



Public Consultation Summary Report

Saanich East-North Oak Bay

Wastewater Treatment Facility Siting

Core Area Wastewater Treatment Project

July 22nd, 2009 - J. Loveys
Core Area Liquid Waste Management Committee

The logo for the Capital Regional District (CRD), consisting of the letters 'CRD' in a stylized, white, sans-serif font on a teal background.



Public Consultation Summary Report

Saanich East-North Oak Bay Wastewater Treatment Facility Siting

Core Area Wastewater Treatment Project

This report serves as a summary of the key findings of the public consultation program for siting a treatment facility in the Saanich East-North Oak Bay catchment area. This report is not to be considered definitive or statistically valid in terms of reflecting the entire Saanich East-North Oak Bay community's views and opinions.

About the Wastewater Treatment Project

In 2006 the provincial Minister of Environment stipulated that the Capital Regional District (CRD) amend the Liquid Waste Management Plan to include the provision of secondary wastewater treatment. By December 31, 2009 the CRD is responsible for reporting the regional decisions on how this will be accomplished and that those decisions must be in accordance with the Canada-wide Strategy for the Management of Municipal Wastewater Effluent.

On June 2, 2009, the CALWMC endorsed a series of recommendations which provided direction to CRD staff and consultants to conduct siting for a treatment facility in Saanich East-North Oak Bay.

The structure of the report:

- Overview
- Public Engagement Program
- Neighbourhood Based Open Houses and Workshops for Saanich East-North Oak Bay Treatment Facility
- Key Challenges and Opportunities Expressed
- Neighbourhood Siting Workshops Summary
- Comment Form Summary
- Online Public Queries Summary
- Recommendations for Enhanced Communications and Public Engagement
- Supporting Documents



Overview

The Core Area Liquid Waste Management Committee's (CALWMC) decision of June 2, 2009 provides the direction and context for the public consultation for siting a secondary treatment facility in the Saanich East-North Oak Bay area.



In all cases of exemplary public participation, integrating public input to key decision making points is a requirement. Therefore, the timelines endorsed by the CALWMC continue to form the timelines for the over arching public engagement framework. Staff used a variety of techniques – various communication tools and methods, open houses for information sharing followed by a series of workshops to gather input – all of which to build inclusive and meaningful consultation experiences for the public. The information contained in this report was collected and analysed from 117 comment forms, 3 recorded workshop discussions, 41 online inquiries and 81 questions posed during the 3 workshop question and answer periods.

With the conclusion of the public consultation, it would be fair and representative of the public's input received to highlight to the CALWMC that no one site over another site received a higher degree of community support and agreement, either CRD identified or community identified. However, consistent themes and issues were heard regarding the placement of a facility on a particular site, the design/fit of that facility and issues around mitigation; these themes relate to all three of the CRD candidate sites.

Public Engagement Program

At the April 2, 2009 CALWMC meeting, the following Public Engagement Framework was endorsed. The Fourth Pillar – Step 1 of the framework relates specifically to this report.

Pillar 1 Educational and Information (March/April 2009)

Objective:

- Outreach and education to raise community awareness and gain a common understanding of issues

Pillar 2 Community Dialogues (April/May 2009)

Objective:

- To facilitate community 'conversations' where the community identifies and develops their triple bottom line (economic, social and environmental) principles

Pillar 3 Community Validations (May 2009)

Objective:

- The results on all the community dialogues and activities were therefore reported back to the community and confirmed the one set of triple bottom line principles prior to it being given to CALWMC on May 27, 2009.

Pillar 4 Neighbourhood Based Workshops – Step 1 (June/July 2009)

The fourth pillar has two distinct steps in the process: Step 1 is addressing the facility site selection process and Step 2 is addressing mitigation, design and fit for the facility. Step 2 is tentatively scheduled to take place in fall 2009 for the Saanich East-North Oak Bay area.





Objectives:

- The Community Triple Bottom Line Principles will be applied through interactive and hands on exercises to create a genuine environment of discussions among residents and to build some degree of agreement on how to move forward on the issues.
- For the community to gain a better understanding of the work CRD staff has already undertaken around the known sites.
- For CRD staff to listen and gain a better understanding of community concerns.
- For CRD staff to gather and respectfully record community input (challenges and opportunities) on the various sites for consideration by the CALWMC.
- For the community and the CRD to better understand and apply the siting criteria developed in 2007.
- For the CALWMC to have transparency surrounding information and decisions.
- Finally, for the community to have an awareness of the diversity of opinions and concerns that people have and hopefully move towards a degree of community agreement on a site.

Neighbourhood Based Open Houses and Workshops for Saanich East-North Oak Bay Treatment Facility

Open Houses:

Generally speaking, open houses are a common tool which is utilized in public processes to provide the public with balanced objective information to assist them in understanding the problems, alternatives, opportunities and/or solutions, and as such, are often used by the CRD and member municipalities. Questionnaires and comment forms are often incorporated as a method of gathering public concerns on an issue.

With the wastewater project and siting of a treatment facility in Saanich East-North Oak Bay, three open houses were held which were attended by a total of 376 residents. The local residents association requested the location of the June 17, 2009 open house.

June 16, 2009 held at Gordon Head United Church from 3pm to 8pm 90 residents attended
June 17, 2009 held at Cadboro Bay Unity Church from 3pm to 8pm 192 residents attended
June 19, 2009 held at Emmanuel Baptist Church from 3pm to 8pm..... 94 residents attended

Residents were made aware of the June 22 Neighbourhood Workshop, the next step in the public process, and encouraged to register and participate throughout the duration of the open houses. (Appendix 5).

Neighbourhood Siting Workshops:

Public processes that use a deliberative dialogues technique such as a workshop, is focused on bringing

people together as a group to make choices about difficult and complex public issues where there is a high likelihood of people being polarized on the issue. The objective of these workshops was to gather public input – issues/concerns and opportunities – for the three candidate sites identified by the CRD and to look for some common ground for action. There was also an opportunity for the public to identify other potential sites that they felt should also be considered in the environmental and social review process being conducted by CRD consultants, Westland Resources Group.



Three Neighbourhood Based Siting Workshops were held:

June 22 and July 7 at the Queenswood Centre and July 9 at Emmanuel Baptist Church.

Total number of different registered participants	326
Total number of different participants who attended.....	246
Total number of different participants who attended the additional question and answer sessions	128
Total number of different participants who attended the siting discussion sessions.....	118

Early in the process, CRD staff contacted community partners, identified by the local residents associations, and sent them information and an invitation to participate in the public process.

The following community partners received an invitation:

- Arbutus Grove Children’s Centre
- Arbutus Middle School
- Cadboro Bay Business Improvement Association
- Cadboro Bay United Church
- Cordova Bay Today Online
- Frank Hobbs Elementary School
- Goward House Society
- Queen Alexandra Centre for Children’s Health
- Queenswood Centre
- St. George’s Anglican Church
- The Sister’s of St. Ann’s
- UVic Child Care Services



Within the University of Victoria, the following departments received an invitation:

- Campus Planning and Sustainability
- Child Care Services
- External Relations
- Facility Management
- Government Relations



The following residents’ organizations received an invitation:

- Cadboro Bay Residents Association
- Community Association of Oak Bay
- Cordova Bay Association
- Friends of Glencoe Cove
- Friends of Mount Doug Park
- Gordon Head Residents’ Association
- Gordon Point Estates Residents Association
- Mount Tolmie Community Association
- North Henderson Residents’ Association





Each siting workshop was designed and facilitated using a consistent format in order to provide all participants with the same information and opportunities. This provided a transparent means to ensure that all participants input was gathered in the same manner.

Each workshop began with a 45 minute technical presentation provided by CRD staff and consultants (Appendix 6). Following the technical presentation participants were given the opportunity to either remain and ask questions of the technical team from the floor or participate in facilitated siting discussions. A report back session from the facilitated siting discussions was an integral component of each of the workshops. The primary objective of the report back was for participants to hear the main points recorded in each of the groups for transparency and awareness, as well as for CRD staff and consultants to listen for key themes.

At each of the workshops, the timelines for key CALWMC decisions to be made, along with other opportunities for the public to provide input was highlighted and encouraged.

An invitation was accepted by the identified representatives of the Cadboro Bay and Gordon Head Residents' Associations to observe the workshops and public process.



Key Challenges and Opportunities Expressed

The following challenges, which relate to any site selected, were heard repeatedly and are in no order of priority:

- Concerns were heard over the need for treatment; both in terms of not supporting a science based approach and the need for a Saanich East-North Oak Bay treatment facility
- Repeated concerns were expressed regarding the potential for financial impacts to property values, the increased traffic and ongoing noise and odours from a treatment facility
- Concerns over the lack of written confirmation for funding from the province and federal levels of government
- The University of Victoria's (UVic) lack of participation in the public process and a need for transparency of decisions between the CRD and UVic

The following opportunities, which relate to any site selected, were heard repeatedly and are in no order of priority:

- A need to move forward with secondary treatment in the core area and continue with public processes to ensure good decisions are made
- The desire and opportunity for a partnership with UVic for heat and energy recovery - a desire to act locally regarding sustainable initiatives
- A strong desire for more public input into the placement and design of a treatment facility once a site is selected
- An opportunity to integrate the treatment facility into the natural landscape and have an environmentally friendly public amenity

Neighbourhood Siting Workshops Summary

Residents' issues, concerns and opportunities for each of the three CRD sites were captured and recorded using the framework of the community developed triple bottom line principles.

Neighbourhood Siting Workshops Summary

University of Victoria Fields Site

Environmental	Social	Economic
<p>Ensure Environmental Best Practices</p> <p>Protect and Reduce Long Term Environmental Impact</p> <p>Demonstrate “Green” Leadership</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> the additional piping that is required in order for the site to be the treatment facility <p>Opportunities:</p> <ul style="list-style-type: none"> heat recovery for the university facilities near an existing main transportation route for construction and ongoing access already an open disturbed site minimal environmental impact as the site is not considered a sensitive ecosystem design and placement could include berms to shield the facility 	<p>Equity and Pride</p> <p>Awareness and Education</p> <p>Respect for the Community Character</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> close to residential area and utilized as a community recreational space for many including dog owners and cyclists proximity and density of nearby homeowners impacts and possibly restricts pedestrian and cycling access to UVic <p>Opportunities:</p> <ul style="list-style-type: none"> leaving a social amenities legacy, for example, a public facility on top of a treatment facility underground connections to the university for ongoing academic extensions and program development connections for public education programs 	<p>Value and Performance</p> <p>Accountable and Responsible</p> <p>A Long Term Economic Plan</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> the cost of purchasing the site concern over the additional cost to pump to another site impacts to property values <p>Opportunities:</p> <ul style="list-style-type: none"> possible sources of funds from heat recovery for either UVic or CRD



Environmental	Social	Economic
<p>Ensure Environmental Best Practices</p> <p>Protect and Reduce Long Term Environmental Impact</p> <p>Demonstrate “Green” Leadership</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> significant ecological impact and loss of the urban forest / green space / wildlife the loss of years of community involvement in the removal of invasive species concerns of the existence of a fault line <p>Opportunities:</p> <ul style="list-style-type: none"> an ability to protect the remaining portions of the site as an urban forest and green space which reduces the carbon footprint a natural buffer and screening of facility already exists opportunity to address the existing odour concerns 	<p>Equity and Pride</p> <p>Awareness and Education</p> <p>Respect for the Community Character</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> proximity to daycares and schools, impacts by traffic to the safety and overall health of the children loss of social and recreational community space expressed concern over the future of the site if not chosen for treatment facility <p>Opportunities:</p> <ul style="list-style-type: none"> to utilize remaining portion for enjoyment and recreation leaving a social amenities legacy, for example, a public facility and the treatment facility underground 	<p>Value and Performance</p> <p>Accountable and Responsible</p> <p>A Long Term Economic Plan</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> impacts to property values <p>Opportunities:</p> <ul style="list-style-type: none"> felt to be the least cost option as the site is already CRD owned as well, for the future capital and operating costs required limiting the costs to taxpayers as location and geography assists naturally (gravity flow) existing infrastructure is in place and can reduce further costs

Neighbourhood Siting Workshops Summary

University of Victoria Cedar Hill Corner Site

Environmental	Social	Economic
<p>Ensure Environmental Best Practices Protect and Reduce Long Term Environmental Impact Demonstrate “Green” Leadership</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> • potential ecological impacts to nearby Mystic Vale • concern of additional piping required for the site • impacts on wildlife <p>Opportunities:</p> <ul style="list-style-type: none"> • site is considered already disturbed - minimal environmental impact • proximity to university for resource recovery • considered to have a natural buffer to screen the facility 	<p>Equity and Pride Awareness and Education Respect for the Community Character</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> • loss of social and recreational community space • loss of space for UVic and future expansions • proximity of UVic housing and homeowners <p>Opportunities:</p> <ul style="list-style-type: none"> • connections to university for ongoing academic extensions and program development • connections for public education programs 	<p>Value and Performance Accountable and Responsible A Long Term Economic Plan</p> <p>Concerns / Issues:</p> <ul style="list-style-type: none"> • impacts to property values • seen as the most expensive site • additional costs for mitigation, design and fit <p>Opportunities:</p> <ul style="list-style-type: none"> • potential cost recovery for water and heat at nearby golf courses and UVic

Throughout the open houses and siting workshops, residents were asked if other sites should also be considered in the siting process. Any site that was identified was forwarded to CRD consultants, Westland Resources Group, for consideration in the environmental and social review process.



In addition to alternative sites identified below, a theme which was continually heard in relation to the Finnerty-Arbutus site. Residents felt the treatment facility should be placed on the Saanich-owned Arbutus property and not the CRD-owned property. This site is considered already environmentally disturbed and holds less ecological value. In addition, the community has not invested their time and energy into the removal of invasive species on the Saanich-owned property such as they have on the CRD-owned property. There were some residents who expressed that in the mid 1970's the Saanich-owned property was designated for a future treatment facility.

The following alternative sites for a treatment facility were identified:

Offshore island	Shoreline properties
Queen Alexandra fields	UVic entrance
McKenzie frontage at UVic	UVic - Parking Lot 1
Cadboro Bay Gyro Park	Haro Road – the right of way
Henderson Golf Course	Henderson Recreation Centre
Uplands School	Uplands Golf Course
Houlihan Park	Uplands Park
Queenswood – Arbutus	

Comment Form Summary

Appendix 3 contains a copy of the Open House Comment Form and subsequent Summary Report which was available online and at the three open houses. Six open ended questions were asked and responses are organized by question and source. A total of 117 comment forms were completed by residents. CRD consultants, Westland Resources Group, found the information useful to complete the required environmental and social review.

Online Public Queries Summary

Appendix 4 contains the summary of the 41 emails received between May15-July 13, 2009.

Recommendations for Enhanced Communications and Public Engagement

Throughout the course of the siting public process some recommendations were heard consistently and are supported by CRD staff as they will enhance the community engagement process and provide a more meaningful way for the public to influence decisions.

- 1) Enhance Communication Tools: The need for a widely distributed and directly mailed to individual household newsletter produced on a regular basis. There clearly needs to be regular information dissemination occurring so residents and stakeholders have the most up-to-date project status and can effectively participate in future public process. As stated in the public report of May 27, 2009, it is obvious that many residents in the core area are not informed or engaged. The complexities of this project, combined with various levels of information and intentional spreading of misinformation by lobby groups, are all significant hurdles in executing good public processes.
- 2) Future Public Engagement Processes: The need to incorporate a variety of inclusive public engagement methods and techniques so that residents may choose how they wish to participate. Public involvement will be limited to only the very vocal and already engaged population if only large forums and the internet are used to gather public input.



Supporting Documents

Appendix 1 – Advertisement for Open Houses and Neighbourhood Siting Workshop

Appendix 2 – Saanich East-North Oak Bay Site Selection Brochure and Siting Report

Appendix 3 – Open House Comment Form and Summary

Appendix 4 – Online Public Queries Summary

Appendix 5 – Handout at the Open Houses regarding the Neighbourhood Workshops

Appendix 6 – Technical Presentation for Neighbourhood Workshops

Appendix 7 – Questions Incorporated into the Technical Presentation from the Cadboro Bay Residents Association

Appendix 7 – Additional Questions Asked at Open Houses and Workshops

Appendix 1 - Supporting Documents

Advertisement for Open Houses and Neighbourhood Siting Workshop



Capital Regional District



Notice of Open Houses & Neighbourhood Workshop Wastewater Treatment Project **Saanich East & North Oak Bay Site Selection Process**

The Capital Regional District is moving forward with wastewater treatment in the region. On June 2, 2009, the Core Area Liquid Waste Management Committee endorsed a distributed wastewater treatment plan which includes a treatment facility to be located in Saanich East & North Oak Bay.

Two open houses have been scheduled to provide the public with opportunities to speak with project staff and learn more about the wastewater treatment project, site selection, criteria and process for Saanich East & North Oak Bay.

Following the open houses, a neighbourhood workshop will take place to provide a forum for input and feedback on potential facility sites in Saanich East & North Oak Bay. The workshop will include presentations and small group facilitated discussions to ensure everyone is able to participate and provide input into the neighbourhood site selection process.

The Saanich East & North Oak Bay neighbourhood consultation sessions will take place on the following dates and times:

Open Houses

Tuesday, June 16
3-8pm (drop in)
Gordon Head United Church
4201 Tyndall Avenue, Gordon Head

Wednesday, June 17
3-8pm (drop in)
Cadboro Bay United Church
2625 Arbutus Road, Cadboro Bay

Friday, June 19
3-8pm (drop in)
Emmanuel Baptist Church
Gymnasium
2121 Cedar Hill Cross Road

Neighbourhood Workshop*

Monday, June 22
6:30-9pm
Queenswood Centre
2494 Arbutus Road, Cadboro Bay

*To ensure everyone can be accommodated at the neighbourhood workshop, we ask that you please pre-register online at www.wastewatermadedecar.ca/register or call **250.360.3001**.



Appendix 2 - Supporting Documents
**Saanich East-North Oak Bay Wastewater Treatment Site
Selection Brochure and Siting Report**

W A S T E W A T E R T R E A T M E N T M A D E C L E A R



Core Area Wastewater Treatment Project

APPENDIX 2

Saanich East North Oak Bay

Wastewater Treatment Site Selection



Making a difference...together



The Capital Regional District is working toward providing cost effective, innovative and environmentally responsible wastewater treatment to residents in the Core Area.

