
WESTSIDE
SITESPEAK
Wastewater Treatment & Resource Recovery

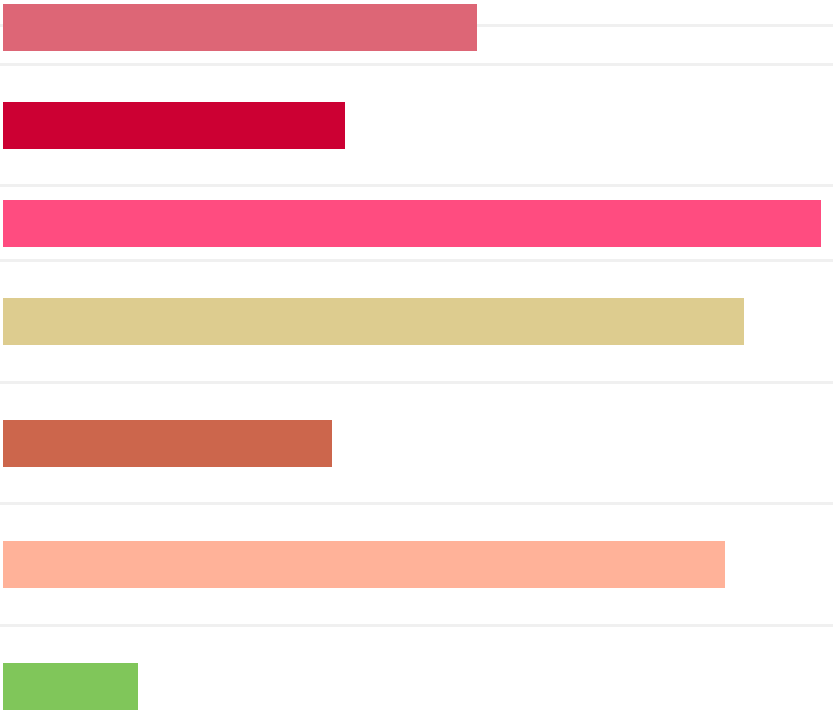
Raw Data

Not Site Specific

Are there any sites you think should NOT be considered for wastewater treatment?

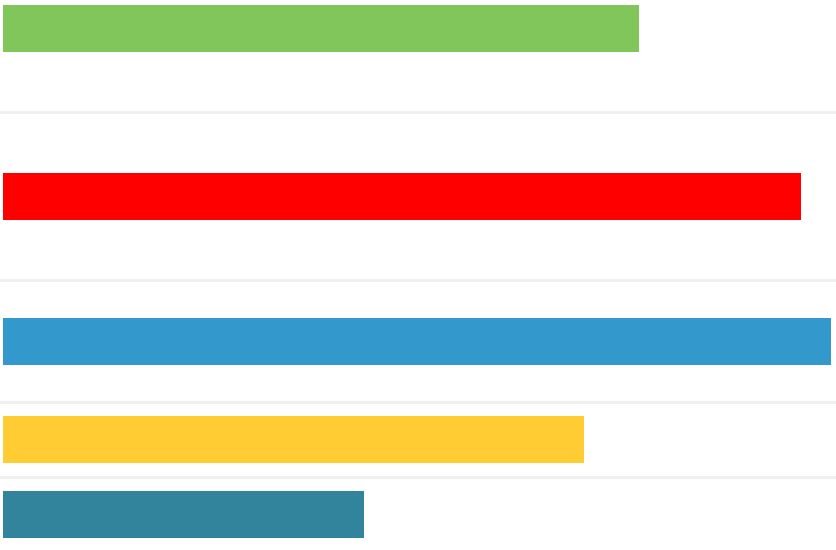
Response	Count	
#1Langford VMP at Kelly Road	105	*22.4%*
#2a Langford VMP at Meaford Avenue	76	*16.2%*
#2b Colwood VMP at Meaford Avenue	73	*15.6%*
#3 Colwood Gravel Storage Site	84	*17.9%*
#4 Colwood Gravel Pit	87	*18.6%*
#5 Colwood City Hall	89	*19.0%*
#6 Colwood Pattison Pit	60	*12.8%*
#7 Colwood Lower Allandale Pit	60	*12.8%*
#8 Colwood Upper Allandale Pit	61	*13.0%*
#9 Colwood City Centre	146	*31.2%*
#10 Colwood City Centre Adjacent	100	*21.4%*
#11 Colwood Park & Ride	90	*19.2%*
#12 Colwood Island Highway	67	*14.3%*
#13 Colwood Wale Road	72	*15.4%*
#14 Colwood West Shore Parks & Recreation	129	*27.6%*

Response	Count	
#15 Esquimalt Nation	105	*22.4%*
#16 View Royal Burnside & Watkiss	76	*16.2%*
#17 Bullen Park	181	*38.7%*
#18 Esquimalt Town Centre	164	*35.0%*
#19 Esquimalt Works Yard	73	*15.6%*
#20 Esquimalt Lampson Field	160	*34.2%*
NEW! #21 Royal Colwood Golf Course	30	*6.4%*
	Total: 468	



What number of westside wastewater resource sites makes the most sense to you?

Response	Count	
Four sites in four separate Westside communities	67	*19.9%*
Two sites in two separate Westside communities	84	*24.9%*
One single facility for the Westside	87	*25.8%*
Unsure	61	*18.1%*
Other, please specify...	38	*11.3%*
	Total: 337	



One site, at either McLoughlin Pt or Macaulay Pt.

One - in Oak Bay

mulitlple sites make sense but not in a town centre or on municipal recreation land

1 site for the entire CRD Core Area communities

why do we even need new facilities? issue has not been made clear to me. also why are only options availavle on the westside?

Juan de Fuca, Watkiss Way and Rock Bay ... satellite modular tertiary treatment facilities linked by one pipe

two sites with option for future sites if population continues to grow in Langford/Colwood

one single facility for both eastside and westside at mcloughlin point

it is too early but 4 allows for better redundancy.

2, 3 or 4 sites, growth potential in the future

the previous site at the old fuel tank farm seems to be the best choice

Depends on costs for 1 to 2 to 4.....costs will always be a big factor

Future development will happen in the Langford area, so it makes sense to provide sewage infrastructure there. Also more smaller facilities makes more sense in the long run.

Not Esquimalt Village, why on earth would we opt out of McClouglin Point only to put it in the middle of the city centre?

Four sites provide the best heat recovery, water reuse. but costs could be prohibitive. Also each community looks after their own waste. Nobody need feel "put upon".

1223300000

Three sites Colwood / View Royal / Esquimalt Village

ridiculouse, no, no, no.

one plant for both westside and eastside at mcloughlin point

None. The best solution is to make thousands of earthbermed southfacing greenhouses and divert greywater for rehydrating our ecosystems.this makes Victoria lush, and reduces our water consumption for gardening. In turn, it concentrates the embodied energy in oir blackwater stream, meaning that we dont need an outfall at all, and can still have a large centralized anaerobic gasification facility.

I would be happy with any number of sites, as long as we are going with a plan that meets regulations, is cost efficient for taxpayers and where we are able to do resource recovery. I want to see all the sites publicly owned and operated, regardless of the number.

need technology piece to maximize distributed model

Not enough knowledge

Perhaps four small sites rather than one. If this would have less of a chance at disasters affecting the local ecosystem then this makes sense. One facility might be too large of an impact on a community but the physical building size and how it empties overflow of a high concern for me.

Not Esquimalt First Nation

one facility for the Region

one facility for the Capital Regional District

Zero sani sewers for Oak Bay instead

im being asked about site locations with varying numbers of site in multiple locations. You haven't determined what sites are the most suitable bases on the survey results yet. Procedure should provide for public opinion as first a means of site selection. I think that the most effective way would be to select a location first, then the question of what facility type can be determined.

Use Esquimalt nation site 15 least amount of expenditure and job creating for Aboriginals

Find a extreme industrial area that does not impact our residential area.

If we cannot put one facility on a vacant site then four smaller sites would be best and most balanced but I am not sure of costs.

I am open to any option that doesn't disrupt the existing residences, parks or businesses. If there is a way to get this done using already vacant land that would be my first priority. Langford and Colwood need to have at least 2 as they are the biggest and continually growing areas in the CRD

one single site, more centrally located such as the Watkiss area, so maximum recoveries and use of new technology can be applied. Using any of the Western communities sites will impact our horrendous traffic issues and should not be considered unless infrastructure changes are included and completed before treatment site construction begins. (such as the Mackenzie interchange)

Esquimalt nation

Langford - they have the most growth therefore highest need

Five sites in four separate Westside communities...the same as 4a, but with an additional site in Colwood (gravel pit storage area)

None, join with the eastsie for the Rock Bay option.

Of the sample Option Sets presented, which option(s) do you feel should move forward for further technical analysis?

Response	Count		
4A Langford / Colwood / View Royal / Esquimalt Village	99	*28.9%*	
4B Langford / Colwood / Esquimalt Nation / Esquimalt Village	53	*15.5%*	
2A Esquimalt Village / View Royal	35	*10.2%*	
2B Esquimalt Nation / Esquimalt Village	66	*19.3%*	
2C Colwood North / Esquimalt Village	43	*12.6%*	
2D Langford+Colwood / Esquimalt Village	57	*16.7%*	
2E Colwood South / Esquimalt Village	30	*8.8%*	
1A Esquimalt Village	71	*20.8%*	
1B Esquimalt Nation	80	*23.4%*	
Unsure	53	*15.5%*	
Other, please specify...	47	*13.7%*	
	Total:	342	

There should be one site, at either McLoughlin Pt or Macaulay Pt.

Esquimalt Nation/ View Royal/Colwood South/Langford

Oak Bay

im not commenting on another municipalities lands, but within Esquimalt the warehouses on Viewfield should be the only option. they are already owned

McLoughlin Point solution. Approved and ready to go.

Go back to McLoughlin

4A with removal of Esqimalt village and inclusion of Lampson Field. 4 sites will allow for future capacity. Lets plan for the future to accomidate populaton growth.

MacLoughlin Point would be ebst site as not seen form Esquimalt residential areas and winds would take odours into Victoria, not Esquimalt

Consider gravel pit.

You should have considered adding a tertiary plant to the sewage pumping station at the bottom of the Four Mile Hill on Island Road.

mcloughlin point - no need for analysis - already done

It has been a pleasure to follow and participate in the most recent site selection processes (Eastside, Westside) and solutions for the proposed wastewater treatment facilities for the CRD area. I support treatment of the wastewater vs the current non-treatment process. I also understand the economics of a centralized plant vs several distributed small plants. To me the question to be resolved is location of the necessary facility/facilities. 1. I do support the potential use of the Government of Canada land commonly referred to as the “Department of National Defense (DND) land” or “CFB Esquimalt - Work Point” which includes the exiting Macaulay Point wastewater pump station and outfall facilities as developed and constructed in the approximate 1971 period. Included also are the easements associated with the accommodation of the existing underground truck lines and connectors that are located within these subject land areas and are a necessary component of the existing and future systems. I make the point that these lands belong to the Government of Canada (GC), not DND. The DND is merely one of many GC departments that occupy and maintain ‘Crown’ GC land throughout Canada and at international locations throughout the world. 2. The gross land area of the CFB Esquimalt - Work Point is some 68 hectares (168 acres), reference Official Community Plan (OCP) – Township of Esquimalt. . here is some precedent in that the GC has already severed part of the Work Point land, in what I understand is a lease arrangement for the existing Macaulay Point outfall facilities. These Work Point lands are currently used by DND for a variety of reasons such as DND Residential Housing Units or military personnel, equipment and material storage and repair, recreational facilities, DND training facilities (Naval Officer Training Centre) and even construction waste materials and community gardens among others. There is in my estimation considerable land that could easily be divided to service some DND requirements considered essential in support of operational requirements and to incorporate a large scale wastewater treatment facility and multiple other commercial related uses. It is recognized that the existing Esquimalt OCP does support a regional sewage treatment at this area however, that stance may have to be tested against government and public needs and priorities. 3. It should also be stated that the GC-DND own and occupy significant additional land areas in the general south Vancouver Island land area that are reasonably adjacent to CFB Esquimalt and might easily accommodate CFB Esquimalt-Work Point facilities and operations as may be deemed required for the present and future use. 4. There is

also the consideration of potential First Nation right to the land. This issue of land transfer to a First Nation is changing rapidly and there are many examples that have appeared recently of land use arrangements between federal, municipal and First Nation agencies. It merely illustrates the willingness to negotiate best-use arrangements between all parties for future land use of valuable land resources. 5. I suggest that any move forward on the wastewater treatment file must consider these land areas and the best interests of all parties. This site selection process must take into consideration the needs of the actual users of the facilities. All of the residents of greater Victoria require wastewater facilities. All First Nations in the area require wastewater facilities. The GC and their DND and Transport Canada require wastewater facilities. The DND is one of the largest employers in the Westside area with an estimated 6,300 employees (4,300 military and 2,000 civilian. If they are part of the problem then they should be part of the solution. The GC is a significant participant with financial resource commitments. They can also be part of the site selection. 6. There have been proposed some potential sites on GC land including: 4.1 Eastside: Canadian Coast Guard, 6.71 hectares (16.58 acres) 4.2 Eastside: Transport Canada, Upper harbour/Rock Bay, 1.56 hectares (3.85 acres) 4.3 Westside: Esquimalt First Nation, 4.65 hectares (11.49 acres). In Canada an Indian reserve is specified by the Indian Act is a "tract of land, the legal title to which is vested in Her Majesty and, that has been set apart by Her Majesty for the use and benefit of a band." None of these sites are as large as the DND - Work Point is and they all are less attractive for development. They all would be required to follow GC land management requirements. 7. The Government of Canada land management is through the Minister of Public Works and Government Services (PWGSC). PWGSC has two options: 8. Option 1 is disposal of the land. 9. Canada Lands Company Limited (CLCL) is an arms-length, self-financing Crown Corporation reporting to the Parliament of Canada through the Leader of the Government in the House of Commons. The principal goal of the company's mandate as determined by Cabinet is “to ensure the commercially oriented, orderly disposition of surplus properties with optimal value to the Canadian taxpayer and the holding of certain properties.” 10. CLCL is a self-financing, federal Crown corporation that specializes in real estate, development and attractions management. The company’s goal in all it does is to produce the best possible benefit for Canadian communities and the GC. CLCL works to achieve its mandate with industry leading expertise; the company prides itself on its consultation based approach to pursuing community-oriented goals, environmental stewardship and heritage commemoration with all its projects across Canada. 11. The company’s activities ensure that former GC properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities including First Nations. The goal is to help transform surplus parcels and reshape them to meet the needs of Canadians with inspiring and sustainable new neighbourhoods in which they can live, work and play. 12. The Company has a real estate portfolio totaling approximately 953 hectares in municipalities across Canada. The initial portfolio included many properties formerly controlled by the Canadian National Railway Company (CNR), which was privatized in 1995. This portfolio subsequently increased in size as Canada's DND began closing military bases after the lessening of military tensions that followed the end of the Cold War. CLCL purchased many former DND bases that were closed during this process, and it later began to redevelop them. Some examples are CFB Chilliwack, CFB Calgary and CFB Rockcliff. CLC owns, and manages the CN Tower in Toronto. It is involved in several residential projects, in which it partners with a property developer to build and sell houses to individuals. 13. Option 2 is retention of the land by the GC and long-term lease of land surplus to operational requirements. The Victoria International Airport and other National Airport System (NAS)

facilities are examples of this method. The entire GC airport land is leased to the Victoria International Airport Authority who in turn sub-lease surplus non-operational property to aviation (such as Viking Aircraft) or non-aviation related tenants (such as Thrifty Foods). 14. Some examples of potential development of the existing Work Point lands include: 14.1 A Dockside Green type of improvement. Dockside Green was not built as a wastewater treatment facility. Dockside Green is an approximate 6.07 hectares (15 Acres) 14.2 A Swallows Landing type of improvement 14.3 A Shoal Point type of improvement 14.4 A proposed West Bay residential/commercial development 14.5 Retention of some selected DND facilities, the wastewater treatment facilities and residential/commercial development 14.6 The old military ruins at Macaulay Point could be enhanced 14.7 The existing walkway around the existing Macaulay Point wastewater outfall and Fleming Beach could be connected to the existing Songhees (Westsong) walkway at West Bay to increase public use of the area and facilities. 15. Cost (Capital and Operating and Maintenance). This DND – Work Point site should be tested with potential distributed options for both Eastside and Westside with considerations in all cases for resource recovery through either re-sue of treated water, energy recovery or other related cases. There would be no requirement to transport and dispose of sludge at the Hartland landfill. This site could easily accommodate the wastewater treatment facilities including sludge disposal, on a long-term basis, for the entire region if required. It could also include the existing 1.4 hectare McLoughlin Point land area for non-wastewater facilities as may be deemed desirable. I suggest an assessment of the commercial development value of the area should be made to properly evaluate this site with others. It is only in this way that former GC properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities including First Nations For your information and consideration. Marv Ringham. M. C. Ringham 434 Fraser Street, Unit 1 Esquimalt, BC V9A 6G9

Two site option excluding esquimalt village

If one had to select two locations would prefer to see Esquimalt Nation and Colwood/Metchosin Gravel pit

these options look like much more work than required for the previous mcloughlin point site

Again depends on costs to the tax payor!

other 3 or 4 site options that use Esquimalt Bullen Park instead of Esquimalt Village

McCloughlin Point where it should have been put in the first place or Colwood where they have more room.

I think that four stations would be better than one big one. This seems to be the better, however again, two also would work better than one. I don't think that one big one is Esquimalt would be better.

Would be interesting scenario for a single central side from eastside.

c cc125567

Colwood Gravel Pit

no, no, no

one plant for westside and eastside at mcloughlin point - the solution already exists

again - avoidance of "nimby" by our courageous ploitical "leaders"

Not enough knowledge

Dealing with First Nations land would be a STRONG no.

The location that makes the most sense is the esquimalt First Nation however this option should not be pursued. Accommodation for location and the optics will be too costly. This site should be avoided.

Vanderkerkoeve property

not Esquimalt Nation

Why isn n't McGloughlin Point being considered for a smaller plant than originally planned, instead of Esquimalt Village.

Zero plant option but install new sanitary sewers in Oak bay.

See above

Colwood Westshore parks, View Royal Burnside & Watkiss, Esq. First Nations, Esq. Works Yard.

None

These four sites seem the most balanced. However, I do feel Esquimalt village is to small and condensed for that kind of facility unless it is underground. I cannot answer the next question without the options, I am just not sure.

NO ESQUIMALT VILLAGE!!!!! Why is that the only Esquimalt option on this list when multiple other sites have been identified?!?!

Clear existing Public ownership of the site lands is mandatory.

Problem with ALL of the Westside sites is that NONE of the profiles have included vital issue of safety, hazard, danger, threat or risk. Depending on the technology chosen, some sites will be very unsafe because nearest neighbours are less than 300 metres from anerobic biodigesters, methane storage silos or other dangerous processing plant operations.

Not sure I know enough to make this call

Lanford - they have the most growth and therefore the highest need

2 sites14-17/18 combo; re cost ? depends on longer life cycle benefits to be accrued and level of treatment which should be tertiary plus toxin+bad stuff removal

As noted above (5 sites in 4 municipalities)

No join with Eastside Rock Bay option

McLoughlin Point is Ideal
Not enough info provided re costs. I think professionals should decide
2 sites both on golf courses, to bad only one golf course was put forward. Maybe 4 sites would be better and NOT in village centres or parks children attend

If your chosen wastewater resource solution would cost significantly more than another option, would that affect your choice?

Response	Count	
Yes	141 *43.3%*	
No	185 *56.7%*	
	Total: 326	

Enhancing quality of life

Variable	Extremely important	Somewhat important	Not important	
Creation of new recreational, educational, arts & cultural or commercial amenities	86 *26.4%*	127 *39.0%*	113 *34.7%*	*Total:* 326
Provision of wastewater research, interpretive or tech sector opportunities	76 *23.5%*	150 *46.3%*	98 *30.2%*	*Total:* 324
Opportunities for use of reclaimed water and recovered energy	174 *53.0%*	120 *36.6%*	34 *10.4%*	*Total:* 328
Addition of a building that is an architectural feature in your community	94 *29.2%*	112 *34.8%*	116 *36.0%*	*Total:* 322

[edit title]

Removal of Harmful Substances

Response	Count	
Meet minimum environmental regulations (mandatory)	39 *11.6%*	
Meet regulations plus advanced treatment at sites where resource recovery and operating cost recovery options are present	72 *21.4%*	
Meet regulations plus advanced treatment to protect our natural environment	50 *14.9%*	
All of these are important to me	147 *43.8%*	
I do not have enough information to respond	28 *8.3%*	
	Total: 336	

Focusing in on Technology

Response	Count	
Advanced wastewater treatment (treating wastewater beyond secondary treatment to produce high quality reclaimed water)	140 *42.2%*	
Aerobic digestion of residual solids (using microbes to break down organic waste in the presence of oxygen)	80 *24.1%*	
Anaerobic digestion of residual solids (using microbes to change the chemical composition of organic waste in an oxygen free environment)	82 *24.7%*	
Gasification of residual solids (using extreme heat to convert organic matter into a gas that can be used as fuel)	111 *33.4%*	
Dewatering and transporting residual solids to another location	32 *9.6%*	
I do not have enough information to respond	129 *38.9%*	
Other, please specify...	31 *9.3%*	
	Total: 332	

envrionmental and social impact assessments needs to be provided for each site proposed

any and all if they do the job with NO advers impact on the community or surounding area

Whichever is odourless.

Sludge should be incinerated

Given the suvery assumption that we actually need waste water treatment. The question of the science based fact that waste water treatment is not needed still needs to be answered. Why are we spending tax dollers of something fact based science says we do not need.

Consider Watkiss Way site for some of the gasification, and heat recovery

we need to consider the value of our water as an asset to the island...

should meet the requirements at the lowest cost to taxpayers

None at this time..The city of Colwood area is much too small

gasification does not need extreme heat. We need tertiary treatment. We eventually will anyway - better to do it NOW as it will likely be cheaper now. Also better for environment.

asddfgh

Affirm whether secondary treatment is actually necessary, other than to meet " regulations". Attempt to certify present system as equivalent.

i cannot trust that seaterra and the crd will do a good job and not be deceptive in any information

meet the standards with proven technologies at minimum costs

Why dont you mention that anaerobic digestion creates fuel? Lol. The dice are loaded. You just invalidated the results.

incinerate solids at same site

I would support a proven technology.

incinerate the sludge

incinerate the sludge

Incinerate the sludge

Incinerate the sludge

Gasification of residual solids (using extreme heat to convert organic matter into a gas that can be used as fuel) to create steam that is piped and pressure into watersheds

Scentless. Transporting costs too much in the long run. This city seems so focused on short term stop gap

solutions. I hope that the sewage treatment doesn't fall into the same laughable pool of results as all other "city" projects.

sludge incineration

Do not release residual metals into the atmosphere.

Choose an industrial site that does not impact residential areas

Whichever option provides the best solution to the residence and the environment. I don't want a smelly plant

Pyrolysis of dewatered sludge to produce gas and bio-oil, clean biochar, and electricity, not just heat and gas. It is very doable and can also incorporate other organic waste. See technology planned for City of Birmingham UK

Problem with ALL of the Westside sites is that NONE of the profiles have included vital issue of safety, hazard, danger, threat or risk. Depending on the technology chosen, some sites will be very unsafe because nearest neighbours are less than 300 metres from anerobic biodigesters, methane storage silos or other dangerous processing plant operations.

sludge to be incinerated

I want clean water, I do not have the knowledge on how to do this in a responsible ,efficient manner, that's why we have people who DO know how.

Breaking down the costs

Response	Count	
0 cents/day	91 *28.4%*	
25 cents/day	116 *36.3%*	
50 cents/day	68 *21.3%*	
75 cents/day	9 *2.8%*	
1 dollar/day	36 *11.3%*	
	Total: 320	

Defining ownership and governance

Response	Count	
Publicly owned and operated	223	*67.0%*
Privately owned and operated	7	*2.1%*
A combination of private and public ownership	71	*21.3%*
This is not important to me	32	*9.6%*
	Total: 333	

Reporting on financial aspects

Response	Count	
Total amount from funding sources	62	*18.7%*
Projected cost for the region	69	*20.8%*
Estimated costs for residents per property	96	*29.0%*
Estimated construction and operating costs	52	*15.7%*
All of the above	256	*77.3%*
Other, please specify...	22	*6.6%*
	Total: 331	

We are going to have to do it anyway. I just need to know that the process is good and that the individual Councils and staffs have been fully involved in approving and monitoring the process in detail to ensure that it is done in the most economical way possible whilst achieving the very high standards and resource recycling I see as vital.

Cost of annual operation. Who covers cost over runs?

I just need to know that this is being done with a process that will get us treatment suitable to maximise resource recovery and minimise GHG production and given that firm target get the best possible 50 year cycle cost for that high quality treatment. I have no confidence whatsoever in the CRD's ability to achieve either of those goals and would like the municipalities to be intimately involved at every step of the process.

Regardless of Federal legislation. The scientific need/necessity to spend money on something that mother nature already provides a solution to in this region.

cost, locations, technology, and all compared to Seaterra project

total life cycle costs

water recovery reuse. What do golf courses currently pay for water? How might we provide water to other communities to offset our costs.

costs in 15 - 20 years and potential cost recovery

Total lifetime costing estimate including resource recovery income, debt costs + operating/maintinance.

There should be a work breakdown structure that is common to all sites so that costs can be compared rather than simply a total cost.

Revenue potential, cost of disposal of toxic residuals, potential expansion costs if necessary.

What are the costs for heat recovery by diverting flue gas to political offices of city hall?

Costs for possible risks: e.g., costs for pipeline breaks; costs for disruptions of power.

The card needs to be fully transparent about both the capital costs and operating costs of all options. In addition, none of the multi location options included multi locations for solid treatment. We should not be transporting residual solids throughout the city. This will only increase congestion on our already crowded streets.

unsure to answer honestly

I am not in favor of this project in this area.

don't know

Impact of increased traffic

full life cycle costs and benefits

Costing for each option

cost of environmental impact if there is a failure in pipes, trucking accident or leak/failure at a plant that

creates leakage/spillage.

What other information do you feel would help you to provide informed input into the process of selecting a site and building a wastewater resource system?

Response	Count
	93 responses

We need not just an Eastside solution and a Westside solution, but a CRD-wide solution. The sooner the two groups knock their heads together the better. Macaulay Pt, for instance, would be an ideal site for treating all of the CRD's sewage. The less sites the better. The more sites there are, the more expensive it becomes and the more difficult it is to gain public acceptance.

Financial costs

Why it has to be located on the west side at all.

Very honest and clear information as to what happens to air quality when heavy metals and contaminants are gasified and released into the atmosphere.

There is a strong public perception that having a wastewater treatment plant in the neighbourhood will be detrimental. Particularly for the sites located in the midst of neighbourhoods, this will colour peoples' views heavily with regard to where the site(s) should be. I would like to better understand the potential benefits of having a wastewater site in the neighbourhood. I would like the full picture, instead of the one-sided views being broadcast by the residents' associations and, on the other side, the CRD.

I have lot of info but i am unhappy with the sites picked form within my municipality. no public recreation land should be used.

A detailed summary diagram of what is INSIDE each building. (e.g. a pipe flow diagram showing type of waste treatment equipment.)

