

HandyDART Neighbourhood Working Group

WebEx Meeting

April 30th 2020 10:00 AM – 11:30 AM

Attendees

Katie Hamilton (Chair)	Tavola Group
Errol Nordstrom	BC Transit
Lori Beaulieu	BC Transit
Levi Timmermans	BC Transit
Geoff Huber	BC Transit
Dallas Perry	BC Transit, HandyDART Operation
Doug Ferrier	Burnside Neighbourhood
Melanie Austin	Burnside Neighbourhood
Don Monsour	Accessibility Transportation Advisory Committee
Bill Emile	Esquimalt Anglers Streamkeepers

Regrets

Miranda Benn,	Burnside Neighbourhood
Ed Pullman	Greater Victoria Cycling Coalition
Alf Eamer	Our Place/Choices Therapeutic Recovery Centre
Gerry Gaydos	View Royal Climate Action Coalition
Jenny Schenk	The Nest Coffee Shop

Notes

New Business:

- Katie Hamilton called the meeting to order at 10:04 a.m.

Katie thanked everyone for patience during COVID-19 delays to in-person meetings.

Noted regrets from missing working group members. Katie to follow-up with them after the meeting

Housekeeping – quick introduction to WebEx – will be preferred meeting tool during social distancing protocols

Katie provided an update on what's new since our February meeting:

- COVID-19 and impacts to public engagement – proceeding and looking at options for supporting meeting, site visits and public engagement
- Social gathering and distancing protocols
- All PE has been paused across public sector – adapting to new reality
- How might we engage during COVID – in a way that is effective and thoughtful
- Memorandum of Understanding (MOU) with View Royal – discussed at Council meeting March 7th and available on project webpage
- Qualified environmental Professional now in place – Stantec – site visit occurred, led by Doug and Bill from working group. Stantec since put in sock booms in areas identified by Bill and Doug. Will be replaced per provincial standards.
- Design team now in place – Morrison Hershfield, d’Ambrosio Architecture, and Murdoch de Greef landscaping architects.
- Archery Club – tenancy extended by MOTI and remain on site until September 1 (extended three months)
- First Nations consultation underway (archeological report being reviewed by First Nations)
- All technical studies completed have been posted on webpage– technical studies underway (e.g. traffic post-signal, RAR, noise etc.)

Errol walked group through site features map:

- Pointed out encumbrances and natural features – Hydro transmission, CRD water main, Creek.
- Consultation with BC Hydro, CRD parks and CRD Water underway – outline some of the considerations – grade, water main, CRD Trail standards etc.
- Emergency exit onto Watkiss in current plan and being reviewed
- Earlier application to View Royal sited building location on east side, near Creek
- Based on feedback, now exploring locating building near ditch on east side
- Levi – mentioned building location may have more potential to block highway noise and keep noisy activity away from adjacent properties
- Doug – will you have a peer review in place, a tech/ functional review process for whole life of project?
- Levi - there is a functional working group in place for life of project
- Bill – want to ensure that development is done correctly and there is no damage to watershed
 - o Need to acknowledge concerns, address any impacts to school
- Katie noted she has met with the Principal and remains in touch. No concerns at this stage, they want to stay informed going forward.
- Doug- don’t know where you are with design – hard to picture (note: Doug participating by phone)
- Doug - Important to create questions to bring to people and seek feedback on early design and have clear project schedule e.g. basic line schedule
- Doug – need street level concepts to share with neighbourhood
- Doug- doing good job of communications – getting updates out is important
- Doug – nervous about the environmental /unknown sources – codes are better than sketches
- Doug – early indications seems to hold promise – exploratory conversations
- Transit confirmed preliminary design will be ready in July for public feedback.
- Melanie - whether either area not used would be used for parking
- Melanie- questions about wash bay, fueling station locations and proximity to creek
- Doug – what is grade going to be? Errol responded that grade being determined – operational needs, amount of fill and CRD main, all considerations
- Testing assumptions associated with site through June- RAR, grade, CRD and Hydro

- Geoff noted that the site will be fully contained – any incident on site would ensure containment system captures it

Katie asked working group whether either building location seemed more desirable:

- Geoff indicated there is least environmental impact to site in “B’ cell
- Bill Emile – “B” best choice further from creek, if I had to vote, I’d say B.
- Levi indicated the preliminary site design can accommodate either building location – leaving us options to choose
- Doug- away from creek seems logical – I don’t know where you are at with design. Would like to see design before providing detailed feedback

Katie – BC Transit has indicated they are interested in public input and feedback at all stages.