This project will see the upgrading of treatment practices to account for the demands of our increasing population. At every step of the way, we will be employing a triple bottom line analysis, considering the social, environmental and economic impacts of treatment options. In this way, we will ensure that the CRD's wastewater treatment project is sustainable, affordable and environmentally sound.

The Distributed Treatment Strategy

The CRD is pursuing a strategy of building several "distributed facilities" in the region's core area. Wastewater treatment will be combined with recovery of energy and water, which can be used near each facility. The provincial government is encouraging such resource reuse in municipal wastewater facilities.

The Need for More Treatment

Currently, wastewater from the Core Area municipalities passes through fine screens before being discharged into deep water in the Strait of Juan de Fuca. Discharge of effluent is regulated by the British Columbia Ministry of Environment. In 2006, the Minister of Environment determined that higher levels of wastewater treatment are required in the Capital Region. Treatment will reduce discharge of organic matter, metals, and other material into the ocean, and will meet new federal wastewater quality requirements. The CRD will join neighbouring jurisdictions in having advanced wastewater treatment.



Appendix 2 - Supporting Documents

Saanich East-North Oak Bay Wastewater Treatment Site Selection Brochure and Siting Report

SAANICH EAST-NORTH OAK BAY

Candidate Sites

Selecting candidate sites for Saanich East-North Oak Bay involved assessment of the area using detailed siting criteria. The CRD assessed environmental and community conditions to identify possible sites. These conditions included: archaeological, land use compatibility, geotechnical suitability, energy conservation potential, ecological suitability and water reuse and energy recovery potential.

Six maps were produced by applying the criteria to the study area. The maps are available for viewing on the wastewater website: www.wastewatermadeclear.ca

What was included and excluded when selecting candidate sites?

In identifying areas for further investigation, a decision was made to exclude:

- Parcels smaller than 1.5 hectares
- Areas developed for housing
- Areas already occupied by institutional structures (buildings on the UVic and Queen Alexandra grounds)
- Areas used for school playgrounds

Narrowing the Field

After meeting with representatives of the Queen Alexandra Foundation and UVic, portions of two high-potential areas were removed from further consideration; these areas were slated for other uses. The resulting candidate sites are shown on the following map and will be subject to an Environmental and Social review, conducted by the CRD's consultants.

The University of Victoria Fields Site



ESTIMATED CAPITAL COSTS: \$146.1 MILLION
ESTIMATED OPERATING COSTS: \$2.4 MILLION

Site Considerations

- Native vegetation has been cleared from the site
- Forcemain and gravity main routes follow road rights-of-way and have little ecological value
- Recovered energy and water could be used at nearby UVic facilities
- Location is on a designated truck route, reducing construction traffic effects
- High capital and operational costs due to pump station, longer forcemains and gravity mains
- A pump station would be required at Finnerty-Arbutus, increasing overall facility footprint
- Adjacent to housing and visible to the community
- Proposed tennis courts and grass practice field would be displaced
- Construction would obstruct pedestrian and bike paths



Finnerty-Arbutus Site

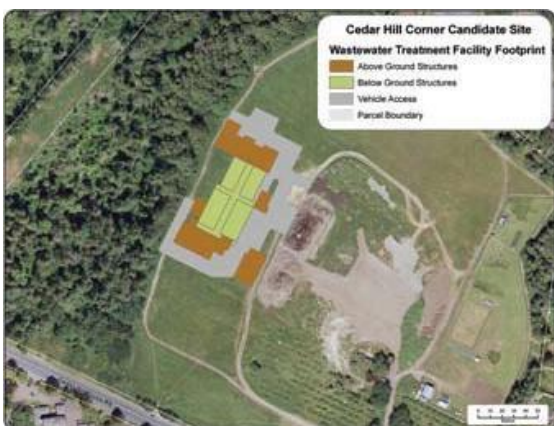


ESTIMATED CAPITAL COSTS: \$126.4 MILLION
 ESTIMATED OPERATING COSTS: \$2.1 MILLION PER YEAR

Site Considerations

- Adjacent to East Coast Interceptor sewer trunk
- Requires shortest gravity main
- Allows buffers between facility and residential areas
- Vegetation would visually screen facility from residential properties
- Recovered energy and water could be used at institutions within 1km of site
- Residents value the site as open space; informal recreation occurs on site
- Loss of wildlife habitat
- Not adjacent to designated truck route
- Construction would require clearing of second growth forest
- Increased tree windthrow hazard following clearing

Cedar Hill Corner Site



ESTIMATED CAPITAL COSTS: \$149.1 MILLION
 ESTIMATED OPERATING COSTS: \$2.5 MILLION PER YEAR

Site Considerations

- Native vegetation has been cleared from the site
- Large parcel allows for buffers between facility and adjacent homes
- Recovered energy and water could be used at UVic facilities and for irrigation at the nearby golf course
- Site access provided by an arterial road
- Higher capital and operational costs due to pump station, longer forcemains and gravity mains
- Reduced area for public dog walking
- Limited visual screening to east and south
- Sewer right-of-way would be cleared through Upper Hobbs Creek Drainage, a sensitive old forest habitat
- Increased tree windthrow hazard near right-of-way



Appendix 2 - Supporting Documents

Saanich East-North Oak Bay Wastewater Treatment Site Selection Brochure and Siting Report

Next Steps



Community Engagement

Neighbourhood consultation in Saanich East-North Oak Bay will occur in two steps. Step 1 (June) will involve the selection of a site; Step 2 (Fall 2009) will focus on the specific issues related to the site, including refining siting and design, and mitigation.

Saanich East-North Oak Bay Open Houses & Neighbourhood Workshop

The open house sessions will provide information on potential treatment facility locations in the Saanich East-North Oak Bay area. Display boards and handouts will present information about the wastewater treatment system and the need for a facility in Saanich East-North Oak Bay. You can learn the results of studies conducted and ask questions of the CRD staff and consultants. This information will also be available on the wastewater website.

The workshop will provide a forum for residents to share their views and help the CRD obtain input on the candidate sites. Community input will be recorded by staff and comments will be collected for a staff report. Public comments that are specific to environmental and social topics will be summarized for inclusion in the Environmental and Social Review assessment and report to the Core Area Liquid Waste Management Committee.

The Decision Process

After the Saanich East-North Oak Bay open houses and neighbourhood workshop, the CRD will review public comments. Additional research will be conducted if necessary.

Environmental & Social Review

The results will support the completion of an Environmental and Social Review (ESR) for the Saanich East-North Oak Bay facility. The ESR examines physical,

cultural, biological and community effects of the proposed wastewater facilities. The results of this assessment, when combined with a triple bottom line analysis, will help the Core Area Liquid Waste Management Committee (CALWMC) determine how to move forward with wastewater treatment.

Environmental Impact Study

Once a site is selected, a provincially mandated Environmental Impact Study (EIS) will be conducted. The Ministry of Environment uses the EIS as part of its review of the CRD's Liquid Waste Management Plan amendment that would include a facility in Saanich East-North Oak Bay.

The ESR and the EIS will ensure that the potential project effects will be fully examined. CALWMC will make the final decision as to where the Saanich East-North Oak Bay facility should be located. Construction is expected to begin in 2010.

Everybody Has a Say

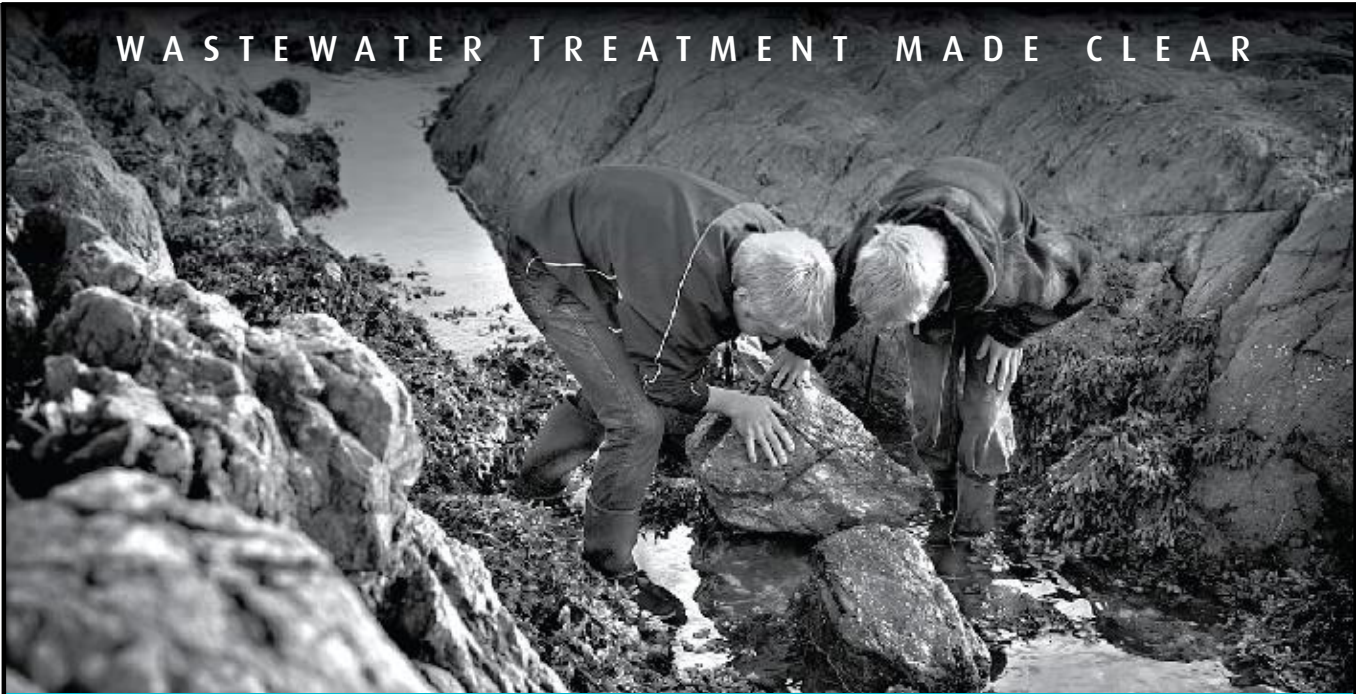
Please speak with CRD staff, fill out a comment form, attend the neighbourhood workshop or submit comments online at www.wastewatermadeclear.ca.

The Neighbourhood Workshop for Saanich East-North Oak Bay will take place **June 22 from 6:30 – 9 pm** at **Queenswood Centre, 2494 Arbutus Road, Cadboro Bay**.

To ensure everyone can be accommodated at the neighbourhood workshop, we ask that you please pre-register online at www.wastewatermadeclear.ca or by calling **250.360.3001**.



W A S T E W A T E R T R E A T M E N T M A D E C L E A R



Core Area Wastewater Treatment Project

Saanich East North Oak Bay

Wastewater Treatment Site Selection



Making a difference...together



Appendix 2 - Supporting Documents

Saanich East-North Oak Bay Wastewater Treatment Site Selection Brochure and Siting Report



SAANICH EAST– NORTH OAK BAY WASTEWATER TREATMENT PLANT SITING REPORT MAY 2009

1.0 INTRODUCTION

In the course of the public consultations the question has been raised, Why not eliminate the Saanich East–North Oak Bay (SENOB) wastewater treatment plant (WWTP) as part of the wastewater management strategy? This report responds to this question by providing background to the decision to construct a secondary wastewater treatment plant at this location and discussing the reasons why this decision is still valid.

The initial phase of planning carried out in spring 2007 evaluated five options for regional wastewater management. Two of the options (Options 2-1 and 3-1) included a secondary treatment plant in the SENOB area. In the other three options, wastewater from the Saanich East sewerage area was transported by the interceptor system to a plant located either at Clover Point, Macaulay Point or on the west shore. The Core Area Liquid Waste Management Committee (CALWMC) and ultimately, the Capital Regional District (CRD) Board adopted a distributed wastewater management strategy that combines the elements of Options 2-1 and 3-1. This includes a SENOB secondary wastewater treatment plant, employing liquid stream treatment with discharge out of a new marine outfall at Finnerly Cove.

The advantages of this distributed or hybrid treatment approach is three-fold. First, it reduces the size of the downstream “central” plant, as the upstream decentralized plants reduce the flows reaching the plant. Second, by strategically locating upstream plants, this approach creates local opportunities for water reuse and heat recovery from the wastewater. Third, by reducing the existing wastewater flows in the lower portions of the sewerage system, capacity is freed up to handle a greater portion of the wet weather flow, greatly reducing the frequency and volumes of the current sanitary sewer overflows. The real innovation of this strategy is the flexibility it will provide the CRD in future decades. The CRD will no longer need to build the attenuation tanks and larger pipes in the ground to transport the wastewater long distances to a central treatment plant site. The CRD will no longer need to continually expand the central plant to handle higher wastewater flows due to growth – the decentralized plants will handle the growth in the outlying communities.

The original cost estimate for a SENOB plant, including the outfall and land purchase, was approximately \$80 million in 2007 dollars. The more recent estimate, conducted as part of the three-option evaluation, is \$150 million. The increase was due to an additional allowance for the land and marine portions of the outfall, as well as for architectural, site development and odour/noise management at the plant. A review of the costs by the Peer Review Team concluded that the allowances may be too conservative, so the final estimate may fall into the \$100-120 million range.

2.0 CATCHMENT AREA AND EXISTING INFRASTRUCTURE

The Saanich East catchment area (see Figure 1.1) for the proposed SENOB wastewater treatment plant is approximately 1000 hectares and is generally located east of Mount Douglas and north of Cedar Hill Cross Road. The catchment area encompasses the University of Victoria and the proposed WWTP will receive sewage flows from Ten Mile Point.

The existing collection system infrastructure (see Figure 1.1) in the catchment area is owned and operated by the District of Saanich. The infrastructure is comprised of predominantly gravity

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Appendix 2 - Supporting Documents
**Saanich East-North Oak Bay Wastewater Treatment Site
 Selection Brochure and Siting Report**



SAANICH EAST SEWER INFRASTRUCTURE
FIGURE 1.1





Appendix 2 - Supporting Documents

Saanich East-North Oak Bay Wastewater Treatment Site Selection Brochure and Siting Report

Saanich East-North Oak Bay Wastewater Treatment Plant Siting Report Page 2

sewers with a few localized pump stations and forcemains. The CRD East Coast Interceptor (ECI) sewer system begins at the Arbutus Flume which is located near the intersection of Haro Road and Arbutus Road. The sewage flows from the Saanich East catchment area enter the CRD trunk sewer at the Arbutus Flume. The current average dry weather flow (ADWF) at this location, with the addition of Ten Mile Point sewage, is approximately 10 million litres per day (ML/day).

3.0 EXISTING POPULATION AND POPULATION PROJECTIONS

The 2005 equivalent population proposed to be served by a SENOB WWTP is estimated at 35,600. The equivalent population is estimated to increase by 80% by year 2065 for a total of approximately 63,400. The increase in equivalent population is anticipated to occur through infill redevelopment and contribution from new businesses.

4.0 CURRENT LIQUID WASTE MANAGEMENT PLAN (LWMP) REQUIREMENTS

The ECI has the capacity to convey the current ADWF, however, during rainfall events, there are times when the peak wet weather flows (PWWF) in the ECI exceeds the conveyance capacity. The current approved LWMP requires the CRD to address the sewage overflows that occur from Finnerty Cove to McMicking Point during certain times of the year. The current LWMP calls for the installation of attenuation tanks to handle the PWWF and reduce the frequency of the sewage overflows.

The proposed attenuation tanks associated with the existing LWMP and separating the combined sewers in Oak Bay are required to reduce the frequency of sewage overflows.

5.0 ALTERNATIVE TO ATTENUATION TANKS

In addition to providing wastewater treatment, a SENOB WWTP would serve the same purpose as the attenuation tanks described above. That is, the proposed WWTP would intercept flow before it enters the ECI and alleviate the problem of excess flow downstream. The CRD's consultant has identified three potential locations for a SENOB WWTP as shown on Figure 5.1.

One of the proposed sites is at the Finnerty-Arbutus location. The other two sites in the vicinity of the University of Victoria will require conveyance infrastructure (i.e., pump station and forcemain) to "move" the sewage from the Arbutus Flume location on Arbutus Road to each of these two sites. In addition, the outfall piping would also be required to convey the effluent from the WWTP sites back to the Arbutus Flume location and then out to the ocean via a new outfall pipe.

The additional capital cost to use the two sites near the University of Victoria is estimated at approximately \$20 million. The timing of construction and operation for the WWTP would be the same for all three sites. There would be no residuals from the WWTP other than the effluent and the solids. The solids are proposed to be reintroduced into the conveyance system for removal and treatment at the central biosolids management facility downstream.

6.0 SIZE OF ULTIMATE FACILITIES AT FINNERTY – ARBUTUS

The size of facilities required at the Finnerty-Arbutus site varies with the option selected. The attenuation tank option will require an area of approximately 0.64 ha (see Figure 6.1). A pump station will be required at the Finnerty-Arbutus site with a wastewater treatment as part of the two University of Victoria site options. The pump station would occupy an area of approximately 0.16 ha (see Figure 6.2). A wastewater treatment plant at the Finnerty-Arbutus site would occupy an area of approximately 0.79 ha (see Figure 6.3).