1. Why need for a wastewater resource system at this time. Where does it fall in regional and municipal priorities.
2. Why no mention of development in the East end?

If colwood city hall property is selected when how quickly would the present complex have to move? Where would the public works yard relocate and at what cost. This would seem to be an unnecessay and undesireable expense for the people of Colwood. Not really an example of fiscal reponsibilityy.

Appropriate consultation beyond public meetings. Neighbours to the proposed shortlisted sites need to be notified via signage (notice of permit) or letter mail.

Future expansion on additional sites costs.
Odour created - if there is any smell it should not be located near any existing housing, as home owners never expected to have this built near them. If it is built away from residences, and housing is built close to the site in the future, home buyers will have the knowledge of the sites existence.

I just need to know that this is being done with a process that will get us treatment suitable to maximise resource recovery and minimise GHG production and given that firm target get the best possible 50 year cycle cost for that high quality treatment. I have no confidence whatsoever in the CRD's ability to achieve either of those goals and would like the municipalities to be intimately involved at every step of the process. The chosen site must be safe from sea level rise of several metres (we don't want to EVER have to move the plant) and other climate change effects.

What other infrastructure is needed, including costs, to support the locations, such as new forcemains and pumpstations, to get wastewater to the site.

zxcvbdf

Results of the public opinion survey that I am currently filling out.

Greatest Hopes:
The process must be built with TRUST on the part of the CRD. Build a tertiary treatment facility where all resources can be utilized and energy captured that will help operate the plant.
There must be checks and balances to be certain that it will perform as ordered and new technologies included to help recover some of the costs. The financial statements must be posted and certified as correct by an outside authority.
The facility must not be built in a tsunami zone. It should be attractive, little odor and must be a beneficial legacy for the entire capital region.
It must remove pharmaceuticals, toxins and chemicals that must not pollute land or marine environments. IE: No Micro-plastics and fertility drugs.
All contracts must be scrutinized for full disclosure including Pension Plans that are invested within the contracts.
The site should be publicly owned or a "land-swap" arrangement should be considered in the negotiations.
BC Government to remove all property taxes if private property is involved to get best value for taxpayers.
There must be full transparency in all agreements. Contractors must also declare what political parties they have donated too in the last decade, so that there is no political interference.
Federal and provincial taxes should be forgiven on the project so that the region can build the best tertiary, expandable facility.
There will be no need for outfall piping as tertiary waste water can drain into nearby environments.
Hire local, trained professionals with regular benefits and hiring of apprentices as part of the contract.. To live in Victoria, should be the attraction for the successful applicants.
As it is a capital regional project, there will be no new hires for CRD staff and Directors must establish wage freezes, salary caps and some elimination of redundant positions.
Satellite modular tertiary plants as back up is a good choice.

Satellite modular tertiary plants as back up is a good choice.

Also, include Gasification with full resource recovery and barging of materials. Upgrading must be immediate as new technology becomes available.
The facility must operate as ordered with no additional expenses to the taxpayer for five years as insurance.
Piping costs should include the "grey water" and Storm Drain improvements for irrigation,replenishing of ground water and wetlands.
Treated CRD water must no longer be used to: irrigate parks, school playgrounds, boulevards or municipal properties. Instead, use tertiary waste water, grey water and storm drain runoff to save our drinking water.
Exercise restraint and do not allow over-budget.
Cost/benefit analysis must be in place to assist in decision making.
Amenity: A fenced, secure, monitored temporary summer camp/park should be part of the arrangement. Showers, washrooms and garbage removal must be provided. The limited number of qualified users must provide identification.
Request: Public make a tax deductible bequest to help the project remain on budget.
There should be a volunteer sewage committee in place to review the decisions of CRD's sewage and storm drain options.
People on low/fixed incomes should pay a marginal tax toward the sewers. CRD must take restraint measures to be certain the project does not go over-budget. Resource recovery should help keep the facilities affordable.

social and environmental impacts on residents.

Seaterra had minimal as Esquimalt residents would neither see the structure unless out for a long walk and emissions would have gone east of Esquimalt

I don't know what I don't know. So "none" at this point.

We are on a septic system with no hope of going on sewer in our area of Colwood. In reference to cost per household, would we be expected to pay on an annual basis for a system that has zero benefit to us? If the answer is yes, then what is the rationale and reasoning that makes it seem appropriate or fair?

Critical questions:
1. What is the toxicity at our hospitals? If the water from the 6 most toxic sources in Greater Victoria was treated at source, how would it impact our meeting of the minimum standards for Federal and Provincial governments?
2. How do we get golf courses involved?
3. how do we get colleges, universities and legislative precinct involved. Don't They already have steam plants? Leg Precinct does (behind Douglas building)

People complain about DockSide Green. In fact, some politicians say not to mention it. Learn form it and make it better.

It is hot here today. Think about the future heat in North America, (here on the Island) and think about the value of our clean, drinkable water. It is as good if not better than having oil or gas... Why not barge water up island to help those in need.. What other new businesses are possible...

The public must know ALL the details / conditions and long term (75 years) costs of any land arrangement that is fully municipally / CRD owned. 100% care & control is critical.

While the golf course is in a good location, it would mean land purchase or lease. Given the Rec Centre is already in public hands (less cost to taxpayer), my opinion of the best "Colwood North" location has not changed.

Cost per property for each shortlisted site and type of wastewater system to be used at each site. Cost would include capital and operating.

further information on how plants could integrate into sites and neighbourhoods

What is the plan for disposing of toxic residuals?

Impact on neighborhood: trucking, smell, sight...
Nobody wants a sewage plant next door.
Sewage plants belongs to remote locations like a municipal dumps.
Also small local sewage treatment is preferable to one massive sewage plant in the middle of a community. It might cost more, yet once you are done paying for it you are stuck with it.

Direct input from the major users. Major users can be defined by the annual potable water consumption. For example DND is a major consumer.

Accountability of the board to ensure that the costs to taxpayers is minimal. And instead of having to constantly approve rising costs (as with the new Johnston Street bridge construction) ask the contractors to provide a percentage cost to cover overruns. That percentage should be no more than 5% of the total cost.

Earthquake safety standards - what is met and what is in place if breaches or spills occur.

- Estimated increased traffic from service vehicles
- options for disposal of recovered water and solids

A detailed breakdown of estimated costs to the assorted types of owners for a variety of options (# sites/ tertiary vs secondary etc) - feel strongly that those on septic should not pay same amount as those on sewers, but all residents/businesses should pay their portion of the amount public facilities would pay (rec centres/schools).

I believe that it is very important that the site selected is on land purchased and owned by the CRD and not on leased land. We do not want to construct and operate a facility that is subject to further lease negotiations years down the road. We could be held hostage by the leaseholder at that time and I do not want to put my children or children's children into this position. Purchase the land outright and remove the issue of future lease negotiations forever. If the land cannot be purchased then we need to move on

lease negotiations forever. If the land cannot be purchased then we need to move on.

Having a better understanding of the scientists providing the research on this project. Their background, experience, values.

Environmental report to review.

Need a comparison of all the above - one scenario compared to others.
And in addition to the above: life-cycle costs; projected cost increases for population growth; compatible technological advances.
Prefer tertiary treatment so that water effluent and remaining residuals are rendered non-toxic. Residuals NOT to be put back onto the land or directly into the ocean.
Not harmful to the environment; comparison of GHG per treatment modality and per site.
Amenity requirements of host municipality(ies).

My comments are not related to the site above:
PLEASE take site #1 (Kelly Rd/VMP) off your lists. This relatively natural landscape (eg: birds, streams, soils that are very rich) has been lost, essentially obliterated, in nearly every urban landscape. In addition, any type of "project" in this location, would have dramatic consequences for the people of the Westshore. Imagine cranes trying to turn in the immediate path of big trucks rocketing through the intersection at Kelly/VMP. Think about the unimaginable traffic chaos in Westshore, Langford, Sooke Road. How long would it take to get to work? Detour where? It would also put a large number of drivers, pedestrians, cyclists at very significant risk; the immediate neighbourhood is families, big kids, little kids, older folks, strollers, scooters, and let's not forget the skateboard crew. Business at Westshore and Millstream will take a hit, from big box to small local, at a time when many retailers are feeling a pinch. How do you get to Rona, Superstore, Canadian Tire, or ReStore, if Kelly/VMP are blocked? Truck access for the site isn't the question. What is the long term, and short term, "collateral damage"?

The impact on Colwood residents, despite the Langford jurisdiction, would be immediate and profound. Both municipalities are working to ensure their environmental credentials; striking a clearly unsuitable site off your list, like #1, is as important as selection of "suitable" sites.
Thank you, Linda Furney 2833 Pickford Road.

Knowing about the real impact to the community. E.g. Affects on property value and traffic congestion. Will it smell or hum all night? Can it explode or catch fire? Will there be 'flares' into the community? Will heavy duty trucks rattle down roads creating noise and air pollution and exacerbating already congested areas? Will affected residents get a deal in some way (reduced property tax, free heat recovered from site where possible - that kind of thing)? What will it look like and how will the use of space (particularly in urban and dense areas) be realistically maintained.?

High visibility of the facilities!!!

in depth cost benefit analysis and a full 50 year life cycle cost

large enough to expand, nothing pumped to the ocean, complete reclamation, stop golf courses from using

huge amounts of water and have the site on any or all of them, so that they stop sucking water up for the few.

I would like the names of all the people that have participated in this preposterous exercise which is plainly crafted to ensure a gasification facility is pursued. I cannot imagine how city hall could choose anything else from the supressed premises and process pursued here.

I would like to see a design that has built-in resilience to withstand various shocks. Redundancy of components is a necessary condition for resilience but redundancy is not sufficient. Each component must be capable of performing its designed function even in adverse conditions. For example, we need backup generators that are big enough to handle the loads to which they are connected (unlike at the Halifax sewer system a few years ago where a generator burned up because its load was too great). Further, the operating plan must include routine testing of components that provide resilience (unlike the Halifax airport recently where the backup generator for the landing lights did not work when needed).

We must own the land!! no leasing whatsoever. it must be a public utility... no 3P. the CRD owns and operates Sooke Reservoir and water supply... this must be the case of wastewater treatment. I don't want future generations wondering about any leases in 99 years.

We need to build the best we can afford now so we have the best balance between long lasting plants, capital affordability and lowest operating and maintenance cost.

What is the end result for the current Macaulay Point site

Hearing from development and technology sector as to realm of possibilities with sites and configuration would be useful for greater public understanding of the benefit factor rather than the Yuck factor mentality of hiding plants away

I would like to know who ultimately makes this important decision. Are the Esquimalt Nation people being consulted ?

None

Odour containment, appearance of plant, how plant is constructed to react to eathquakes

I am not convinced that it is necessary from an environmental standpoint to proceed with this project, but if you really wanted people to take the time to review this, more detailed information would need to be provided for each site, rather than the very superficial information that was provided. We all know that no wants the facility(ies) in their back yard.

More planning and design of a narrowed site list and options and cost of the options.....

I think easing the public concerns of the perceived stench from sewage treatment would be beneficial. Even if there is no stench involved, it is still a perceived risk to the public. I believe there to be a great concern among residents that any treatment plant located near shorelines would result in overflow being dumped directly in to our local water tables, which would be disastrous. Easing the public through short videos on

directly in to our local water tables, which would be disastrous. Using the public through short videos on these topics may be beneficial. Even just two, thrift second clips describing why these are non-issues might be beneficial. There is definitely a perception that the project is 100 years overdue and that it may be a typical Victoria implementation whereby nothing gets done, it runs over budget, and it ends up being a half-baked solution that's laughable by national and global standards.

Minimizing overall cost is critical. We should not be buying private land when each municipality has appropriate municipal lands to contribute to this public project.

Priority should be given to sites where heat recovery could reduce the cost of providing existing municipal services.

In addition we need to ensure that the westshore option is provided with its fair share of the federal and provincial dollars available for building these facilities.

Any new facility should be established as its own legal entity to ensure that the new services provided are cost effective. Municipal salaries are difficult to control and establishing a new public entity provides the opportunity for lower initial salaries and benefits to operate.

I need to know what level of sound will be created by this facility. I believe it needs to be located away from housing as I can't tolerate noise and chose my home based on the noise level.

--

Is the plan to build this underground with similar to present above or to build buildings or??

I believe the extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nations industries. This will certainly lower the cost of construction of the roads.

Regardless of where the treatment centres are located, I'd like to see some architectural drawings for the buildings, some idea of how traffic would be impacted, engineering and GIS reports. I also think that there needs to be more public information meetings prior to picking sites. A single two-hour meeting on a weekday evening is not sufficient stakeholder consultation.

This is planning for the benefit of future generations. We must know sustainability, projected costs, and ability to meet the needs of those who inherit this resource.

A great deal of effort has gone into this site selection project. How much went into convincing the federal and provincial authorities to do the right thing ie. support replacement of the combined sewers and leave the rest alone to be treated as it is in San Diego?

Ultimately a breakdown of costs if it was both publicly and privately operated. As a public project cost is passed only to tax payers. As an effectively run private enterprise this being run the most cost effective way seems to be more of a likelihood then as a tax funded public project. It's my opinion that most residents are

less concerned with ownership and more concerned with ecology and cost to them. As a four square mile municipality our taxes are excessive already.

Financial feasibility of energy and water reclamation. Can it lower over operating costs?

Continued both technical and financial updates.

I have followed this topic and read reports for the last 5 years. Let engineers and technologists do their job. Why would the public know more than experts about small details. Don't spend any more money on PR. This is politics, not science. There are no public health gains from this whole infrastructure expenditure. This "survey" should have been provided at the start of the process.

stop wasting taxpayer money with these dumb reviews and get on with thejob taxpayers elected you to do

How much contamination is coming from business into the system. There is nothing but corn and cigarette butts at the end of the pipe at McAulay pt. I do not believe we need a huge waste water treatment system but should be forcing the costs to individual business and companies who are polluting through the current sewer system. Make them install treatment at the source rather than at the end of the pipe.

I want to see what the buildings would look like and ensured that there will be no odour.

more public input and an actual vote by the resident in the atrea. not just a few professional politicians

A reasonable summary of the criteria used and reasons for decision made

Make choices that involve our community. Input from our residents is very important.

For me, I would like to see the building, know how big it is going to be, what trucks and equipment will be come with the building and whether it will be above ground or not. That information may be available and I may have missed it somewhere along the process. I live in Esquimalt and I am picturing a large industrial building along with trucks and other equipment in one of our sports fields where kids have practiced sports for years. If that is not the case then I may have made different choices. If it is a small, quiet building with most or some of it underground providing extra fuel and water for the recreation department then that is completely acceptable. I am just not sure what to expect.

We need to know what will happen to the infrastructure of the communities affected. Colwood/Langford already need to upgrade their roads due to the large increase of volume in the last 10 years. We need to know if there will be any sort of smell, environmental concerns or health issues. What will be put into the air while processing? Will people with respiratory issues be affected? I don't believe that existing structures in use and/or parks be moved to make way for the plants when there are plenty of options which wouldn't require the additional costs of a new town hall or golf course. The most economical option for a safe long term solution is what I am looking for in a waste treatment centre!

the specific benefits of each option to the local area as well as any concrete plans to mitigate the hardships to the existing residents, especially if in the western shore area.

I do not wish to see any kind of wastewater resource system placed with the Esquimalt Nation. For a very

I do not wish to see any kind of wastewater resource system placed with the Esquimalt Nation. For a very small amount of people, they have created significant nuisance & health hazard to our community. They host a cement plant which, due to prevailing winds, constantly deposits a fine white dust inside our homes. They have recently gone into partnership with Trio & Ralmax to install a gravel mart which, again due to the prevailing winds, deposits more filth our way, as well as a dreadful stench from their compost recycling. They have not been observed to use water spraying whilst rock-crushing. All this is evidence to us, that Esquimalt Nation does not use best practises in business. Please do not give them anything else with which to ruin our lives!

Public sites for public projects. At least Crown corporation governance. Need an overseer/ombudsman for the project from now on.

I can only support a wastewater treatment facility if my house is to be connected to a sewer system. Can anybody confirm if the houses on Joyce Place in Colwood will be connected? If my house is not to be connected, then I cannot support this project.

use newest cleanest technologies, tertiary-plus treatment , multiple linked sites with water and energy/resource recovery, sludge treated onsite by gasification. No incineration or trucking sludge to another area. We all need to do the appropriate treatment for ourselves, our neighbors, and our environment. We must show good stewardship going forward for all of our region.
This will pay us back in the future.
Thank-You!

Here is the issue: our current marine-based sewage treatment system is low-risk to our region, according to several marine scientists and most importantly, according to our public health medical officers. So why install a high-risk land-based sewage+sludge processing complex that may be much, much higher risk to nearest neighbours?

Why have none of the profiles have included vital issue of safety, hazard, danger, threat or risk?

Depending on the technology chosen, some sites will be very unsafe because nearest neighbours are less than 300 metres from high-risk multiple anerobic biodigester stacks, methane storage silos or other dangerous processing plant operations.

Understanding the development plans at each site would be helpful. Will the facility be underground or above ground? Will it be fenced off? Will there be greenspace? Will there be any public use of the space?

Information such as how much noise and additional vehicle traffic would help.

Finally, details about what happens if the site has a problem. Will the neighbourhood be flooded with sewage? Are local streams at risk? With all of the "moderate" earthquake risk factors, what happens if an earthquake damages the facility?

How much smell will there be?

The treatment system should have the least disburtance to the residents around, such as odour, noise, traffic, possible system breakdown and so on. So more technical and operational details would be helpful for selecting.
Anything that relates with public safety, taxation, and development cost and timeline.
re cost per day? without further information this is but a best guess and does not mean too much to me
A realistic dead line that could not be broken
Types and costs of treatment facilities. Guarantees from municipal governments that facilities will be odourless, and that property values will not decline.
Developers should provide cost estimate guarantees, so that the risk of cost overruns is reduced.
I don't think I (the few public who bother to respond) should be making decisions for the region. Those few who bother to attend consultation have an "agenda". The public are not well enough educated on issues to make these decisions. LET THE EXPERTS BRING COSTED, BEST OPTIONS FORWARD AND THEN ASK HOME OWNERS HOW MUCH THEY ARE WILLING TO PAY.
Environmental impact on adjacent areas.
Eco foot print of each of the possible operations including energy used (from plant to trucking to piping under pumping) to energy reclaimed, resources in and out be it biosolids and/or water in, water out, and in what state that water and bio-solids are in.
models of different scenarios withing ocp's
Extremely important for the project to be publicly built and operated
If four sites are chosen and each is part of the sewage processing then I think that would be best because it means more sharing of what nobody wants to deal with so each site can support the other if shut downs are needed for maintenance.
Effect on the marine receiving environment. I would like to see the present shellfish harvesting restrictions removed with clean water entering the sea water.
Environmentally sound

In which municipality do you live, own or lease property?

Response	Count	
Victoria	17	*5.0%*
Oak Bay	4	*1.2%*
Saanich	20	*5.8%*
Esquimalt	99	*28.9%*
View Royal	97	*28.4%*
Colwood	88	*25.7%*
Langford	43	*12.6%*
North Saanich	1	*0.3%*
Metchosin	8	*2.3%*
Songhees First Nation	2	*0.6%*
Esquimalt First Nation	2	*0.6%*
Other, please specify...	3	*0.9%*
	Total: 342	

live in Esquimalt, own property in Victoria
I reside in a trailer park on the Songhess reserve, it borders on Esquimalt - View Royal
West Kelowna has water treatment AND IT STINKS! We sold there because of it.

Is your home or business on septic or sewer service?

Response	Count	
Septic	69 *20.4%*	
Sewer	264 *77.9%*	
Unsure	5 *1.5%*	
Other, please specify...	1 *0.3%*	
	Total: 339	

Saanich property (rented out) in own sewer, Langford property is still on septic.

Site Node:

Langford

Langford VMP at Kelly Road

* Filtered: Langford/Kelly

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	14 *38.9%*	
Suitable	11 *30.6%*	
Somewhat suitable	6 *16.7%*	
Unsuitable	2 *5.6%*	
Very unsuitable	2 *5.6%*	
Unsure	1 *2.8%*	
	Total: 36	

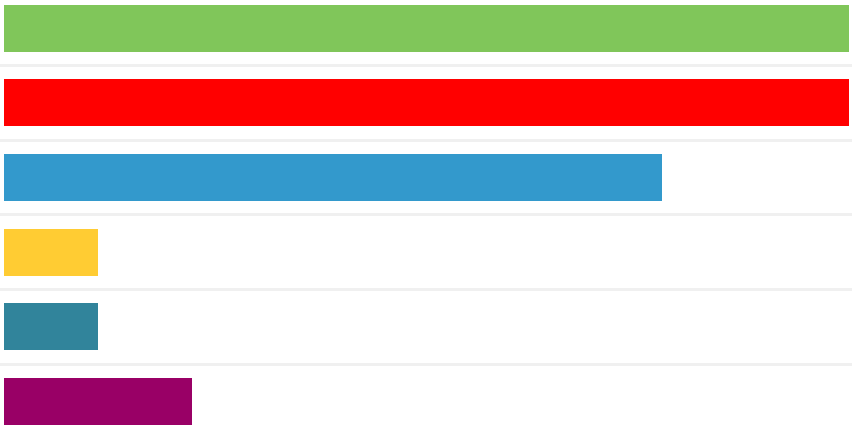
Please explain:

Response	Count
	11 responses

If the space is vacant then the location is suitable.
Put the teriary plant on publicly owned property, close to the sewage source - let water refill wetlands and boulevards. Don't use treated water district water for irrigation of schools, parks and municipal property
The structure of this questionnaire bares a striking resemblance to all of the other materials I have seen so far. The questions are unwieldy, overly detailed,, and poorly presented. This process bears the trademark of a very expensive consulting packagconsulting package has been designed and produced by a firm all consultants
close to main line and center of population. good size
Sewage treatment is the cost of settlement. Trying to greenwash the process of burning away your problems is irresponsible. These sites plainly are predicated on a greenwashed incineration system. There is no way you could design a system to safely handle wastewater on these lots, and it would be idiotic to situate your multimilliondollar wastewater treatment facility on a highway where resilience to vehicular impact is nil.
concealable, low lying, no housing
Colwood Creek goes right through the area!
Central location
Unused land next to major trucking routes already in place
Waste management inferstructures are already set up at Langford and would make sense to centralize/consolidate the same type of facilities at 1 town rather than spreading multiple relating facilities across different townships/cities.
the sites are very similar in terms of impact. The lower elevation wins.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	9	*31.0%*
Suitable	9	*31.0%*
Somewhat suitable	7	*24.1%*
Unsuitable	1	*3.4%*
Very unsuitable	1	*3.4%*
Unsure	2	*6.9%*
	Total:	29



Please explain:

Response	Count
	8 responses

if we are to reclaim water, then we need to the facility to be not too close to water. Therefore, the site is suitable.

close to population

It seems to me this entire process is manufacturing consent. We see a league of RITE plan people in office and pushing for greenwashed incineration. Thats okay with me, as long as they collectively have enouh wealth to reimburse the city when we find out what a catastrophically shortsighted system we are being sold.

I'm very concerned about at private owner selling our water back to us.

school and shopping centre

Parks in close vicinity

Waste management inferstructures are already set up at Langford and would make sense to centralize/consolidate the same type of facilities at 1 town rather than spreading multiple relating facilities across different townships/cities.

do not understand what makes one place more suitable than another

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	9 *29.0%*	
Suitable	12 *38.7%*	
Somewhat suitable	4 *12.9%*	
Very unsuitable	1 *3.2%*	
Unsure	5 *16.1%*	
	Total: 31	

Please explain:

Response	Count
	7 responses

The area is very accessible to truck routes.

Keep the piping costs low by being close to trunk lines

and the Galloping Goose

seems unfair that all the houses that back onto this site are on septic. Will that be changing?

Very suitable in terms of truck route, unsure of the existing sewer trunk

Waste management inferstructures are already set up at Langford and would make sense to centralize/consolidate the same type of facilities at 1 town rather than spreading multiple relating facilities across different townships/cities.

Better than the other site (in my personal experience getting around the neighbourhood)

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	9 responses

sewer systems must be connected to the facility.
Tertiary treatment with resource recovery of heat and energy will pay off in the long run. Heat the buildings nearby and reclaim the energy by reusing it to operate the facility. Don't build on private land and let it be owned, operated and maintained by local folks.
not sure, cost would be a big factor
it would have the be a pumping station, puming sewage to an anaerobic digestion facility at heartland
The land would have to be sold to the CRD and no longer be in private hands. The Langford options 1 and 2a/b may be very costly land to purchase. Non-private lands should be considered first.
Ensure that the facility is scent free and in keeping with the close-by mall façade
Absolutely silent, no vibration from mechanicals, get Colwood Lake community hooked up to sewer system.
The sites recommended (eg. Esquimalt area and Langford VMP at Meadford) are most equipped for this project considering the fact that the fundamental pipelines and/or waste management infrastructures already exist and would present least impact to the local residents at those neighborhoods as compared to the sites that are not recommended in my feedback.
No odour, widen road, improve traffic flow.

Langford/Colwood 2a/2b

* Filtered: Langford/Meaford

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	53 *35.3%*	
Suitable	50 *33.3%*	
Somewhat suitable	30 *20.0%*	
Unsuitable	3 *2.0%*	
Very unsuitable	6 *4.0%*	
Unsure	8 *5.3%*	
	Total: 150	

Please explain:

Response	Count
	57 responses

close to commercial not too close to residential

I know colwood at least has a great green planner who will make use of this.

Looks like it balances efficiency and I like that at least the second site is commercial (I would avoid existing residential if possible)

Can resource recovery be incorporated into this sitel

Unused land and borders a major roadway.

Go back to McLoughlin

Currently undevelpoed, low residential, and available. Accessable now.

vacant and in a area that needs develepment

We need to find a site that optimizes resource, heat and water recovery

Land has already been cleared, less cutting trees.

Appears to be not adjacent to homes.

It is privately owned and the negotiations and cost would likely be difficult. In addition it is too far up the line and would only treat Langford's flow.. A site in Colwood would be better as it could treat both Langford and Colwood with the Langford site as a future site when flows increase.

High water reuse recovery.

Do not live in vicinity

This area is already exceptionally busy, and is in the heart of the westshore. Based on the OCP, this area (more specifically, site #1) has been classified as land for major civic uses. Although there is high potential for water recovery, there is low potential for heat recovery. Further, increasing traffic in this area will create further issues of congestion on a main artery with a speed limit of only 60km/hr.

Not too close to the residential areas, easy road access

Water treatment is very low density for traffic and other noise; it's safe health-wise. This location seems economical but the information doesn't discuss the operational life. I don't know what the objections are except for NINBism.

In transportation corridor, near light industrial area, area around will be developed and feed into facility

vacant land , zoning commercial and rural residential would have less impact also could support commercial biulding opportunity as part of this facilitiy which would provide revenue or taxation ability.

We need one accessible

it is right next to an already developed commercial area which minimizes impact on residential homes

Compact undeveloped site.

Water reuse should be a primary consideration. North America including Vancouver Island is very dry. Reuse water for water parks, courses. Bottle our surplus water to help the ret of Vancouver Island. This should be our future business opportunity in Greater Victoria. Nestles does it why not Greater Victoria Bottle Water (The world knows Greater Victoria...)

Close to truck route, CRD truck main, and good reuse of water.