Guiding principles have been drafted:

- **Archaeological preservation:** engaging local First Nation communities to explore opportunities to work together to ensure protection of archaeological and cultural heritage on site.
 - **Sustainable design:** Use the redevelopment of this site as an opportunity to repair and restore the disturbed ecology of the site including the watershed and Craigflower Creek and design a site and building that can achieve LEED Gold.
 - **Improved pedestrian and cycling experience:** Introduce new or improved accessible connections for who walk and cycle, including new sidewalks and potential realignment of the Galloping Goose Trail.
 - **Neighbourhood integration:** Respect the qualities of the host neighbourhood by designing a site, built landscaping that integrate well and enhance the neighbourhood. Consider and mitigate potential visual and other impacts of the development on the surrounding area.
 - **Good neighbour:** Build responsive relationships within the local community and First Nations to inform elements of the redevelopment and on-going communications.
 - **Effective and reliable service:** Design a site that supports expansion of a sustainable, fully-electric handyDART service that improves access to transit for people with permanent or temporary disabilities that prevent them from using fixed-route transit without assistance from another person.
- Guiding principles will be shared for feedback, create early opportunity for public to provide input on various principles that will guide design in coming phases.
 - Design team has developed a phased milestone schedule for project. Detailed schedule under development.



- Based on phased project schedule, Tavola Strategy Group have developed an engagement strategy (see attachment) that outlines opportunities for public input throughout each stage of planning, design and construction, with two opportunities during design stage (preliminary and refined) and final design to be shared prior to construction so public knows what to expect
- Very mindful of COVID impacts, both protocols regarding large gatherings and social distancing, in terms of what is possible for in-person engagement but also that peoples' routines, priorities and lifestyles have changed as a result of the pandemic. Must be mindful of this. Same consideration for all public sector agencies currently.
- Looking at creative ways of ensuring people have information needed, opportunities for seeking clarity and providing feedback.
- Neighbourhood would benefit from project update on where things are at, guiding project principles, and what is coming next and create opportunity to provide feedback at this early stage – prior to preliminary design. Important people know what is coming and where opportunities for input are, and on what.
- Reminded of earlier working group feedback that transparency of process and understanding site constraints are important
- Doug reminded us that project schedule will help public understand what's coming and where they have influence
- Preliminary design will be available for July – will be shared for public feedback.
- Public feedback will then inform refinements to design
- Refined design shared for public feedback in September, timed with consultation with Town staff on Environmental Development Permit. Public feedback to be received prior to application being approved.
- All input received is captured in what we heard report that is shared with Town, province and public.
- While project team is testing assumptions associated with the site, and reviewing the technical studies available, RAR is underway and team is working with View Royal, CRD and Hydro to confirm space available.
- Doug would like to see innovation - Has site survey been done, are you reaching out to CRD/water/Town Engineer? Yes- several conversations underway to help inform preliminary design

Future Neighbourhood Working Group meetings:

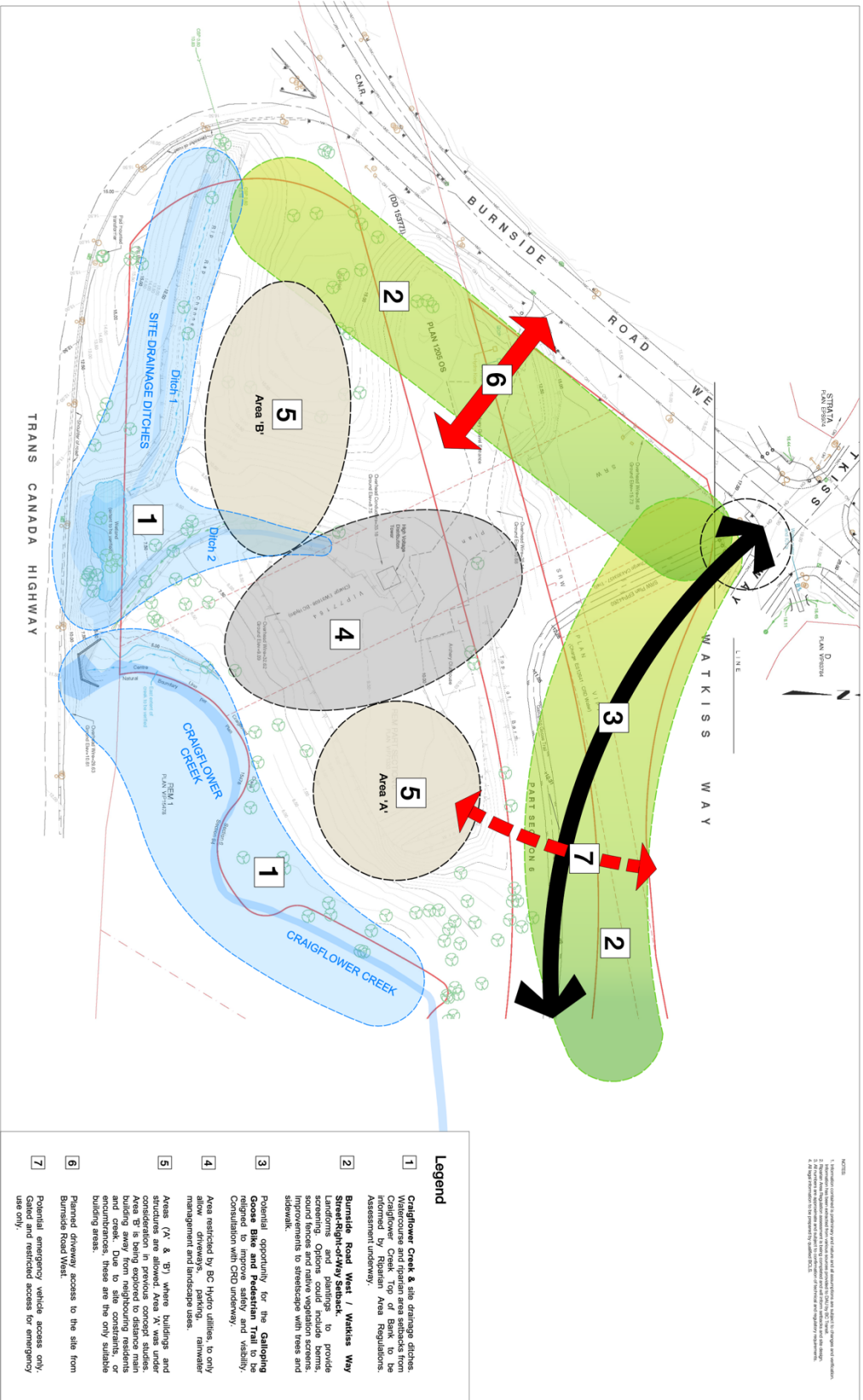
- Propose every 2 – 3 weeks, for one hour. Set schedule for coming months, now that we have WebEx in place – group is supportive
- Katie asked whether there is an appetite for site visits if smaller group – if working group members would like to familiarize themselves with the site, it can be arranged. With social distancing, not currently possible to have everyone at once. – group is supportive
- Katie will connect with those not in attendance
- Is there interest in meeting with Stantec (conducting RAR assessment) and Landscape architects at future meeting- understand their role, work to date and provide feedback and questions that can help inform their planning – group is supportive
- Also looking for opportunity to bring First Nations and community working group together

Katie to circulate meeting minutes and attachments shared today.

Doodle poll to be shared with minutes to determine dates for next meetings.

Katie will follow-up with those who could not attend.

Meeting ended at 11:30 am



prepared by
D'AMBROSIO
 architecture + urbanism



Bubble Diagram

View Royal handYDART Centre
 2301 Burnside Road West, View Royal, BC
 2023.04.20



Legend

- 1** **Craigflower Creek & site drainage ditches:** Wetlands and drainage features from Craigflower Creek Top of Bank to be informed by Regional Area Regulations. Assessment underway.
- 2** **Burnside Road West / Watkiss Way Street-Right-of-Way Setback:** Landmarks and plantings to provide screening and buffer. Includes sound fences and native vegetation screens. Improvements to streetscapes with trees and sidewalk.
- 3** **Potential opportunity for the Galliplegoose Bike and Pedestrian Trail** to be realigned to improve safety and visibility. Consultation with CRU underway.
- 4** **Area restricted by BC Hydro utilities:** to only allow driveways, parking, maintenance management and landscape uses.
- 5** **Areas ('A' & 'B') where buildings and structures are allowed:** Area 'A' was under consideration in previous concept studies. Area 'B' is being explored to distance main building from creek. Due to site conditions or enhancements, these are the only suitable building areas.
- 6** **Planned driveway access to the site from Burnside Road West.**
- 7** **Potential emergency vehicle access only, paved and restricted access for emergency use only.**

NOTES:
 1. Refer to the site plan for the location of the proposed site and the location of the site plan.
 2. The site plan is a conceptual plan and is not intended to be used for construction purposes.
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Site visit with Stantec biologist and members of the neighbourhood working group





Oil sheen was identified in some standing water during the site visit. Several sock booms have since been installed onsite to capture current highway runoff.