POTENTIAL WASTE WATER TREATMENT PLANT SITES
FIGURE 5.1

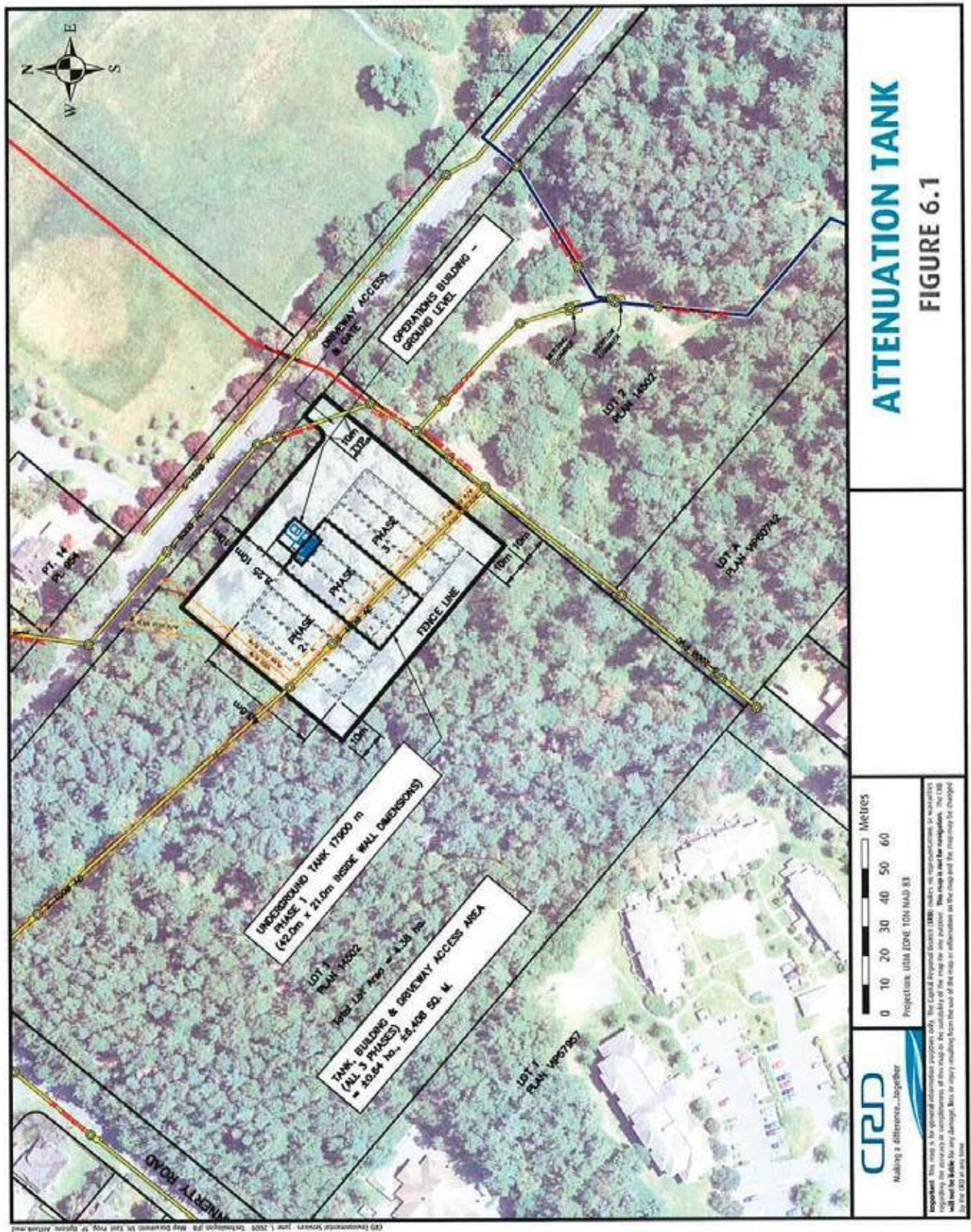




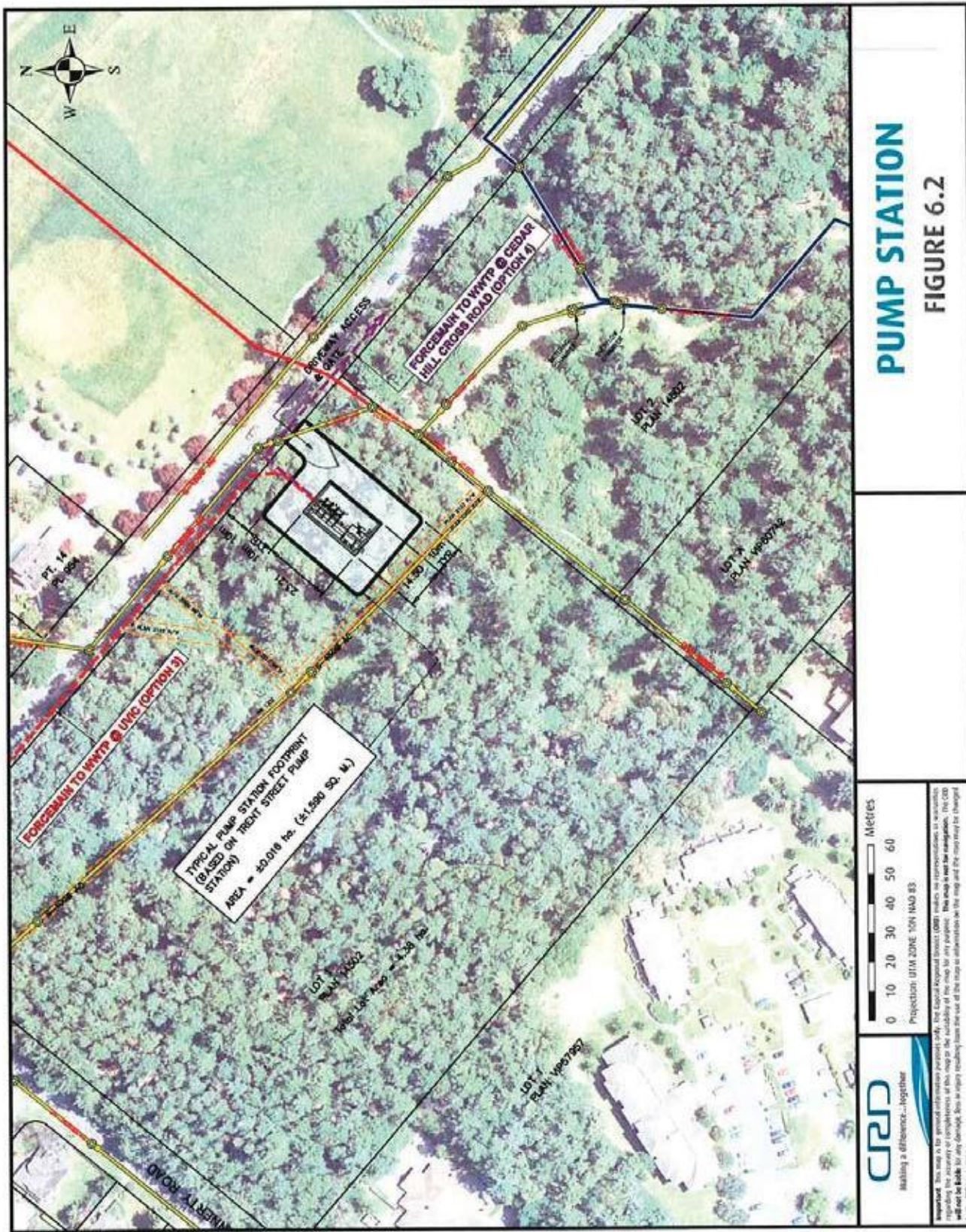
Appendix 2 - Supporting Documents

Saanich East-North Oak Bay Wastewater Treatment Site Selection Brochure and Siting Report

APPENDIX 2



Appendix 2 - Supporting Documents
**Saanich East-North Oak Bay Wastewater Treatment Site
 Selection Brochure and Siting Report**



PUMP STATION
FIGURE 6.2

APPENDIX 2

CRPD
 making a difference... together

Scale: 0 10 20 30 40 50 60 Metres
 Projection: UTM ZONE 10N 18AQ 83

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Appendix 2 - Supporting Documents
**Saanich East-North Oak Bay Wastewater Treatment Site
 Selection Brochure and Siting Report**



FINNERTY-ARBUTUS WWTP

FIGURE 6.3

0 10 20 30 40 50 60
 Metres

Projection: UTM ZONE 10N NAD 83

CRP
 Making a difference...together

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Appendix 2 - Supporting Documents

Saanich East-North Oak Bay Wastewater Treatment Site Selection Brochure and Siting Report



Saanich East-North Oak Bay Wastewater Treatment Plant Siting Report Page 3

7.0 REASONS FOR A WWTP

A WWTP in the SENOB area offers a number of benefits to the overall collection, conveyance and treatment system for the core area wastewater treatment program:

- Reduces the frequency of overflows from the sewerage system
- Eliminates the attenuation tanks and related infrastructure requirements
- Eliminates pumping Saanich East sewage flows at Currie pump station and the proposed clover point pump station
- May reduce the size of infrastructure to convey sewage from Clover Point to McLoughlin
- Reduces the size of the WWTP at McLoughlin
- Provides resource recovery opportunities for the University of Victoria

8.0 SUMMARY OF COSTS

The following provides a summary of the capital costs for the various options.

TABLE 8.1
SUMMARY OF CAPITAL COSTS (2008 \$s X 1 MILLION)

Option	WWTP	Outfall	Conveyance	Downstream ECI Upgrades	Total
Attenuation Tanks	80.0*	-	-	45.5	125.5
WWTP at Finnerty - Arbutus	110.0	14.0	-	2.4	126.4
WWTP at University of Victoria	110.0	16.0	17.7	2.4	146.1
WWTP at Cedar Hill X Road	110.0	16.7	20	2.4	149.1

*Represents capital costs to provide treatment capacity at McLoughlin



Core Area Wastewater Treatment Project

Wastewater Facility Siting in Saanich East-North Oak Bay

Open House Comment Form

Having examined the display panels that explain the wastewater facility siting process, please share your views on the following questions.

Please review the site selection criteria on the back page. Is the site selection criteria appropriate? Are there other factors that should be considered in selecting a site?

Do you have any comments on the candidate sites?



In addition to the points presented on the display boards, what other effects of facility construction and operation should be considered?

Are there any other sites that you think would be suitable for treatment facilities?

The proposed sewer mains and outfalls are shown by the orange lines on the candidate site maps. Do you have comments on the routes of these proposed facilities?



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Open House Comment Form and Summary

Do you have any other comments? (Please use additional paper if needed.)

Lined area for providing additional comments.

Please place your completed comment form in the “Comment Form” box.

Thank you!



The following six criteria were used to find sites suitable for a wastewater treatment facility in Saanich East-North Oak Bay.

Archaeology and heritage features

Areas that avoid archaeological and heritage features

Ecological suitability

Areas where facilities would avoid adverse effects on sensitive or important habitat

Energy conservation potential

Areas where gravity is used rather than pumps to transport wastewater and effluent, thereby conserving energy

Geotechnical suitability

Suitability of the surficial material, seismic and liquefaction risk, and site drainage and stability for facility construction and operation

Land use compatibility

Compatibility of existing and planned land uses with treatment facility operations

Water reuse and energy recovery potential

Proximity to areas where opportunities exist for reuse of reclaimed water and recovered energy

After the foregoing criteria were applied to the study area in Saanich East-North Oak Bay, the following areas were excluded from further consideration:

- Parcels smaller than 1.5 ha
- Areas developed for housing
- Areas already occupied by institutional structures (buildings on the UVic and Queen Alexandra grounds)
- Areas used for school playgrounds

www.wastewatermadeclear.ca

Appendix 3 - Supporting Documents

Open House Comment Form and Summary

Open House Comment Form Responses	
1.	Is the site selection criteria appropriate? Are there other factors that should be considered in selecting a site?
	Gordon Head Open House – June 16, 2009
	Must there be a site in Saanich East and North Oak Bay! Can it be avoided and still achieve the necessary?
	Property value impact, access road for trucking
	Criteria are good
	Honestly don't know.
	Well defined.
	Well defined
	Major factor to consider – if water re-use is not possible or refused by potential users, where will the water effluent be discharged? Currents in the area are very poor at flushing the area – potential for effluent to stay in the catchment waters. Proposed outfall is not in deep flowing waters, as it is off Clover Point now.
	Sure.
	Cost should be taken into account, as well as impact on neighbors. The cost of the project should be shown in terms of \$ per average house per year.
	# of sites for CRD (total) prefer 1.
	I think these criteria are appropriate.
	The criteria are appropriate!
	Ecological suitability criterion needs a second look. Many of the big trees near the Cedar Hill area are covered in ivy and may not recover. This may alter the impact of this criterion in the overall picture. I think the other side of the Mystic Vale on the old composting area should be considered as a site.
	Yes.
	Site selection is criteria appropriate, yes. Other factors – none that I can think of.
	Yes. Other factors would be cost which for some tax payers will be a primary issue.
	At best all the selected sites are poor compromises. The Haro Woods site is prone to subsidence being on a bog. The other sites are much more suitable. Not that any of them are appropriate.
	Cadboro Bay Open House – June 17, 2009
	Yes they are. However the fact that 2 of the sites are on civic property mean that they will have to be purchased or leased. This immediately biases the selection process in favor of Haro Woods as additional cost will be politically unacceptable. In turn, this makes the criteria used redundant.
	Criteria are appropriate.
	Areas adjacent to housing/residential areas are probably unsuitable
	Existing environmental stresses that will be compounded by this additional facility in the area (this comment continued in next section)
	Views of the residents in the vicinity of the site; a survey of residents should be conducted for each proposed site. I notice, for example, that the site consideration info for one site refers to "residents value the site as open space; informal recreation occurs on site". This is also true of the site that is closest to any residence, yet isn't included in the considerations for that site.
	Should do study in frequency of usage by the public, numbers of people using the site; number of people impacted by the development of such a site.

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Construction on any site will take a long time. Trucks and traffic is very annoying to residents.
The time taken to build is a much more significant factor than considered here and deserves more serious consideration.
Not appropriate.
Why has the CRD failed to represent the interests of Victoria inhabitants by not opposing this unnecessary and very expensive scheme?
Is it correct that the scheme will add 20-100 % to the local property taxes for no towards buy it.
Am concerned about how the facility could pump waste from the Cedar Hill Cross Road site through Mystic Vale to get to the road access. Would it use a bridge? Go under Hobbs Creek? Also, the additional cost of pumping uphill to the site and then second pipes downhill.
The whole premise of this project is fundamentally flawed. This is a big expense for a non-existent problem. There is very little science to support this boondoggle.
University of Victoria field's site appears to be the best – least impact on neighbourhood.
Some energy and water could be used at UVic
Less homes and child care in immediate vicinity
I prefer University of Victoria Cedar Hill corner site because it has no impact on schools and hospital.
No. The 2 University of Victoria sites are more compatible/appropriate as they are of institutional use not residential and have no natural beauty. UVic could also best benefit from potential energy and waste water use.
The Finnerly-Arbutus site is an area of natural beauty in keeping with the forested coastal area of Saanich East. This is not a site for such a facility.
One criteria that should be taken into account – least damage to a natural beauty site. No one in their right mind would put a facility such as proposed in a beautiful wooded area!
Do not put this in Haro Woods
Why have the scientists been ignored? It is prohibitive cost wise to recover water from a sewage treatment plant.
Do not put it in Haro Woods. Beside a daycare centre, preschool, elementary school, senior centre, children's hospital and Catholic Church retreat centre. These existing sites need to be respected.
Yes
The process is fine. Any more criteria or alternatives would simply confuse the issue.
I am in favor of building a modern sewage treatment facility.
Criteria are fine. First decision should be what is the long term energy recovery going to be? On this criterion, Haro Woods is not appropriate. McKenzie site may be. Another site amongst UVic residences makes sense for heat recovery.
Is there a functional link between water/waste/heat recovery/reuse and requiring UVic to plug in.
Haro Woods is a special site. Do not destroy it for our future generation. It has much wildlife.
Cedar Hill Cross site has the biggest cleared area hence with some landscape, offers the lowest impact on the neighbourhood.
McColl Field has other commercial properties, like the fire hall and the gas station and the Ruby Club.
Cost, noise, traffic
Finnerly-Arbutus appears to be least undesirable site.
Consider all ways to 'disguise' building whatever site used.
The triple bottom line approach is appropriate however, not enough weight is being given to the ecological importance of the mature forest (Haro Woods).
Why was the focus so narrow? (physical boundaries)
Environmental benefit cannot come via environmental loss. Eradicating Haro Woods to clean up Georgia Strait is not a benefit when other



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APPENDIX 3

options exist.
I think the criteria are quite good.
Pumping energy conservation not a significant ecological suitability for more important factor when you consider last remaining forest of Haro Woods.
Where is public use and forest features measured?
School playgrounds could be appropriate if most facilities underground and as small as possible.
No, your criteria are reasonable but they should have different weights. Cost is not everything. Aesthetics is important, not just a property values but the look and feel of a neighbourhood. You are proposing an industrial facility for a quiet, green residential neighbourhood (Finnerty-Arbutus)
Assessment of what comprises the immediate neighbors (houses, schools, institutional structures with a definition of what immediate means in this context (ex 100 meters – 500 meters, etc.)
The weighting of the current use of each site has not been adequately considered.
How many people per day recreate at the Cedar Hill Corner site? How many at the Fields site? How many at Arbutus?
Have all sewage treatment options been considered? Have we been consulted on treatment options? NO!
Site selection criteria was done in order to provide best use of open spaces – close to ocean, previous sites – open land, available for purchase, etc. However, certain criteria not considered was the desires of the community to maintain a large parcel of secondary woodland – and choose open land without trees instead.
1 hectare 100m x 100m – Arbutus Road.
Character of the neighbourhood – impact on appearance of neighbourhood – property values – Finnerty site is too close to elementary school, 3 preschools – impact of construction traffic on schools and neighbourhood – loss of Haro Woods as recreational area – increased traffic – loss of wildlife habitat
Haro Woods is one of the last wooded areas inside Victoria. It would be a shame to see this wild life habitat removed. This is also too close to several day cares and Frank Hobbs school.
Would the property value be lower because if this construction of a waste management site?
The criteria that has not been included in the criteria is the impact on community including environmental impact and reduction of residential property values. Other criteria being considered are reasonable but certainly require adequate balancing with the impact on the community – the cheapest cost is not likely the best!
Yes
Haro Woods fine IF the wooded area left remains standing.
I support a UVic treatment site. There is heavy use at the University. There is an opportunity to capture and use energy to heat/light institutional buildings. UVic grounds and playing fields could be irrigated with the treated water. The sites at UVic are already cleared of natural vegetation – especially trees!
Impact on immediate neighbors? Traffic flow, increases, disruption? Acceptability of even sporadic occasional foul odours (smell)?
Social and environmental poorly documented – distance from schools, daycares and housing – Haro Woods is a very sensitive ecosystem
Use of alternative energy. Use of heat recovery option already methane gas will be produced. What about creating a solar farm on the site?
The question that has yet to be thoroughly addressed is, do we really need sewage treatment at all?
Criteria are both appropriate and comprehensive.
Why not select a site which is NOT a nature sanctuary! Maybe look at an already industrialized area? Maybe think that people living in this neighbourhood chose it because it is treed, pastoral, quiet, a wildlife haven.