It's close to the arterial road for trucks to haul away residuals without travelling through neighbourhoods.

not enough knowledge of current state of this site and other potential it could have for the community, use=vacant is not enough information, is this green field or brownfield (greenfield sites are valuable habitat)

use—vacant is not enough information, is this green field or brownfield (greenfield sites are valuable habitat)

I like that land is vacant and distance to infrastructure is good.

Commercial Zoning

It appears to be somewhat small and one wonders if there is any area for expansion should the need arise.

High water recovery, close to the main.

the only negative to these two sites is the proximity of residences

Close to infrastructure/main roads, but too close to existing residential. Believe many residents in area are not currently on sewers as not service in area despite proximity to trunk (many residents on septic for the long haul). Accepting a plant in close proximity and not even having the benefit of being on sewers is wrong. Any resource recovery should go to a public amenity (recreation centre/school/hospital etc).

Near to a major highway and highest rating for reclaimed water.

Near extensive commercial development. Limited impact on residences.

It ready to be developed!

I am unsatisfied with the lack of scope the facility plan encompasses (flaw). The opportunity exits to create a more complete system that includes replenishing water sheds as part of treatment.

set back from the road low profile

Land is currently vacant.

Location close to commercial but private ownership of land will drive up costs

The property is zoned commercial, it is close to main traffic area.

Can be filled. No apparent drainage issues.

Close to some homes

I really like the idea of choosing a site that is using vacant land that is not to near homes. A vacant site means there is nothing there as opposed to using a park or playing field.

It's currently an unused empty lot, I think this would be a great use for it.

The surrounding area is already developed- its mainly in Langford, so only a matter of time before this "rural residential" area is rezoned and paved over

Low residential impact. Surrounding area already retail developed,

close to intfeastructure, can be built undrground smaller, decentralized sites

Commercial zoning

Commercial zoning
Encourages enery efficiency. Short distances to arterial and truck routes.
.
Access and infrastructure high
Currently vacant land in a mostly commercial area with excellent access to major roads and away from the creek, so less chance for pollution of creek/groundwater.
Private land will cost a lot to purchase. Current owners may resist this use.
Given the location would have the least impact on current and future development
Area may be better used for future development. most of the residential area surrounding the site is currently septic and may not be connected.
Gravelly soil means no threat to special lands since it used to be gravel pit. No residences in the immediate area is good for this site.
Excelelent access for service vehicles, minumum environmental impact, low point for gravity drainage to.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	48 *32.7%*	
Suitable	47 *32.0%*	
Somewhat suitable	32 *21.8%*	
Unsuitable	4 *2.7%*	
Very unsuitable	3 *2.0%*	
Unsure	13 *8.8%*	
	Total: 147	

Please explain:

Response	Count
	42 responses

existing and new commercial opportunitied for use of heat and water. boulevard watering

I don't know how one site can benefit more from heat and water recovery over another.

Go back to McLoughlin

Reasonable distance to the mall and big box stores.

There is some existing and future potential for resource reuse here but there is more in Colwood.

Resource recovery from heat is low

Heat recovery potential is low, although potential for water recovery is high. Therefore, I suppose technically this site would provide a moderate potential for water and energy reclamation.

langford and Colwood are expanding exponentially and our Vancouver Island rains are diminishing. More development will call for more water.

Light industrial and business area, golf course and shopping center potential users of energy and water

Not sure of opportunity now but potential for future is in conjunction with commercial addition to site or some residential.

High water recovery potential

Think bigger with the water reuse, and use of our Surplus Greater Victoria water each winter as the reservoir is filled...

low heat recover is the only negative.

From your pie charts it seems suitable, but it depends on the size of plant and technology chosen.

location near golf course and city centre

Water recovery use seems excellent. Energy recovery use would need to be developed.

Not a priority

One wonders how this would be accomplished on such a short site, will the reclaimed water be transferred to the golf course nearby?

Same as in 1.

Reclaimed water and energy could be beneficial to David Cameron PS. Object to resource recovery going to private enterprises (shopping mall) as any cost savings they realize would not be passed on to the public.

Close to existing green space and Langford City Centre

The colwood site had a high rating for water reuse. None of the sites had a high rating for heat recovery

Has better recovery options than #1, but too bad on heat recovery potential.

Appears good for water but needs work on heat

Potential users in the commercial area - Rona to Bulk Barn.

None of the descriptions showed high marks for energy recovery

recovery seems to be low

Water reuse recovery potential is high but heat reuse recovery is low. Heat is more valuable than water thus my rating of somewhat suitable.

These facilities should be located where reclaimed water can be used.

While heat recovery is not rated high and water recovery is.

No major grades to surmount in reclaimed water delivery to immediate area.

It would be nice, if it were in a better geo thermal area.

Energy recovery can be much higher than what is implied here if state-of-the art technology is used, i.e., pyrolysis can be used to produce syngas, bio-oil, biochar, electricity on a relatively small footprint and the balance adjusted as required. Minimizes the need to locate soley on basis of heat recovery (see plans for City of Birmingham UK)

Retail developments probably has limited reclaimed water use potential.

energ and water could be used in immediate vicinity

Is adequate on both of those points

.

Low on your graphics

Major commercial properties adjacent to site could be early adopters of use of reclaimed water and energy for their businesses. Provide incentives to these companies (except Walmart, it is not good for local businesses).

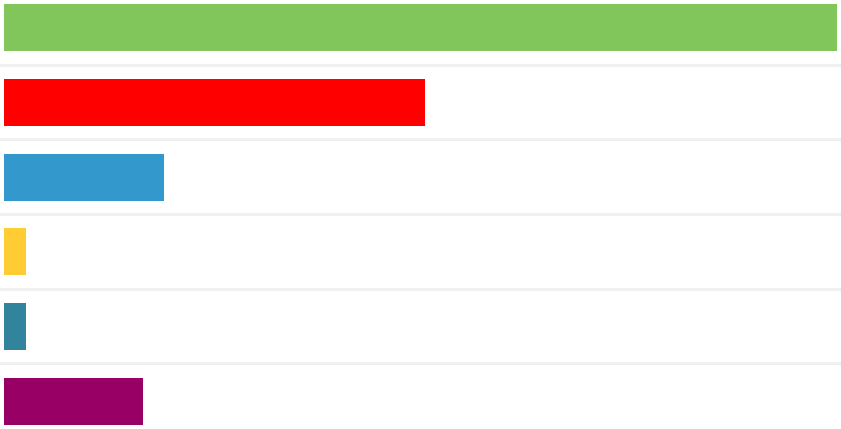
If the property is developed with water and energy reclamation in mind, this shouldn't be an issue (e.g. some commercial or residential on site)

Reclaimed water can be used in the community and electrical energy could be fed to local substation nearby or gas energy could be trucked away at night used the main throughfares nearby

water easily put into Langford boulivard watering system. If methane is converted to electricity grid connection is adjacent.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	77	*52.0%*
Suitable	39	*26.4%*
Somewhat suitable	15	*10.1%*
Unsuitable	2	*1.4%*
Very unsuitable	2	*1.4%*
Unsure	13	*8.8%*
	Total: 148	



Please explain:

Response	Count
	36 responses

on major truck route in case thats required

It is too far up the sewer trunk to be useful in this initial phase.

I am sure the infrastructure is very close in this location. It's borders a truck route so that is obviously very suitable as well.

Go back to McLoughlin

trunk main easily diverted to site

Appears very close.

It sits almost on the main and a on a provincial highway.

It isn't 18km uphill

Although this is close to the existing sewer trunk, I do not consider the VMP a truck route. The issue will be congestion in an area that faces serious issues with traffic. Adding commercial truck traffic in this area will

create a larger problem. Given that this is an area with residential and commercial businesses and many locals attempting to access shopping, large vehicle traffic needs to be relegated to central arteries that are designed to cope with such traffic. This should NOT be happening in an area in close proximity to an elementary school, residential neighbourhood, and a watershed.

The road system seems fine.

maps apprear to show right on trunk line

Couldn't be closer!

It's close enough to both the sewer main and arterial roadway.

22 & 11 meters is about as close as your going to get

Close

How much trucking is anticipated?

Very close to the main.

I don't think proximity to a sewer trunk is vital - construction will be needed regardless of location and not likely to reduce costs in any significant way.

Closer than the site @ VMP + Kelly

Stop talking about it and build it already

Very short distances.

Shorter is cheaper

nice and close

Very close to the CRD trunk and truck routes

It is critical that sites selected be located where minimal new pipes are required to link to the existing system and provides long term easy access for maintenance ie not placed under roads which increases the cost of accessing pipes for replacement

It is on a trunk road.

Veterans' has sewer?

it's only 5 meters away, the cost savings is very large.

The distances shown are small... a few 10s of meters away from each

Scores best on both of those points

.
High on your graphics
I've no idea where the existing sewer trunk route is, but it is suitable regarding truck routes.
Very close to both.
Only metres away
Main road access from Meaford. Sewer main very close by

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	58 responses

Attractive exterior, combined with commercial space, water feature, recreational amenities
It should be considered for the future.
Odorless. Design elements to blend in with existing structures. Do not affect traffic once built.
Go back to McLoughlin
Assurance to the surrounding homes and businesses that the facility would be an attractive building with no odour and noise.
There would have to be another plant in Colwood.
Good odour control.
Is the size appropriate
None. I do not consider this site to be technically feasible simply because it is a poor choice in terms of community planning. Although the technical indicators used by the CRD indicate the site is "technically" feasible, I find there is inadequate consideration of community planning. Specifically, as is relates to increasing commercial vehicle traffic in the hub of the westshore. Since there are other viable models, plants located near Veterans Memorial Parkway ought to be eliminated from consideration.
Odourless, visual appeal
Aesthetically attractive, no odour
Somehow increase public confidence around noise and possible smells. I live next to Watkiss Road and I

would have no objection to the plant on the site in Saanich on Watkiss. These plants are old hat these days and if they can survive a major earthquake without releasing hazardous waste then I can't see a negative reason. It's time to move ahead.

we think it is suitable

It's probably good to go.

This is a residential area. I would not consider it.

no smell.

Develop a Dockside Green type model for this area.

The following are conditions for this project to go ahead. UVic and Camosun campuses along with Legislative precinct should eb the leaders rather than hiding. This could be an incredible opportunity for them to help do this right...

Source control WWTPs should be built at hospitals to reduce toxicity laid on this plant. Consider building a plant into the new Legislative precinct development underway with a tie-in to the steam plant behind the Douglas Building.

Build a WWTP into the UpTown centre. My understanding is that it was designed with potential for a WWTP similar to DockSide Green.

Build water reuse into Camosun and Uvic campuses. If we teach water conservation, why not walk the talk and show it working....

None.

There would have to be no odour from the plant and the building design would have to be aesthetically pleasing.

what other community amenities could accompany this use, what are the existing ecological values of this site

Design must fit into rural residential and commercial settings.

Please do not put a sewage plant near residential neighborhood.

Would need to have more information on the overall size of the project versus the actual site. And is there area for expansion should the need arise. Would also need to see where the reclaimed water would go.

Tertiary system, recover off-gasses. Anaerobic system would be the best option.

Facility would have to be visually appealing and have no odour due to proximity to residential areas.

Tertiary treatment and a virtually underground site, along with proven technology to mitigate 100% of smells (even when the wind blows in different directions as many residents close by). Infrastructure set up to allow public school to take advantage of water and energy recovery.

Tertiary treatment so no ocean outfall. To fit into design of neighbourhood.

Low odor, building fits into architecture of City, treated water/solid are free from any contaminants to ensure safe for public using the parks and public areas, economic ongoing costs for maintenance.

Environmentally complies with the World Health Assoc guidelines for residential areas in relation to noise, air + smell.

broad agreement

Visually pleasing, no smell or noise, tertiary treatment with water features and green space surrounding facility.

Stop wasting mone

Design that minimises the impacts on the residences to the west and north.

proof that it was economically viable and that it was fully public owned and operated

Create a more complete system that includes replenishing water sheds as part of treatment.

low profile/growth potential

none this is plain and simple a poor site that has great potential for other types of development or amenity

Need more users of the potential heat recovery

This site has two negatives: the need to purchase the land which increases the overall construction cost including interest charges and that there are no public facilities in the vicinity that could use the byproducts for the public benefit

You would have to demonstrate that is would not severely disrupt the area for a period of over 6 mths.

It would have to be an attractive building with no odour.

Colwood & Langford agreement for joint development.

Odourless, silent, and good looking.

This would apply for any site - NO SMELL!

I would be happy, if the ground breaking happened asap.

Adequate room for tertiary treatment + state-of-art resource recovery. It already has good proximity to main

road and main sewer line.

The neighbors should be ok with it and the plant located and designed so negative environmental impacts on the surrounding neighborhood are minimized. That said, it's probably already pretty noisy and commerical.

Is the site large enough for a complete recycling facility?

Assurances must be made that there would be no plant upsets that would result in a release of untreated effluent to Colwood Creek. I was involved in an electroshocking study in the 1990's that confirmed the presence of trout in that portion of the creek.

No odour, low traffic and low noise. No hazards

.

Would prefer if additional space on the site was turned into an grassy field useful for picnics or a pit stop for cyclists. And unlike other parks in the area, less restrictions on hours so adults can have a place to stop for a few moments while on evening walks around town.

Seismic concerns reduced

Ensure everything done to mitigate pollution of groundwater, odours to surrounding residences, and noise and traffic from trucks (hours of operation?). Include one-time lump-sum financial compensation to local residences (+/- 1 km vicinity?) for reduced property values, and consider ongoing property tax reduction.

no odour
need more information type/level of treatment to be carried out, costs, potential energy users, etc.

Owner/Developer amenable to having this use on property and developing commercial and residential amenities alongside of treatment centre (like Dockside Green). Cost cannot be prohibitive.

None

Odour control is very important. Also protection of riparian areas on east side of the VMP.

Keeping building`s footprint not environmentally invasive
Best energy standard for the building

None

WESTSIDE SITESPEAK

Wastewater Treatment & Resource Recovery

Site Node:

Colwood South and Central

Colwood City Hall

* Filtered: Colwood City Hall

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	6 *21.4%*	
Suitable	12 *42.9%*	
Somewhat suitable	8 *28.6%*	
Unsuitable	1 *3.6%*	
Unsure	1 *3.6%*	
	Total: 28	

Please explain:

Response	Count
	11 responses

Though placed in a residential area, this is a huge land base surrounded by many trees (a buffer). The City could provide community space for meetings and events, a learning opportunity for all the local schools, use water and energy recovery for its operations, local schools, its community garden and so on. Building "it" before building out the area is the best course of action.
City Hall needs to be moved and is already city owned land, used for other city purposes already, it is well protected from strong winds near ocean hillisides to not impact residents, schools from affluent odors air pollution from waste water treatment
I think we should set an example and have it here at City Hall!
Public ownership makes this easier. This sloping site makes it easy to hide the plant under other development and the site already contains the public works yard so there is a similarity of use and a synergy too.
Municipality owns land and could save money on utilities now & in the future
The place is already full of shit.. Might as well make it by designation as well.
important that the land is already publicly owned.
is a growth centre so has potential in future for heat recovery, is publicly owned and not within a future tidal flood zone
municipally owned, good; will be moderately visible as a waste water site
Colwood already owns the land
All sites in the Colwood node are suitable for some type of treatment facility if the treatment is tertiary, all bad toxins/stuff is removed, are made compatible with the landscape and current use of the site, there is a high potential for resource recovery and at a reasonable cost it is a matter of scale required and location near existing infrastructure.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	7 *25.0%*	
Suitable	4 *14.3%*	
Somewhat suitable	13 *46.4%*	
Unsuitable	3 *10.7%*	
Unsure	1 *3.6%*	
	Total: 28	

Please explain:

Response	Count
	8 responses

winds will not affect plants as hillsides trees protects anything near ocean inlets is not protected from winds will affect nearby royal bay schools, community developments housings, it is well protected from strong winds near ocean hillisides to not impact residents, schools from affluent odors air pollution from waste water treatment

There is great potential for resource reuse in the future.

Need more ideas & research to find suitable plant.

Honestly there's not much place for recycled water around here.. would do better in a downtown core used for gardens etc.

no agriculture near by so recovered water would need to be piped, energy recovery has potential for future residential/commercial uses

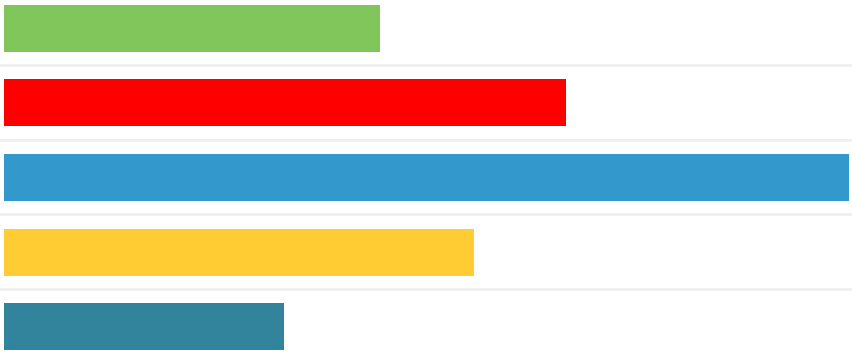
no big water or heat requirements near

could be used for heat in the nearby school and for school ground irrigation

water reuse

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	4	*14.8%*
Suitable	6	*22.2%*
Somewhat suitable	9	*33.3%*
Unsuitable	5	*18.5%*
Unsure	3	*11.1%*
	Total: 27	



Please explain:

Response	Count
	5 responses

Lots of open space, not near strong wind areas, protected from hillsides, trees

It is too far from both sewer trunk and truck routes.

Wishart road is not a trucking route major upgrades would need to be done. Sewer trunk through colwood to royal bay is too small.

not too far from a truck route but distance from a sewer trunk is higher than other potential sites outside Colwood

2 kms but provides future potential

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	9 responses

It has to look like it fits into the surrounding neighborhood and be a beautification project, and the usual no smell, no open pits, etc.
Public Works is right here so any issues can quickly be managed. Whether City Hall moves or not, it is quite unlikely public works could move with it should that be to city centre or possibly even Royal Bay. Put the plant near the workers and their equipment.

environmental and social impact compared with other proposed sites this information has to be provided before a comparative decision and further public input is received

what sort of treatment, volume, chemicals used, how odour air pollution, social pollution from noise, visual and air quality is impacted from each site

the key thing im concerned with other sites proposed colwood gravel pits vs colwood city hall site
" strong winds next to ocean gravel pit will affects schools/residents from affluent odors air pollution from waste water treatment

Only if the other, apparently more suitable sites were found to have some fatal flaw.

Infrastructure (e.g. additional pump station) to direct wastewater from south Colwood to this location.

Newest techNology for rid toxic chemicals and use residues as a resource

City hall employees and politicians would still have to work on site.

Further information required on how this plant could integrate into future high density development

There must be assurances that no odours would impact neighbours. Negative pressure within the facility and building exhausts through a Hydroxyl or other form of treatment would be required. The upside is that it would be located on City property, with Public Works staff on site most of the time.

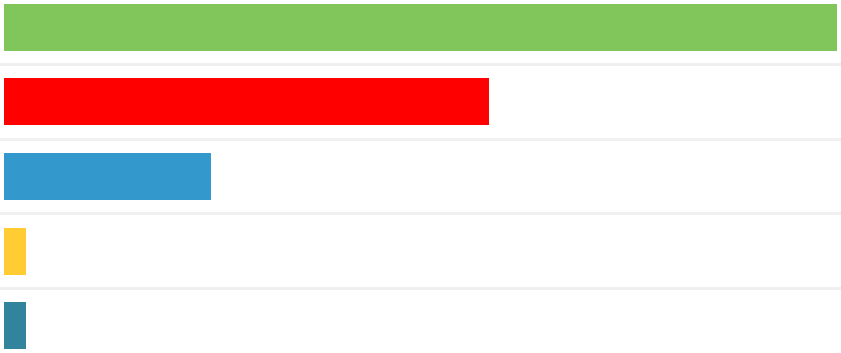
tertiary treatment coupled with off site gassification;facility compatible and incorporated into the site, resource recovery, reasonable cost, part of the larger picture

Colwood Gravel Pit

* Filtered: Colwood Gravel Pit

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	36	*52.9%*
Suitable	21	*30.9%*
Somewhat suitable	9	*13.2%*
Unsuitable	1	*1.5%*
Very unsuitable	1	*1.5%*
	Total: 68	



Please explain:

Response	Count
	24 responses

The former gravel pit is the site of future growth. Potential home buyers and businesses won't want to invest in these properties if there's a sewage treatment plant in their backyard. Contrary to what professionals would have us believe, there is always a smell from these plants, no matter how efficient. There is also a stigma attached.
This area is further away from homes and it won't disturb the public too much. Plus the lot is vacant.
Can be expanded as needs increase and resource recovery
This site is essentially a clean slate; i.e. it is not a park or other community facility. There is enough land available for the entire sewage treatment facility. Furthermore, although currently there is not a lot of development around the site, one can plan future development so that it efficiently utilizes any resources recovered by the waste. The other sites in more populated areas need to be retrofitted into an existing community.
Go back to McLoughlin

Colwood Gravel Storage Site

* Filtered: Colwood Gravel Storage

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	22 *37.9%*	
Suitable	22 *37.9%*	
Somewhat suitable	12 *20.7%*	
Very unsuitable	1 *1.7%*	
Unsure	1 *1.7%*	
	Total: 58	

Please explain:

Response	Count
	25 responses

This is a semi-rural, vacant, municipally owned piece of property that is an area that is already under heavy construction. It is removed from main arteries that are taxed with pre-existing traffic and therefore road closures and construction disruptions would not result in significant traffic issues. Secondly, this development area is a place for innovation and an opportunity to create a model that blends into the community, instead of being an afterthought.

It seems limited in recovery of heat and water for re-use

Industrial site would continue with far less noise and dust, etc. Good natural drainage in case of a spill?

Not needed for gravel storage.

for a centralized plant

Proximity to the new high school. Any resource recovery should go to a public amenity (recreation centre/school/hospital etc).

close to green space for reuse of treated liquid wastewater and perhaps solids as well

Natural landscape has been obliterated in area. Restore???

Not currently located in an immediate residential area and has potential for water reuse, the other sites lack this.

Royal Bay is a growth area so future opportunities for resource recovery would increase over time. Also, not many houses out there yet, so the plant could be built and then when houses are built, the propoerty value would already reflect proximity to the site. There may be some green developers who would hook into the heat recovery etc. for their subdivisions.

future development could tap in to resource recovery, facility could include surrounding green space and water features creating a community destination

The land is too low and too remote from users.

colwoodvhas limited areas for potential growth. This is located near the prime Location for future growth and municipal revenues.

While there are development plans for the area they can be made with this in mind. The final result will not be unsightly and higher density of population will benefit from the project. It is municipal owned and no other buildings would have to be removed or rebuilt.

Slightly buffered from homes.

empty land away from population concentration

less homes presently built in the area, could adjust Royal Bay building area around it so that nobody has to live right next to it.

Again vacant land, there does not seem to be to much around the area in the way of houses, schools, or parks and the road access is good.

It's an ideal location, as it is already a commercial location.

On perimeter of Colwood, not too near Royal Bay

This space seems more or less wasted at the moment, so turning it into useful infrastructure is a massive benefit.

Municipally owned means no additional aquisition costs. Current use as gravel storage presumably means local residents are already familiar with trucks and traffic in the area, and that the roads will not require upgrading to suit heavy vehicles.

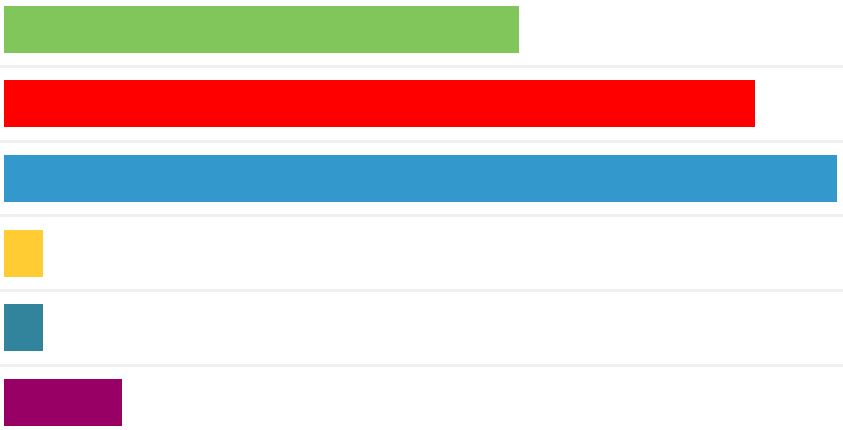
Land is municipally owned and would not cost money to purchase.

The future development plans of this site could enable resource recovery. Construction would not negatively impact surrounding areas.

high ground and away from residential

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	13	*22.4%*
Suitable	19	*32.8%*
Somewhat suitable	21	*36.2%*
Unsuitable	1	*1.7%*
Very unsuitable	1	*1.7%*
Unsure	3	*5.2%*
	Total:	58



Please explain:

Response	Count
	24 responses

Potential for both is low, however, there may be opportunity through innovation that have yet to be identified that will allow these indicators to be rated moderate.

I don't see the negatives.

Moderate and low.

could be beneficial in future

One would hope that the new high school could easily retrofit infrastructure to use reclaimed water/energy - the playing field etc.

Not sure if energy recovered from the system would have a lot of opportunities for use at this site.

How would I know??? Based on your only coloured circle?

The space is there to build these facilities and your website states that it has the potential for water reuse.
The best of the bunch so far in Colwood, with future opportunity as development expands.
future development could benefit
low heat recovery
Too remote - even if Royal Bay is developed..
Could be utilized by Royal bay school or future royal bay development
Potential may exist through partnerships with the developer of royal bay but there are no guarantees that mutually beneficial arrangements could be achieved as there is only one potential partner which reduces the public negotiating position
As an industrial site the possibilities for tailoring and accommodating are great.
could the new school use the heat?
Once again, it would be best, if it were in a better geo thermal area. But we can't have everything.
Depending on what odor may emit from wastewater treatment process
royal bay
Would prefer for a site located this close to the new Royal Bay development to provide heating to nearby facilities, or with the ample space on site to convert heat into electricity.
Local residents could be offered first use of treated water for landscaping. Energy production can be first used to operate the plant itself, then local street lighting, park lighting, and offer opportunities to local residents for access to energy to help balance inconvenience of plant in their neighbourhood.
Perhaps reclaimed water could be used by the municipality or public works contractors for landscape irrigation or other purposes
Resource recovery can be designed into the new development which would likely be underway at same time.
Simple access to main road

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	8 *14.0%*	
Suitable	22 *38.6%*	
Somewhat suitable	15 *26.3%*	
Unsuitable	1 *1.8%*	
Very unsuitable	2 *3.5%*	
Unsure	9 *15.8%*	
	Total: 57	

Please explain:

Response	Count
	17 responses

It is 1.5km from a truck route, which I consider suitable.
4+ Km from trunk sewer.
While a fair distance from the existing trunk, the area has major growth plans and the existing sewer trunk may be expanding to Royal Bay area in future anyhow.
Irrelevant question.
Good for truck routes, further away for sewer trunk connection, but that could be built.
4.3 km to nearest CRD trunk main is a long way but depending upon the cost, it may be the right place for 1 of a 2 site solution.
Too far.
The facility or facilities should be located near the existing trunk lines to reduce the capital costs of connection on ongoing operational costs for the system. This site would require kms of new or expanded pipe to be installed and maintained increasing the overall cost of locating at this site. Capital costs need to be minimized along with incremental operating costs.
It's on a truck route
Rural roads
pump station near the Latoria/Metchosin intersection
The costs associated with all the colwood locations are going to be large, due to the fact that Colwood is on septic and not sewer.
Metchosin Road main route
Good as any and better than some.
Very close to truck access and if possible to wait until some sewer trunk access is brought further into the Royal Bay development, distance to sewer trunk may not be so long.
Materials may be able to be barged to site, decreasing truck traffic.
as no. 2 question

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	29 responses

I would like to see some innovation to bump reclamation indicators to moderate. I don't buy that the rating of "low" is representative, since a design has not been proposed.

tertiary treatment, water recycled, solids gasified.

