. Followed by cladding and roofing. Interior fit out next spring.

Lori – concrete pouring will occur later this summer. May require longer work days and noise bylaw exemption to allow for continuous pour.

Doug – site is clean and looks very good. Quiet on-site since piling completed.

Don – curious if project is on budget?

Lori – So far the project budget tracking remains as expected and we are monitoring closely. Bird has phased the process and we are awaiting some of the major packages to come in.

Miranda - expressed appreciation for the complete information. Very informative and appreciated.

Katie will reach out later this summer to setup next meeting and advise of open house dates. Meeting closed at 4:50 pm.