No – Oak Bay dog walker’s field – Saanich side – 2 options there and CRD shoes the incorrect one. Put Haro Road right of way where old Oak Bay compost site used to be (250 x 40m)
It looks that your team considered well.
Seems to have been with thought through.
Proximity to residences (existing) – Full cost/benefit analysis for each potential site – Potential health hazards – Full odour control/elimination.
Looks like thorough process has been done to select candidate sites.
Most appropriate site (QA property – north of Arbutus) not available using present criteria – Why choose across road as potential site and destroy second growth forest? East end of property appears a better choice – some dumping years ago – top-soil stripped off, etc – noise of machinery and odour?
Yes IF we do NO WWTP – are there alternative sites for the tanks? – Other than Haro Woods – and IF we do elect for WWTP away from Haro Woods – are there alternative sites for the pump station?
Yes
I am really concerned that CRD is considering the Haro Woods site. Why would we consider in this day and age disturbing second growth forest and this ecological sensitive area. For this reason alone, despite the fact that CRD lease all.
Potential for Nimby’s!
UVic sites not appropriate due to waste of money and energy. McCoy - High density housing and close to schools meaning higher damage costs should a leak occur. UVic losing future expansion area.
Oak Bay Open House – June 19, 2009
Site selections seem appropriate pending further environmental assessment.
Sub-soils for seismic activity as it varies in area.
Looking at your own criteria, the Haro Woods site is both extremely inappropriate and harmful to our community. The area already has a ‘heritage’ quality to it as a neighbourhood park, buffer, and natural sanctuary. You are ram-rod-ding a highly unpopular and in the end flawed project without full funding or due diligence. Do you know there is a seismic fault under Haro Woods!!
A key criteria that has not been included in the criteria is: Impact on community including environmental impact and reduction of residential property values. Other criteria being considered are reasonable but certainly require adequate balancing with the impact on the community – the cheapest cost is not likely the best.
Needs large buffers between site and residential with least removal of forest.
Storm drain treatment re: outfall. Why not fix the inadequate pipe/sewer in Oak Bay? Where did the minister’s mandate actually come from? What there a precipitating event? Are storage tankers for wet weather flows the same const as treatment facility? Odour control? Malfunction? How long to fix?
Website
Taxpayers have not been told how much their tax bills will rise and for how long. We need a referendum to approve the costs.
Yes, whether we should be engaged in this process in the first place.
Proximity to residences. This is important for three reasons: McCoy Field: 1. People would have to live practically on a construction site, for many months, 2. Property values – would you want to buy a home right next to a sewage treatment plant?, 3. Lack of guarantee about long term effects (traffic noise, possible odour, plant noise).
Before we discuss site selection, we need to know if we have got the overall design right. Will the proposed design deliver the most environmental, economic and social benefits, at an acceptable cost to the taxpayer? If not, what are the benefits and costs of alternative

designs?	
Sewage treatment plant does not belong in a residential area.	
The major consideration in my mind is that of the environmental issues – 2. Mystic Vale area would seem good as long as the plant was placed away from Mystic Vale and definitely not go across it at any location. I use the dog park often during the week and think there would still be enough room to be able to have the plant but it should not have an impact on Mystic Vale – so on another side.	
This appears to be a rushed process – UVic neighbourhoods unaware of this site proposal – noxious odours are a concern as we live on Crestview - Long term land use has not been evident by UVic (designs appeared quickly – unsafe) without safety factors being considered. This proposal does not fit with strong planning for educational purposes.	
If the University of Victoria Cedar Hill corner site is chosen – do not put a pipe through the Mystic Vale. It would cut through the intrinsic beautiful forested area. Go around it.	
As far as this plan is concerned criteria for the sites is appropriate. I question the choice of the CRD to go ahead with this unimaginative plan.	
CRD Finnerly-Arbutus site might be best. Being closer to where it is needed and at a lower cost.	
No. The institutional land should be included.	
We have been following this process since its beginning. The criteria on the reverse are not the criteria to determine if this should proceed. The initiative is for the wrong reasons.	
No.	
Why are the 2 UVic sites even included in this process? They are both dedicated to post secondary expansion and UVic has very little land to build upon in the future.	
Procurement to me issue of great importance. Question: Will you hold a forum similar to this one on the procurement process? 2. Will you look at municipal control and ownership of the end product of treatment and not negotiate this away to an offshore or private company to save on design/build part of this resource?	
Yes	
No	
Yes, broadly	
Adjacent residential areas that will be affected.	
Fine.	
No!! It is not good to destroy the integrity of Haro Woods with the sewage plant. Just a pump station (smell), No to using dog walker field – better for urban agriculture and recreation. No to UVIC field's site – green space to restore and too close to residents.	
Cost has been considered – what it will impact habitation – need for areas surrounding Victoria – my own skepticism is that the costs would be as stated or will be balloon till we as taxpayers are greatly burdened.	
It seems silly that the CRD would even consider putting a treatment plant in the Haro Woods when there is an alternate site only blocks away at Houlihan Park. This park is a year round weed farm and will never actually be used as a park. It is on a sloped piece of land and could probably be designed to be largely covered over.	
Whichever site chosen will upset someone, the CRD should choose the most cost effective site. Taxpayers will be paying for this project for many years to come.	
Easy access to main roads, to minimize disruption of neighbourhoods during construction and when the plant is in use, and solid material is being removed, presumably by truck.	
It is a relief that the CRD is looking at other alternatives other than using Haro Woods as a treatment facility. Most residents in our area are	



	<p>very concerned about the damage to this unique area, and the negative impact on our community. Under the CRD vision statement is the phrase “a region driven by a love for the natural world, where natural beauty is preserved, development is environmentally friendly”. Using this site would be contradictory, as this is one of the Cadboro Bay’s only natural parks left. Residents in our area are not interested in some phony idea of restitution, as proposed in today’s Times Colonist. Most would agree that this area is not an appropriate site to use for such purposes, when other sites mentioned near UVic and many other possible sites will have no real impact or damage. All residents, that I have spoken to, and who live in this area, are living with anger that this would be considered. This is one of the only clean areas and buffer zones left for Cadboro Bay and Gordon Head area. This park is already surrounded with housing development and our University. This is one of the very few parks left for citizens to use and enjoy. Using this area as an industrial site is very foolish, and will likely lead to much resistance and anger by many persons living in Cadboro Bay and area. This could turn a positive move towards treating sewerage into an ugly battle and media event for the liberal party, Saanich Council and Capital Regional District. Destroying one of the only natural parks left in this area is not a bright move and counterproductive to environmental concerns. There is no turning back once this park area is destroyed. I am certain that most members will resist such a thoughtless act, and do what is in their power to stop this plan. This would be a terrible legacy for many and a serious black eye for Saanich/Cadboro Bay. We do hope that his area will stay as a park, and that an appropriate site is selected. It is time to use common sense and do what is right for Gordon Head/Cadboro Bay.</p>
2. Do you have any comments on the candidate sites?	
Gordon Head Open House – June 16, 2009	
	I had hoped that at the Open House I would be able to make a clear choice. However, each of the 3 sites has problems and concerns. None is suitable.
	All have impact concerns, costs are a factor
	I like that you chose 3 sites not 6 or 2. 2 closest to UVic make sense to me as UVic should be involved and lead in waste and recycling, not be a museum.
	The one near Queen Alexandra looks like it could work.
	I think all three sites selected make sense, given that a site in Gordon Head is required.
	Heavy truck access should be considered – only UVic field’s site is currently on designated truck route.
	The Arbutus Road site appears to be the practical choice.
	No.
	UVic Cedar Hill corner site – we need the dog park. If this site is chosen, please leave access to Mystic Vale for dog lovers. Also, leave room to let the dogs romp and play in a large circle. It is already fenced in the centre and therefore is a large chunk of land for romping has been taken away.
	My preference is against Cedar Hill corner site. I’d prefer the UVic fields site. With Mystic Vale so close to the UVic C. Hill one, it’s a very big concern to have the plant there – also I walk my dog at this site, one of the few areas in the area where I can him run free. I’m concerned about the connection of Mystic Vale to the site as well. Perhaps have access for dog path by moving site.
	All of the sites will be opposed by the neighbours.
	Would not like to see any of these sites become primary sewage treatment areas.
	Cedar Hill Cross Road Or and Cadboro Bay Road. Uplands system of sewer be reviewed. Storm water in separate pipe.
	The 2 UVic sites seem less suitable because of the need to pump uphill and associated costs. Tree removal for pipes would be problematic at the Cedar Hill corner site.
	Finnerty-Arbutus site would cause the biggest impact on the environment – loss of trees, shrubs, wildlife habitat. We need these green

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areas. Cedar Hill corner site has less impact on trees unless pipes leaving plant impact too heavily on bordering woods. UVic fields has no trees to remove but loss of field?
I'd prefer 1) UVic Fields site or 2) UVic Cedar Hill Corner Site. 1) Buildings and vehicle access can always be screened from housing, roads etc., by planting trees and hedges. 2) This area is already cleared and still leaves plenty of room for dogs and UVic playing fields. Trees/hedges can be planted to screen buildings.
The UVic fields site is too close to established communities and the construction will have a big impact on community via McCoy road. The Arbutus Road site is too far from UVic for effect heat and water recovery.
Finnerty – Arbutus appears best, based on the presentation.
No.
It seems that having gravity supply main doesn't reduce operating cost by much. Force main supply seems to add to capital cost.
The UVic – Cedar Hill Corner site would involve clearing a sensitive habitat which should be avoided. The UVic fields site would impact bike paths, trails during construction but they could be temporarily re-routed.
None of the sites are appropriate.
Cadboro Bay Open House – June 17, 2009
I understand that the only site that is in the control of the CRD is the Finnerty site. Doesn't that mean the treatment plant siting is a foregone conclusion?
I favor one of the UVic sites as urban forest is a rare and diminishing resource. UVic has potentially a great deal to gain from this project and should be actively involved in the site selection which it is not. It is waiting to realize its strongest negotiating position. As a publicly funded institution benefitting from a public project, this is not right. It is time for UVic to turn as green as many of its prominent employees advocate.
Finnerty-Arbutus appears most logical given cost, complexity and potential for visual screening. The Cedar Hill site has been used by hundreds of people 365 days/year for over 3 decades. It is a tremendous resource for people and their pets throughout the region. Facilitating a safe environment for active healthy living. I am not in favor of it being broken up in this way.
I am concerned about the UVic fields site proposal on McKenzie. I have come to realize over many years, that the university traffic, lights and noise from the stadium, nearby fire hall, nearby sports club and continual late-night partying by students in rental units in the area make sleep a challenge. I'm told that the wastewater facility will not cause any ground vibration or background noise, but admit to being very cynical.
The Haro Woods site makes the most sense – least visible – least used – broadens park space available to the public – could be done in consultation with community and develops naturalizes the space.
The plant is supposed to be odour free. However breaks downs do occur and the effect or repainer traffic and noise as well as odour should be considered. Haro Woods does not fare well. Not as windy as other sites and therefore more lingering odours.
I would suggest the least impact on the local community would be Cedar Hill corner site. Least impact visually, furthest distance from residents and closest to institution.
Have always felt the QA property should be first choice as it is not near residences and would not need pumps. What happens when the electricity goes off in Victoria's wind storms? I think Mystic Vale is a more important park than Haro Woods.
They are all in residential, school, university, daycare, etc. areas inconsistent to this kind of construction. Which institutions would use recovered water and energy 1 km from Finnerty/Arbutus site?
Both the rugby field (university fields) and the dog walk park (Cedar Hill corners) are heavily used area, the Finnerty site less so.
UVic/Cedar Hill site is widely used all year round and provides natural volume to golf course across the road. Not a good choice. UVic field's site okay except if it may limit University development for its primary function = education over time. Finnerty site = best.
I don't think the Arbutus road site is appropriate. Taking out trees decreases the habitat for the deer. So much as disappeared.



	<p>The University of Victoria fields site would be more suitable. It has already been cleared of vegetation and is on a major trucking route. There would be no need to destroy secondary growth forest or sensitive habitat or use up much loved and fast disappearing public space – natural habitat for birds and wildlife. Wastewater treatment facility buildings would blend in with more utilitarian university buildings of UVic and would have less impact on the surrounding community.</p>
	<p>Finnerty-Arbutus site least suitable due to proximity to a choice residential site. UVic field's site probably best due to proximity to a major arterial road for sludge removal and site already cleared and any recovered energy could be sold at favorable rates to the university.</p>
	<p>I am begging you to listen!!</p>
	<p>It should be put in an industrial area. Of the three sites the Velox is the best because big buildings are already there. Shame on you to think about cutting trees down to do this. Shame on you.</p>
	<p>The QA site seems the logical site (even if they don't want to sell) for the public good. Facilities underground as much as possible and with green playing field roof. Heat energy recovery to UVic facility.</p>
	<p>Haro Woods or some of the UVic locations are perfect.</p>
	<p>One super-facility at the Colwood gravel pit makes the most sense. All CRD planning has shown increased development to the west of the city.</p>
	<p>Either McKenzie or Cedar Hill sites are preferred. Retain Arbutus woods. Is the McKenzie site large enough? Or do you really need to displace Wallace field. UVic needs more playing fields and these could be at Cedar Hill site.</p>
	<p>Do not like the UVic field on McKenzie. Prefer the Cedar Hill Cross Road.</p>
	<p>Absolutely not at Haro Woods. The site is majestic and should be preserved for future generations. Approach various level of government and the public for funds and we'll contribute. The Cedar Hill Cross Road site is ideal for UVic will be able to use recovered energy and Uplands Golf Club can use the water.</p>
	<p>Very opposed to the Haro Woods site. That green belt is very important to us who live in Queenwood area for that wonderful green ambiance. Very frustrated that any plants need to be built in Saanich East. We feel that the UVic fields site would blend into other institutional building and not take up or interfere with valuable green space.</p>
	<p>Look appropriate</p>
	<p>Preferences from information provided. 1. Finnerty-Arbutus, UVic Cedar Hill, 3. UVic field's site.</p>
	<p>The Cedar Hill corner site seems most appropriate. Haro Woods is too precious.</p>
	<p>Finnerty Arbutus cash savings not worth enviro. loss. 2 x UVic sites much better, especially since whole Saanich East/North Oak Bay location seems predicated on UVic use of water and heat. If not, why build in this area?</p>
	<p>Personally I lean toward the Cedar Hill corner site.</p>
	<p>Only real site is the dog field at UVic. The other two don't fit so well. Residents can buyout CRD for Haro Woods purchase costs. Unbelievable that the last forested are in Saanich East would be on a shortlist.</p>
	<p>I strongly oppose Finnerty/Arbutus. Those woods are invaluable wildlife habitat, and treasured by the neighbourhood. Pick a site where habitat doesn't have to be destroyed on such a large scale. Save the trees!</p>
	<p>In my opinion use 'Compost Road' just to the west of the dog walking field on Cedar Hill Cross Road. Offers another site that should be considered.</p>
	<p>Keeping the treatment facility away from and screened from residential areas is a must. With that in mind, the Arbutus site is the only one that fits criteria. However, what about the area directly to the west of then Cedar Hill site where the Haro Road easement is? This is very secluded – Henderson Rec could use the irrigation. A few trees may be sacrificed but it seems like a logical location although not 1-5 hectares in size.</p>

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	The comments seem weighted to make the Haro Woods site seem like the best option.
	Prefer the UVic / Cedar Hill corner site pumping previously station already exists, area is used as compost dumping, plenty of land available for potential expansion. A fourth consideration – Compost Road.
	UVic Cedar Hill corner site – would the dog walker area be preserved? If UVic Cedar Hill site is chosen will Cadboro Bay Beach remain clean and swimmable? Is there anyone site that would survive an earthquake better than another?
	Since it seems UVic has made no commitment of its property and has plans for the area why even bother to consider that as a site. Seems to be just a diversion.
	Aesthetic – the site has to be attractive – gardens – low profile buildings – attractive fences – no chain link. UVic – Cedar Hill site – I would prefer to see the site more in the middle of field – away from Mystic Vale. Why does the sewer right of way have to go through Upper Hobbs Creek Drainage? It would take more pipe but have the pip go around Mystic Vale – out to Cedar Hill Cross Road and back in at the clear space (Haro Road).
	If we must have this the UVic site probably has the least impact.
	The UVic site would be a better choice than Haro Woods.
	The WWTP at Cedar Hill Cross Road has the largest site available of the three sites shown. It provides the greatest opportunity to minimize environmental impacts on the community and at the same time provide adequate land for additional technology development. This site would provide the greatest buffer between the facility and adjacent homes.
	Cedar Hill Cross Road preferred. It is on a large field and with proper (tall) landscaping would not appear as a large industrial building.
	Why has a small, well financed and apparently well connected lobby already precluded the preferred location at Haro Woods?
	Cedar Hill Cross Road is the only viable site.
	Haro Woods – The drawing and show buildings clearly visible from the road would it be possible to set them further back. UVic fields – It is very close to the fire station. Mount Douglas School and the University. UVic Cedar Hill Cross Roads – This could be a vast improvement and seems the best site. Already smells. Dogs could still run.
	I think the one site in Colwood for the entire region makes the most sense. Then there is only one plant to build, maintain and upgrade. As well, the gravel pit has no homes which will be affected by the plant, vehicles, etc.
	All would be acceptable. To limit the carbon footprint over the lifetime of the project, you need to select the site that is cheapest to construct and operate. I believe that's the Arbutus/Finnerty site.
	I do believe that Cedar Hill Cross is large enough, already compromised (gravel piles, landfills, no trees....and therefore an environmentally less destructive site.
	Do not sell off Haro Woods – keep as community park, Saanich owned portion. If you must put in Haro Woods (it has already been disturbed)
	Finnerty-Arbutus site impact (initially) is visually shocking – if it does have to be on this gorgeous piece of wood, then another more natural scheme should be planned for the <i>seattle</i> photograph was much easier on the eye and appropriate. I have concerns if the Finnerty-Arbutus site is NOT chose, the land must be protected for woodland and not sold to developers.
	All things considered Haro Woods seems the best.
	Haro Woods is cheapest, therefore best.
	Haro Woods should not be cleared to build sewage treatment facilities. Why not build a full-treatment plant at Clover Point? Sewage is already discharged there. Build underground and expand the point seaward if necessary. Plan a park and vegetation etc on top of the treatment plant.
	Surprised that the Finnerty Site seems to be in the forest. Surprised that the UVIC fields are in such an open area. Surprised that Cedar Hill