I'm OK with it. No conditions.

we think this site is suitable

Only if a better private site doesn't appear.

Again, virtually unseen/underground, 100% odour free, ability to have new high school access water/heat recovery. Tertiary treatment level.

The same conditions that I said existed for the Langford Site Node.

My comments are not related to the site above:
PLEASE take site #1 (Kelly Rd/VMP) off your lists. This relatively natural landscape (eg: birds, streams, soils that are very rich) has been lost, essentially obliterated, in nearly every urban landscape. In addition, any type of "project" in this location, would have dramatic consequences for the people of the Westshore. Imagine cranes trying to turn in the immediate path of big trucks rocketing through the intersection at Kelly/VMP. Think about the unimaginable traffic chaos in Westshore, Langford, Sooke Road. How long would it take to get to work? Detour where? It would also put a large number of drivers, pedestrians, cyclists at very significant risk; the immediate neighbourhood is families, big kids, little kids, older folks, strollers, scooters, and let's not forget the skateboard crew. Business at Westshore and Millstream will take a hit, from big box to small local, at a time when many retailers are feeling a pinch. How do you get to Rona, Superstore, Canadian Tire, or ReStore, if Kelly/VMP are blocked? Truck access for the site isn't the question. What is the long term, and short term, "collateral damage"?

The impact on Colwood residents, despite the Langford jurisdiction, would be immediate and profound. Both municipalities are working to ensure their environmental credentials; striking a clearly unsuitable site off your list, like #1, is as important as selection of "suitable" sites.
Thank you, Linda Furney 2833 Pickford Road.

Architecturally pleasing, not blocking the beautiful views from this area (low buildings), landscaping that screens the site from the roadway and neighbours, assurance of no odour.

no smell or noise, low profile facility with surrounding green space and water features providing a park like destination for the community

Its location and distance from residential housing are benefits, plus it "aligns particularly well with technical criteria as part of a 2-site scenario" make it a good choice. I don't know how to weigh that against low heat recovery.

There are no conditions that would make that site suitable: it is remote from sources and from uses.

#3 is municipal land, which is preferred to private land. This site also has some waste water recovery potential but all of the sites within this node (3-8) rate very poorly on heat recovery and water reuse, so overall, this node rates very poorly for me.

It's public owned already

If this becomes the single site for the westshore municipal compensation should be provided as more of the municipalities land base is removed from future development(lost taxation revenue)

This honestly seems like the best solution.

Odourless, silent and good looking.

At least this one is not waterfront and not close to existing residential property. Why are we embarking on a huge treatment project when the only problem is that Oak Bay needs to eliminate their combined sewers. Other than that I have not been able to find any evidence that the current discharge system creates a pollution hazard.

Why was the type face and colour selected to name the sites on the postcard designed to be almost unreadable?

no odor & water not be piped into Royal Bay

No noise, no vibration from mechanicals, no smell. Change Royal Bay layout so nobody has to have a house right next to it

Langford would be better, only because they are mostly connected to sewer whereas Colwood is mainly on septic. I can see Colwood costing a lot more due to the fact, that they will need to install a new sewer system rather than upgrading an existing system.

Masking of odor from plant.

Masking of odor from plant

safety-no hazards, smaller decentralized tertiaty treatment sites, no odour, low traffic low noise recovery of water , energy

Protection of creeks, beaches and groundwater from pollution must be top priority.

Sewer access should be brought closer by developers of Royal Bay.

Resource recovery.

None

None

This s the only site in the node which is not amongst residential houses with septic systems. The Allandale out doesn't make any sense given that this is a septic system neighbourhood without a major sewage line to connect to.

Go back to Previous

Adjacent to ocean, away from homes.

It makes sense - close to water, large private owned spot.

Gravel pit close to ocean.

This is an opportunity that support OCP priorities of a DockSide Green development with executive apr 3 course similar to Ridge at Cordova Bay.

Large area, near the shore if outfall is required or barging of waste materials. Not close to main sewer trunk, low resue of water and heat recovery.

By far the best site.

This site should have been offered in the first place instead of the one in Esquimalt.

It can be designed to fit into the new development. it is also large site, leaving room for future development.

Proximity to existing residential is a concern

I picked this one as all areas have the same resource recovery rating and it is the largest area available. Being the largest and in a rural area whereas the other areas are highly populated this would cause the least impact on residential housting areas.this would indicate the l

large enough for some expansion

Plenty of room for future expansion

It's away from residential and it could be well hidden from general view

it's vacant space and wouldn't affect a neighbourhood directly

easy to build in and already a disturbed area.

It is vacant and large enough.

Large number of developments happening within the vicinity, new pipes installation could potentially coincide with

Enough space to accomodate tertiary treatment + state-of-art resource recovery and buffer from residential; intermediate distance to main sewer line; lower elevation- can take advantage of gravity to move sewage to plant; surrounding area is going to be developed, I think, so securing this location in advance can help enhance water reuse potential

Lots of room for FULL treatment facility.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	24 *36.4%*	
Suitable	18 *27.3%*	
Somewhat suitable	11 *16.7%*	
Unsuitable	4 *6.1%*	
Very unsuitable	3 *4.5%*	
Unsure	6 *9.1%*	
	Total: 66	

Please explain:

Response	Count
	18 responses

Only because of the site location.
There is lots of space to use the lot for clean energy resources.
reclaimed water and energy recovery are low priorities. You don't have year round reclaimed water users. Volumes are extremely low. Quit trying to waste money on a non-economic concept.
One can integrate reclaimed water and energy much more efficiently into future development around the gravel pit. This area will see considerable development. It is much cheaper and easier to place the resource recovery infrastructure in as development progresses as opposed to retrofitting into an existing community.
Go back to McLoughlin
Could be used in future development, or used on homes in the area.
Build for the future. Look at what they did at Chambers Golf course for US Open.
Not a priority.
Any reclaimed water could possibly be used to water the gardens and any energy recovered could go either the homes or schools in the area.
This site is on the corner of a future huge residential development. Reclaimed water and energy could be designed into the development.
May be potential depending on development of surrounding gravel pit lands
All areas in this category had a low recover rating for both energy and water.
thats up to you, all should be reclaimed
New developments in area could use the waste water
A bit far away
The site is big enough to support such additions
Can't evaluate what the ratings presented are based on - but the likelihood of future development in the area should enhance water reuse. Site footprint is large enough to accomodate state of art resource recovery plant which could pyrolize dewatered solids and produce syngas, bio-oil, clean biochar and electricity in appropriate proportions. That makes location for energy recovery less problematic. See plans for City of Birmingham UK
With expansion of Royal Bay, reclaimed water and energy recovery could be achieved as development grows.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	17 *27.0%*	
Suitable	21 *33.3%*	
Somewhat suitable	14 *22.2%*	
Unsuitable	4 *6.3%*	
Very unsuitable	3 *4.8%*	
Unsure	4 *6.3%*	
	Total: 63	

Please explain:

Response	Count
	14 responses

Trucks would be able to access the facility.
the sewage ends up at McCauley Point. Anything at these sites is going to cost a lot of money.
One would have to pipe the bulk of the sewage from the Macaulay pump station to this site.
Go back to McLoughlin
Not extremely distant.
It should not dictate choice of location, impact on resident is main consideration.
There are two main roads within close proximity as well as existing sewer lines with room for possible expansion if needed.
This is close to the area of maximum future expansion in the area.
It's a bit far
Close to a busy main road but one that is heavily populated with residential housing.
the problem with all the sites is they are not thought through to the point where nothing is sent to the ocean
pumping may be necessary. Truck routes nearby are perfect.
Road - yes; existing sewer line, not so good, but better than some other site options in node
Hooking up to existing sewer truck is a 'one time' cost. Truck routes are available.

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	17 responses

There aren't any. If Colwood is serious about having a premier neighborhood within it's borders, a sewage treatment plant isn't the way to go. The tax benefits would be far outweighed by negative public perception. You won't be able to build multi-million dollar view homes with this type of facility metres away. It's bad for investment.

connecting all sewer systems to facility

there are no conditions to make it suitable.

Go back to McLoughlin

same as previous

no smell

Would need to know if an outfall will be required for the chosen solution. Since this area is large and near the shore, would be less costly to build and operate if an outfall is required.

Please do not put a sewage plant near residential neighborhood.

None.

It needs to be designed to look beautiful with no smell.

Ensure truck traffic routes to main trunk would not cause increased traffic problems nor increased levels of noise to homes along the truck route.

none it is the best of many marginal choices. I say again until you reclaim all the water send it to the golf courses, put sewage recalaiming, on every existing golf course, i don't think i will completely agree with any site.

costs

Can't think of any.

I like that it's on land that isn't currently considered for residential

Planned truck routes and zero emissions

Reasonable price for the land required - shouldn't require 12+ha !!

That the site, because of it's size is a FULL treatment facility.

Colwood Lower Allandale

* Filtered: Colwood Lowe Allandale

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	14 *50.0%*	
Suitable	11 *39.3%*	
Somewhat suitable	3 *10.7%*	
	Total: 28	

Please explain:

Response	Count
	7 responses

Zoned for industrial. Vacant and unused land. Reasonable runs for truck and main.
It has a buffer of land between the site and residential communities.
Industrial area not residential.
currently vacant and zoned industrial
I would worry about using any sites close to the Esquimalt lagoon. It is a very popular destination and any contamination would be detrimental to a significant number of citizens.
Furthest from residential
Adjacent to significant development area. Reduced development cost due to limited development in the area. Current neighbours on septic.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	4 *14.3%*	
Suitable	15 *53.6%*	
Somewhat suitable	4 *14.3%*	
Unsuitable	1 *3.6%*	
Very unsuitable	1 *3.6%*	
Unsure	3 *10.7%*	
	Total: 28	

Please explain:

Response	Count
	5 responses

Not sure how one site differs from another regarding this.
It's low according to your pie charts.
less places around so more work involved bringing water to facility.
It looks like the site doesn't offer any benefits in that way, but it doesn't look like it will impact sensitive ecosystems.
Some distance from industrial use of the waste water, but could be used on city hall property for irrigation.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	6 *21.4%*	
Suitable	16 *57.1%*	
Somewhat suitable	5 *17.9%*	
Unsuitable	1 *3.6%*	
	Total: 28	

Please explain:

Response	Count
	5 responses

Not the closest but reasonable to expect that the ideal site may not be right on top of a major route for trucks or main.

It's close to a roadway to haul away residuals if necessary.

Again, not residenital so work would be needed to bring sewage to the facility.

reasonably close

Some distance to sewer trunk, but close to exisitng road r/w. Road r/w could be used to connect facility to trunk. Close proximity to truck route.

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	6 responses

Odorless.
Odour would have to be minimized.
Traffic delays in making pipelines to facility?? Either areas, you are going to negative feedback.
same criteria used for general selection
Attractive building, no odour.
Odour control.

Colwood Pattison Pit

* Filtered: Colwood Pattison Pit

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	2 *40.0%*	
Suitable	1 *20.0%*	
Somewhat suitable	2 *40.0%*	
	Total: 5	

Please explain:

Response	Count
	2 responses

Not as close to main and existing infrastructure

adequate size close to population

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Suitable	2 *40.0%*	
Unsuitable	2 *40.0%*	
Unsure	1 *20.0%*	
	Total: 5	

Please explain:

Response	Count
	2 responses

Too far from existing facilities
not far from golf course

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	1 *20.0%*	
Suitable	1 *20.0%*	
Somewhat suitable	1 *20.0%*	
Unsuitable	1 *20.0%*	
Unsure	1 *20.0%*	
	Total: 5	

Please explain:

Response	Count
	1 responses

near main

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	2 responses

not sure, costs would be a factor

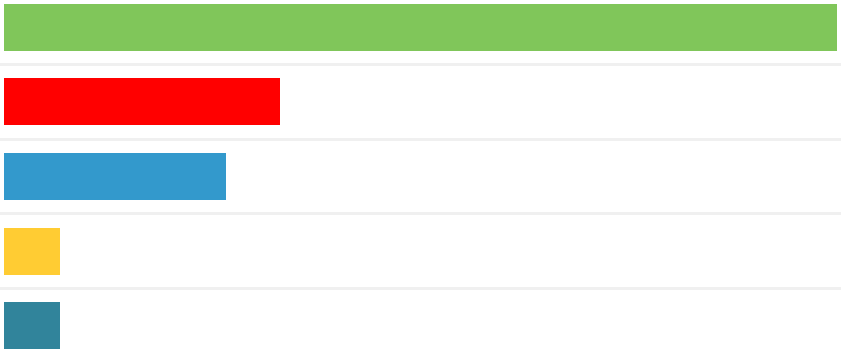
None, it is located in Colwood where by I have no confidence in the engineering staff given there past sewer history and their unrealistic approach to even submitting some of these sites as viable.

Colwood Upper Allandale

* Filtered: Colwood Upper Allandale

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	15	*57.7%*
Suitable	5	*19.2%*
Somewhat suitable	4	*15.4%*
Unsuitable	1	*3.8%*
Very unsuitable	1	*3.8%*
	Total:	26



Please explain:

Response	Count
	5 responses

The charts indicate low potential but the site is currently undeveloped and available. Could easily be amde asthetically pleasing.
Mixed use designation.
Who is the airhead that has emboldened people to use prime real estate for greenwashed incineration plants? There is no site that is acceptable to me, and this whole process is a means of manufacturing consent with false dilemmas, false premises and greenwashed politics. I hope those pushing these dangerous incineration systems will be forced to pay for them.
good location, elevation. The tax base potential in the gravel pit area is substantial. Only an idiot would allow sewage treatment on either of these sites. Number 3 would be the worst of the two. A daily westerly breeze that comes through Metchosin would wash the "odourlessness" over the entire area.
Not environmentally sensitive

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	9 *36.0%*	
Suitable	11 *44.0%*	
Somewhat suitable	3 *12.0%*	
Unsuitable	1 *4.0%*	
Unsure	1 *4.0%*	
	Total: 25	

Please explain:

Response	Count
	5 responses

Close to main sewer line but effective recovery questionable.
Resource recovery needs to be developed.
Reclaimed water discharged to ground for aquifer recharge is a legitimate and beneficial use. Your reference sheets do not seem to recognize this.
Not versed at all in these aspects.
Accessible

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	9 *37.5%*	
Suitable	13 *54.2%*	
Somewhat suitable	1 *4.2%*	
Unsuitable	1 *4.2%*	
	Total: 24	

Please explain:

Response	Count
	4 responses

Within 1.5 K
Reasonable distance to main trunk.
Seems like a very accessible location
Same

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	3 responses

More public consultation, open hose at Colwood City Hall. Notices to perpective niehbours within 3 K.
Design must fit into residential mixed use setting. Potential for resource use in future .
Odour free to the extent it is possible. Safe, reliable traffic flows.

Site Node:

North Colwood

Colwood City Centre Adjacent

* Filtered: Colwood City Centre Adjacent

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	2 *40.0%*	
Suitable	3 *60.0%*	
	Total: 5	

Please explain:

Response	Count
	1 responses
Currently un-used site.	

[edit title]

Please explain:

Response	Count
	1 responses
Looks like water recovery is very good.	

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	3 *60.0%*	
Suitable	2 *40.0%*	
	Total: 5	

Please explain:

Response	Count
	1 responses

Very close.

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	1 responses

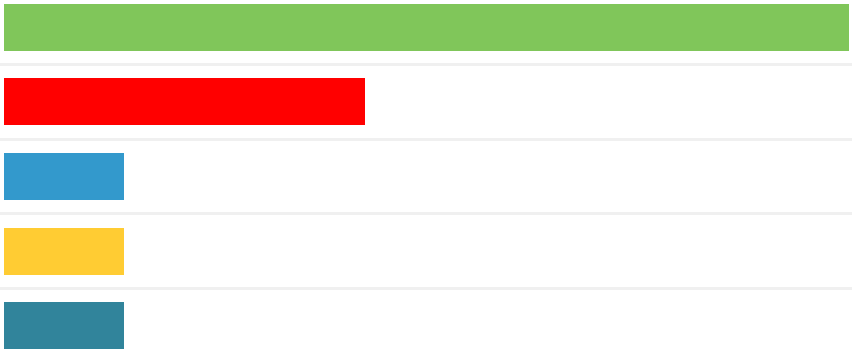
Tertiary system, anaerobic.

Colwood City Centre

* Filtered: Colwood City Centre

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	7	*53.8%*
Suitable	3	*23.1%*
Somewhat suitable	1	*7.7%*
Very unsuitable	1	*7.7%*
Unsure	1	*7.7%*
	Total: 13	



Please explain:

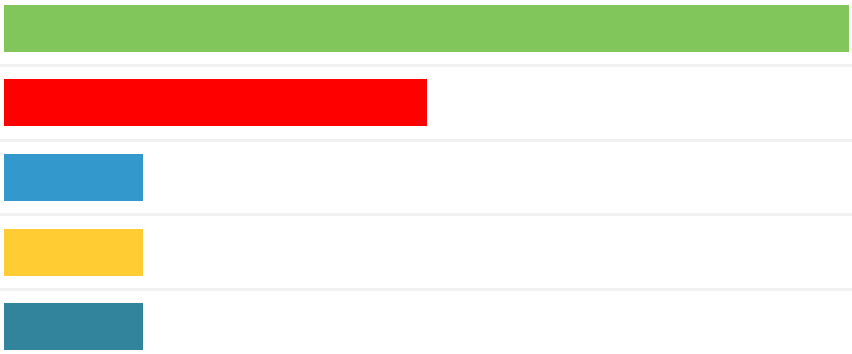
Response	Count
	2 responses

at center, good infrastructure

Nothing in the way of residentcal area. I want the new site out of residential as people have to worry about resale.. and we don't have a colwood city centre at all.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	6 *50.0%*	
Suitable	3 *25.0%*	
Somewhat suitable	1 *8.3%*	
Very unsuitable	1 *8.3%*	
Unsure	1 *8.3%*	
	Total: 12	



Please explain:

No data available to display

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	6 *50.0%*	
Suitable	4 *33.3%*	
Very unsuitable	1 *8.3%*	
Unsure	1 *8.3%*	
	Total: 12	

Please explain:

No data available to display

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	6 responses

Assurance that the facility will not be an eyesore nor noise polluter.
DO NOT build at the Park and ride -- where are we supposed to park for the bus??? That lot is full every day. And WS P&R is a rec site filled with kids - very unsuitable for sewage treatment.
Tertiary treatment. Design to fit into community.
costs
Once again, most of these sites can only accomodate greenwashed incineration plants. Have you bothered mentionning to the public that garbage trucks will be pulling in all day long with "feedstock" for the pseudoenvironmental facility? Is this "DO" process? Nice. "DOO PROCESS" a method by which you identify the parameters required for a treatment system you want to use, and then make a survey so it looks like you are transparent and the public made the decision, when in fact the decision is already made. That isn't public consultation, that is manufacturing consent.
Attractive building with no smell.

Colwood Island Highway at Goldstream

* Filtered: Colwood Island Highway at Goldstream

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	6 *60.0%*	
Suitable	3 *30.0%*	
Somewhat suitable	1 *10.0%*	
	Total: 10	

Please explain:

Response	Count
	5 responses

Vacant. Commercial zoning.
Would eventually be quite central to surrounding areas.
Vacant land, already zoned for commercial use, large enough to provide a buffer.
Close to major roads that already has a large number of big vehicles and not being used for agriculture or parkland
With the right type of building on the site, it could provide some park space while keeping "elbow room" between present and future buildings. It has the potential of providing heat to those nearby buildings.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	5 *50.0%*	
Suitable	3 *30.0%*	
Somewhat suitable	2 *20.0%*	
	Total: 10	

Please explain:

Response	Count
	3 responses

According to your diagrams, water is good here.

States that it is good for reclaimed water, not so good for energy recovery.

Parks and homes within close range

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	8 *80.0%*	
Suitable	1 *10.0%*	
Somewhat suitable	1 *10.0%*	
	Total: 10	

Please explain:

Response	Count
	3 responses

Close to sewage line.
highway close by
Close to both

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	4 responses

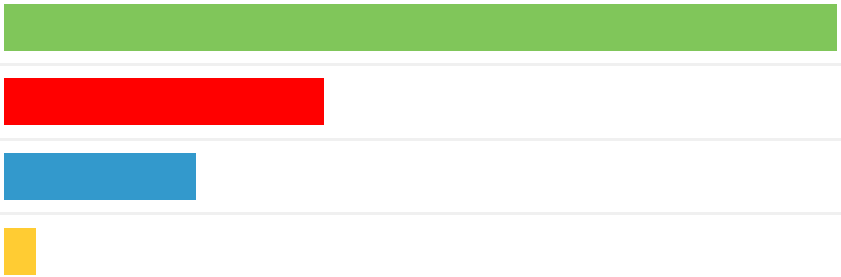
Tertiary. Acceptable design for community.
Again a facility that would "blend" in well with surroundings. Traffic delays to be taken into consideration. Roads, can they handle the extra traffic.
broad agreement
Low to no odour. Low buildings. Screening provided by landscaping. Low noise levels. Minimal intrusion into the existing community.

Colwood Park & Ride

* Filtered: Colwood Park & Ride

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	26	*60.5%*
Suitable	10	*23.3%*
Somewhat suitable	6	*14.0%*
Very unsuitable	1	*2.3%*
	Total: 43	



Please explain:

Response	Count
	18 responses

The charts indicate that it is a good location. It is relatively undeveloped and previous disussion, charts, sewage proposals for this site have been very positive.

Little housing in the area, can be an area beautification project, far enough away from new hotel (in case there are issues with smell on occasion), we own it so we don't have the political challenges that come with dealing with many owners, can provide water and heat recovery services to the area (rec centre, boulevards, etc).

just a parking lot. could still accommodate roof top parking.

I feel the plant should fairly high profile. We should be proud of it and show it off!

Public ownership makes this easier to obtain especially as Colwood is very willing to have it there. It is not close to any existing residences eliminating any local opposition and it could have useful commercial space built on top.

Commercial area, easily connected to main trunks, good road access

already owned by the public, great recovery of water and heat, close to truck route and CRD trunk line.

Central city

I am pleased to see that there are opportunities for the resuse of the water and more importantly, the heat. I see no sense in selecting any option that does not have a high recovery of the water and the heat produced by the facility.

Seems to meet most criteria and maximize resource recovery

great resource recovery potential for future development

I am unsatisfied with the lack of scope the facility plan encompasses. The opportunity exits to create a more complete system that includes replenishing water sheds as part of treatment.

Currently a parking lot with no residential adjacent yet.

i do not know if the park and ride could exist on top of the waterwater facility or if we would lose it but the site is ideally situated.

Colwood owns the land; very close to infrastructure; very central; could be combined with arts center

Sites 9, 10, 11 combined may be large enough for tertiary treatment and state-of-art resource recovery, but Park n' Ride parking spaces need to be increased somehow - not lost. Traffic problems in area will not get better if mass transit is made more difficult!!!igated somehow (and increased)and

Public land, so no additional cost to purchase land. Could then market to developers to develop site and put commercial on top (like Dockside Green).

This seems like the best general area and this site in particular. Low impact on residential properties, excellent elevation, noted reclamation benefits

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	27 *62.8%*	
Suitable	11 *25.6%*	
Somewhat suitable	4 *9.3%*	
Very unsuitable	1 *2.3%*	
	Total: 43	

Please explain:

Response	Count
	13 responses

Energy to colwood city centre developments and water to toilets and irrigation.
The charts say so.
golf course, playing fields no brainer.
There is huge potential in Colwood City Centre area as well as the adjacent rec site.
Adjacent other municipal/regional services
Based on info provided
great benefit to rec centre and future development
Water reuse potential is high and heat recovery is moderate
It rates highly
Use these for the projected arts centre
Close to commercial users; energy recovery can be enhanced by use of state-of-art pyrolysis systems which can produce appropriate mixtures of syn-gas, bio-oil, clean biochar, and electricity. That minimizes the need to locate soley on the basis of recovering heat and increases potential for reducing net operating costs (see planned approach for City of Birmingham UK)er
Especially if site is developed on top of treatment centre, water could be used for landscape irrigation, etc.
Do not know more than the grade given by the experts

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	28 *66.7%*	
Suitable	11 *26.2%*	
Somewhat suitable	3 *7.1%*	
	Total: 42	

Please explain:

Response	Count
	10 responses

Right next to the main
Meters as opposed to Kilometers
5m
Almost on top of the sewer trunk and a major truck route.
Both are basically at the front door of this location. Less cost for connecting to the existing sewage infrastructure and the truck route is already established as well.
Very close to CRD trunk and truck routes
Right on main route
Numbers presented indicate its a few meters from each
Very close to both truck access (Island Highway) and sewer trunk.
Central, low impact, easy to develop outflows

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	18 responses

Appropriate amenities. Galloping goose trail overpass?
Public consultation, drawings, input.
Has to look good and offer something - beautification, community space (perhaps managed via Seniors 55 club, bike parking storage units perhaps.
It is already one of the ideal sites.
No odour, attractive buildings
If outfall is required, would be costly to construct from this location.
Relocate park and ride.
Looks suitable although the idea of using the city centre eyesore is appealing
great potential for future developement
Create a more complete system that includes replenishing water sheds as part of treatment.
same criteria as used for general identification of sites
None, it is absolutely absurd that we would locate this type of facility next to a premier sporting facility and in the heart of our city centre. City ending ever has been pushing this site and he is incompetent, unable to bring any project in on budget
Would need to be underground to retain most of current use and high attention to smell reduction for potential future residential close by.
describe the accommodation for parking during building.
Ensure parking for transit is not lost and preferably, is increased in the area
Developer that takes this project on must maintain use as park and ride and should build some commercial on site as well.
Other options to be made available for park and ride
potential impact on traffic flow.

Colwood Wale Road

* Filtered: Colwood Wale Road

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	3 *12.5%*	
Suitable	8 *33.3%*	
Somewhat suitable	12 *50.0%*	
Unsuitable	1 *4.2%*	
	Total: 24	

Please explain:

Response	Count
	2 responses

away from schools, high public use areas

Filling in a massive hole in the ground with useful infrastructure seems like an upgrade. And it's already excavated.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	3 *12.5%*	
Suitable	8 *33.3%*	
Somewhat suitable	12 *50.0%*	
Unsuitable	1 *4.2%*	
	Total: 24	

Please explain:

Response	Count
	1 responses

away from schools, high public use areas

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	3 *12.5%*	
Suitable	8 *33.3%*	
Somewhat suitable	12 *50.0%*	
Unsuitable	1 *4.2%*	
	Total: 24	

Please explain:

Response	Count
	1 responses

away from schools, high public use areas

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	2 responses

environment and social impact assessments
Ideally the facility could be built primarily underground with greenspace connecting to the Goose trail.