Cross Road site is right on the edge of Hobbs Creek - could it be moved to center of fields?
Cedar Hill Cross Road seems best - Arbutus site (east end) – 2nd - McKenzie site – 3 rd – housing close to site.
Haro is one unit largely undisturbed. Can we keep it that way? Or IF it will be used for other than its present use – might as well build the WWTP at Haro.
Finnerty-Arbutus would be best site.
This was all our land. The Province bought the property. This was Crown land in 1950's and given to QA for \$1.00! How can QA refuse to co-operate to build on their open space?
No. They all have their plusses and minuses.
All beautiful areas – all communities equally outraged. UVic sites not had much time to prepare arguments and express disapprovalment. Haro woods was never a public woods. Signs state it is a private property and no trespassing.
Oak Bay Open House – June 19, 2009
Are the economical and practical choices final or are there alternatives?
Best spot - #1 University of Victoria field's site. Plus a tree buffer for the residents nearby.
After examining the sites displayed for suitability – the Haro Rd site is the one with less impact on residential areas and less environmental impact.
Do not pick University of Victoria Cedar Hill corner or Finnerty-Arbutus sites. Please protect the forests. We need to keep these pockets of forests for future generations to enjoy. The University of Victoria field's site makes the most sense for recovery of water to be used at the University.
University of Victoria field's site would not be suitable for a waste water facility. There are no buffer zones and the facility would be bordered on three sides with residential areas and two large town house complexes. Further, McCoy Road is extremely busy all year, literally thousands of students from the University and surrounding areas, plus pedestrians, use this short narrow road for biking, running and walking. Trucks on McCoy Road would create a real hazard.
The Cedar Hill Road site is an environmentally sensitive area. The Mystic Woods and springs should be protected. Traffic is already a problem near UVic entrance and Cadboro Bay Road.
The University of Victoria Cedar Hill corner site is absolutely unacceptable. This is a high use recreation area for the public. Also the probability of diminished property values in the area is highly undesirable.
University of Victoria Cedar Hill Cross Road corner site is absolutely unacceptable. Possibility of depreciation of property values is highly undesirable. This is property used by many seniors walking their dogs. Very recommendable for health.
The Finnerty-Arbutus site has too much loss in habitat and urban forest to be a candidate for this use. Cedar Hill site least invasive.
It has not been determined there is a need for this. There is insufficient scientific evidence. The cost is yet undetermined. The value is yet undetermined.
I like Haro Woods site. (prefer)
The UVIC lands are not suitable by any criterion (both sites). CRD owns the Finnerty-Arbutus site and it is the most suitable by CRD selection process and common sense logic.
Environmental impact is significant cost differences seem to have been considered so I am not overly concerned about the different sites having different merit.
It seems most logical to use the Arbutus Road site. Future energy, operating costs should be a very important consideration.
No
Arbutus Road – potential concerns re: UVic students, increase of ?, UVIC next to residential – needs property stations at Finnerty, Cedar Hill

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	Cross Road – degraded site – needs more pipes
	I am strongly opposed to the proposed site on Cedar Hill Cross Road. Its proximity to a precious natural resource like Mystic Vale is appalling and should never have been considered.
	Finnerty-Arbutus site is much more preferred.
	None of the three are suitable.
	I would choose the site on Arbutus as it a) costs less, b) less infrastructure c) less energy spent for use. The Mystic Vale area is more ecologically sensitive and not feasible in my mind.
	Yes, your selection process and even this form are a sham. Why? You are forcefully promoting Harrow Woods because it is politically expedient and because you pre-purchased a site there. The other two sites are not fully explored in your presentation. You do not even know whether UVic will sell, and, at what price. How dare you lie to us when you have no contracts?
	The WWTP @ Cedar Hill Cross Road has the largest site available of the three sites shown, it provides the greatest opportunity to minimize environmental impacts on the community and at the same time provide adequate land for additional technology development. This site would provide the greatest buffer between the facility and adjacent homes.
	The only vaguely suitable one is the UVic Cedar Hill corner site.
	Has UVic agreed to be the recipient of the energy benefice? How much would they be charged for this energy they are supposed to want?
	Why did the CRD spend \$600,000 on the SETEC report and then ignore the findings that they did not recommend secondary treatment?
	Website
	Scrap this site and treat everything at one big central plant. UVic will not pay for the recovered water and heat.
	Listing the "loss of a dog-walking area" as a detriment to selection of the Cedar Hill Road corner site, is downright silly. This use is not officially sanctioned, and its inclusion as a "loss" trivializes the bona fide detriments listed for other sites.
	It is sixteen steps from my carport to the field (McCoy) that you are suggesting as a possible site for the sewage treatment centre. I've heard that residents in Cadboro Bay don't want it because of the trees in Haro Woods. But in our location there are people – residents live in very close proximity to the site on three sides. A fellow resident said that surely people would be considered before trees. I wonder – and I hope so. As long as it does not depend on the loudest lobby group?
	If we have the overall design right, either of the University of Victoria sites may be acceptable.
	Haro Site is obviously the cheapest and most logical provided that this pitiful town is stuck with the miserable infrastructure that was built pie by piece with no rational urban planning in place.
	We live at xxxx Vista Bay Road, and object to the Plant being built on the UVic site. In addition, please have someone with the appropriate authority e-mail us confirming that the consulting engineers have warranted that there will be no smell or noise coming from the Plant. No matter where it is located the affected residents will look to the engineers and the municipality for that warrant, and resulting damages if there is smell or noise. We look forward to hearing back, and our e-mail is: xxxx.Thank you.
	Haro Woods is the last site that should be considered in the area. It is an environmental jewel which should be left intact.
	How did the two additional sites located on university land come to be added to the Haro Woods site? Why is the university taking such a direct interest in the selection of the sites? Is there truth to the rumor that by placing the treatment site on the Cedar Hill Road site that the CRD would trade the Haro Woods land to the University? The CRD is not being open about the selection process and the residents are increasingly upset and disillusioned by the lack of consultation.
	If the dog walkers field is chosen for a sewage treatment plant location (best option in my opinion) then rather than piping the sewage from a pumping station in the Haro Wood's why not use the existing east coast interceptor pipe and put a pumping station near Cadboro Bay to pump the sewage up to the dog walkers field thus removing the need for one in the Haro Woods. Then build a new outfall pipe for the

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	treated sewage near Cattle Point.
	The CRD should have gone thru this public forum before they spent 6 million dollars on the purchase of Haro Woods. However Haro Woods appears to be the logical site with the pumping station going there anyway along with the excess cost and operating expenses of putting it elsewhere.
	See comment section below.
	The site near Queenswood is the least satisfactory from the above point of view.
	The other potential sites would be more suitable than destroying the Haro Woods area. There are three day care facilities next to the Haro Woods, and elementary school and middle school.

<p>3. In addition to the points presented on the display boards, what other effects of facility construction and operation should be considered?</p>	<p>Gordon Head Open House – June 16, 2009</p> <p>Cost recovery to the maximum i.e., to offset the costs as much as possible, no matter what choice.</p> <p>Visual appeal – using buffers, utilize wastewater for water features to buffer sound, dust.</p> <p>Dust, sound, access – sound-trucking, screenings, potential spills from trucks.</p> <p>Should be showing how the resident will be charged for capital and operating costs. Must include this if you want to win people over.</p> <p>No other points. Community amenity i.e. More than one use and benefit would be good. Place to visit and recycling of waste.</p> <p>Consider the contiguous ecosystems and plan to keep them wild-restored if necessary.</p> <p>I think the methods for putting in the required sewer lines were under represented on the boards. Blasting especially should be a source of concern.</p> <p>Keep the facility hidden if possible.</p> <p>LEED, green building is required. The CRD has to continue to lead by example and make this building a LEED building.</p> <p>Should fit into the area e.g. With the trees and woods, etc. Should be aesthetically pleasing. Access to be able to walk around the building rather than have to walk into it and then turn around and go back the same way. No cement fences or cheap siding or plastic.</p> <p>Aesthetic pleasing to area with attention in making it meet with environment and area. No cement (like a factory) or ugly plastic (siding) but to blend in with environment. Like lots of trees, perhaps a fountain and an area that you can walk around site. Even fencing to blend in, not have it stand out.</p> <p>Impact on property tax with and without federal/provincial cost sharing.</p> <p>Noise, particularly during construction but maybe during operation</p> <p>Less paved areas when possible. Planting native trees to screen two field sites if chosen.</p> <p>I appreciate the fact you've considered using end products from screenings as an energy resource AND within 1 km of the plant. This would help mitigate the extra expense of pumping instead of using gravity.</p> <p>Traffic impacts through neighbourhood both during construction and operation. Environmental impact (natural areas and wildfire).</p> <p>Saanich's roads in Gordon Head. Those that will be routes for truck traffic? Some rebuilding may be necessary to extend their life and keep future maintenance down.</p> <p>Building up to standards so that in the event of a power outage from earthquakes we avoid the problem that Halifax encountered.</p> <p>Information about the amount of road work required.</p>
<p>Cadboro Bay Open House – June 17, 2009</p> <p>Odour noise and visibility are the biggest factors. What guaranties are there that these won't be an issue? Information provided is vague.</p> <p>Odour will occur during facility maintenance. How often will that be? Also when mechanical malfunction occurs, how likely? As well, is that it states that "noise will be limited". That is very vague. What are the decibel levels and during what hours?</p> <p>The infrastructure requirements need greater prominence. The details on option – I think will make or break a site's acceptability.</p> <p>Increased visual screening from surrounding roads, homes, etc.</p> <p>How much power could be generated? How much noise and vibration produced? How much money per household and neighbourhood would be saved by the property owners?</p> <p>Construction time and noise at site as well as for new piping.</p> <p>Security for wildlife.</p>	

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In today's building climate I feel that the contractors do consider all environmentally important pieces of land and are held to do so.
Disruption during construction process to functioning of schools, daycares, etc. the decision of increasingly scare public money to little positive effect.
Trucking of solid waste to landfill and how does this improve our environment?
You have consistently ignored comparing the proposed systems effects with our current system. You have failed to demonstrate any need for change.
Cost – How much per household? Vehicle traffic to/from site for maintenance/construction and other activities.
Facility and pipes should be earthquake proof.
Construction of the facility should be earthquake proof
No onsite parking.
Fastest and most economic construction methods should be used.
Give residents there the benefit of energy recovery. Community disruption UVic is not a benign force in our neighbourhood. If UVIC wants energy recovery site the plant is the centre of UVIC.
Disruption to traffic and neighbourhood during construction.
Longer term environmental cost v/s short term capitalization of project. Trees cutting at Haro won't have regrown by time plant needs to be rebuilt.
Defusing potential neighbor complaints re property values, etc.
Timelines planned over next decades.
The display boards do not present the whole pictures. They do not indicate areas of land disturbance that will be caused by related resource outputs transportations as of if required repairs to the existing outfall.
Compensation for neighboring homeowners when their property values decrease due to proximity of treatment facility? This absolutely needs to be factored in the overall budget of the facility.
As mentioned on prior page, the area easement set for Haro Rd between Cedar Hill Cross Rd and the parking lot at UVic. The outfall route passes through here anyway, it is completely screened and a logical place.
Odour from site to environs.
Noise, smell, parking – maintenance of facility – wildlife preservation.
Concerns about odours.
Station facilities should be designed to be as attractive as possible in all respects – buildings, landscaping, fences, etc.
Display boards as part of the construction site office with a live video of comparable sites that will be used in the Saanich East-North Oak Bay site would be desirable. Reference in the video of what will be accomplished for the environment and the improved water quality at a reasonable cost. What about the tourist update on what Victoria is doing towards improving water quality?
Appearance and noise.
Impact on pedestrian and bike traffic to and from UVic and Mount Douglas High School on McCoy. Forcing this traffic onto adjacent private strata property.
Disruption to wildlife, school traffic.
What are the trucking routes? Time of construction? Would trucks operate at night (planes don't)?
Access Roads – Finnerly site should be accessed from Arbutus Road to minimize risks to Finnerly Road users (pedestrians, cyclists, school children, UVic students and wheelchair). Please leave considerable buffers of forest between the plant and any homes (a thick enough buffer of trees so they won't blow over). The Finnerly site should be situated where the existing infrastructure exists – as shown on your

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model.
We live close to the new CRD pumping station on Trent Street. I have no concerns about construction based on past experience. CRD's contractor was professional and sensitive – and that's what I expect will happen here too.
Impact on a quiet neighbourhood. There will be traffic in a area of schools. Noise, dirt of construction. Devaluation of residents' properties.
Traffic, smell, property value, taxes
None
Do not cut down existing trees/forest to build a treatment plant. Consider the objections of the residents who will need to live in the proximity of this treatment plant. Nobody wants this in their neighbourhood.
Concerned about the pipelines crossing Hobbs Creek. This area has been re-habited. Just the installation of these pipes would cause destruction and I have further concerns about future damage to the creek area if there is leakage.
Should be underground as much as possible – noise proofing – odour capture.
The buildings themselves can be industrial in looks – that's a mistake – these areas are all residential. The exterior architecture needs to be an eye pleaser – not a piece of industrial insult hidden by a screen. Those who live near, work near, play near should enjoy it.
I firmly believe that morally if CRD were not to opt for Haro Woods, that the land should be protected and returned to the Province as green space, not to be sold for housing.
Heavy Construction trucks may upset some sensitive neighbors during the construction period.
UVic/McCoy field ideal for green living as we are walking distance to schools (which have traffic parking problems), shops and bus routes. Field used regularly for walking to schools and UVic. The area of McKenzie and McCoy is extremely high density population and would affect the most people – it's a sin.
Oak Bay Open House - June 19, 2009
Facility construction seems appropriate but artist's drawings are less than elegant. More emphasis on architectural design or better landscaping would put a more positive spin on the sites.
Sludge. What is the volume @ 2016 @ 2030 @ 2045? Are there backup systems in case of failure? The carbon imprint to dispose of the final product.
Cost might be in darker type so everyone can see it. Construction contractor should be well screened and questioned regarding cost – no over runs without large penalties.
Haro Road proposal would blend in behind the forest as unnoticeable. UVic would be an eyesore.
Minimize the amount of sludge. Is sludge on land less polluting than sludge in water? Deal with the heavy metals, pharmaceuticals with source control plants.
Please reconsider this whole project. Spending all this money on something that will not provide any health benefits. It may be more beneficial to fund programs that have a much greater environmental and social benefit.
There are no comparative data. What other locations with the same conditions have done this? At what cost? What effect?
The property assessment challenges that residents will surely make where real estate values negatively impact them. With this in mind the most expensive site in this regard would be Cedar Hill Corner; the least would be the Finnerty-Arbutus site.
Contracts should go to local workers/companies as much as possible. What happens to septic fields now being operated? When will storm sewers be separated? Will you develop capacity for future needs?
Noise (operational). Proximity to residential area.
No
Need Lidar survey of seismic faults like for Brightwater plant near Seattle. Need to consider that benefits of sewage treatments are much



less than environmental costs of these sites in Saanich East /North Oak Bay. Also, outfall into Finnerly Cove area is bad.
Smell? Potential dangers to the community. The seismic fault under Harrow Woods. Loss of property value. Due compensation. Guarantees I writing to the above. Responsibility. Real renderings.
Display boards as part of the construction site office with a live video of comparable sites that will be used in the Saanich East North Oak Bay site would be desirable. Reference in the video of what will be accomplished for the environment and the improved water quality at a reasonable cost. What about the tourist update on what Victoria is doing towards improving water quality?
Noise – at any level more than present is not wanted. Why not consider berming treatment to lower silt/pollution and noise and light pollution? Is the fed and prov. Funding going to be maintained as verbally agreed to (although all ministries in BC are now cutting back most projects, especially new ones.)
Website
Construction noise – having to clear cut big trees and remove their roots. Noise from big trucks as they leave the site – they have to go uphill along Arbutus, stop at a stop sign and they start climbing again along Finnerly. This could have quite an impact on people living along this route and especially on the UVic daycare center.
The greater good and population affected. Obviously this facility will smell (go down to Oak Bay Windsor Park: on some days it's terrible). It should be situated where it will affect as few people as possible. The University of Victoria serves 18,000 students, therefore it should be as far from UVic as possible, taking into account prevailing winds. Haro Woods would therefore be the logical choice.
How long will it take to build the plant? How long will it take to put in the pipes underneath the roads?
Noise and odour.
This project should cause as little disruption as possible to the neighbourhood. If the UVic McCoy site is chosen, it will cause major disruption to hundreds of residents. There are two multiple family townhome complexes, as well as several streets of single family homes adjacent to this site. My pleasant little patio garden is just steps from where the construction site would be. Come see! xxxx in Village Park Estates. Also, McCoy is used very extensively as a pedestrian/bike path connecting Gordon Head to UVic. This is an important access corridor that should not be disrupted.
What design has the greatest energy return on investment?
Noise and odour management. Solids removal methods and effects on the neighbourhood (trucking)? Are you serious?
Sightlines, noise, smell, sludge removal and overall impact on the environment and neighbouring property values.
The concerns of the residents and neighbours of the facility.
Noise and odours.
The serious negative social implications of those citizens who live near Haro Woods.

4. Are there other sites that you think would be suitable for treatment facilities?
Gordon Head Open House – June 16, 2009
Sadly, I would choose the QA site if it were possible to just move all the mental health, child, youth etc., services elsewhere. (Except of course for the boggy section on the QA site).
Build an off shore island
Not my expertise.
I honestly don't know. This is such a complex issue that I don't have the time to consider it at the depth it requires.
A modern facility in Gordon Head is sensible.