[edit title]

[edit title]

[edit title]

[edit title]

[edit title]

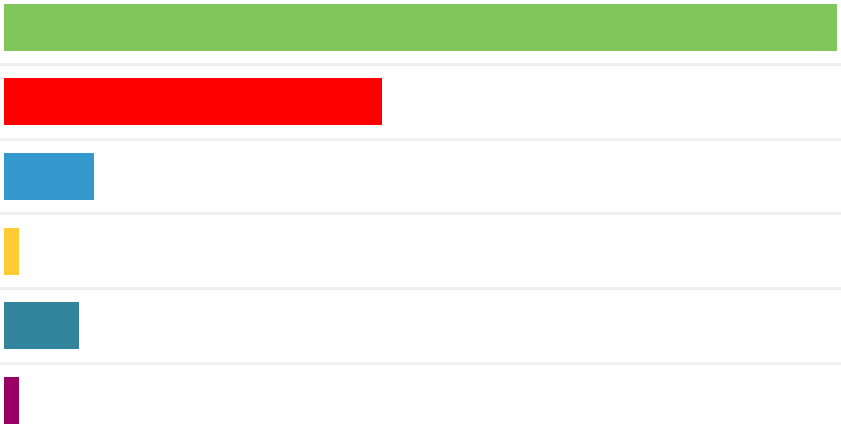
[edit title]

Colwood West Shore Parks & Recreation

* Filtered: Colwood West Shore Parks & Recreation

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	55	*59.1%*
Suitable	25	*26.9%*
Somewhat suitable	6	*6.5%*
Unsuitable	1	*1.1%*
Very unsuitable	5	*5.4%*
Unsure	1	*1.1%*
	Total: 93	



Please explain:

Response	Count
	42 responses

Few homes nearby and other cities have combined the two successfully.
There is a lot of land here and lots of opportunity for resource recovery. It could be made to fit well with a variety of uses.
Go back to McLoughlin
Far distance to homes, large area available.
Pubic land with a facility that can use sewage as an asset
This is a large, municipally owned piece of property. Given that there are 5 municipalities who share in this property, it is an opportunity to share the burden, but also create a solution that is innovative and located in an area that will not pose an issue with congestion (such as VMP, which is extremely busy day and night). I believe that the recreational opportunities can be maintained on this site based on the size of the land under

believe that the recreational opportunities can be maintained on this site based on the size of the land under consideration. Further, this may result in improvements to the existing JDFRC.

publicly owned, resuse heat and energy, tertiary potential, far from tsunami zone, closer to connections with Victoria facility

Close to existing infrastructure, public use area, lots of room for design and access, high potential for resource recovery,

Doesn't impinge on any neighbourhoods. Could likely be developed to recover resources.

Could be flagship for a local area site.

I really like the fact this is already publicly owned! Great location.

I am sure that there could be a compromise for preserving some of the park. It looks like a large area.

high potential for resource recovery, save money on heating and water use in future, could be interated into public facililities

There is no housing in the area which makes it perfect for the site.

Large site to allow for future expansion. This is an area of expanding development.

Close proximity to recreation facilities so the buildings/pool/playing fields could benefit from resource recovery, which should be for public facilities and NOT private entities. Not too close to existing residential which is good.

this location has high resource recovery rate, on a highway and not near to residential homes.

Enough areas within this large space to place wastewater treatment and far enough away from residences to reduce smell impact.

has facilities to use resources.

There is room for the plant without disturbing current uses. Also, the plant could be almost completely hidden.

water the park grounds with this water

blend as part of the complex

There is sufficient undeveloped space without surrounding housing or business. Your very basic information provided does not allow the respondent to answer very completely without significant further research re community plans.

This site should be considered as the primary location. First it is a jointly owned municipal property. This reduces upfront capital costs. In addition the location would require limited new infrastructure to connect to existing trunk lines. Next with creative design options the full functionality of existing facilities could be

maintained with good opportunities to use the exclaimed water and heat recovery to reduce existing municipal costs for the benefit of all through the shared recreational facilities. This site is currently underutilized and this can increase the public benefit of this facility.

Municipally owned, hide it on the trees

The sheer size of the property means that the treatment plant can be well hidden and never be near home owners. No matter who tells you these things do not smell, they are misinformed - they do smell. They need to be kept away from residential areas.

Large area. Sufficient buffer from residential.

Soccor fields etc could be built over the facility

The largest site on Westshore it has the potential to house all aspects of treatment.

public land, large without homes adjacent to it.

The facility would fit the area if properly designed

no residential housing and heat recovery could be utilized by the JDF Recreation complex

It is away from Residential housing , heat and water for grounds and building, close to sewer and major multi-laned road.

There would be minimal impact on surrounding residents and the waste water recovered would be put to good use, and it is jointly owned by the municipalities

Lots of room for FULL treatment facility. Waste water usage very high.

Already government owned so no land costs

connect with multiple small tertiary decentralized sites. energy and water recovery/usage onsite

Already Municipally owned, so no additional acquisition costs. Reasonable distance from residences so concerns about odour are limited to recreational users (not living there 24/7 so less affected).

It is not in a residential neighbourhood,it could be built amongst the trees so as not stand out.

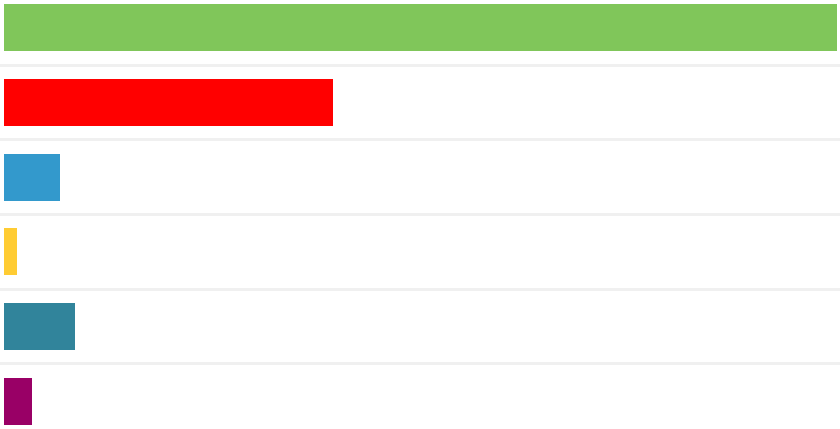
needs to be included as part of the current land use, recognizes and is part of the recreational features

No neighbourhood disruption during construction, community investment (ownership), close to main trunk.

Only a small portion of this large site would be required. Limited residential areas near by.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	58	*62.4%*
Suitable	23	*24.7%*
Somewhat suitable	4	*4.3%*
Unsuitable	1	*1.1%*
Very unsuitable	5	*5.4%*
Unsure	2	*2.2%*
	Total:	93



Please explain:

Response	Count
	33 responses

It can be done more efficiently than other sites.
Seems to have one on the highest potentials on the westshore.
Go back to McLoughlin
Water could be used on fields, energy used in recreation facilities.
The ratings are high and moderate with respect to energy and water reclamation. Since an actual model has not been presented, it is possible that greater heat recovery is possible depending on the technology.
Central, hidden from view, gravity fed, energy can be utilized within close proximity, easy traffic access
High and medium for water & energy
It's close to parkland.
recreation centres are high energy users, could save tax payers dollars in the future
Reclaimed water could be used to water the trees in the area and any energy recovered could go towards the rec center.
It says high reclaimed water potential.
Like North Saanich and Panarama rec centre, IDE should get the benefit of resource recovery

Like North Saanich and Panarama rec centre, JDF should get the benefit of resource recovery.

The highest rating in recovery

The Rec Centre, Library, and Senior Centre could use the heat and water. The golf course could use the water.

resource for the complex

Hig water re-use on the nearby playing fields. Good use of heat at nearby community pool.

Real possibilities exist for use of heat recovery and reclaimed water use. This will benefit all members of the westshore parks siciety

Proximal to rec centre

Adjacent to golf courses

irrigation and heat for nearby businesses

See above

Water could be used for the golf course and fields. Energy could be used to power the rec center.

Potential for irrigation is high

could be used by adjacent JDF rec cener

Use on public playing fields and buildings cutting costs for heat and water and as a result conserving water, and saving taxpayer money

Water could be used by the rec centre and also to water the playing fields

Lots of building can use the energy recovery, and lots of fields/golf courses for reclaimed water. IDEAL!!

energy and water reuse onsite!

Outstanding opportunity to use reclaimed water on a park with high-demand water needs; could be self-sustaining. Enregy recovery could potentially provide all energy needs for park (lighting, signage, possibly provide some energy to buildings on site.

Water could be used for all of the fields,possibly the swimming pool,all of the flowers and shrubs along the hi-way,heat could be used for pool and rec center

water re use in park areas and energy in recreation facilities

Facilities on site to use energy and water recovered.

Water/energy could be used by parks and recreation for irrigation and power for facilities. This could also be provided to adjacent naval base.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	56 *60.9%*	
Suitable	19 *20.7%*	
Somewhat suitable	7 *7.6%*	
Unsuitable	1 *1.1%*	
Very unsuitable	4 *4.3%*	
Unsure	5 *5.4%*	
	Total: 92	

Please explain:

Response	Count
	26 responses

Location.
Appears to be very close.
Go back to McLoughlin
Extremely close to both.
It is close to an access point for the Trans Canada HWY without interfering with residential and consumer traffic (i.e., Canwest-Millstream is a heavily used artery by local traffic and residents engaging in commute or shopping activities, Sooke Rd from the Trans Canada to Wale Rd. is mainly a commuter artery).
Pipes go along the highway route ... bike paths, pedestrians and electric commuter vehicles should be allowed the pipeline route
Couldn't be better
It's close to both.

short distance to both
We need need sewer trunk routes here for future development.
Trunk line right there on Sooke Rd - can't get much closer when considered in conjunction with other benefits.
A direct route and minimal travel time
at 5 m and 7 m very close to trunk main and truck route.
Very close.
on existing and the Goose
5 meters to sewer trunk. 7 meters (?) to truck routes
There is no better location from all sites identified. This is the best option for a regional facility although it may not be an appropriate location for all. Esquimalt and song heed may be more cost effectively served by a smaller facility located within those : communities.
traffic.
easy access to highway and no residential housing
Near main sewer trunk and major multi-laned road so won't impead traffic
It is very close to a main thoroughfare
Very close.
Not sure if there is a secondary truck route into the lower portion of the site, where, presumably, the facility would be located. Otherwise will probably need to put in a truck route to the facility to keep traffic through the upper parts of the centre to user-traffic.
5 m very close
Very close to trunk.
Close proximity to both.

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	44 responses

Odor must be eliminated.

Need to maintain and enhance park values and recreational use. Need to maintain key recreational use during the construction phase. Needs to be viewed as an asset.

Go back to McLoughlin

Largest site, with room for future expansion, and water/energy recovery ability.

Colwood Park & Ride would also be very suitable, if reclaimed water could be used at WSPR.

Technology must meet principles established by committee

Possible impacts to the Park and Ride ought to be evaluated to ensure this function is maintained, even if it is relocated in the same general area.

Stay within an agreed upon budget ... post all expenses ... do not allow private companies to over spend and keep wage and salaries at a lower pay scale so costs don't get out of control and bankrupts Colwood

Tertiart treatment, Water re-use, public amenity onsite, gasification of solids

Compatibility with existing public use maintained, attractive design and architecture with existing geography,

Maintain recreation amenities.

we think this is the best option out of every option offered

Not a massive plant for the whole Westshore.
Would need to be state of the art tertiary treatment and designed to be proud of. Maybe DND could be cajoled into contributing some of the deforested land adjacent to back of the site.

no smell.

CRD negotiates an annual amenity contribution to West Shore Parks and Rec. There would be no loss of recreational space... fields or otherwise. It has the amount of land that permits creative options, and future development. Go for it!

No odour.

need further information on how plant would be integrated

Would need to see how much area would be needed to transform the area and what the design would look like. Would prefer to see something that blends in with existing area.

The site would need to be integrated into the sporting facilities so that there would be no loss of current facilities.

The recreational facilities need to survive survive or be moved. This site is large enough to make this an

easy proposition.

Any resource recovery should go to a public amenity (recreation centre/school/hospital etc). Location is ideal for resource recovery. Site should be hidden from most views, 100% odour free (especially for users of golf course and fields). Tertiary...

Environmental standards for the area are met.

suitable.

Looks good to me!

Very little. Just avoid harming any of the current amenities.

This municipally owned site is very suitable as there would not be any land costs or conditions on a private land purchase. The waste reuse recovery potential is high which also makes this a very desirable site.

Lower Cost than McLoughlin

a win - win as long as there is no net loss of recreational space and there is an opportunity for amenities to the west shore municipalities and residents.

concurrence from the involved municipalities with returned benefits

Proper design of facility to minimize impact on current recreational uses.

Already pubic owned and lots of space available

Again, an emphasis on ensuring scent is minimal, and there is no overrun into the local water table (in any form) would make this site ideal.

Key to this site being used is maintained or improved recreational facilities. There should be no loss of fields as a result. Design will be critical to maintaining and improving the public facilities at this location.

Acceptance by West Shore Park and Rec.

Odourless, silent, and good looking.

no odor

Just the truck traffic challenge.

no conditions would be applied as the site is central to all users and best use of heat recovery at common JDF rec complex

Works as is

I don't know.

no hazard, no odour must reuse water

tertiary complete removal of toxins, made compatible with site, reasonable cost, made part of the larger picture
Rec centre would need to be kept open. RC golf course is also a good option.
Limited impact to the existing recreation facilities and odour control.

Colwood Royal Colwood Golfcourse

COLWOOD NORTH: Please choose your preferred site within this node:

Response	Count	
NEW! #21. Royal Colwood Golf Course	22 *100.0%*	
	Total: 22	

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	8 *40.0%*	
Suitable	8 *40.0%*	
Somewhat suitable	2 *10.0%*	
Very unsuitable	1 *5.0%*	
Unsure	1 *5.0%*	
	Total: 20	

Please explain:

Response	Count
	8 responses

Lots of opportunities for reuse of material, due to green space and proximity to Colwood City Centre.
very visible,
too small a site for any reasonable size WWTP
Here is someone that actually wants it on their land. Take advantage of it
This is a great use of land. The other areas are just too sensitive, or do not offer the great benefits like this one does
They've volunteered
Near truck routes
All golf courses should be included in this process through out Capital Region.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count		
Very suitable	9	*42.9%*	
Suitable	9	*42.9%*	
Somewhat suitable	1	*4.8%*	
Unsuitable	1	*4.8%*	
Unsure	1	*4.8%*	
	Total:	21	

Please explain:

Response	Count
	6 responses

Lots of green space in the area, as well as close proximiry to Colwood City Centre
good resource recovery potential
seasonal use of reclaimed water and MWR would not allow public access to irrigation land for 24 hours. Wouldn't work for a golf course.
The geo thermal energy that this will help provide will be fantastic.
Graphics show moderate - better than most
Golf course have high use of water and much of water treatment facility could be buried under the course.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	8 *40.0%*	
Suitable	9 *45.0%*	
Somewhat suitable	1 *5.0%*	
Unsure	2 *10.0%*	
	Total: 20	

Please explain:

Response	Count
	4 responses

best one!!!
This is by far the best location that has been submitted.
Would blend nicely and silently into environment.
Looks close

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	10 responses

The same conditions that existed for the Langford Node.
cheap expropriation cost
none
disguised so it doesn't stand out.
I would be more than happy to see this property be selected and construction to start asap.
Assurances must be made that there would be no impacts to Colwood Creek. Any accidental effluent discharges could impact Colwood Creek, which discharges to Esquimalt Lagoon - an environmentally sensitive ecosystem.
The price is right. Seismic concerns improved.
Odourless Need information on plant and costs
Nothing unsightly about the facility, fits and disappears into landscape Small building footprint
ALR status of golf course should be challenged and not overlooked because of this imposed landuse status. Since many golf courses predate ALR it is an imposed status and is a weaking of policy to have golf courses desguised as ALR.

Site Node:

Esquimalt

Esquimalt Bullen Park

* Filtered: Esquimalt Bullen Park

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	6 *25.0%*	
Suitable	13 *54.2%*	
Somewhat suitable	5 *20.8%*	
	Total: 24	

Please explain:

Response	Count
	12 responses

Big enough. Could be very low key in appearance.
my
should be considered in combination with the esquimalt town centre site
if mainly underground so a recreational field is maintained
Lots of surrounding existing residential would be a concern. Also, Bullen Park was gifted to the municipality with a clause that it always remain a park therefore, any facilities here would have to be underground or somehow maintain a park space
Site would need to be underground and no odour, but location for resource recovery for public rec centre is good.
It could be suitable if the facility could be designed to allow for continued use of playing fields and green space.
Green space would provide reuse of materials.
Excellent potential to increase the use of municipal lands. Design a building with rooftop fields to maintain existing use. Esqimalt sewage should be treated within the municipal boundaries as it makes no sense to pump up hill to a central westshore location. This would be the best site for a smaller municipal only facility
Largest site. Can be restored to playing field after construction underground completed
The benefits are great.
Area fully developed around proposed site.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	9 *36.0%*	
Suitable	12 *48.0%*	
Somewhat suitable	4 *16.0%*	
	Total: 25	

Please explain:

Response	Count
	9 responses

Medium and medium.
sports fields and swimming pool plus future high density housing
reclaimed water very close to park (and field) were it can be used for irrigation
Recreatin centres are perfect for resource recovery - pool, water irrigation for fields etc.
This site appears to be well suited for reclaimed water and for using the energcy produced by the facility.
Good businesses and green space in that area.
Enough space.
I don't believe we should be building on a playing field.
water/power available to both parks and naval base

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	9 *36.0%*	
Suitable	14 *56.0%*	
Somewhat suitable	2 *8.0%*	
	Total: 25	

Please explain:

Response	Count
	9 responses

very good.
little far from truck route
Not overly far
Close to both of these needs.
Quite a distance to truck. Good that it is closer to industrial areas vs some of the other nodes, when trucking the material.
Close to lines. Traffic would increase minimally if an esquimalt only facility
Near to connections and truck routes along Admirals and Esquimalt.
It;s very close to existing sewer connections.
close to both

Esquimalt Lampson Field

* Filtered: Esquimalt Lampson Field

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	3 *33.3%*	
Suitable	2 *22.2%*	
Somewhat suitable	3 *33.3%*	
Unsuitable	1 *11.1%*	
	Total: 9	

Please explain:

Response	Count
	2 responses

The park is used on a seasonal basis. Out side of seasonal use the site sits empty. Consolidation of sports parks into Bullen park would promote maximum use of bullen park and bring customer to the comercial enterprised base in Esquimalt core.

at moment land vacant and has lots of potential for industrial and this resource facility. Its on the sewer line already, and on admirals road. this road is already designated for major t

[edit title]

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	1 *11.1%*	
Suitable	5 *55.6%*	
Somewhat suitable	2 *22.2%*	
Unsure	1 *11.1%*	
	Total: 9	

Please explain:

Response	Count
	3 responses

Reclaimed water and energy infrastruture cost will vary dependant on site locatation. So this question is based on a cost benifit equations. Difficulet to determine until project estimate is in place.

same as question 1 - great potential for us all

Should really be Gorge Vale NOT ball field and Childs park. But being it is the closet to the golf course

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	1 *11.1%*	
Suitable	2 *22.2%*	
Somewhat suitable	3 *33.3%*	
Unsuitable	1 *11.1%*	
Unsure	2 *22.2%*	
	Total: 9	

Please explain:

Response	Count
	2 responses

Again difficult to answer as this is also a cost based question. Any site chosen will have access to existinng sewer trunk and hook up will depend on distance. With regard to truck routes. The current truck routes in Esquimalt are Admirals road (which now under trafic calming measure will create further dificulties) and Lampson street. This site's access for trucks is suitable. In addition the site is close to industrial zone.

very close to both sewer and truck routes. would be a real possibility for everyone

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	4 responses

It would be appropriate to design the facility underground covered with a sport field. But it is not necessary.

Same as others: scentless and minimal impact to existing architectural designs.

Seenupin road must have an extension to access the site. This extension would have to replace Hallowell Rd as the main artery for the heavy trucking route slated for the Esquimalt Nations Industries

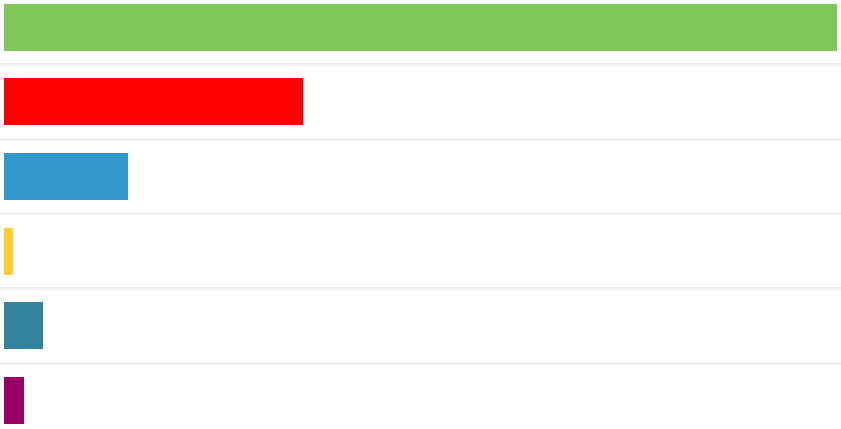
Would be better location on Gorge Vale closest to DND or shipyard side and allow them to reuse water and resource recovery at shipyard.

Esquimalt Nation

* Filtered: ESQUIMALT SITE NODE: Please choose your preferred site within this node: = "#15. Esquimalt Nation"

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	86	*62.8%*
Suitable	31	*22.6%*
Somewhat suitable	13	*9.5%*
Unsuitable	1	*0.7%*
Very unsuitable	4	*2.9%*
Unsure	2	*1.5%*
	Total: 137	



Please explain:

Response	Count
	81 responses

There is much space occupied in that location.

It is a vacant site. It can be designed to fit into future development in nearby View Royal and the First Nations area.

This site seems to have buffer around it and has some opportunity for resource recovery.

It is in a good location in terms of where the pipes are already. For construction, it is on a main road that already is designed for heavy loads.

It is currently vacant, and in an area that could provide opportunity for First Nations to be part of innovation within the CRD.

Access, hook ups near by, could be single site operation

Size is appropriate. Location is appropriate.

A wastewater plant would actually enhance to use of this property. The Esquimalt Nation would benefit and the heavy industrial use of the surrounding land would be calmed.

Could take both the front and back ends of the project

incorporate a Dockside Green type solution and help reduce the Colwood crawl

Depends on First Nations.

Currently has light industrial in the area and the overall size appears to be well suited for the area.

see item #4 below

Site is vacant and has minimal obstacles save for legal agreement. Also largest site and could allow for expansion.

Esquimalt Nation has least distance to truck route and CRD .....less air pollution .....

The land is right on the path of the sewer system and is vacant

currently vacant; of sufficient size; growth potential; adjacent to trunk main and truck routes.

Reasonable separation from nearby residential areas. Revenue source for Esquimalt Nation. Potential to co-plan trucking infrastructure as extension to Seenupin Road, avoiding using Hallowell for trucks.

Seems like the best site in Esquimalt, but worried about actually getting anything built on FN land....

close to existing infrastructure

Currently this is a vacant site and there are no residences in the area - only industrial.

Great fit ,easy access if Seenupin Road was put through down to the railway,not a lot of expense and jobs for First Nation people.

Gives the Esquimalt nation scource of additional income

build as it is undeveloped

vacant land, on the main sewer route

Site is vacant and is on Admirals road - a truck route

Vacent land and surrounded with industrial use land.

This land is vacant, surrounded by industrial use, on main sewer route on Admirals Road, & would provide revenue for Esquimalt First Nation.

On the main sewer route and on Admirals Road which is a major trucking route. Land is vacant and

surrounded by industrial use land.

The Site is on Main Sewer route - Admirals Road Main trucking route.

Although the current use is a mix of residential, industrial, and undeveloped land, the site contains a First Nations "big house" which has spiritual importance. Building sewage treatment in close proximity would seem to be not respectful and inappropriate. The increase in truck traffic would add to undesired traffic on the only truck exit from this land and would contribute to local traffic problems. Local residents not on the reserve are likely to be very opposed to this option.

Land currently vacant and surrounded by industrial use land

The land is currently vacant and surrounded by industrial use land.

Very close to a main road, sewer trunk, and commerical areas

Land vacant and industrial

the land is currently vacant and surrounded by industrial land. Also the main sewer route is on this site and on Admirals Road which is a major trucking route.

The land is currently vacant and adjacent to industries.

Land currently vacant....the site is on the main sewer route and on Admirals which aid a major trucking route.

The site is vacant and is adjacent to Admirals Rd., a truck route.

The land is available and is surrounded by some industrial. Truck traffic can be accessed from Admirals Road.

There is nothing there now. The area around it is industrial.

the land is currently vacant and surrounded by industrial land.

It would mean revenue for Esquimalt band.

if it can be built as part of a multi-purpose development that would be nice for the Esquimalt Nation

Larger site with ability to buffer residential. Adjacent site (old mill) unused and available.

If it's presently unused and out of the Esquimalt public Center it would be the best site. Putting a waste water node in a main living central area is ridiculous.

The land is currently vacant surrounded by industrial use land. Site is on main sewer route and on Admirals Road which is a major trucking route

Employment for aboriginal people

near industrial site

Non residential, The Nation is moving towards industry right now with a new truck route at Halliwell. Noise not a factor. Odour can and must be controlled. No environmental consideration, nor OCP guidance. Neighbouring public not impacted any more than present plans. Esquimalt Nation needs financial support and jobs for the young.

The land is currently vacant and surrounded by industrial use land.

employment for the Native People, would enhance the area

The land i currently vacant and surrounded by industrial use land. The site also is located on the route of the main sewer route through the area and is located on Admirals Road, which is a major trucking route already.

far enough away to not bother residences, close to a park for water use and undeveloped area, If designed estetically, it would fit in.

Traffic is a nightmare. Take a drive on Admirals Rd. We purchase for a reason. We enjoy the tranquility of this area.

My concern with this site would be First Nation Land complications but other than that it might be a good site.

Wouldn't be public outcry if this land wa s used and it would be welcomed by First Nations.

The land is currently vacant & surrounded by industrial use land, is on main sewer & trucking route.

Depends on what the Esquimalt FN decides

Land is vacant & would be welcomed by the native band owners, and even nearby community folk.

This site is on the main sewer route and on Admirals rd which is a major trucking route.

land currently vacant to most extent, and in the heart of an industrial area. The site fronts a main sewer route on a major trucking route

The land is currently vacant and surrounded by industrial use land.

Land is vacant and surrounded by industrial use land

Revitalizing this site will provide economic benefits to the Esquimalt First Nation as well as connecting people together. The size of this site provides the needs for a wastewater treatment plant and residuals processing requirements.

The land is now vacant and surrounded by industrial .

The land is vacant and sits in an industrial area. Admirals Road is now a major trucking artery.

This land is currently mostly vacant. There is some industrial use on this land but there is plenty of available land.

This land is vacant, is on Admirals Road(a major trucking route) , on a main sewer route and surrounded by industrial use land.

Nothing here now,area in proximity is industrial -why not here?

The land is currently vacant and surrounded by industrial use land.

The land is currently vacant and surrounded by industrial use land

good for the trucks coming out of trio.....

The land is currently vacant and surrounded by industrial use land

the land is vacant and surrounded by industrial use

infrasturcture ie sewer truck next to railway bed, already have land, first nations wants it. to create income and work

It would fit into industrial land use

This land is currently vacant or industrial.

also consider old plywood mill site at end of hallowell road for additional/alternate siting.

The land is currently vacant and surrounded by industrial use land .

It is unused land and if the building is built with cutting edge design it would make the dull dirty looking area more pleasant to drive through

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	63	*48.1%*
Suitable	33	*25.2%*
Somewhat suitable	19	*14.5%*
Unsuitable	2	*1.5%*
Very unsuitable	4	*3.1%*
Unsure	10	*7.6%*
	Total: 131	

Please explain:

Response	Count
	50 responses

Resources would be well used
It is close to some areas that can use recovered resources, but it is also adjacent to land in View Royal and in the First Nations area that will be developed and will be able to utilize the resources more efficiently.
Not as much opportunity as some, but maybe this could be a catalyst for future
Public Works (Graving Dock) is next door and could be extra financing. (ie: First Nations/Federal)
First Nations would benefit from the reclaimed water and energy as well as the municipality.
water reuse on Gorge Golf course and in new development..
There must be ways to incorporate some resource recovery at this site.
Not a priority.
With this area currently being partially utilized as light industrial, it wouldn't be difficult to install reclaimation of water here. After all there used to be a lumber mill here for many, many years so it shouldn't be that hard to reclaim water and transfer recovered energy to the First Nations in the area.
see item #4 below
There are better sites out there, but size and its current use may overcome that.
The land is vacant and well away from residences. As well, the Esquimalt Nation would not have approved this on the list if they didn't want it - must make economic sense to them and could help to support the First Nations.
growth potential.
Esquimalt Nation is currently using its vacant land for Industrial development in an opportunistic way. The potential for future resource use is like there, but would require a more coordinated approach to development planning and capital investment than EN seems capable of to date.
Send energy to the nearby businesses and shipyard repai at dry dock
involve the existing and potential facilities
industrial area
As above

As above

Low water and heat recovery potential per your information.

Site is on the main sewer route.

The site is on the main sewer route and on Admirals Road which is a major trucking route.

Cooperation with View Royal for use of any excess water or heat energy would be needed.

--

It would allow easy access to reclaimed water and energy.

I don't know enough about this to reply.

It is the sewer route and on Admirals Rd .

Gorge View golf course?

A waterwaste resource facility would fit the surrounding area and futute plans for the community

Energy Can be piped to federal graving dock

Reclaimed water could be used by the band. Energy could form part of the solar energy concept (as by the Souke Nation) and used to heat hot water and/or houses with any excess sold by the Nation to the general grid. A win-win situation. Make it a precedent.

use the energy in the area

For local Portage park in View Royal and heat for near by shopping mall

This area cannot handle the heavy traffic now. It can only get worse.

Consultation with First Nations required.

re above

Energy recovery is appropriate here if state-of-art system is used to pyrolize dewatered sludge into syn-gas, bio-oil, clean biochar and electricity - energy recovery is more than just recovering heat. See plans for City of Birmingham UK

Would provide further opportunities for sustainable type development on behalf of our First Nations neighbours

This land is currently vacant.

see #1

This site is on the main sewer route and on Admirals Road which is a major trucking route.

site is on main sewer route
As above
The site if on the main sewer route and off Admirals Rd., which is a major trucking route.
Easily accessible
Again,it's industrial land and ideal for consideration
Population density is satisfactory - and there are suitable industrial uses in the area.
The site is easily accessible
land is of no use, seems suitable for waste water management
on the main sewer line and ajacent to Admirals Road, a major truck route.
Poor waste water and resource recovery currently. This could change with potential new development at this site.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	88 *65.7%*	
Suitable	24 *17.9%*	
Somewhat suitable	12 *9.0%*	
Unsuitable	3 *2.2%*	
Very unsuitable	3 *2.2%*	
Unsure	4 *3.0%*	
	Total: 134	

Please explain:

Response	Count
	57 responses

Truck routes are easy to get to and the sewer trunk should be able to be redesigned.

Although it is near on of the trunk lines, sewage would have to be pumped from the Macaulay outfall to here.

It is at the most 1 Km away

Although close to admirals, this would also contribute to congestion for commuters into the base.

It's right on the route I believe.

Close to both

Not a priority.

Sewage trunk lines are already in the area as are large trucks.

see item #4 below

This site is the closest by far.

This is right on the sewer route and right beside Admirals Road which is considered a major trucking route.

at 5 m and 5 m - very close to trunk main and truck routes.

Trunk sewer line is in the E and N rail bed on one side; Admiral's Road on the other.

Admirals and the Island Highway have major congestion issues. Really, with the size of the municipality and the density and the fact that there are few ways in and out and when the base gets out traffic is horribel and also traffic from downtwon to the westshore Esquimalt is not a feasible option compared to the others. There are houses everywhere and many of the proposed sites are on precious green spaces like Bullen Park and Lampson Street Park.

very close access

It is on the sewer trunk and on Admirals Road - a major trucking route.

Sewer trunk is already established along the rail line

on existing trunk and the Goose and water access

truck route exists, Admiral's Road

Site is on the main sewer route

The site is on the main sewer route and on Admirals Rd., which is a main truck route.

As above

As above.

Suitable, but undesirable as noted in question 1.
Admirals Road a major trucking road.
The site is on the main sewer route and on Admirals Road which is a major trucking route.
5 meters distance to both
Known infrastructure
It's on the main sewer route and Admirals Road, a major truck route.
It is right on Admirals that already has trucks. And it on a sewer line.
The site is on the main sewer route and on Admirals Road which is on a major trucking route.
It's on the E and N trunk sewer line.
2 lane residential roads.
Great location to existing sewer trunk & truck routes.
trunks us right under rail line
Can't get any closer.
sewer trunk already runs through the land
Next to main artery.
re above
According to data presented it is close to both
Site is on the main sewer route and major arterial connector, Admirals Road
It is on the main sewer route.
See # 1
If our First Nation partners are willing to do this and can make a business of it, they should be the first choice.
This site is on the main sewer route and on Admirals Road which is a major trucking route.
It is on admiral road which is a main trucking route
This site is very close to the CRD's trunk main and truck route which will reduce construction costs. Also, the site has access to all infrastructure and amenities.
Reasons above

The main sewer runs through this land. Admirals Rd. is a truck route.

Very close, with some fairly minor adjustments.

See above.

This site is on the main sewer route and on Admirals Road which is a major trucking route.

The site is on the main sewer route and on Admirals Road which is a major trucking route

putting road in infrastructure already

The site is on the main sewer route and on Admirals Rd., which is a major trucking route.

Materials could be barged to the site.

With in meters

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	96 responses

making sure no else will purchase the property

No to Bullen because of the heritage and bequest factor, the public works yard if resource recovery is part of the plan, ball park at Lampson is feasible and good for resource recovery, waste water treatment facility as part of the Town Square - as part of resource recovery techology and as shown in the plans (good technology development) perhaps the Township can negotiate somehow with DND in terms of the sports fields on Colville and Macaulay for use by our ball teams.... I also believe the Saanich Council should be encouraged to rethink the Watkiss land use so VR can move forward on that offer - a good environmently responsible location in every way, - the land as detailed in the First Nation a good location -

What does the Esquimalt Nation think about this? It wouldn't be my choice of a project on my territorial land.

The facility would have to be designed so that architecturally it is a benefit (or adds) to the local community or at a minimum is neutral. It should not lower property values for nearby residences. It should not produce odours or noise pollution.

Accomadation with the Esquimalt First Nation.

First Nation approval for siting the facility. Zoning is not an issue, as it is First Nations land. The FN could use the energy byproduct for their use as well as others.

An indicator of how willing the local First Nation is wrt this project. Were they consulted prior to this report being released to the public? Is this even a possibility? Inadequate detail surrounding stakeholder engagement related to this specific site is the stumbling block for me.

Iron clad agreement with Esquimalt First Nation to ensure no disruption of plant operations, no odour, attractive buildings

No trucking of solids. Everything happens here.

Suitable transportation routing into and out of the property would need to be established. Admirals Road in this area is currently under re-planning so an access route into and out of the facility could be taken into account without any major changes.

this is also an excellent option

see answers to #1

Also McLoughlin should be back on this list. We said no to McLoughlin for a large single plant. We did not say no for a proportional solution with other municipalities. McLoughlin area should be considered for a small plant, or possibly on Work Point as part of redevelopment.

No odour. Esquimalt Nation must approve and be satisfactorily compensated.

Sites like Esquimalt Town Center and sport fields should be removed from the list. This makes absolutely no sense to have a sewage plant right in the middle of Esquimalt Town Center or any sport field. Let's look at sites like West Bay, heavily industrial and near Victoria General Hospital.

None.

Only the ONE PLANT OPTIONS are worth considering, 1B (Site 15) is the best choice or 1A (site 17) as a second choice. If 1A is chosen then site 19 could be used for residual treatment (gasification) since it is close to Site 17.
1B is large enough to treat both the liquid and residuals; only 2 pump stations required; no extensive piping or pump stations required to move residuals to an off-site treatment plant; large site with room for expansion; large site makes plant design easier and less costly; no new outfall construction required; and many more reasons.

Permission by the Songhees and with a lease agreement with a suitable length - 99 years for example.

Why is Macaulay Sewage treatment site not on this list? It would be the most suitable site if we are going to multiple distribution system where the sites can be smaller than the original plan.

A proper access road to the site. Seenupin Road could also become the trucking route for cement trucks and gravel rather than Hallowell Road.

It is suitable.

CRD/VR trading off trucks on Hallowell for using EN land to complete the Rail trail is going to be a disaster. Even the EN has noted the Seenupin Road extension as an alternative. If Site 15 is selected, then planning/financing of the sewage treatment facility and planning for a truck route via Seenupin exchange and across the "triangle" must be integrated.

As described above, Esquimalt is the least suitable of all of the nodes given its density and having basically Lampson/Tillicum or Admirals to get out of Town. So picking the most suitable in Esquimalt, but really think overall all of them are unsuitable. Unless there is barging from the First Nations site.

Well, if the Thomases want to burn poop, I have no right to deny them. It doent seem an improvement over past injustices, but I am not in a position to oppose internalized oppression.

No smell, would be nice to have a multiuse attractive building

Everything should be built at one site to keep costs down and improve effeciency.

Same a s criteria used for selection of all sites. Note - This is the one site that provides "air cover" for all the political "leaders" not to have to use "nimby" when they make their final council decision on location. It also provides the Esquimalt First Nation with a source of revenue

An access road connecting Seenupin interchange with the site would need to link the truck route through the property to alleviate Hallowell Road from heavy industrial traffic.

Close Thomas Road and push through Seenupin Road down to rail line establishing a controlled intersection ,moving traffic along Admirals Rd

Having to use SEE`NU`PIN road for access to site .

agree to some revenue for the band

I have learned that the extension of Seenupin Road to the site would benefit both Esquimalt Nation industries and the adjacent View Royal neighbourhood.

The extension of Seenupin road to access - but NOT Halliwell Road

An extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation industries.

Extend Seenupin Rd. to access the site and replace Halowell Rd. as the main heavy trucking rout for the Esquimalt Nation industries.

site is large enough to choose a location that is the most suitable for other facilities eg roads , sewers, housing etc.v

The extension of Seenupin Road to provide access for the site, and especially replace Hallowell Road (residential) as the main heavy truck route for First Nation Industries. This would also, positively affect property values on undeveloped waterfront lands in View Royal

property values on undeveloped waterfront lands in View Royal.

The extension of Seenupin Road to access site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation Industries.

The extension on Seeupin Road to access the site, and replace Hallowell Road as the main heavy trucking route for Esquimailt Nation industries.

No trucking what so ever! Facility design that would compliment the beautiful view potentials of this property, which are not currently achieved.
Overall, I am opposed to this site as too close to a substantial non-First Nation residential community.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation industries.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation industries.

A very long term (200 year+) lease/contract with the Esquimalt Nation so future costs are known and very well defined.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation industries.

Extend Sinupin road west across Admirals Road. (Already planned by Highways Dep't.) Already wanted by Esquimalt Nation.

I do not have enough information to respond

Extending Seenupin Road to access the site, and replacing Hallowell Road as the main heavy truck route for the Equimalt Nation industries.

The extension of Seenupin Rd to access the site and replace Hallowell Rd as the main heavy trucking route for the Eaquimalt Nation industries.

The extension of Seenupin Rd. to access the site and repace Hallowell Rd. as the trucking route for Esquimalt First Nation Industries

Extension of Seenupin Road for site access instead of Hallowell Road.

An environmental impact study should be done; the Esquimalt band needs to receive fair compensation for their land; the building is attractive and there is no odour. I

Don't use Hallowell Road as the truck entry and exit. If Seenupin Road was extended all the trucks could go in and out right off Admirals which is already a truck route.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation industries.

Placing the waste water treatment site on Esquimalt band land could eliminate trucking on Hallowell Road if the extension of Seenupin Road could be incorporated into the site.

it shouldn't be ONLY sewage treatment. Let the Nation get something more out of it!

Odourless, silent and good looking.

None. It's vacant undeveloped land that is outside of the Esquimalt town Center. It's currently not being utilized.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation Industries.

push through Seenupin road

access to the site, agreeable to the Esquimalt Nation

Write a contract to make sure CRD has the necessary control. Seach for a precedent elsewhere in Canada.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route.

I beleive the shortest route and best access to the existing sewer trunk line would be to have a controlled intersection at Seenupin Road

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation Industries

Absolutely against any of your proposals.

I do not understand with all the vacant land on the westside why anyone would consider putting a sewage treatment facility in any type of recreational area or parkland or even a parking lot for that matter. We need these spaces especially in a tiny community like Esquimalt. There is lots of vacant land that is not being used for anything with space around it for possible growth if needed, like a second building etc. That would be my choice. Another consideration is to keep it away from the ocean incase of earthquake to tidal wave.

Benefit the First Nations people on their land.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy heavy trucking route for the Esquimalt Nation Industries.

Approval by Esquimalt First Nations

Only the extension/upgrading of Seenupin Road to access the site. This would relieve public pressure against the heavy industrialization of Hallowell Rd. to provide a heavy trucking route for Esquimalt Nations industries.

Seenupin Road will need to be extended to access the site. Hallowell Rd should not be used as a route for heavy trucking for he Esquimalt Nation industries as it is residential.

Consideration would have to be given to extend Seenupin Road to access the site. If this site is chosen serious consideration would have to be given to either purchasing the land from the Esquimalt Nation or offering them another equivilant piece of land. It is imperative that the community must retain control of the development.

Federal First Nations properties are exempt from Provincial CRD and municipal legislation, regulations and bylaws. The site has been used for various industrial activities over the years.

It is the conditions that they would want. In return I might be selfish and ask them to allow the E&N cycling trail to be completed.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation Industries.

This is my preferred out of all of them.

Tahe extension of Seenupin road to access site and replace Hallowell road as the main heavy trucking route for the Esquimalt nation

mitigation of odour, noise etc. produced by the plant site(s)
costs
size
traffic
meet the needs for both wastewater treaments and residuals processing
economic benefits to local communities

The extension of Seenupin Rd. to access this site and replace Hallowell as the main heavy truck route for the Esquimalt Nation industries.

odourless, extreme low noise,

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt First Nation industries.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation Industriesl

The extension of Seenupin Rd. to access the site going through to the concrete factory. This would now become the main heavy trucking route for the Esquimalt Nation industries. There would be no need for Hallowell Rd. to be designation a truck route.

Need to extend Seenupin Road to access the site and replace Hallowell Road, as the main trucking route for The Esquimalt Nation industries..

It's a travesty to condemn the residents on Hallowell Road to constant heavy traffic when the the Esquimalt Nation has the land available for heavy trucking within their boundary.It's a no brainer .

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation industries.

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the Esquimalt Nation industries.

new highway or roadway foroperation of heavy vehicles

The extension of Seenupin Rd. to access the site and replace Hallowell Rd. as the main heavy trucking route for the Esquimalt Nation industries.

Seenupin Road would have to be extended westerly on the Esquimalt Nations side of Admirals Road. This would have to serve as the main truck route to and from the Esquimalt Nation's industries, thus relieving Hallowell Road

i would suggest a thourofare and controlled interesction at Seenupin Road

That Seenupin Road be used for access to site.

None

none

no impact on surrounding quality of life - ie. no smell, traffic, or noise

The extension of Seenupin Road to access the site and replace Hallowell Road as the main heavy trucking route for the
Esquimalt Nation Industries.

Just make it beutiful and not smell. It would be nice to make it look like a park

Esquimalt Town Centre

* Filtered: Esquimalt Town Centre

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	15 *33.3%*	
Suitable	20 *44.4%*	
Somewhat suitable	6 *13.3%*	
Unsuitable	2 *4.4%*	
Very unsuitable	1 *2.2%*	
Unsure	1 *2.2%*	
	Total: 45	

Please explain:

Response	Count
	19 responses

Go back to McLoughlin
Few residential homes nearby. As the project is claimed to be odourless, I would like to see this built near the Politicians workplaces to ensure this is so. Do not want the project on Native land, as they may threaten to shut down the operation as a scare tactic during future land claim issues.
Could use the asset
Not the best idea as the town currently lacks a center or node for community and attempts to build this would be hampered by facility
Site size is a concern.
Because this land is due for development, it would be of benefit to the developer to incorporate (both financially and environmentally) a below-grade plant.
Small. Close ot main trunk.
Great spot for it.
#17 and #18 together are large enough to work with.
Fits in with character of neighbourhood.
Would help to spur this development and great opportunity for resource recovery
planned development would ensure construction incorporates latest technologies and maximizes resource recovery benifits
Surrounded by residences.
Current use is a parking lot but there is residentila south and plans for residential on site.
I think a Dockside Green type unit would be great here.
In my understanding the land is to be developed and building could take place after.
community centre, waterscape gathering place, whatever the community would like to see incorporated for function and enjoyment
Scores moderate on all points
Again, Dockside Green is a great example of how these treatment facilities can be integrated into other uses of property (e.g. commercial, residential). Minimize the Nimbys by having it right in the City Hall area.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy

recovered from the treatment process?

Response	Count	
Very suitable	16 *34.8%*	
Suitable	22 *47.8%*	
Somewhat suitable	5 *10.9%*	
Unsuitable	1 *2.2%*	
Very unsuitable	1 *2.2%*	
Unsure	1 *2.2%*	
	Total: 46	

Please explain:

Response	Count
	10 responses

Go back to McLoughlin
Partnership with multiple businesses/offices in the area.
Not sure about water so much, but certainly heat and energy - would think it would be close enough to the recreation center to hook up.
Potential for resource use.
Not the best water recovery.
purple pipes in new construction and community water features and green space for the public
Limited large users nearby.
Both are moderate
Scores high
Development of the property will determine the suitability for reclamation of energy and water.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	17 *37.8%*	
Suitable	21 *46.7%*	
Somewhat suitable	4 *8.9%*	
Unsuitable	1 *2.2%*	
Very unsuitable	1 *2.2%*	
Unsure	1 *2.2%*	
	Total: 45	

Please explain:

Response	Count
	7 responses

Go back to McLoughlin
Very close.
It is one block from the sewer main and located on Esquimalt road. No residential streets need to be impacted at all.
Close to the trunk.
both are reasonably close by.
Reasonable distances
Very close to both.

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	23 responses

Go back to McLoughlin

Odourless (for any site!).

Knowledge of where reclaimed water could be used.

Size of location

tertiary plus micro filter and sterilization of re-used water. gasification of biosolids onsite

Careful design to maximize continued public use and access, attractive and appealing to fit in with existing use, possible underground?

Since this site is right in the center of the soon-to-be-realized Esquimalt Village, any development of a sewage treatment plant here would have to be aesthetically pleasing, both to the eyes and the nose.

acceptance by residents

No odour no noise.

Would need to fit into Esquimalt Village design.

Should be anaerobic, but I hear that Esquimalt voted down anaerobic, so they'll have to do it some lesser way.

#17 & #18. This is in a shopping/residential area. There cannot be a possibility of smells escaping. With Bullen Field, would we lose the fields for recreation purposes? This is the sports hub of Esquimalt. It needs to be a beautiful building.

#20 is unsuitable. It is only 6.5 meters above sea level. In the event of an earthquake and tidal wave this site would be out of commission. Due to global warming, sea level is constantly on the rise. Similar for #15 (13m) and #16 (10m)

broad agreement

Need assurance that there will be no unacceptable emissions; perhaps should not be the sole site- smaller is better

Using a Dockside Green model this development could help set a new precedent for wastewater treatment

Expand the site by removing some nearby residences.

This site is very small and likely needs to be combined with another site.

I am unsatisfied with the lack of scope the facility plan encompasses. The opportunity exits to create a more complete system that includes replenishing water sheds as part of treatment.

Underground so treatment facility does not interfere with planned mixed commercial and residential use

underground so treatment facility does not interfere with planned mixed commercial and residential use.

Guarantee of odorless discharge

disguised (underground) or hidden by plantings even in winter.
drawback would be major truck traffic.

no hazards, no odour, no noise or increased trucking. Tertiary water re-use as part of a system of linked decentralized sites with resource recovery

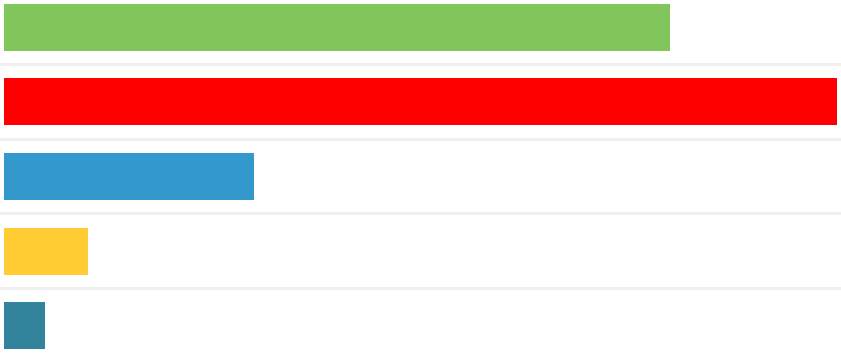
Proposal for development should retain current uses of property (e.g. having treatment centre below and current uses replicated on top).

Esquimalt Works Yard

* Filtered: Esquimalt Works Yard

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count	
Very suitable	16	*35.6%*
Suitable	20	*44.4%*
Somewhat suitable	6	*13.3%*
Very unsuitable	2	*4.4%*
Unsure	1	*2.2%*
	Total: 45	



Please explain:

Response	Count
	17 responses

Although being in the town centre area, it would be a good site. Traffic would definitely be a huge factor! We have had soooo much traffic delays with roadwork already, that building this there would be an issue. Residence are going to put up a fight for sure. I live on the Songhees reserve in a trailer park and any around this area would be a traffic nightmare for us but again it has to go somewhere.
Already a workyard and as far away from residential areas as possible.
Already located in an industrial area, away from residential areas.
proximity to truck route and water use recovery rating
in a logical spot for hydraulic considerations
protected, and not a high residential area.
Buffered from residential, municipally owned
Not sure exactly how much room would be required.
Currently an industrial area with a high volume of large vehicles wouldn't disrupt the neighbourhood
It's already industrial land
It's already a works yard
Esquimalt works yard manages waste water system for View Royal.
Already industrial
Already municipally owned, so no acquisition costs, and already zoned and used for commercial/industrial use, so no changes to "sell" to local residents and businesses.
Distant from high density residential area, near to existing pipeline and industrial facilities, minimal affects on future residential developments (from a land value and security standpoint).
crazy not to, another near perfect location
Need smaller process units in more than one or two municipalities

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count	
Very suitable	8 *19.0%*	
Suitable	17 *40.5%*	
Somewhat suitable	12 *28.6%*	
Unsuitable	1 *2.4%*	
Very unsuitable	1 *2.4%*	
Unsure	3 *7.1%*	
	Total: 42	

Please explain:

Response	Count
	11 responses

central

None of the sites were very high in recovery of water and energy

Potential possible if it could "partner with another business in area".

Proximal to base and town centre

If in partnership with DND this is apparently more feasible.

Parks close by

no comment

Ajacent to Naden.

Your graphics show potential

Close proximity to other commercial/industrial properties who could benefit from ready access to reclaimed water and energy.

Distant from high density residential area, near to existing pipeline and industrial facilities, minimal affects on future residential developments (from a land value and security standpoint).

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count	
Very suitable	9 *20.9%*	
Suitable	17 *39.5%*	
Somewhat suitable	9 *20.9%*	
Unsuitable	2 *4.7%*	
Very unsuitable	1 *2.3%*	
Unsure	5 *11.6%*	
	Total: 43	

Please explain:

Response	Count
	9 responses

Close to all water lines and sewage lines already.
I am not too familiar with the area but do know there is no highway in the area so trucks would have to travel esquimalt road. not good.
It is close to Esquimalt Road
Already the major truck route within Esquimalt
Ajacent to Naden
Your graphics show close
I'm unaware of local traffic use or challenges.
Distant from high density residential area, near to existing pipeline and industrial facilities, minimal affects on future residential developments (from a land value and security standpoint).
A bit of a dead end, a comprehensive traffic plan that works would need to be guaranteed

4. What conditions would need to be met in order for you to consider this site suitable?

Response	Count
	15 responses

I 100% do not agree with using Bullen park, Lion little league park or Esquimalt town centre. The CRD already owns a Warehouse space within esquimalt that will be empty within months. To even debate taking recreation green space out of the municipality land holdings is a non starter and mind boggling that anyone would contemplate that this would be a good idea.
keep it in Esquimalt works yard
The problem of the disruption that increased truck traffic in the neighbourhood would need to be addressed. I only choose this site because the other Esquimalt sites are all terrible ideas, particularly those that would remove green/public space from the community.
A beautiful building, no smell of course and traffic issues be really addressed.
All environment standards according to the world health association on nearby residences in relation to noise, air and smells.
Smaller site, but it is not located right in residential or commercial areas. It is also to taking away park land in Esquimalt! No odour, screening provided from residential site lines, minimal noise levels.
Esthetic grounds around site.
It would have to be demonstrated that the low recovery levels for water and heat can be overcome. I'm dubious. I absolutely would not support putting wastewater on the First Nations land unless they wanted it.
My only concern for this site would be if there was a smell as Esquimalt has many residences within the vicinity
No conditions
None.
Partnership with DND
Ensure groundwater is protected from pollution.
This would be an ideal site judging from the above said points.
Common sense traffic plan (refer to pat bay highway to airport for opposite of common sense traffic plan)

Site Node:

View Royal

View Royal

1. How suitable do you consider this site in terms of how the land is currently used, how a wastewater resource facility would fit with the surrounding area and future plans for the community?