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	One treatment facility near Macauley point seems to make more sense, in order to have liquid portion dispersed effectively, as it is today.
	No.
	Separate storm from sewage treatment. Pump sewage longer distance to rural areas for processing. Leave storm as-is.
	Not in the area under consideration.
	Have you considered an underground facility in front of the legislative buildings? Are there anymore schools slated for closing. How about using these grounds for pumping stations, etc.?
	No.
	No.
	None that I can see.
	No, I think the likeliest potential sites have been identified.
	The Michael Williams house in 10 mile point. Why in Gordon Head at all? Can't you just fix the rainy season overflow?
	Cadboro Bay Open House – June 17, 2009
	Why Saanich East / North Oak Bay? This sort of facility is best suited to a site zoned as light industrial.
	If the property site is not publicly owned this seems like a non questions. Is there political will to purchase any privately owned site. However serious comparative analysis and addition to the 3 sites. 1. Corner of Gordon Head Rd and McKenzie on UVic property, 2. Queen Alexandra property, north of Haro Woods, on north side of Arbutus.
	Windsor Park – Legislative Assembly – Uplands Park
	Actively we should be using the current solution and building on its strengths – Closed environment of Juan de Fuca allows for easy elimination of sewage.
	Some locations in the west shore area – preferably in industrial / commercial locations, i.e., away from residential areas as no one really wants' any sewage facilities in their neighbourhood.
	None I want to suggest.
	Gravel Pit – Colwood - I single facility with lots of room for expansion.
	Yes! One central one at the Colwood gravel pit. Or at UVic where it will blend in more with other campus buildings.
	As a taxpayer I feel that the best site is out at the Metchoshin gravel pit for one treatment plant for the CRD. In the end it's the ongoing maintenance costs and it would be cheaper for everyone to maintain one plant instead of four.
	There are many but I think having the treatment places proximate to residential areas is GOOD. It will remind people daily of the needs to do what they can to reduce the need for such facilities.
	I don't know.
	Uplands School off Henderson Road – the old compost site at UVic off Cedar Hill Cross – Gyro Park – Arbutus Middle school field – Area at Hobbs School and Goward House behind Arbutus Daycare.
	Compost Road off Cedar Hill Cross Road as mentioned before. Repositioning of the Arbutus – Finnerty site to presently disturbed Saanich owned part of Haro Woods – which is less treed and has already as unmade access road to existing facilities.
	No treatment at all. None of the proposed sites seem to average above 50% total fit.
	4 th consideration – Compost Road – area near UVic dog walking area.
	In regard to Cedar Hill corner site I think the location should be in the centre where now there is just a big pile of dirt.
	The three sites presented offer a favorable siting for the University of Victoria to participate in reuse of filtered effluent for process water and or heating of the physical plant. This use of the heat in the treated wastewater stream could result in significant heat energy saving.



	The open fields north of Arbutus at the QA hospital.
	Large vacant field beside Pearkes/QA
	?
	Those two islands – Chatham and Discovery
	I thought the quarry over in Colwood the better choice for one large facility. The land is underdeveloped, has been mined, there would be no disturbance to wildlife. There is not much open land in Gordon Head-Cadboro Bay which is why we need to preserve what is left – not build on it.
	Have you looked at any of the Queen Alexandra developed sites in the area instead of ripping up woodland? I believe anything is preferable to using woodland. The impact on the local wildlife would be devastating whether used for sewage treatment, housing, etc.
	No
	Build at Clover Point and build it underground. Expand the point seaward, if necessary, and plant a park, etc above the ground to hide the treatment plant.
	I trust the experts have done their work.
	Don't know how many decibels any of these installations will produce, steadily, intermittently, or in surges. No matter how quiet these things are you will need a noise attenuation device, probably a fence. Might as well plan for it in your design, and in your estimate.
	Not enough familiarity with possible alternative sites.
	I hope all sites have been considered by professionals. If there are other sites with less population I hope they would have been used.
	Oak Bay Open House – June 19, 2009
	Would it be feasible to put the facility in a big hole? Using the above ground surface as a playing field.
	Somewhere where it doesn't impact the environment – trees, canyons, critters, etc.
	Haro Road is the best according to your criteria. The color coded images in your glossy charts point this out! Mystic Vale is an ecologically sensitive area – does not meet your criteria as being a suitable site.
	Treatment should be based on a system around the principles of source control rather than sewage treatment as planned.
	The Haro Road right of way off of Cedar Hill Road.
	Too many unknowns. Do not rush this in an attempt to secure monies from other levels of government.
	No
	There two other sites on Arbutus Road that are deforested and are grass fields.
	The park called "Haynes" – empty track west of Gordon Head Road?
	No
	No
	Yes. The best site is on UVic Mackinnon building parking lot – Use That!! Further from residents, no trees destroyed, no seismic fault. If UVic get sewage energy, they should give up the bad parking lots.
	Yes. The site above Harrow Woods on the SW part of UVic's property. Less traffic, not used, will not disrupt neighbourhoods or cause the loss of property values. Yes, a little more expensive, but a better investment in the future.
	The three sites presented offer a favourable siting for the University of Victoria to participate in reuse of filtered effluent for process water and/or heating of the physical plant. This use of heat in the treated wastewater stream could result in significant heat energy saving.
	Why is Macauley Point touted as the other site when DND hasn't actually agreed to that? Also, the other 2 (mentioned) UVic sites.
	Website
	Former compost site located across from the Henderson recreation center.

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	The grass field in front of the QA is ideal. Pipes go up Finnerty and Haro. Better still, scrap this plant and pump everything to a central plant for processing.
	I am not aware of other sites. Of the three sites you've proposed, the Haro Road site seems to make most sense. It is certainly the most cost effective. 20 million dollars in additional costs certainly seems significant to me. It will cause the least disruption to residents – very important. Also, lots of trees will remain for the neighbourhood to enjoy.
	None.
	Yes, one central site in an industrial area (or vacant DOD land).
	Yes. Houlihan park. It will never be a park. Right today, it is a vacant field of weeds which spread onto adjoining properties for blocks around. You would be improving the situation significantly by locating a treatment plant there.
	The field across from Haro Woods owned by QA
	Yes. The obvious best location for the Saanich area is the empty field on Arbutus Road next to the baseball diamond, on the QA Solarium property. Instead, QA sells the Haro Woods property to the CRD so that the QA is not viewed negatively for developing Haro Woods. QES should have been forced to sell the preferred treatment site.
	None at all. I am convinced by the science which shows that all this is unnecessary, and indeed may well be environmentally harmful.
	Any area other than around Haro Woods.



5. The proposed sewer mains and outfalls are shown by the orange lines on the candidate site maps. Do you have comments on the routes of these proposed facilities?
Gordon Head Open House – June 16, 2009
Finnerty-Arbutus makes the most sense for the mains.
Please coordinate with other work so that we get maximum benefits from work and doesn't make street work followed by repeat street work – coordinate.
My understanding is that most of them already exist. If new lines or roadwork is part of the project. The storm water must be managed i.e. infiltrated into the bio-swale arrangement. Ditto with the storm water collected on the facility.
Definitely. I <u>strongly</u> disagree with spending so much money only to dump water <u>still</u> including heavy metals into a body of water that cannot disperse the flow as effective as our current system – how redundant! Not to mention the effect on our local wildlife, many eagle pairs fishing off the coast of the effluent catchment. Tertiary treatment <u>must</u> be the goal here, if anything. Otherwise route liquid effluent out to current site.
Again, the Arbutus Road site is the obvious choice for the orange lined sewer lines.
No.
Use more source control programs, clean up storm water, leachate for Hartland Landfill. Oak Bay, Victoria, Esquimalt OHD pipe to be repaired. Cost \$330,000,000, not \$2.1 billion.
Arbutus site has shorter runs which is good. As I commented previously, the Cedar Hill Corner pipes would cause a lot of disruption in the Upper Hobbs Creek area, possibly almost as much in total as the treatment plant? If this is also old growth, sounds like a bad idea. It appears the present pipeline is only small diameter, so no doubt these would be a need to lay larger pipes anyway.
Routes are okay. Perhaps a shorter route to the Cedar Hill site might come from Cadboro Bay via Cadboro Bay Rd/Cedar Hill Cross Road. It would avoid pumping from Cadboro Bay/10 mile point.
The Arbutus/Finnerty site would require less mains. Less damage on the ground and more economical.
No.
Just the need to avoid disturbing Haro Woods, or the forest at the Finnerty-Arbutus site.
No site is 100% appropriate, no site shown is perfect.
Cadboro Bay Open House – June 17, 2009
The pipelines should not go through Mystic Vale – Mystic Vale has been protected it is on a fault line, there is a natural stream running through, aboriginal significance, i.e., the water was used for enhancing fertility.
I would like all these lines, etc. to be on public land. No easements. In the middle of 10 Mile Point the top of a sewer is a great footprint.
As stated I have concerns re crossing Hobbs Creek in Mystic Vale.
No
Ensure that construction adheres to all bylaws (Tree Preservation Bylaw) and that no exemptions be allowed.
Sewer mains should be along roads in order to be easily maintained and replaced.
As long as the chosen routes are adhered to, and the pipes remain underground.
Not significant – shorter problem. Much less impact than the Canada Line in Vancouver.
No
Avoid crossing Mystic Vale to the field's by using Cedar Hill Cross Road as the crossing.
Yes. Take the path of least disturbance to private homes and give the existing outfall likely needs work. Seriously consider the more direct new outfall illustrated.



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Least impact to neighbors.
Cedar Hill corner site piping should not go through Mystic Vale.
The advantages of the distributed model for treatment is supported to minimize costs of sewer mains and collection costs as well as reducing the flows in the sewerage system. As the approach creates viable opportunities highlighted in Note #2 Page 1 by locating the facility and Cedar Hill Cross Road, the site is supported using the hybrid treatment approach.
Outfall piping for increased volumes of treated sewage, flowing into Haro Strait does not seem healthier for our ocean.
Yes. Do the pipes have to go through Hobbs Creek. Could they not go out to Cedar Hill Cross Road and then enter back into the right of way through UVic??
If we elect Cedar Hill X WWTP – go around Mystic Vale – not through, and not over!
There should be no disruption to Hobbs Creek. It has a very sensitive ecosystem. So do not like location of planned site in Cedar Hill Cross Road site. What happens in earthquake, leakage into creek. The lines for sewage in and out must not go through Hobbs Creek.
No. they appear good choices.
All I have to go on at home are the tiny aerial maps in the brochure. Can't make out the details.
I hope all have been designed with professional consideration. I am not an expert on sewer lines.
Oak Bay Open House – June 19, 2009
No
Beware OK low lying sewer and storm drains in south Oak Bay – they are also old.
To route the UVic inflow outflow over Mystic Vale lacks common sense. To route through an environmentally sensitive area that is protected as Endowment Lands for the enjoyment of the surrounding community is offensive.
Reduce run off by use of settlement ponds, catchment basins and porous paving surfaces to reduce rain runoff and overflows.
By cost factor alone the Finnerty-Arbutus site is best. It is illogical and offensive to consider a site that would impact Mystic Vale.
Will you separate water – product so 'grey' water can be used to water lawns, etc.?
Is the outfall long enough to get good tidal flows and no/limited back flow into Arbutus Cove.
No.
The University of Victoria field's site would obstruct pedestrian and bike paths – a key concern.
Using MacKinnon building parking lot still good for the sewer mains.
Yes. The outflow pipes should not go through neighborhoods as this will engineer acrimony and costly lawsuits. Better to run your outflows along the northern boundary of Queen Alexandra as you already have proposed your meager pipe going through their property.
The advantages of the distributed model for treatment is supported to minimize costs of sewer mains and collection costs as well as reducing the flows in the sewerage system. As the approach creates viable opportunities highlighted in Note #2 Page 1 by locating the facility @ Cedar Hill Cross Road the site is supported using the hybrid treatment approach.
A line through QA would appease the neighbours already site around the edges of QA property. We request that the outfalls in GH and Oak Bay be shunted into the treatment mains as well.
Website
Yes. Why do the three sites all show a new pressurized sewer on Rowley Road? Why not put it on Haro and through the school yard – that way is shorter, hence cheaper.
No
The entire CRD sewer infrastructure is primitive by civilized world standards. Please compare this to any European city. Massive



	infrastructure was put in place over 100 years ago over there. As density increases this patchwork of pitiful infrastructure in CRD will become inadequate and is a major deterrent to efficient urban development. Long live the car and suburban sprawl!!
	I can only wonder what net benefit(s) this massive project will have on our community, but no-one seems to know if it will have any benefits.
	Using Haro Woods would be a mistake.
	The existing sewage mains need considerable work to stop overflows during wet weather. This would be a useful thing to do, instead of wasting money on unnecessary and perhaps harmful projects.
6.	Do you have any other comments?
	Gordon Head Open House – June 16, 2009
	I just wish that none of this is happening. What a dilemma.
	Concerns include: effect of construction on residential neighborhood, impact on property value, impact on environmental quality in neighborhoods (adjacent), noise, smells, off-gassing, dust, and visuals. Would prefer most economical least disruptive, most accessible and most hidden and least visible option. Access on McCoy-pedestrians and cyclists, safety concerns. Trucks and vehicles using McCoy – access from McCoy to Gordon Head rd is difficult due to oncoming traffic.
	Landscape to hide or enhance treatment facility. Possible water feature. Community space inside and out.
	Finnerty Road belongs to CRD already. Capital costs are the least of the 3 sites – approximately \$25 million less. Operating costs are \$400,000 less/yr. The other sites are not purchased yet. That is \$149.1 or \$146.1 – that will be spent if we buy them. Makes economic sense to use the Finnerty site.
	Get on with this. Taxes need to be put to use now and treat the oceans with respect. Monitor waste flow from various areas and tax proportional to quantity produced – more waste = more taxes as we do with electricity and water. Get UVic to be a partner and leader.
	The storm water aspect is very important to me.
	The Finnerty-Arbutus site is already owned by the CRD. Least cost to operate and least cost expenditures.
	The Finnerty-Arbutus site is already owned by CRD. The least costly to operate of the three preferred sites. Shortest gravity main. Makes sense to go with this site. Least costly to operate.
	The infiltration problems need to be fixed. Treating rainwater is inefficient and a poor use of funds. I'm strongly opposed to P3 for public utilities. Access to capital, operating costs and financial risks will all be paid for anyway by taxpayers. CRD should own and operate these facilities. CRD needs to start NOW to design the environmental monitoring program for the outfall. It'll take a year to develop the hypotheses for monitoring and it will be very helpful if two years of pre-operational data can be collected in a way that parallels the expected post-operation monitoring. The opportunity to recover heat, energy and water is about the only positive effect of this treatment program. I'd like to learn more about the local and regional benefits and beneficiaries.
	Glad to see the inclusion of treatment for storm sewers – this should be a priority as many pollutants (auto oils, cleaners, etc) find their way into storm sewers and hence onto local beaches in times of heavy rain.
	The facility should be built in such a way as to minimize both noise and odour.
	This must be an eco/environmentally friendly building. At least self contained. So sky lights to cut down on the electricity, etc.
	Is this a political move? 2010 coming and all? Has the local land consultant been consulted and have the VIHA staff that deal with water and sewage issues been consulted and listened to? Do they believe that we need a treatment plant. It seems that the jury is out on this one.
	Is this really needed and necessary? I'd like to see the site – if required – at UVic field's. It's not as close to houses and will have less

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	<p>impact in my opinion to the environment. Have you spoken with VHA? The specialists of land use and water testing? Perhaps they need to have a say and be consulted. They are the experts.</p>
	<p>The terms of reference for the Environmental Impact Statement should include project justification. This should address the benefits to the marine environment and human health compared to the existing treatment system. It should estimate the number of years before additional sewage treatment is actually needed to avoid problems in the marine environment. There should also be a benefit-cost analysis as part of the project justification. This should take into account the negative environmental impacts of the proposed sewage treatment project. It is not sufficient to say the Minister of Environment issued a directive. There needs to be a scientific and economic justification for the project.</p>
	<p>It would be a benefit to the home owner to understand what the annual cost increase to home taxes will be (per \$1000). I think of Greater Victoria as a small municipality. I believe the CRD should expand the scope of these sessions to present a vision for Greater Victoria and not be limited to Saanich East-North Oak Bay (funding should be based on an all-or-none approach). What will be the impact if other municipalities do not carry through with their mandate? If my taxes increase and other municipalities taxes do not, my resale value of my house will drop. Thank you for the opportunity to comment.</p>
	<p>I give credit to CRD to have such a nice exhibition. I would not comment on other parts of this form because I do not feel I know enough. However, I believe the whole project should take more time to come up with the BEST solution.</p>
	<p>Overall, in terms of suitability the Finnerty-Arbutus site seems to meet the criteria best. It is unfortunate that the forest there will be impacted, however the following factors somewhat mitigate this. 1) It is only second growth, not old growth, and already considerably impacted by invasive species. 2) There are management issues, particularly around its informal use by mountain bikes. As part of the site development there could be a resolution of this by a) designating part of the site as a legal bike area, with some monitoring. OR b) increasing the maintenance and supervision of the area and enforcing no biking. 3) Hopefully all of the site not occupied by the actual plant will remain as park in some form and there people will still be able to walk their dogs, etc.</p>
	<p>Sludge? "Waste biological sludge to sewer for downstream treatment and re-use." Very little explanation of this end product.</p>
	<p>Of the 3 choices, the Cedar Hill site offers the only realistic choice for energy and water recovery at UVIC. The monumental cost needs to factor this recover-reuse into the analysis.</p>
	<p>Science seems to indicate that we don't need this at all.</p>
	<p>Conveyance. What happened to the land cost at Finnerty-Arbutus? It was acquired. On revised, I see you mean conveyance infrastructure not land conveyance.</p>
	<p>There are three major concerns of adjacent land owners: 1) Appearance – care must be taken to ensure the plant is more attractive than surrounding properties. 2) Smell/Noise – design and operation must fully address these issues. 3) Traffic – trucks, large machinery are not welcome in residential area.</p>
	<p>Because of provincial mandate one site will likely have to be approved. I live in Victoria and the site of a plant at Clover Point won't likely deter people going there to take in the view.</p>
	<p>Got any nice windmills to tilt at? This whole thing is a fiasco? Does the secondary treatment deal with flushed medicines or heavy metals? The sludge isn't suitable for anything other than landfill or dumping into the ocean. The extracted energy is more expensive than from BC Hydro. Using the sludge for anything agricultural will only increase antibiotic resistant diseases.</p>
	<p>Cadboro Bay Open House – June 17, 2009</p>
	<p>Many but time presents as well as adequate information to make a reasonable commentary.</p>
	<p>It is not clear why sites <1.5 ha were excluded – clarification would be appreciated – it would be interesting to see what other sites might work if the size requirement was less.</p>



	<p>I have mentioned to a helpful CRD worker that the colored "Analyzing the Area" display boards would be more helpful if the site areas were outlined on them. Re the Cedar Hill Cross Road site: apparently UVic already has plans for future expansion, so am curious why that site is even being considered.</p>
	<p>The dog field's site just lost a large amount of space fenced off for saving of soil. Why not put the treatment facility under the site if they want it so badly there? However, it is noisy next to Mystic Vale – destroying Mystic Vale already. So many hundreds of people and dogs use this site for exercise, mental health reasons, socializing, etc., next to Mystic Vale. It is unique in Victoria for this reason. There is no other safe place for these groups of people and dogs to go. The Haro Woods is the logical place to put this site. Work with the community to make the space more accessible and more people, help develop trails, exercise areas, washrooms, etc.</p>
	<p>I would like to see commitment to the reuse of water, the extractor use of heat taken from the water going into a plant. I would like to see grey water from the treatment plant made available to nearby properties for irrigation, toilet flushing's. I would like to see the sludge and water treated to remove non-water chemicals. The bio hazardous stuff can be rendered harmless (I hope). They are closing the show so must go.</p>
	<p>The whole thing stinks! Suspiciously convenient that the costs for Haro Woods is the least expensive.</p>
	<p>Mystic Vale is considered to be historically an important First Nations site and continues to be a sensitive area. I think we are all worried about odour.</p>
	<p>A lot of money has been spent on a fundamentally flawed project. Why is there no public vote on a project of this magnitude? Why hasn't the current solution been included in cost beneficial analyses? What, in conclusion, is the benefit beyond compliance with an environmental law that is flawed and inappropriate to local environment?</p>
	<p>Secondary sewage treatment is unnecessary; money could be better spent on public transit, etc. Many, many scientists insist that the secondary sewage treatment is not the most cost effective way to improve the marine environment. It would appear to me that the CRD has built a hierarchy dedicated to sewage treatments – their jobs depend on it – so, of course they will defend the process, in spite of scientific evidence sharing that what we are already doing is sufficient. And where is the cost/effective analysis – no data is presented to compare the present to the proposed system. We have nothing in writing from federal and/or provincial governments for funding, only verbal commitments.</p>
	<p>My primary question, "Why is it considered necessary to change our treatment system?" Went unanswered by your information boards. What happens in 2006 that prompted the Minister of Environment to mandate sewage treatment? I would appreciate solid confirmation about our system now compared to the total effects of any proposed system. One striking problem left completely ignored is what will be done with the toxic sludge that remains from treatment? The comparison should I clued costs – environmental, social, financial, of our existing treatment method verses the proposed methods, i.e., trucking costs, construction costs, extra plants to deal with the treatment sludge, containment costs of buying the concentrated waste. I request a referendum on this topic.</p>
	<p>The primary question of need for additional treatment has not been fully explored. It seems that the decision was made by MOE with little public process, but the need for public input to now <i>concentrated</i> on the back end of the decision process. It is a poor process that asks for people to choose from among a suite of options once a decision has been made without public input or real debate on the science.</p>
	<p>I hope there will be a referendum.</p>
	<p>The biggest concern is the enormous cost associated with the project and the perceived cost/benefit. How is the cost per taxpayer to be amortize, i.e., how many years is the payback period going to be. i.e., is the project to be paid back in 10, 20, 30 or more years? The shorter the timeframe the heavier the burden for the taxpayer, who already feel squeezed.</p>
	<p>We must get this project started as soon as possible. It is absolutely disgraceful that the Victoria region while claiming to be eco-conscious dumps sewage into the nearby water, untreated. The CRD must adopt a "thick skin" to counter the inevitable self appointed NIMBY's.</p>
	<p>It seems premature to be selecting sites when decisions have not been made about what treatments will entail. Growth in CRD is</p>

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	<p>expected to be in the western communities. The gravel pit area in Colwood makes sense as the site. Access to McKenzie without disrupting Arbutus neighborhood makes sense if there is to be trucking and 24/7 activity. UVic playing fields are already brightly lit. Please ensure UVic representative at June 22nd meeting.</p>
	<p>Public perception of sewer treatment is – large open tanks of putrid water. If your treatment/recycle system does not feature such tanks it would help if you made it clear – reassure folks that a sewage treatment plant in their neighborhood is not a disaster.</p>
	<p>This is the single biggest project in the greater Victoria area (the capital and surrounding municipalities), yet the information open house in each area consisted of only a few hours (i.e., in Cadboro Bay from 3-8 pm). What are you people trying to hide or pass!! What kind of democracy is this!!</p>
	<p>Other institutional buildings and not take up or interfere with valuable green space. Why the CRD board is prepared to antagonize neighborhoods here, Victoria and Esquimalt is beyond me. One site, preferably industrial would be best for everyone.</p>
	<p>Well prepared information. Personnel explaining information were very good – tactful, patient and able to give excellent information. Reluctantly I can see that the Arbutus site is the most desirable choice.</p>
	<p>The entire project in this region is contingent on a resource program with UVIC. The CRD should be negotiating an MOU with UVIC. Residents have a right to know if the waste recovery will be productive and if it will reduce costs – UVic's contribution. CRD has made itself responsible for Haro Woods by purchasing. Now prove that you can be a good steward!</p>
	<p>The bottom line cannot be purely financial. Having the right plant and the right place is more important than minimizing tax burden now and in the future.</p>
	<p>This was well thought out and well presented. Thank you.</p>
	<p>Keep all facilities as small as possible; think outside the old box to achieve this objective. Orient all facilities to fit the site; square doesn't fit all. Have UVic participate in state of the art facility on their lands. Citizens of Cadboro Bay/Gordon Head can buy put CRD costs for their Haro Woods site; apply a 10 year plan to do that. Inconceivable to degrade our last remaining forest. Value of a forest cannot be measured – habitat is critical since not much left; CRD vision statement says “a region driven by a love for the natural world, where natural beauty is preserved....” Have a citizens committee established to bring human concerns forward. Reduced area for dog walking is not a legitimate factor for the UVic site as UVic might do more restrictive development and dog walking doesn't need the whole area anyway. Pumping to UVic site is only 100 feet elevation; not prohibitive. The UVic site is effectively screened by distance to the east and south. Sewer work up to UVic site does not need to impact the old forest habitat at Haro Woods as it can be done carefully. Tree <i>windthrow</i> would be minimal if work done carefully.</p>
	<p>I've said my bit on the front. To cut down Haro Woods for this would be a crime. The Cedar Hill site is the best of the three, but do not touch Mystic Vale. Reroute pipes around it. This sewage treatment is not supported by the science. It is a waste of taxpayer's money! Had to get that off my chest. Save Haro Woods!</p>
	<p>I believe that destroying our GHG clearance where alternatives exist is the wrong decision. Saanich overall has over the past decade lost an enormous amount of canopy, we should be trying to save as much as possible. Neighborhood is not primarily houses/building one people. People live in their neighborhood because of what it is. Some folks like to be close to the action and live downtown, some prefer suburban living. I would say the majority of people in our area enjoy the semi-rural neighborhood and from a local people prospective the loss of tree/focus difference the better and if lived in a wooded area. Move in part or whole into the present Saanich park of Haro Woods which already has sewage facilities. If you are looking for resource recovery I would suggest the Compost Road would have easy access to Cedar Hill Recreation Centre; the 9 hole pitch and put and adjoin gated community and Uplands Golf Course.</p>
	<p>Although the large parcel at the Cedar Hill corner site allows for buffers between the facility and adjacent homes, the wide open space has clear sightlines to home's, prevailing winds will blow from the facility to homes, and affects a highly used recreational area. Does cost really factor? If it does, the Finnerty-Arbutus site is the winner. Financial compensation for decreased property values must be factored.</p>

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	<p>If the CRD believes that nice looking facility buildings and some cursory screen will suffice, they are woefully mislead. Property values will decrease if a facility is built nearby. Homeowners must be compensated.</p> <p>To whom it may concern – best case scenario is a compromise that would treat our sewage and preserve Haro Woods as an urban park. Does not make sense for a plant to be placed where many second growth trees are removed. I prefer least environmental impact – Cedar Hill /UVic area near the Compost Road.</p>
	<p>Why is the East Saanich/Oak Bay North site to be the first plant to be constructed?</p> <p>Sewage treatment plant 600 meters from a pediatric hospital, 2 schools, 1 day care centre, 1 UVic family – Could this be anymore insulting just in terms of children alone?</p> <p>Maybe one of the parking lots at UVic could be eliminated and a station built underground. What goes on the surface would be up to UVIC. OR, maybe a plant could go under a yet to be built UVic building.</p> <p>Impossible to choose whether or not sites are of any value or not without results of environmental impact assessment and a comprehensive risk analysis and cost/benefit assessment of all alternatives including different methods of treatment and status quo (existing baseline).</p> <p>As indicated, the developed plan presented for providing adequate sewage treatment in Saanich East – North Oak Bay should provide adequate treatment with a balance at a practical cost saving technology. It will provide opportunities for local water reuse and heat recovery (most practical). The innovations of this strategy and the apparent flexibility are key components in the design. An opportunity for concerned taxpayers living in the community to view several plants in Washington State may provide important discussion for the design team as they move towards the final design.</p>
	<p>No sewage treatment in the Haro Woods.</p> <p>Put in the best quality system that will pay for itself over time. Look long term, not short term. Use the site as a solar farm (especially Cedar Hill Cross Roads). Use the opportunity to make the site more beautiful (especially Cedar Hill Cross Roads). Incorporate biking and walking trails. Sewage treatment is our responsibility. Let's do it scientifically (energy and water creation) and with style (better looking buildings). No PPP please.</p>
	<p>If UVic is going to benefit from recovery of heat, then UVic should fund some of the sewage plants. I think that the Finnerty-Arbutus site has already been chosen as the final site and this exercise you are engaged in, putting forth 2 UVic sites – is just a charade to make it appear to residents displeased with losing Haro Woods that you are making an attempt to find other suitable locations. Please, prove me wrong! Conveniently, you have shown the Finnerty site as the least expensive to construct and maintain, so if economics determine the decision, of course, Finnerty is chosen.</p>
	<p>This is a very helpful exhibit. Applause to those who organized and staffed it. Well Done!</p>
	<p>The mood of the residents is changing. There is bitter resentment about choosing this site (Haro Woods), which is currently used as tranquil escape – for wildlife and for people. Think it would be wise for CRD to wait, watch how Langford's approach to treatment works, and then decide how best to continue. By the time our property taxes have paid for this treatment plan there will be no funds for social and infrastructure needs in Victoria/Saanich. I mean we used to LOVE where we live. Now there is insecurity and anger and contention in our meetings on roads and paths. What makes you think HW is not sensitive or important?</p>
	<p>Treatment and effluent of heavy metals, endocrine disruptor and other nasty materials.</p> <p>I have a concern about the loss of effluent water in dry periods. I understand that winter rains often saturate some areas of Victoria, yet I wonder if other areas with very good drainage could be used as natural filtration areas. Also the water would assist in aquifer refilling. Some of the water could be filtered through grass swales or other natural systems. Many of these ideas are being employed in Europe and Portland Oregon. Portland has incorporated many store water recovery systems using grass swales and water gardens. This an important matter to me, so I encourage further study on this. Thank you. Also, I realize treated sewage water would not be appropriate for drinking</p>

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	but it could be returned to our aquifers whereas storm water if properly treated could be returned to our water systems. Is this true? If not could it be stored somehow? Underground? To be reused for irrigation, street cleaning, etc.?
	I like the UVic Cedar Hill corner site the best. Minimum impact to residents and wildlife. In the long term, the preservation of Haro Woods and the sale of the woods to a conservation type society must be considered – no matter what. The cost we must look after what is left of our natural world. What a travesty if we cannot preserve woods for the long term – please don't make a judgment based on cost alone.
	Esthetics.
	No full blown cost benefit analysis has been done that says sewage treatment as proposed is necessary and its cost effective. Scientific experts have stated the existing sewage treatment is effective and secondary treatment is not necessary. I have more faith in these experts than I do with politicians. Prepared sewage treatment at \$1.2 billion (estimated) with an average increase of \$700 to my property taxes for unnecessary sewage treatment, is absurd and a waste of money and resources, etc. No person can guarantee that the sewage treatment will not produce horrible odours when the wind is blowing. Local residents near the catchment plant will have to live with their stink, day in and day out, or sell their homes and move. This is absurd. I note the CRD expert said there would be no odour, at the perimeter, on a windless day. There is almost always a wind or breeze in Victoria.
	This process is fundamentally unfair – although it purports to use a triple bottom line assessment, the option of retaining the existing system (the status quo) is not being considered. This is supposed to be a democracy – the local officials and elected municipal / provincial / federal members should represent the will of the people. This isn't happening.
	I appreciate the helpful nature of the CRD staff and representatives. If either the UVic field's or Cedar Hill Cross Road sites are chosen, our concern would be the landscaping around the buildings to camouflage the sites current conceptual drawings do not show.
	Would have preferred several smaller plants with maximum use of heat and energy generated. Waste water should be used on golf courses, parks and university grounds, assuming it is contaminant free.
	Yes. The architecture should be a credit to the community. It should look good to everybody. It's going to be there for a hundred years. We might as well like it, even BRAG about it. This can be achieved with a 5% surcharge in architectural design cost. No extra construction cost, no increased operational cost, just pleasant design. Now, what can be done to lower the large shiny pipe elbows below eye level to get rid of that industrial aspect of the installation.
	If UVic site chosen at Cedar Hill it needs better landscaping to shield from neighboring properties. Same applies to UVic fields.
	I think Cedar Hill Road site should be selected because, the land is already cleared, the site construction would not be very disruptive to the area. Wastewater could be used to irrigate the golf course and UVic field's, etc. Water is a priceless commodity and we must reuse it.
	See attached letter – too long to type in here.
	To sum up: All residents in all the site areas are equally outraged and against the respective locations. Please bear in mind the UVic locations have had very little time to get over the shock. So we need to look at the best use of energy and taxpayer's money. Based on this it is ridiculous to even consider either of the UVic sites. 1. The money saved by using Haro Woods is equivalent to 10 years running costs and there after the running costs are cheaper. 2. Extra land and energy used for pump at Haro if UVic sites are used. 3. CRD already own Haro land no more waste of transaction fees. 4. Trees at Haro Woods have to be cut down any way in fact they make a perfect shield and would guarantee their safety for the future if plant built there. 5. The millions saved by building at Haro woods could be used to compensate immediate residents or buy their homes at market value should they wish to leave – workers could rent these houses and they would be re-sold. Basically if Haro Woods is NOT chosen the Vancouver Island taxpayer should investigate as to the reason and sue for waste of taxpayer's money.
	Oak Bay Open House – June 19, 2009
	Don't let the naysayers deter the project from going through. There are many uses for the sludge and waste water – which we should not be wasted.

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	<p>My main concern is the accuracy of the estimate of costs and the ongoing costs. City of Victoria has 100 year old infrastructure – Approx. Oak Bay has 50-80 year old infrastructure – approx. Saanich has 20-60 year old infrastructure – approx. The costs presently attributed to Oak Bay are excessive given that Oak Bay is going to separate its sewer/storm systems that exist.</p>
	<p>Prefer the Finnerly-Arbutus site.</p>
	<p>Why would UVic intend this sewage treatment plant as a location for municipal government? Uplands Estates, Crestview, Vista Bay and Chelsea roads boarder on this park. Real estate values will be affected. Yearly, our neighborhood (UVic) has had very little information, up to this point in time to respond to the proposal. To use this land for educational purposes would be more logical, but still questionable as Mystic Vale and green space is at a premium. Mr. Telford did not know where Vista Bay, Crestview Roads were located. Poorly informed as he was about the surrounding community was disheartening. UVic site is 1. Environmentally sensitive, 2. Stains UVic reputation, 3. Proposed as part of a rushed process, and 4. Not as suitable as Haro Road according to your criteria.</p>
	<p>The cost of the system is overwhelming. Since it has not been scientifically mandated, but is rather a politically motivated project. I am not in favor of the project as it is now planned and would like to see a more innovative team of engineers bring forth some new and less expensive ideas.</p>
	<p>Yes. The pamphlet “Explaining the myths about sewage treatment” seems to indicate quite clearly that this whole project is a waste and must be reconsidered. The whole idea of using toxic sludge to fertilize farms to grow food simply crazy! Please reconsider this whole project!</p>
	<p>The wet weather plants can be resolved by using LID methods and natural treatment of wetland streams ponds. Put the money back into the environment to address this issue.</p>
	<p>Strongly encourage Oak Bay (especially old) and Saanich to get their sewers fixed.</p>
	<p>The two UVic sites should not be in this survey process by virtue of their educational lands designation through the province. Should one of UVic sites be selected the UVic Board of Governors would then be involved in the final decision to place a sewage treatment site in my neighborhood – therefore, the sites should never have been considered. Most people I know and speak to reject completely the Cedar Hill corner site. I think it was entirely unwanted or needed to pit neighborhoods against each other when the CRD owns the best site on/in Haro Woods. Why would UVIC wish to be involved with this site selection?</p>
	<p>Preserving the remainder of the Arbutus Road site is a fair trade off. This assumes that there would only be about one truck per week accessing the site for disposal of screenings.</p>
	<p>Cost distribution – equally distributed between municipalities.</p>
	<p>I feel the Cedar Hill Cross Road would be best site as it is on cleared land already and is away from residential.</p>
	<p>Additional public workshops are needed. Information should be distributed to individual households adjacent to the proposed sites. Notice in the newspaper is inadequate as not everyone subscribes to the paper. Notice should come from Oak Bay municipality or from CRD directly.</p>
	<p>I have tremendous concerns that the human costs of the UVic field’s site have not been given adequate consideration. Why is this site even a ‘candidate’? It is bordered on three sides by residences – on one site by a 72 unit owner occupied townhouse complex. There are several problems with this. 1. Likely negative impact on property value for these owners. Would you buy a home next to this kind of facility? What forms of compensation will be offered? 2. Residents in this area value this space as recreational, just as the other two sites are valued for this purpose. 3. What sorts of guarantees can be provided to residents living near the facility regarding absence of smell, noise and vibrations? A CRD staff person told me that such issues were ironed out near a comparable facility after a year or so of ‘tweaking’. On top of 18 months of construction in people’s back yards (literally). This is an unacceptable disruption of people’s right to live peacefully in their own homes. 4. While the existence of truck routes to access the site during construction may be viewed as a ‘plus’ to planners it is a huge minus for people living in the area. 5. Residents in this area already put up with noise and traffic from UVic. Mount</p>