Response	Count		
Very suitable	62	*31.3%*	
Suitable	50	*25.3%*	
Somewhat suitable	28	*14.1%*	
Unsuitable	15	*7.6%*	
Very unsuitable	33	*16.7%*	
Unsure	10	*5.1%*	
	Total:	198	

Please explain:

Response	Count
	81 responses

this location is too close to the hospital and there is too much protected land around that area.
This is in parkland. We should NOT be giving up parkland. PERIOD.
too close to the city.
This site is near the hospital. There could be good opportunities for heat recovery and water recovery at the nearby golf course.
Go back to McLoughlin
Distant from homes.
Not at all ideal - it's next to a school.
Provincially owned

This is designated parkland and should be used as such. Greater Victoria is in desperate need for more sports facilities. This sight is next to a salmon spawning stream and right near a school and in a residential neighbourhood. This sight is ecologically sensitive and very inappropriate for such a facility'

This is the most suitable location in my opinion. It's proximity to main arteries (TRANS CANADA), and the fact that it is largely hidden from residents and is in close proximity to VGH (who has expressed great interest in reclaimed heat and water). This site would be a win-win for the entire CRD.

Amalgamate certain processess for the benefit of the entire capital region. Encourage Saanich councillors to change - before they have too.

Owned by province, accessible road,

Hospital and the new developments/buillds in proximity

invisible - quiet - nearly hospital for waste water. Perfect (I live very close by).

Within transporation corridor and limited impact on residential area.

Not close to neighbourhood. Close to highway. Could be screened.

Gallopin Goose and residential area.

Make the best of a bad Provincial decision re the detention centre.

Best option so far of all sites

This should be the #1 location so that the Hospital toxicity is removed at source before dilution. Denmark Hospital is doing this with their CRD.

Public owned, moderate heat and water recovery, low denisty of housing and low visiability.

Neighbourhoods only on one side.

park space is a valuable community asset

Vacant. I like the proximity to hospital for potential regional use. Close to main trunk.

Not sure how the overall size would work for this particular site.

see item #4 below

It is only 10 meters above sea level. In the event of an earthquake and tidal wave this site would be out of commission. Due to global warming, sea level is constantly on the rise.

Land is provincially owned, currently underutilized, and surrounded by major roadways

These sites should not be located next to the galloping goose trail. The nature surrounding the beautiful trail should remain intact.

Close proximity to public school (and somewhat closed youth detention centre). Somewhat close to hospital. Public sites should be the main beneficiary of any resource recovery and the closer to them the better.

Easy access

Very close to main traffic area, pipes should be in good shape to accomodate a facility there and the archery club can find another area easier that this facility can.

There could be greater potential for the reuse of the water and the heat with the planned development in this area.

Proximity to Hospital and green space.

would create an impact on the community area..too close to residential homes

moderate re-use of water and heat recovery; possible archeological issues. Adjacent to hospital so future re-use and recovery has reasonable potential.

already non-residential in the area

Buffered from area residences

great potential for innovate technologies that would deal with hospital waste

Site is not technically feasible. See previous comment.

Not near residences.

Too many potential roadblocks

out of the way

currently vacant

currently mostly vacant

compromised due to the power line

water reuse, and energy source at Hospital and neaby greenhouses, great potential for Resource recovery.

not in a high residential area that is my main concern on land choice.

This land appears to have no alternate use than one of public facilities given its location so it should be given a high ranking as a potential site

Archeology concerns

I worry about the effect on the sensitive ecosystem.

Small buffer to residential

Small buffer to residential.

farm land away from population

Is it big enough compared to other competing sites? Is there room to expand? Excavation could disturb nearby hospital patients.

Too much residential

Presently little used park area. Odour not a problem as not residential. Loss of the described "Terrestrial Sensitive Ecosystem" could be mitigated by providing View Royal with funds to restore a similar ecosystem in a different location.

Ecosystem and hospital

Not close to residential area, close to major highway and residual water and heat can be used for green houses.

I think this site is good because it is very central, It is close to major roadways and it is a good distance from houses.

This is zoned park and im ecosystem reserve. Preserve our parklands.

This land should be used for the hospital.

land is currently vacant and distance to truck route is minimal

open area, room to build and expand the facility and other beneficail uses

Terrestrial Sensitive Ecosystem area and archaeological concerns eliminates it for me; archery club use is currently compatible with site; archers may have some difficulty finding alternative site in increasingly crowded area

There has been a very larger increase in residential housing close to this site. There is already a problem with traffic flow so any additional traffic is undesireable

I think the site is too small for FULL treatment location.

It's a park!

No land costs

could tie in with Watkiss property in Saanich as a part of a tertiary decentralized multi-site system for our region if Saanich council approves investigating Watkiss/VGH area as an option

Choice of this site appears to ignore the full-width alignment of the Galloping Goose Trail and its potential for Rail, rail-trail/cycling/walking.

Problem with ALL of the Westside sites is that NONE of the profiles have included vital issue of safety,

hazard, danger, threat or risk. Depending on the technology chosen, some sites will be very unsafe because nearest neighbours are less than 300 metres from anerobic biodigesters, methane storage silos or other dangerous processing plant operations.

This area is a pinch point for ALL commuter traffic and too close to Craigflower Creek which is just starting to show improved salmon returns.

It is too close to a residential area, school and hospital. The increase in traffic in an already congested and bottlenecked area is unacceptable.

Land is currently used for recreational purposes (archery) for which there is little alternate space available. Land is provincially owned, and is BC Hydro right-of-way.

Provincial Land, the Province should contribute to the development of treatment centres and cost should be reasonable

This site is a hydro right of way. Has hydro given their ok?

Sensitive ecosystem

Due to proximity of powerlines and riparian areas, limited opportunity for development.

Generally, in my opinion, this is the second best general area. Elevation is excellent, construction of raw and treated lines should be straight forward

Impact on Creek that flows through or near property

Location and technically looks like it hits all the "moderate" marks.

2. How suitable do you consider this site in terms of potential for use of reclaimed water and energy recovered from the treatment process?

Response	Count		
Very suitable	43	*22.8%*	
Suitable	65	*34.4%*	
Somewhat suitable	24	*12.7%*	
Unsuitable	15	*7.9%*	
Very unsuitable	25	*13.2%*	
Unsure	17	*9.0%*	
	Total:	189	

Please explain:

Response	Count
	53 responses

Using clean energy is good no matter where, but the location is the problem.
Go back to McLoughlin
Could be used in homes in the area.
Size may be limiting
Both are currently listed as moderate, but as I have said, without an actual model, it is possible that these indicators could be rated as high depending on the technology.
There is great potential here. It could also help re-open the Youth Detention Center. Piping costs would be low as waste water could flow into surrounding grounds.
see above
see above
Moderate and moderate.
greenhouses and heating opportunities for hospital
Very suitable, energy and water can be used at hospital and Highland golf course. Get them involved... Hospital toxicity is critical to do at source.
additional cost
Close to hospital to provide energy from resource recovery.
would need to work with VIHA
I like the idea of hospital benefiting from resource recovery.
there is potential but would need to see more specific details before I could fully comment.
see item #4 below
See above
These sites should not be located next to the galloping goose trail. The nature surrounding the beautiful trail should remain intact.

Main beneficiary could be hospital but a bit far - the public school and other youth site could make use of recovery.

Feel that resource recovery could be beneficial to hospital further benefitting region.

It is in a good area.

I would hope there are further conversations with the hospital and the development community regarding the opportunity to reclaim the water and the energy.

as per Q #1 above, plus businesses growing in the area close to the Hospital

the recover rate is decent. but other sites such as colwood westshore parks and recreation

potential for increased usage of reclaimed resources.

same

Near hospital

could benefit hospital and recharge ground water

Too far from users of reclaimed resources.

their are parks and hospial grounds up the road

as outlined in survey description

both are moderate.

none

Not sure how the by products could be used here but it appears options are available

rating is high

heat for hospital and water to irrigate farm land and boulivards

Going strictly by the above technical criteria

Transfer energy recovery to the grid and/or to nearby housing. Discharge cleaned water to nearby creek (with DFO consultation).

Ecosystem and hospital

It has been suggested water and heat can be used for green houses keeping it in the agricultural land reserve. Better use then vacant lot that now exists.

As above

The benefits are good, but the land is better used for the hospital

The benefits are good, but the land is better used for the hospital.

Central location, close to the hospital

Not so suitable for water reuse; resource recovery not a problem if state of art pyrolysis system is employed to recover (from dewatered sludge) syn-gas, bio-oil, clean biochar, and generate electricity as appropriate. See plans for City of Birmingham UK

This site is not close to any facility that could make use of reclaimed resources

With hospital close by it is suitable, but 'refitting' for hospital would cost a lot.

There are better sites elsewhere

energy could be used for the hospital

It ilt is too close to a residential area, school and hospital. The increase in traffic in an already congested and bottlenecked area is unacceptable..

Development of the site with reclamation of energy and water will increase viability and sustainability of project.

Your data says "moderate". Not clear as to how/where.

Water could be provided to neighbouring golfcourse. Power provided to either the grid or hospital.

3. How suitable to you consider this site in terms of how close it is to existing sewer trunk and truck routes?

Response	Count		
Very suitable	47	*24.7%*	
Suitable	60	*31.6%*	
Somewhat suitable	28	*14.7%*	
Unsuitable	16	*8.4%*	
Very unsuitable	25	*13.2%*	
Unsure	14	*7.4%*	
	Total:	190	

Please explain:

Response	Count
	42 responses

It might be harder for trucks to access and a lot of trees might be cut for the facility.
Not close to the trunk mains. Your sewage treatment plant has to be at the end of the pipe. Not interested in paying for pipes/pump stations to move sewage to higher land.
Seems further away than some.
Go back to McLoughlin
Fairly close.
wrf
It is within meters.
Connects to westside and eastside with Marigold and Craigflower pump stations nearby. Hospital needs new better heating and everything will sit within the site. Judy Brownoff, Vicki Sanders, Vic Derman, Susan Brice and Dean Murdock need upgrading ... use out of date stone age thinking - and voters will send them to the recycle box. They must include a new OCP with future thinking
Sewer is close by and Watkiss and Helmken are already truck routes just off the hwy
Quite good.
adjacent to the line.
Compared to West Shore Rec this is too far from existing truck... why bother with the expense when there are better solutions we already own.
The roads in the area are way too narrow to accommodate trucks plus there is an elementary school nearby.
see item #4 below
See above
These sites should not be located next to the galloping goose trail. The nature surrounding the beautiful trail should remain intact.
Distance is not too great and general construction to build site and hook into sewer trunk will not be any greater.
I know the area, yes it's close to Eagle Elementary school, but I have seen these facilities and some are just beautiful buildings and would just blend right in there

beautiful buildings and would just kinda fit right in there.

Truck route is close by but the sewer main is considerable distance away and in an area of rocky land. Costs could be high for digging.

Not near a main highway and roads in the area are heavily used

would be better closer but still do-able.

some what of a distance to connect

as outlined in survey description

truck route is close, CRD trunk reasonably close.

none

Located next to highway and trunk lines. This is key for reduced community impact and overall project cost.

just off the main roads

Depending on the weight and number of trucks required for daily use, Burnside, Watkiss and Helmecken may have to be enlarged or reconfigured

Adjacent to truck route and close to CRD trunk main. Probably better than any other site.

close to both

Other sites have better access. This is a residential area.

Too far, it will be very costly.

It is close to both th existing sewer trunk and truck routes

Could be closer to sewer line

Close to both but a very busy intersection so additional traffic creates issues

Close to main truck line but I don't want solid waste trucked to land fill.

View Royal residents in this area have taken the hit on these large scale mulit use projects, the hospital, the new mall, the youth detention centre, a school. Let's slow it down and find a more suitable place as my real estate hasn't increased since I bought in 2007!!!!!

There are closer sites elsewhere

Close to both

Many other sites are much closer.

the site is in close proximity to both.

Good central location	

4. What conditions would need to be met in order for you to consider the View Royal site suitable?

Response	Count
	84 responses

thoroughly assessing the location
None. It is parkland. We do NOT need a sewage treatment facility near or in parkland. Nothing will convince me otherwise.
None
A much better site is Mr. Vanderkerkove's proposed site. Lots of opportunity to recover heat (hospital) and reuse water.
Go back to McLoughlin
Would not affect property values of houses nearby, as they are already lower do to the Highway.
Knowledge of where reclaimed water could be used.
db
Size
They have all been met.
Lease the land ... have the property realigned and moved into Esquimalt, View Royal and Colwood jurisdictions.
As for other choices
Tertiary treatment -plus sanitation and micro filtering to remove toxins, plastics water re-use, gasification of biosolids onsite
None. I'm OK as is.
Screened. Control odour.
this is an excellent option as well
Well designed smaller tertiary treatment plant.

Absolutely no way. It is too close to the hospital, a school and housing. There is a natural forest area there nearby and this would be an affront to the community.

needs to be included in the next phase of analysis

Treat the hospital water as a separate supply to this plant. Do similar plant sat Royal Jubilee Hospital. water reuse at hospital and also on area golf courses.

no smell.

It is extremely important for the CRD to buy and own the land for the treatment facility. One would hope the province would be willing to negotiate a reasonable price.

commitment from province to transfer for free, no outfall requirement and low/no ordor

No odour.

further information on how plant would be integrated into the site

To be sensitive to ecosystem and checked for archeological considerations.

View Royal is to small for a sewage plant.

A separate access road would need to be installed that is well away from the elementary school and that does not go through the narrow residential streets.

Only the ONE PLANT OPTIONS are worth considering, 1B (Site 15) is the best choice or 1A (site 17) as a second choice. If 1A is chosen then site 19 could be used for residual treatment (gasification) since it is close to Site 17.
1B is large enough to treat both the liquid and residuals; only 2 pump stations required; no extensive piping or pump stations required to move residuals to an off-site treatment plant; large site with room for expansion; large site makes plant design easier and less costly; no new outfall construction required; and many more reasons.

I live in Esquimalt so do not feel I have enough information/experience in other municipalities to decide what sites are good are not for them

Anaerobic.

It would need to be integrated into the Galloping Goose Trail system that runs beside it to avoid vehicle traffic interfering with use of the trail.

This site is unsuitable

If this site is chosen, all buildings, including the construction of the facility should remain invisible from local roads and commuter trails.

Seems a central location for both the true westshore (Langford/Colwood) and down into Esquimalt. Residential in area a bit of an issue, but if tertiary and 100% odour free then ok.

Tertiary treatment.

Traffic being a big one of course and being a residential/commercial area this could factor in to decisions. The facility has to go somewhere, and you are always going to negativity with regards to where this is going to be built.

As per conditions outlined in Langford Node.

Meet all world health association's guidelines for noise air and smell

greater use of recovered and re-use of resources

broad agreement

That it doesn't make traffic worse during peak hours.

Must be part of distributed system

Site is not technically feasible. See previous comment.

costs

concern over sensitive ecosystem

Not possible due to distances to users.

Lower cost than previous proposal

the building and be purchased for a reasonable rate; the design is really well done; there are no odours and noise; minimal impact of trucking of biosolids, if any

I am unsatisfied with the lack of scope the facility plan encompasses. The opportunity exits to create a more complete system that includes replenishing water sheds as part of treatment.

low profile nice building with maybe tours showing it off

same as selection criteria for all sites

It is adjacent to the Galloping Goose so there needs to be high attention to smell reduction.

Provincial contribution of land

The highway access is awkward but manageable. My concern would be that the central location might require extra pumping power to get the sewage to this location, but my knowledge of these systems is minimal at best.

I would not have any conditions for this site.

The site would have to be cleared from an Archaeological standpoint. Is the issue First Nations grounds or Fort Victoria?

You'd need to do an environmental impact study and, of course, build and attractive building with no odour. You'd also have to consider the effect on traffic.

Odourless, silent, and good looking

At least this site is only close to a detention facility.

no odor

Potential for expansion. Creation or modification of adjoining roads for truck traffic.

None - just not suitable.

Ensure odour control. You have the technology as you have done it with the pump-house next to Shoreline school. Provide View Royal with annual money in lieu of taxes. Consider paying a portion of the energy bill for neighbouring houses on Talcot Road from the energy recovery process.

Better than in city cores but not suitable

NONE!
This property was not part of the original published list. The property owner provided cash sponsorship during Atwell's campaign and now Atwell has put forth this property after original lists were provided to the public. Council has already voted on this site and it was voted against, enough already.

This property is best suited for the hospital. I believe that the land should be used for an expansion of the hospital.

No conditions

More information about sensitive ecosystem and archaeological concerns, along with ok from archery club

This is a very bad choice of site due to high population and traffic considerations. There are no conditions that can resolve this
If you doubt this then go to that site between 730 and 9 am and see how many cars use that intersection

No conditions.

Spill protection required. There is a salmon enhancement project on Craigflower Creek.

None would meet my satisfaction at this location.l

No hazards, no odour, low traffic, low noise . must have water reclaimation tertiary treatment

A guarantee that the 60 to 100 foot width of the original rail corridor is not compromised.

Problem with ALL of the Westside sites is that NONE of the profiles have included vital issue of safety, hazard, danger, threat or risk. Depending on the technology chosen, some sites will be very unsafe because nearest neighbours are less than 300 metres from anerobic biodigesters, methane storage silos or other dangerous processing plant operations.

I would never consider this location suitable under any circumstance.

I do not believe that such a facility should be built anywhere near a residential area. If you really do need to build such a facility – and I would debate the necessity of doing this – then it should be somewhere where there is plenty of space and not close to where people live, children go to school and there is a hospital.

Some years ago a detention centre was built close to where this site is now being considered. That has proven to have been a bad mistake. Please don't make another one.

Province should offer land at less than fair market value (or donate land outright).

Hydro approval.

Not a suitable location given the current analysis above and many more potential sites that are available.

Odour control, and find a replacement site for the archery club.

No impact on hospital in or out traffic flows.

Zero impact to the Salmon spawning stream which flows through or near the site.

Challenge the ALR status.
I live on small piece land that grows amazing garden and it was once part of Viewfield farm, one of 3 heritage farm lands in Esquimalt. Some of the most fertile lands are being paved and are never going to be ALR.
The only ALR that exists in Esquimalt is the Gorge Vale golf course which was added to ALR long after it was an established golf course. Which is why many defender and protectors of ALR see this as a weaking of policy, by the "designation" of golf courses as ALR.

Emailed Comments to Info@WestsideSolutions.ca

Westside Solutions Emailed Comments by Community

Colwood

Your Name:
James Lloyd

Your Email Address:
lloydrj@telus.net

Hello

BEST OPTION SELECTION – Westside Solutions

I have completed the online survey but I felt a more detailed response was warranted.

My comments are based on my experiences as an Engineering Technologist and as a Wastewater Treatment Plant Operator. I have worked at WWT plants in Ontario and BC and have my level 4 Wastewater Treatment and level 3 Wastewater collection licences. Over the years I have also performed many technical reviews of WWTP designs relating to new plant designs and plant upgrades. I have operated plants that use many of the different technologies proposed or I am familiar with most of the technologies being considered.

To help compare the nine different options being proposed I prepared a table and added my rating for each option. I assigned a mark of 100% to what I feel is the best option and lower rating accordingly based on their suitability.

BEST OPTION SELECTION - Westside Solutions

OPTION LOCATION (Site #) WASTEWATER TREATMENT PLANTS Pump Stations New Pipes (Km.) New Outfalls Rating (%)

Total # of Plants Liquids Liquids + Residuals

4A 11/14; 2a/2b; 16; 17 4 3 1 8 19.1 1 20

4B 11/14; 2a/2b; 15; 17 4 3 1 8 17.4 1 20

2A 16; 17 2 (actually 3***) 2 1* 4 10.7 50

2B 17; 15 2 1 1 4 6.2 70

2C 17; 11 & 14 2 1 1 4 12.5 1 25

2D 17; 2a/2b 2 1 1 4 12.7 1 40

2E 17; 3 2 1 1 4 12.9 1 40

1A 17; 19**** 1 (actually 2***) 1 1* 2 + 1** 3 + ?** 85

1B 15 1 1 2 9.1 100

* Residuals treatment only
** additional pump station(s) and piping for residuals
*** total including residual treatment plant
**** residual plant (gasification), site #19
First Choice is Option 1B

Option 1B is by far the best choice as it has the most obvious number of benefits as compared to the other options offered. 1B is large enough to treat both the liquid and residuals (biosolids); only 2 new pump stations are required; no extensive piping or pump stations required to move residuals to an off-site treatment plant; large site with room for future expansion; large site makes plant design easier and less costly; no new outfall construction required; and many more reasons. It will eliminate or greatly reduce many of the problems that will develop in the operation and maintenance of the WWTP and Collection system.

One Plant:

Utilizing only one large site for both the treatment of both the liquid and residuals (biosolids) will eliminate the costly transportation of the biosolids to another site (either by truck or through piping and pump stations). Utilizing only one location will eliminate duplication of additional support infrastructure such as: administrative buildings, backup generators, laboratories and other support facilities. Starting with a large site will also eliminate the design problems and extra costs that can develop by trying to fit all of the components into a space that is too small. A number of the other site options have small sites thus making design more difficult.

I have worked at one local plant where the site/structure was too small for all of the components that

were required for the treatment plant. As a result many key components were either left out completely or forced to be relocated to totally unsuitable areas of the plant. My review of the design identified close to 50 deficiencies, many of which were serious health and safety issues. The initial concept and treatment process were excellent but the actual design turned out poor as a result of a site that was too small.

Pump Stations:

Since Option 1B only requires two additional pump stations this is a major bonus for this proposal. In designing any wastewater treatment and collection system the fewer number of pumps required the better. It is preferred to use gravity flow to get the raw sewage to the wastewater treatment plant as much as possible.

Pump stations usually require a high level of maintenance to operate properly and minimize breakdowns and odour complaints. My experience has been that most raw sewage spills occur at pump stations or from force main breaks. Pump stations usually have limited storage capacity so when there is a breakdown a spill can occur quickly before repairs can be carried out. A backup generator would also be required at each pump station and this also adds another level of equipment that can fail and make matters worse.

In Ontario I worked at a 23 MLD WWTP that had 21 pump stations throughout the collection system. The pump stations account for most of the after hour call outs and nearly all of the raw sewage spills.

New Pipes:

Although not the lowest amount of new additional piping at 9.1 km it is lower than six of the other eight options.

New Outfall:

No new outfall is required for this option (as well as the next two preferred options: (1A, 2B).

Second Choice is Option 1A

This Option has basically most of the same benefits as Option 1B with the exception of residual treatment. The residual treatment plant (gasification) could be located at Site #19 at the Esquimalt Works Yard which is close to Site #17.

Third Choice is Option 2A

This option has some of the benefits Option 1B.

Publicly Owned and Operate vs P3s or Variants

One thing I do strongly recommend is that during the builder selection process the contract should specify that the builder be required to operate the facility during a demonstration period (12 to 18 Months) and to train municipal staff in the operation of the plant during that period. This would require them to demonstrate that it is working as promised and any deficiencies are corrected. Also, with municipal staff on site and being trained from the start, the transition would be smooth.

For years I have heard that private companies taking over WWTP operations usually turn out to be not the best idea. After moving to BC I worked at two WWTPs operated by private companies and this experience confirmed what I had been hearing from other Operators over the years.

Poor maintenance and insufficient staffing levels are in many cases the norm. Under staffing and lack of proper maintenance usually leads to major capital expenses when equipment breaks down prematurely as a result. For private operators profit is their first priority and this is in conflict with the interests of the municipality that owns the facility. As a result many municipalities that have tried private operation of their WWTP have come to the conclusion that taking back the operation “In House” is better. Some examples include: Port Hardy, Banff, Hamilton and I hear a South Island municipality might be doing the same.

Five years ago the CRD asked the public which procurement model they would prefer for the sewage treatment plant. Hundreds and hundreds of individuals and construction companies made presentations and wrote to the CRD. Close to 95% of the respondents stated loud and clear that they wanted the design-bid-build model and that the whole sewage project be publicly owned and operated. As we now know the CRD did almost the complete opposite. First they chopped the sewage treatment plant into two parts so they could privatize one half as a P3 (design-build-operate) and chose the design-build (or bundled option) for the other half.

With the design-bid-build procurement method the CRD could have had ten or more contractors bidding on the project and many would have been local. The CRD has already hired Stantec, an engineering consulting company to oversee the project and prepare preliminary designs and they are more than qualified to design the whole project. The project could then be put out to public tender resulting in numerous bids and the lowest cost.

In Summary

I really do want the ongoing sewage saga to turn out well in the end and I am a firm believer in learning from history and not repeating other’s mistakes. In the coming months you are going to be bombarded

with lots of sales presentations and it will be difficult to separate fact from fiction. Hopefully my comments are useful and if you feel my experience and knowledge in the wastewater treatment field could be of help as the project progresses please feel free to ask.

Best regards,

James Lloyd
Colwood
July 12, 2015

Esquimalt

Your Name:
Irene Brett

Your Email Address:
ireneabc.123@gmail.com

Message:
I was hopeful yet not surprised that the Sewage Treatment SHIP was not among the selection of ideas. On May 26, 2015 Tess van Straaten of CHEK news did a piece found on yahoo under "Could a sewer treatment ship solve Victoria's problem?" This experienced Norwegian company specializes in floating tanker, barge, ship use for industrial stations and offered a sound presentation on how their concept would work for Victoria. Using the current infrastructure of flow to the outfall station and then pump out to a stationary ship anchored (up to 18miles) off shore.

This concept compares extremely favorably for ALL municipalities by being odorless, requires NO trucking, NO new pipelines, NO new land use and NO neighbours to disrupt. HIGH environmental standards can be maintained and improved, and the life cycle of the stations is longer as they can be easily upgraded to accommodate new innovations and future requirements in sewage disposal (e.g. micro plastics removal). Also Resouce recovery is a viable option.

Seismic concerns are not a factor at sea and a ship could ride out a tsunami offshore especially with the pre-warning systems now.

To conclude, apparently a ship could support a pop. of 250,000. The newly decommissioned Cdn. navy ships "Protecteur" and "Algonquin" would make a perfect camouflage in their naval sea grey hulls and could then carry on providing for their municipalities and "compliment the design of the community". If the eastside were on board with this concept, the two ships maintenance could be combined. The cost of the TWO ships would be less than the $783m "talked" about and No land based hassles.

I took a picture of a navy ship patrolling off shore, maybe three kms. and it took my telephoto lens to even make out it was a ship.

I'm going to submit that pic. and this letter to the media and would like to know why this innovative answer was not an option as it fits all the criteria for municipal govts. and fits the

financial scope as well.

Thanks for all your hard work and I really hope you can pursue this forward thinking concept to help with this massive decision. Very sincerely Irene. Lifetime Esquimalt Resident

Your Name:
James Nadeau

Your Email Address:
jmztex@hotmail.com

Message:
We were very disappointed to see that you have chosen Lampson Field as a possible site for sewage treatment. Removing valuable and diminishing park space is unacceptable. Also putting a plant in an area surrounded by residents is absurd. It is my and my neighbors hope that you will choose a more industrial location. We will be organizing and signing a petition to fight this at all costs. This is a ridiculous idea and we will do everything in our power to see that this area is taken of the table A.S.A.P. thank you for your time. I look forward to your response.

It has been a pleasure to follow and participate in the most recent site selection processes (Eastside, Westside) and solutions for the proposed wastewater treatment facilities for the CRD area. I support treatment of the wastewater vs the current non-treatment process. I also understand the economics of a centralized plant vs several distributed small plants. To me the question to be resolved is location of the necessary facility/facilities.

1. I do support the potential use of the Government of Canada land commonly referred to as the "Department of National Defense (DND) land" or "CFB Esquimalt - Work Point" which includes the exiting Macaulay Point wastewater pump station and outfall facilities as developed and constructed in the approximate 1971 period. Included also are the easements associated with the accommodation of the existing underground truck lines and connectors that are located within these subject land areas and are a necessary component of the existing and future systems. I make the point that these lands belong to the Government of Canada (GC), not DND. The DND is merely one of many GC departments that occupy and maintain 'Crown' GC land throughout Canada and at international locations throughout the world.
2. The gross land area of the CFB Esquimalt - Work Point is some 68 hectares (168 acres), reference Official Community Plan (OCP) – Township of Esquimalt. . here is some precedent in that the GC has already severed part of the Work Point land, in what I understand is a lease arrangement for the existing Macaulay Point outfall facilities. These Work Point lands are currently used by DND for a variety of reasons such as DND Residential Housing Units or military personnel, equipment and material storage and repair, recreational facilities, DND training facilities (Naval Officer Training Centre) and even construction waste materials and community gardens among others.

There is in my estimation considerable land that could easily be divided to service some DND requirements considered essential in support of operational requirements and to incorporate a large scale wastewater treatment facility and multiple other commercial related uses. It is recognized that the existing Esquimalt OCP does support a regional sewage treatment at this area however, that stance may have to be tested against government and public needs and priorities.

3. It should also be stated that the GC-DND own and occupy significant additional land areas in the general south Vancouver Island land area that are reasonably adjacent to CFB Esquimalt and might easily accommodate CFB Esquimalt-Work Point facilities and operations as may be deemed required for the present and future use.
4. There is also the consideration of potential First Nation right to the land. This issue of land transfer to a First Nation is changing rapidly and there are many examples that have appeared recently of land use arrangements between federal, municipal and First Nation agencies. It merely illustrates the willingness to negotiate best-use arrangements between all parties for future land use of valuable land resources.
5. I suggest that any move forward on the wastewater treatment file must consider these land areas and the best interests of all parties. This site selection process must take into consideration the needs of the actual users of the facilities. All of the residents of greater Victoria require wastewater facilities. All First Nations in the area require wastewater facilities. The GC and their DND and Transport Canada require wastewater facilities. The DND is one of the largest employers in the Westside area with an estimated 6,300 employees (4,300 military and 2,000 civilian. If they are part of the problem then they should be part of the solution. The GC is a significant participant with financial resource commitments. They can also be part of the site selection.
6. There have been proposed some potential sites on GC land including:
   4.1 Eastside: Canadian Coast Guard, 6.71 hectares (16.58 acres)
   4.2 Eastside: Transport Canada, Upper harbour/Rock Bay, 1.56 hectares (3.85 acres)
   4.3 Westside: Esquimalt First Nation, 4.65 hectares (11.49 acres). In Canada an Indian reserve is specified by the Indian Act is a "tract of land, the legal title to which is vested in Her Majesty and, that has been set apart by Her Majesty for the use and benefit of a band."

None of these sites are as large as the DND - Work Point is and they all are less attractive for development. They all would be required to follow GC land management requirements.

7. The Government of Canada land management is through the Minister of Public Works and Government Services (PWGSC). PWGSC has two options:
8. Option 1 is disposal of the land.
9. Canada Lands Company Limited (CLCL) is an arms-length, self-financing Crown Corporation reporting to the Parliament of Canada through the Leader of the Government

in the House of Commons. The principal goal of the company's mandate as determined by Cabinet is ***"to ensure the commercially oriented, orderly disposition of surplus properties with optimal value to the Canadian taxpayer and the holding of certain properties."***

10. CLCL is a self-financing, federal Crown corporation that specializes in real estate, development and attractions management. The company's goal in all it does is to produce the best possible benefit for Canadian communities and the GC. CLCL works to achieve its mandate with industry leading expertise; the company prides itself on its consultation based approach to pursuing community-oriented goals, environmental stewardship and heritage commemoration with all its projects across Canada.
11. The company's activities ensure that former GC properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities including First Nations. The goal is to help transform surplus parcels and reshape them to meet the needs of Canadians with inspiring and sustainable new neighbourhoods in which they can live, work and play.
12. The Company has a real estate portfolio totaling approximately 953 hectares in municipalities across Canada. The initial portfolio included many properties formerly controlled by the Canadian National Railway Company (CNR), which was privatized in 1995. This portfolio subsequently increased in size as Canada's DND began closing military bases after the lessening of military tensions that followed the end of the Cold War. CLCL purchased many former DND bases that were closed during this process, and it later began to redevelop them. Some examples are CFB Chilliwack, CFB Calgary and CFB Rockcliff. CLC owns, and manages the CN Tower in Toronto. It is involved in several residential projects, in which it partners with a property developer to build and sell houses to individuals.
13. Option 2 is retention of the land by the GC and long-term lease of land surplus to operational requirements. The Victoria International Airport and other National Airport System (NAS) facilities are examples of this method. The entire GC airport land is leased to the Victoria International Airport Authority who in turn sub-lease surplus non-operational property to aviation (such as Viking Aircraft) or non-aviation related tenants (such as Thrifty Foods).
14. Some examples of potential development of the existing Work Point lands include:
    - 14.1 A Dockside Green type of improvement. Dockside Green was not built as a wastewater treatment facility. Dockside Green is an approximate 6.07 hectares (15 Acres)
    - 14.2 A Swallows Landing type of improvement
    - 14.3 A Shoal Point type of improvement
    - 14.4 A proposed West Bay residential/commercial development
    - 14.5 Retention of some selected DND facilities, the wastewater treatment facilities and residential/commercial development
    - 14.6 The old military ruins at Macaulay Point could be enhanced

14.7 The existing walkway around the existing Macaulay Point wastewater outfall and Fleming Beach could be connected to the existing Songhees (Westsong) walkway at West Bay to increase public use of the area and facilities.

15. Cost (Capital and Operating and Maintenance). This DND – Work Point site should be tested with potential distributed options for both Eastside and Westside with considerations in all cases for resource recovery through either re-sue of treated water, energy recovery or other related cases. There would be no requirement to transport and dispose of sludge at the Hartland landfill. This site could easily accommodate the wastewater treatment facilities including sludge disposal, on a long-term basis, for the entire region if required. It could also include the existing 1.4 hectare McLoughlin Point land area for non-wastewater facilities as may be deemed desirable. I suggest an assessment of the commercial development value of the area should be made to properly evaluate this site with others. It is only in this way that former GC properties are redeveloped or managed in accordance with their highest and best use, and that they are harmoniously reintegrated into local communities including First Nations

For your information and consideration.

Marv Ringham.

M. C. Ringham
434 Fraser Street, Unit 1
Esquimalt, BC V9A 6G9

View Royal:

Message:

I believe the 2 best solutions to be the sites of #11. Colwood Park and Ride, and #16. View Royal Burnside & Watkiss.

The access of site #11. is excellent and also for the Colwood area is would be highly visible & within the regional growth centre, however I think the commuting public would protest the disappearance of the Park & Ride!

The #16 site would be further away from the CRD trunk main route & there are potential Archeological concerns, however incorporating the education of the nearby school would help benefit future generations in the knowledge of our sewage treatment for the environment. Here the Communications Dept. and the future of our populace would definitely benefit: school tours & joint education programs could be incorporated. Green technologies would benefit greatly. To assist in dealing with possible Archeological concerns, perhaps this could be dealt with as soon as

possible and, again, the inclusion of the nearby school, possibly a university study with public tours could be done. My husband & I were fascinated that in the UK, often volunteer from tourists to university students were trained, monitored and participated in archeological digs. (My husband & I visited an archeological site along Hadrian's Wall nine years ago & are avid viewers of TV documentaries.) I believe the Archeological Society would have to be consulted in this endeavour as soon as possible -- even now.

In either case site, I strongly believe that the most up-to-date technology is to be used in the building of our wastewater treatment & resource recovery. As someone who believes in all areas of Communication, I would even try to enlist the interest of possible local documentary filmmakers -- there are a few and I would contact the Vancouver Island Film & Media Commission for this endeavour. As a child, I went on a tour with my relatives at the Sewage Treatment center in Toronto. It was so informative for me as a small child, and it left a big impression on me. I even remember the Art Nouveau style of the building. It distresses me that a small beautiful city like Victoria does not have a proper wastewater treatment system in place. To this end, the proposed building(s) should be attractive and demonstrate the encouragement of energy efficiency and green building technologies -- and hopefully, keep some (if not all) of the green area surrounding the proposed building(s). With proactive communication, everyone should be on board in the protection of our environment and this Wastewater Treatment & Resource Recovery system would definitely part of the solution to our problems. We have the technology and the know-how to do this.

Again, both my husband & I are thankful for that very synchronistic meeting with you that day at the Goldstream Market, Sandra. Thank you for allowing me to share.

Community not Identified:

Your Name:
Bruce Devitt

Your Email Address:
jack7@telus.net

Message:
Re west Side westspeak

i am having difficulty getting my thoughts through on the survey. i first must check off a site before I can proceed. . Based on the information to hand it is very difficult to choose a specific site both for and against. We are rich with potential sites most are close to existing pipes and have high potential for water and heat recovery. The big variables are size and node location and that coupled with site specific requirements re scale and development needs such as maintaining recreation , negotiations with private or first Nations owners. Also I am at a lost as to the proposed level of treatment my preference is tertiary and some follow up to remove toxins and bad stuff. Some of the technology can be adapted to both small and large properties. And then there is cost can we keep it reasonable and less than 600 M with reasonable operating costs. My

concern with the survey is we can only knee jerk and say I do not want it in Bullen Park and then lose out on a potential for some good benefits. There are 3 mun lots behind the recreation centre not included that might make it work given the existing covenant. Also Colwood is really blessed with sites how do we deal with down stream sites along the infra structure? certainly needed to deal with over flow problems that will arise. But a facility in Colwood should decrease the need for a large facility down stream. Sorry to say I thank you for the consultation request but find it to be helpful given the information available. We need to get a better coordinated presentation with some visuals that help tell the story. B Devitt

Your Name:
Maureen Cassels

Your Email Address:
mocassels@hotmail.com

Message:
what on earth is a waste water treatment and

recovery site? Is this a cover name for the

despised and rejected sewage treatment facility?

Your Name:
larry lund

Your Email Address:
gillundconstruction@shaw.ca

Message:
wastewater treatment should be on DND property next to Fort Rodd Hill. or Royal Roads where all the bush is.

Westside SiteSpeak Survey Methods Review

cxdialogue

Methods Review

Westside Solutions Online Wastewater Treatment & Resource Recovery SiteSpeak Survey

This paper evaluates the Westside Solutions Online Wastewater Treatment & Resource Recovery SiteSpeak Survey against stated research goals and accepted scientific research standards. This review provides readers with an assessment of the relative strengths and weakness of the survey and a risk assessment associated with use of survey results.

Methods Review

Westside Solutions Online Wastewater Treatment & Resource Recovery SiteSpeak Survey

Why obtain stakeholder input?

Well done stakeholder engagement leads to more effective and efficient decisions.

Modern management requires custodians and managers of public and private organizations to make evidence-based decisions. Accordingly, incorporating stakeholder input has become formalized in a wide range of management practices including the Project Management Profession, ISO certification, Accreditation, and Continuous Improvement practices. Stakeholder feedback is often embedded as a business metric in performance management dashboards and Balanced Score Cards.

This paper evaluates the online Wastewater Treatment & Resource Recovery SiteSpeak Survey against its stated engagement goal and accepted scientific research criteria for primary research.[1] All scientific research has three characteristics: 1) Research is designed to make descriptive or explanatory inferences on the basis of input from a subset of a population. 2) Research procedures are public and use explicit, structured and public methods. 3) Research conclusions are always uncertain – uncertainty is a central aspect of all research and conclusions without uncertainty estimates are not science.

Finally, what is being studied does not determine if the research is scientific or not. Science is a set of methods and rules, not the subject matter. The rules of science can be used to study virtually anything including stakeholder opinions about Wastewater Treatment & Resource Recovery site selection and functionality.

[1] Qualitative and quantitative methods.

SiteSpeak Public Engagement Goal

Project documents state that "critical to the success of this project is meaningful[2] public engagement in developing the solution".

Professional project management methodology uses stakeholder engagement as a way of managing risk. Most project management methodologies identify three types of risk: 1) market risk; 2) technical risk; and, 3) financial risk.

1. Market Risk – Do people want it?
2. Technical Risk – Can it be built?
3. Financial Risk – Are people willing to pay for it?

The SiteSpeak survey results and related engagement information are being used as an objective process to summarize and incorporate stakeholder input into the Committee's method of reducing options associated with a wastewater treatment solution. This method should result in reduced *market risk* by helping determine what stakeholders want and insight into what functionality stakeholders are most willing to paying for (*financial risk*).

Our review of the SiteSpeak survey and supporting documentation results in the following understanding of the Committee's expectations for this research. The research results will:

- Provide insight into ranking stakeholder preference for 21 site locations.
- Provide insight into site suitability based on 3 site characteristics: 1) land use fit with surrounding areas and future plans for the community; 2) potential for use of reclaimed water and energy recovery; 3) proximity to existing sewer trunk and trunk routes.
- Provide insight into the criteria stakeholders use when judging 3 site characteristics.
- Provide insight into conditions most important for stakeholders to consider a site as suitable.

Results for the SiteSpeak survey are being integrated with other public engagement activities including 3 roundtables, 6 open house information sessions with an associated westside solutions survey (December 12, 2014 to February 01, 2015). Informal and ad-hoc public feedback is also being obtained through in-person conversations.

SiteSpeak's Research Goal

An important goal for stakeholder input is ensuring it is a valid reflection of reality. This is a challenging goal when stakeholder groups are hard to reach, large in number, and expected to give input into technical and complex topics. The best way to realize this goal is to use scientifically defensible methods. Qualitative and quantitative research methods are the methods of choice to realize this goal.

[2] Meaningful is not defined by the committee. Our interpretation is that meaningful means people had an opportunity to learn about the project and mechanisms to provide input.

ations and write-in commentary.

Producing defensible survey research results

Overall we find that SiteSpeak Survey meets the basic criteria for providing scientifically defensible research results.

Scientific Criteria	Comment
Research was designed to make descriptive or explanatory inferences on the basis of input from a small subset of a population.	Yes, SiteSpeak results are being incorporated with other engagement data to make inferences about public site preferences and plan functionality.
Research procedures are public and use explicit, structured and public methods.	Yes, SiteSpeak procedures are publicly available. The committee has provided public access to all methods and interpretations of its results, including the limitations of the research.
Research conclusions will be uncertain – uncertainty is a central aspect of all research and conclusions without uncertainty estimates are not science.	Yes, SiteSpeak doesn't make any claim to provide conclusive evidence on public opinion for prospective sites or functionality of treatment plants. SiteSpeak is correct not to report results using statistical estimates of confidence and margin of error.

Poor survey results typically stem from a biased sample, poorly worded questions, incorrect interpretations of results or any combination of these three things. Following survey research rules is essential in obtaining unbiased information. When the rules for sampling and question design are violated or ignored the survey's validity and reliability can be suspect – there is a risk that results will not accurately reflect the views of the overall stakeholder population. The following sections review SiteSpeak sampling and instrumentation.

Sampling

The target population is the approximately 65,835 citizens living in 5 communities.

Table 1: Population distribution of targeted stakeholder groups

Stakeholders/Citizens	2011 Census Population.	Percent Of all Stakeholder Groups
Colwood	16,093	24%
Esquimalt	16,840	26%
Langford	22,459	34%
View Royal	8,768	13%
Esquimalt Nation		
Songhees Nation	1,675	2%
Total:	65,835	100%

This may be an over/under estimate for the total number of stakeholders depending on population growth since the 2011 Census. Of note is that the count for Songhees Nation includes citizens living both on- and off-reserve so there is likely some double counting.

The importance of these counts is that they give the relative proportion of each group for all targeted stakeholders. When random sampling methods are used the sample will resemble the target population. Consequently the first test of how well the SiteSpeak survey resembles the target population is how similar its sample is to the Census population distribution.

When the characteristics of the sample are similar to the target population there can be a greater confidence in the generalizability of the sample survey results.

SiteSpeak Sample methodology

SiteSpeack does not use random sampling methodology to solicit survey respondents. This is to be expected and acceptable given that the Committee's goal is to give all stakeholders the opportunity to participate in meaningful public engagement. By definition, the use of sampling methodology would exclude a majority of the stakeholders population from having an opportunity to provide input.

Random sampling methodology is not necessary to produce scientifically defensible data. Many research studies published in peer-reviewed scientific journals do not use random sampling to obtain their study population. The lack of random sampling methods does not preclude valid and defensible results. Without random sampling methods, however, inferences about the preferences of all citizens – beyond the study population – is not appropriate and not scientifically defensible. For example, suggesting that 50% of residents in Langford support Site 1 because 50% of survey respondents support Site 1 would be a critical error in the interpretation and application of survey results given the sampling methodology used in the survey.

SiteSpeak Sample Selection

There is no perfect sample so all survey research needs to be transparent about how sampling methods might introduce selection bias. Like all surveys, the results from the SiteSpeak survey are <u>most</u> valid for a population that is similar to the survey's respondents.

Non-random sampling methods[3] and self-selection are common reasons for survey results to be different from the target stakeholder group. Self-selection happens whenever individuals volunteer to participate in a survey. Consequently, this section looks at how SiteSpeak methods might systematically produce results for a non-representative set of the stakeholders population.

[3] Simple Random Sampling (SRS) was not used nor does SiteSpeak claim to use probability based inferences for results (i.e. Confidence Interval or Standard Error estimate). Most telephone surveys do not meet the standards for being SRS because the supplier simply make calls until they obtain the number of completes they want.

A properly drawn small SRS sample will resemble the population from which it is drawn including the relative distribution of sub-groups within the target population. Interestingly, the SiteSpeak sample approximates the Census distribution with exceptions of Langford and View Royal. Langford is under-represented while View Royal is over-represented. A probability sample of n=279 is expected to produce the same number of respondents for each community ± 6%. Only the Langford and View Royal samples fall outside this margin of error. Consequently we can say the SiteSpeak sample over represents stakeholders from View Royal and under represents stakeholders from Langford.

Table 2: Population distribution of targeted stakeholder groups

Stakeholders/Citizens	2011 Pop.	Percent	Survey1	Percent	SiteSpeak[4]	Percent
Colwood	16,093	24%	60	24% (0)	77	28% (+4)
Esquimalt	16,840	26%	93	38% (+12)	90	32% (+6)
Langford	22,459	34%	40	16% (-18)	36	13% (-21)
View Royal	8,768	14%	54	22% (+8)	74	26% (+12%)
Esquimalt Nation						
Songhees Nation	1,675	2%	Unknown	Unknown	2	1% (-1%)
	65,835	100%	247	100%	279	100%

Selection bias can also happen from the choice of data collection methods (Telephone, Internet, Mail). The SiteSpeak Survey used the internet as its data collection "site". StatCan's Canadian Internet Use Survey suggests that 86.5% of BC households have internet access. Internet access drops to 76% for people in the lowest income quintile and to 40% for individuals 65 years of age or older. The survey also requires a respondent to be literate at approximately level 3. Thus it is unlikely that stakeholders at the lowest literacy levels 1 (14%) and level 2 (21%) participated in this survey. Over 70% of seniors have low literacy rates (below level 3).

Based on the above information and survey research experience we suggest that the results from the SiteSpeak survey are <u>most</u> valid for the following population:

- Respondents living in View Royal and least likely of those living in Langford
- Less likely to represent senior population
- Less likely to represent individuals or households in lower income quintile
- More likely to have home based internet access and computer literacy skills
- Respondents with higher than average literacy rates
- Engaged Citizens (age, income, literacy and technology use are associated with voter participation and community engagement. Also, SiteSpeak respondents needed to be aware of project and motivated to participate)

[4] As of July 20, 2015 A grand total of 532 respondents but 279 from target stakeholder groups. A SRS of n=279 will produce results that are same as having done the survey with everyone ± 5.9%

The Westside Solutions Survey

Compared to the SiteSpeak survey, the Westside Solutions Survey obtained relatively similar coverage from participating communities. The distribution of survey respondents shows over representation of residents from Esquimalt (+12%) and View Royal (+8%). Langford has lowest participation with 18% fewer respondents then expected in a random sample. No data is available to determine the survey's representation of the Songhees Nation community.

SiteSpeak Survey Questions

In designing survey questionnaires it is critical to understand that the phrasing of the question and the choice of language can greatly affect the results obtained. We evaluated that SiteSpeak survey questions against the following types of validity.

Type Validity[5]	Description
Face validity	Non-statistical type of validly that is an estimate of whether a survey appears to measure what it is supposed to measure
Content validity	Non-statistical type of validity that involves feedback from content experts and pre-tests to estimate how well survey questions cover the research content of interest
External validity	The extent to which the results of a survey can be held to be true for other cases, for example to different people, places or times. External validity is about whether findings can be validly generalized. If the same research study was conducted in those other cases, would it get the same results?
Predictive validity	Refers to the degree to which the result can predict (or correlate with) a measure taken at some time in the future. (i.e. referendum, election)

The validity of a survey is considered to be the degree to which it measures what it claims to measure. The SiteSpeak survey questions are intended to give insight into Stakeholder expectations and specifications for a solution. Specifically, does this survey contain questions that provide results that

[5] Most public opinion surveys use only face and content validity. The exception is surveys predicting voter results. The recent poor performance of these types of surveys are well researched and attributed primarily to the use of non-probability sampling methods.

are a valid representation of stakeholders relative ranking of site locations and importance of solution attributes?

Type Validity	SiteSpeak Survey
Face validity	SiteSpeak meets the criteria to have face validity. All probable site locations are included in survey and stakeholders are provided with questions related to solution attributes.
Content validity	Content experts (technical and elected) reviewed the survey for its content validity. The survey was not pre-tested and may not include questions that stakeholders deem important for adequate coverage of solution attributes. The SiteSpeak Survey does contain open-ended questions that will give insight into what solution attributes are not asked about but are important to stakeholders. This content will improve content validly of any future survey.
External validity	While the questions have face and content validity the responses to the survey are likely coming from people who do not accurately represent all stakeholders living in the communities of interest. The degree to which the SiteSpeak results are valid representation of all community stakeholders can only be estimated using sampling methodology.
Predictive validity	While most surveys gauge opinion at one point-in-time, stakeholder engagement surveys gauge opinion over a longer period of time. The very act of conducting engagement activities and surveys can change stakeholder opinions. Scientists have to be wary of the observer effect, i.e. the very act of observation changes what you are attempting to measure. This phenomena is also true of surveys and engagement as the information that is shared in the activities and through the survey questions asked can influence future opinions

Additionally, we noted that site options where not randomized for presentation to respondents. Given the number of site options in the survey it is possible that sites presented first were given greater consideration than site options provided last.

Risk Assessment

No single question or survey can capture the full depth of public opinion on a complex issue such as finding the optimal Wastewater Treatment & Resource Recovery solution. Given this and our comments above the following provides a risk assessment and recommendations.

Research Goal	Risk Assessment
Provide a ranking of stakeholder	The results are limited in their ability to accurately rank all

Research Goal	Risk Assessment
preference for 21 site locations	sites given the addition of new site locations after the survey began. All respondents did not rank all site locations.
Provide insight into site suitability based on 3 site characteristics.	The results of these questions provide meaningful insight into the relative importance of the characteristics tested. The late addition of a site does not negate how respondents rated site characteristics. The greatest risk is that the new site would have prompted respondents to think of characteristics not listed for evaluation.
Provide insight into the criteria stakeholders use when judging 3 site characteristics.	The results of the open-ended questions provide meaningful insight into the reasons stakeholders gave for their rating of listed site characteristics and provide an opportunity for stakeholders to mention other characteristics of importance to them. The greatest risk is that the new site would have prompted respondents to think of characteristics not listed for evaluation.
Provide insight into conditions most important for stakeholders to consider a site as suitable	The results provide meaningful insight into conditions most important for stakeholders to consider for a site to be considered suitable. The greatest risk is that the new site would have prompted respondents to think of conditions they would not otherwise have considered.

Overall, we recommend that the SiteSpeak results be treated as representative of a subset of all targeted stakeholders. The SiteSpeak respondents are likely opinion leaders/influencers within their personal and community networks thus represent an important subset of all stakeholders. This subset is likely more engaged in community issues compared to those that did not participate and most resembles the following population.

- Respondents living in View Royal and least likely of those living in Langford
- Less likely to represent senior population
- Less likely to represent individuals or households in lower income quintile
- More likely to have home based internet access and computer literacy skills
- Respondents with higher than average literacy rates
- Engaged Citizens

Additionally, the result are invaluable for improving the validity and reliability of any probability based survey:

- When incorporated with other public input, engineering and financial consideration the SiteSpeak results can help reduce the number of sites used in a simple random sample study.

- When incorporated with other public input, engineering and financial consideration the SiteSpeak results can help identify what solution functionality is used in a simple random sample study (solution attributes and conditions important to stakeholders).

Sampling Recommendations

Respondents to the SiteSpeak survey are likely more aware than other non-responding stakeholders that the sewage treatment project is happening and are interested enough to participate. This is not necessarily a bad thing as these respondents likely share some of the same attitudes and opinions as other stakeholders in the community. If the research goal is to extrapolate survey results to all target stakeholders, however, a simple random sample methodology is required.

A representative sample is a critically important thing. Getting a representative sample is a challenging task, however. A poor sample is just that, a poor sample. No supercomputer or fancy formula is going to rescue the validity of results from a poor sample. A good sample is representative of the larger population of interest and care is taken to limit selection bias. When a good sample is obtained results can resemble what would have been obtained had every single person in the target population responded to the survey. We would suggest using the street address file as the sample frame of a good sample, given issues associated with telephone and internet-based surveys. Additionally, deploying a multi-mode data collection process (Telephone, Internet, Mail and face to face) can maximize response rate and minimize selection bias. Also, given that the issues being considered are about site selection in a multi-municipality region, sampling will have to critically consider the number of respondents in each community to have the perception of fairness and avoid biasing results.

Question Design Recommendations

While future surveys are important – is it fair to say that the SiteSpeak survey gives valuable insight into what opinion makers and influencers in communities think is important. For any future survey it is important to use language and terminology familiar to all citizens in the target population. To that end we suggest using cognitive interviews with those people we identified a least likely to have participated in current engagement process. Ordering of questions and answer options is of importance as well and options should be randomly presented. The assessment of the SiteSpeak survey we have done here will prove valuable to any prospective survey work considered.

Appendix - About the document Authors.

Doug Balson BA has over 25 years of practical experience managing complex research projects in healthcare and business contexts including envisioning, planning and managing all phases of the research project life cycle. He has designed and managed research projects requiring adherence to international scientific protocols. Doug is highly experienced in using technology for various research, analysis and communication needs; including: SPSS, MS Office365 full suite, MS SharePoint, survey software (e.g. Fluid Surveys, Survey Gizmo), databases, and Microsoft Business Intelligence tools. Doug has an honours BA with a focus on applied research design. Doug is a certified customer experience professional (CXPA), Six-Sigma Yelllow Belt, who provides research services that address various organizational challenges including client satisfaction, customer experience and program effectiveness.

David Hay PhD works with clients in creating good information for good decision-making. David supports organizations, institutions and governments in connecting the knowledge generated in research settings with program design, policy-making and the implementation, practice and delivery of policies and programs at the community level. David is a gifted writer, editor and highly skilled researcher with over 25 years of experience. David's education (BA, MSc and PhD) is in psychology, sociology, community health and social policy. David has produced a large body of work with a particular focus on the contribution of information systems and information management to the social development, health and well-being of children, youth and families. He is occasional reviewer of scholarly articles for Statistics Canada, Health Canada, various academic journals.