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	<p>Doug high school and the fire hall. It is inequitable to suggest that the additional burden of having this facility built and operating should be placed on residents in the area. And it is unacceptable to suggest that since there are already all these disruptions in place it wasn't really matter to have one more. The UVic field's site should not be selected.</p>
	<p>I generally support the proposals of sites and sites seem appropriate. I believe more emphasis should be placed on the treatment process as many people consider a treatment plant to be large and 'offensive'. The new technologies as described are 'inoffensive'. Concerned over the distribution of costs – it should be equal to all users and in the past Oak Bay have been paying more per household.</p>
	<p>Finnerty-Arbutus site is highly commanded because – far apart from residential areas; low capital cost; and low view – interruptions.</p>
	<p>NIABY – Not In Anybody's Backyard. We need a rigorous environmental impact assessment that will truly evaluate the environmental costs and benefits of additional, land-based sewage treatment. If we impact the integrity of Haro Woods, or dog walker field's – that is a major environmental cost. Thanks for this opportunity! John Newcomb www.rstv.ca</p>
	<p>I think it is rather exciting to be using our waste as resource instead of expending it. More should be done – using heat and grey water is critical.</p>
	<p>Your "Open House" was a propaganda feat of detailed and slick proportions. The public know this because you have staffed honest inclusion and debate (hope I'm wrong), and in the process you have created a hornet's nest of resistance. It appears that you do not care and that the process is rigged (like Fran's recent election), to favour Haro Woods. How can you destroy this sanctuary? How can you proceed without funding? The ? pre-planned obsolescence – You cannot experiment there. There should have been a series of honest, open town hall meetings. There is a whiff of cozy corruption cronyism and a lack of common sense that seems to permeate this process. Please do the right thing and do not go through the Haro Woods. Thank you.</p>
	<p>As indicated above the developed plan presented for providing adequate sewage treatment in Saanich East-North Oak Bay should provide adequate treatment with a balance at a practical cost saving technology. It will provide opportunities for local water reuse and heat recovery (most practical). The innovations of the strategy and the apparent flexibility are key components in the design. An opportunity for concerned taxpayers living in the community to view several plants in Washington State may provide important discussion for the design team as they move towards a final design.</p>
	<p>Since the primary problem here seemed to be the poor Oak Bay sewers and the Jan/Feb rain infusion, why not fix the OB sewers so they don't overflow (needs to be done anyway) and then see just what the new problem is and see if Clover Point can accommodate the bulk of our sewage. As to reclaiming heat/gas/grey water then certainly these should be placed next to the intended users – big facilities like UVic, legislature building, DND sites, hospitals, as many as possible. As the outfalls are still a major source of containments, they should be included in the wastewater treatment. \$2 billion is a lot of money to squander on only a portion of the perceived problem. Considering that it was UVic scientists that decreed the need for a secondary sewage treatment, why would they want to pay for wastewater recovery?</p>
	<p>It clearly appears that "Finnerty-Arbutus" site is the most appropriate both from cost and location perspective. It doesn't make much sense to pump wastewater to either of the University sites, greater capital and operating costs. The acquisition of land from the University is an unwarranted additional cost of the project.</p>
	<p>Website</p>
	<p>The neighborhood feels strongly that Haro Woods should not be impacted. Yet you plan a plant or a pump station in its midst. Just abandon this site and process everything centrally.</p>
	<p>I realize that this process has come about because of an edict issued by the provincial Minister of the Environment. However, in following this issue for some years, I have come to understand that land-based secondary treatment is not justifiable scientifically. The marine environment is not harmed by the Clover Point discharge and abatement over the short-to-medium term. Over the long term, growth could be managed by the encouraging self-contained treatment plants for new residential developments such as retrofitting existing office and residential complexes with grey water treatment and reuse systems. In short, we have been heading down the wrong road for reasons of</p>

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	<p>politics, perception and to obtain senior government funding. Stop now!!</p> <p>We need a base case for comparing the benefits and cost of various options. I suggest the base case be a “design with nature” options, which: - runs on solar energy, the output of one process becomes the input for another, is highly adapted to local circumstances. If residents want a more energy intensive, high tech sewage treatment solution, then they will have to pay for it.</p> <p>I just attended the Saanich East Oak Bay Workshop (as a registrant) and was disappointed with the process. The site selection exercise was just that, an exercise. The concerns raised that were essentially political could not be dealt with in its context. These include, why are we treating at all, a major question that is still without real satisfactory answers. Other than the stock ones that is it is provincially mandated in place which I understand is not quite true. Furthermore to turn away interested community members from any consultation process is a bad move. I talked to several individuals who were not allowed on the site because their name was not on a registration list. They left of course, but they were not happy! There is a perception in this community that community consultation by the CRD is disingenuous, and while I choose to be more charitable in my assessment, I can see how this perception is fueled. I choose to believe that the intention is there but the deficit is in skill. Anyway, you can and should do better.</p> <p>This entire process is a sham. None of the key questions are being asked, much less answered. The community feedback reminds me of the 3 choices: “Do you want your mother shot, poisoned or hung?” The question of her living on is not an option. I did not attend an open house, it was overbooked. Shameful.</p> <p>Like many residents, “what’s the point”. The process seems to be just window dressing and the public feel they are left out of the process. What conversations have taken place between the CRD and the University? If the CRD is unwilling to provide answers to this, then what input do the residents and tax payers have?</p>
	<p>I have heard that a new fault line has been discovered in the Haro Woods since you did your original seismic studies. Are you aware of this info? UVic has the information.</p>
	<p>I attended the open house at Emmanuel Baptist Church. I spoke with one of the staff members in detail, but did not have the time to review the display boards. I live in an area of Oak Bay which I understand from the staff member will be served by the facility wherever it is located. Although I don’t personally live close to any of the proposed sites, I have immediate family who lives near the intersection of Cedar Hill Cross and Crestview Road, adjoining the UVic field which could be impacted by the proposed site #3. After discussing the proposed options with staff, my primary concern/interest in the selection of the treatment site is the magnitude of the impact on Haro Woods. This wooded area, although not formally preserved in park status has been important wooded parkland for the residents of Cadboro Bay/Arbutus area for decades. With extensive growth in Gordon Head and the University over the past 30 years, its importance has increased. Once removed there would be no wooded areas which can replace this site. I believe in the need for sewage treatment and believe that it is more than 20 years overdue. Victoria and its associated municipalities cannot continue to discharge untreated waste into the ocean. I would support the facility being located at site 3 although it is close to my family if the result was that there was no impact on Haro Woods. I do not see any advantage in locating the facility at site 2 (other than if it could reduce the impact on Haro Woods) as site 2 is located too close to larger scale residential family developments. As it was explained at the open house, the selection of any of the three sites will result in impacts to Haro Woods, both because of some infrastructure will have to be located there and if a site other than site 1 is chosen, the remainder of the site will have to be sold off to defer costs. I see that any sale of land will result in the removal of the woods and full development of the site. As I understand it, there are three scenarios for Haro Woods:</p> <ol style="list-style-type: none"> 1) No treatment facility at all. As noted above, I do not support a no treatment option. As it was explained, I understand that holding tanks would still be built in Haro Woods to hold storm water/sewage overflow during peak storm events. The tanks, buried, would take up to 1/3 of the site and the remainder of the site would be sold to recoup costs. This option is a no win. Our sewage remains untreated and the woods are still lost.

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	<p>2) Treatment facility built at either site 2 or 3. A pumping station would need to be built at the Haro Woods site to send the sewage uphill from the Cadboro Bay region. I understand that the footprint would be about 50% of the full treatment facility or about 1/5 of the site and that the substantially higher costs of the other sites would require the remainder of the property be sold.</p> <p>3) Treatment facility located at Haro Woods. The footprint would take up about 1/3 of the site BUT the remainder of the site would be retained in the wooded form as a buffer between the facility and any other potential land use. The wooded remainder would be available for public use.</p> <p>On the basis of how the proposals were explained at the open house, I have to find that Site 1 is the optimal site for the location of the facility because it retains the majority of the wooded space for use. If this is not the outcome of selecting site 1, then my opinion would likely change. Finally I would like to point out that I was very conscious at the open house that the staff pick was site 1, and the material which we received on leaving focused on this location almost to the exclusion of others (the Appendix B siting report included aerial shots detailing the Haro Woods lot and options, but no such detail for sites 2 and 3)</p>
	<p>This whole business is a fine example of "politics always trumps science", a sad state of affairs for humanity's future.</p>
	<p>Turn what should be a park into a park. Destroying this unique area would be devastating to our community and a lasting negative legacy for the Capital Regional District.</p>

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This summary is based on 41 emails, sent between May 15-July 13, 2009. The number in the right column indicates the number of emails expressing that particular sentiment. Some emails expressed multiple sentiments, which are captured in the table below. Sentiments expressed in green text are regarding the Finnerty-Arbutus site, sentiments expressed in blue text are general comments and sentiments expressed in black are regarding UVic sites.

Sentiment Expressed	Number of Emails Expressing Sentiment
Haro Woods is inappropriate for industrial site	9
Supports either proposed UVic sites and/or sees them as better opportunity for resource recovery and/or a learning site	7
Concerned of habitat loss and ecological function associated with Haro Woods	5
Want to see Haro Woods preserved as park	5
Concern of risk to nearby residents by Haro Woods (e.g. daycares)	4
Mackenzie site is an appropriate option	3
The Saanich owned section of Haro Woods is more appropriate than the CRD owned section, as it has been compromised by anthropogenic use and invasive species	3
Cedar Hill Cross site is an appropriate option	2
The size of the footprint for the Haro Woods site represented in the schematic drawings at Open Houses not accurate (too small)	2
Concern of property damage from piping out to Haro Strait	1
More impact studies on the Haro Strait proposed outflow are needed	1
Concern of decreased property value	7
Concerned about one or all of: trucking, noise, odour and lighting disruptions	6
Better siting options (than those proposed) exist in SENOB	3
Concern of construction traffic and safety issues associated with it	2
Concern of increased taxes	2
Suggested community benefits design (amphitheatre)	1
TBL assessment procedures need to be clearly stated in public open houses	1
More smaller sites are required to recover resources and be cost neutral	1
Treatment sites should be built on an as-needs basis with new developments	1



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SENOB site should be placed on the large empty space at the end of Pendryn Street in Cadboro Bay	1
The Oak Bay composting site would be a respectable alternative	1
The comparison to the Washington facility is not representative due to different densities of people surrounding the plant	1
Monetary compensation is in order for any residents close to chosen SENOB site	1
Concern of lacking or specific budget for project	1
Concern of unrealistic resource recovery projections	1
Haro Woods should be used, as it is paid for	7
Against siting close to Mystic Vale (too sensitive an area/ecologically valuable old growth forest/endangered species/dangerous engineering)	7
Concern of impacts (aesthetic, air quality, noise etc.) to high density housing adjacent to UVic (Mackenzie) field site	7
All university lands completely inappropriate for sewage treatment (not compatible multiple uses/not what grounds designed for/too expensive infrastructure/cannot afford to lose space)	6
Concern with loss of walking and bike path trails associated with UVic (Mackenzie) field site, and increased danger for green commuters with construction	4
Against Cedar Hill site (more expensive than Finnerty Arbutus site; environmental footprint of additional energy requirements)	3
Want to see continued use of dog walk area if Cedar Hill Cross site selected	1
Concern of over-representation of Haro woods interests, advocated through organized lobbying	1
Concern of lost recreation space associated with use of Mackenzie field site	1

Online Comments

1. In the event that you build a sewage treatment plant in a sylvan area of Saanich, that is away from two-way noise interference, provided it will be odour free, I suggest you incorporate into its external design, an amphitheatre of considerable size, in the style of the ancient Greeks. What a wonderful venue that would be for staging outdoor entertainments and other community events, from April to October. It may sweeten an otherwise bitter pill.
2. I am completely disheartened by the fact the CRD is planning to disrupt and destroy the one and only few pieces of forest in Cadboro Bay. This thoughtless act and destruction will not be fine with those who live near this wonderful site. We as citizens will do what is in our power to stop this destructive and callous act. We will not silently stand by while you foolishly go ahead with this

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criminal act. Like most community members who live near Haro Woods we are very angry at what has taken place, and will do what we can to stop any gang of thugs from destroying our wonderful neighbourhood. We hope that your committee can come to their senses and choose an appropriate site for an industrial treatment site. It is bizarre how our tax money was used by your organization to purchase this site. We do expect that these tax monies (our tax dollars) will be used to keep this site intact and safe from vandalism or destruction. It is a relief that the CRD is looking at other alternatives other than using Haro Woods as a treatment facility. Most residents in our area are very concerned about the damage to this unique area, and the negative impact on our community. This group who live in vicinity are regular taxpaying citizens.

Most would agree that this area is not an appropriate site to use for such purposes, when other sites mentioned as possible sites will have less impact or damage. Of course there are many other more appropriate existing industrial sites that could be used in Saanich. All residents, that I have spoken to, and who live in this area, are livid with anger that this would be considered (silent majority of citizens). This is one of the only clean areas and buffer zones left for Cadboro Bay and Gordon Head. This area clearly needs to stay as a Saanich park and buffer zone for Cadboro Bay citizens to enjoy. This park is already surrounded with housing development and our university. There are a number of daycare facilities and two schools very close to Haro Woods. This is one of the very few parks left for citizens to use and enjoy. Using this area as an industrial site is foolish and will likely lead to much resistance and anger by many persons living in Cadboro Bay and area. This will be damage to the extreme and alter many lives around the Haro Woods community. The CRD could choose an already existing industrial site and not this pristine and unique area.

There is no turning back once this area is tampered with. I am certain that most Cadboro Bay members will resist such a thoughtless act, and do what is in their power to stop this plan.

Most will support using areas mention other than Haro Woods. This would be a terrible legacy for our "Provincial Department of the Environment" and CRD, and a serious black eye for those who live in Cadboro Bay. Not to mention an embarrassment and perpetual reminder to those who made such a careless error of judgment. This would be a terrible legacy.

Please help turn this great area into a park for generations to enjoy. This area is the lungs for both Gordon Head and Cadboro Bay.

3. Great idea with putting a treatment plant on UVic grounds instead of Haro Woods. The idea of using any heat recovery would be a real plus for UVic. Our treatment system would be the envy of many municipalities. Haro woods would be spared and our community would be better off. Haro Woods is such an excellent site for a CRD park. This is one of the only few parks left in this area and well used and enjoyed by everyone living in Cadboro Bay.
4. Why in God's name are we spending 1.2 billion on sewage plants that provide us with no "clear" advantage over what we have today? Grey water as an output is NOT GOOD ENOUGH! That could



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potentially mean 2 lines into each home unless you choose what we do today, flush it into the straits. The output should be drinkable, the energy should be converted into bi products. Jeez, are there any visionaries out there?

On another note, why you would choose 4 plants over one is beyond me! Are 4 plants going to be as scalable as one? And as cost effective? Are you nuts?

Lastly, I've seen the plants in Calgary and there needs to be plenty of room, something that isn't available at the corner of McKenzie and Gordon Head, unless you're building a plant that will be useless to begin with.

5. We are very concerned about the possibility of the sewage treatment plant in Haro Woods area. This is a beautiful wooded area, one of the few left. As well, we live very close to this area, and we are concerned about noise and light pollution in what is a very quiet and peaceful neighborhood.

Further we are concerned about the noise and traffic of trucks shipping away solid wastes.

Finally, if this treatment plan happens in our neighborhood, we will have to pay for it in multiple ways. Firstly, our property values will be decreased. Secondly we will have the increase in noise/traffic/light in the area. Finally we will have an increase in our taxes. All for the very questionable, and largely unproven, benefit of "treated" sewage! Thanks, but no thanks!

6. Please avoid using the Haro Woods location for sewage treatment. That land should be protected as parkland.

The two proposed UVic locations should be considered instead. Whether the treatment plant ends up in Saanich or Oak Bay, this seems an ideal opportunity to include UVic faculty, staff and students in our community's future.

7. Regarding possible sewage sites in Saanich East, I strongly believe that either of the 2 sites on University of Victoria lands should be considered over the Haro Woods property. Haro Woods should be made officially into parklands and all development within them should be halted forever. As well, I understand that some degree of additional traffic will result from a sewage plant with trucks going in and out carrying sludge material. It makes much more sense to me that this traffic should be kept out of the quiet residential area of Cadboro Bay.
8. Regarding the proposed sewage treatment plant on Mystic Vale. My wife and I are firmly and unequivocally against this idea.
9. While I have no great confidence in the CRD overall planning for sewage treatment, if a treatment plant is needed on UVic territory, I am in favour. I think it is a good site and would not be deterred by those who react NIMBY.



10. Sewage treatment usually produces unpleasant odours. I could not find any information regarding odours and would like further information regarding how smelly fumes will be contained so as not to impact residence in the vicinity of these facilities.
11. The proposed location off McCoy makes no sense, large strata complex immediately beside site will be negatively impacted. Also closing the highly used pathway makes little sense. Please understand that if you have kowtowed to the Haro area's protests, you have set a precedent and mistakenly supported NIMBY-ism.
12. I completely reject the CRD proposal to situate a sewage treatment facility upon the site described as Cedar Hill Cross Road and Crestview Road location. My reasoning is:
 1. Any of the University of Victoria lands proposed for sewage treatment sites, whether bought with our tax monies or if they were gifted to UVIC were never intended as locations for municipal sewage treatment plants.
 2. UVic has raised its profile to become a national/internationally ranked university. Part of the profile of UVic is the beauty of the campus, surrounding lands and its affiliation with international ecological research. I know of no other educational institution in the world that has allowed municipal government to locate their sewage collection and processing on lands dedicated for post secondary learning.
 3. To locate a sewage treatment plant on the Cedar Hill Cross - Crestview Roads site on the edge of the ecological reserve of Mystic Vale is illogical and a dangerous environmental-community resource gamble and a questionable engineering choice. The proposal is offensive to those who live in the surrounding area and to others who enjoy this preserve of natural heritage.
 4. The proposals for sewage treatment plants on UVic lands begs the question: Why is UVic leadership and its Board of Directors working with the CRD in a manner that will stain a hard worked for international reputation and how scarce available lands for future educational facility development can be best-better utilized?
 5. A location of a sewage treatment plant, particularly upon the Cedar Hill Cross and Crestview Roads site, will negatively impact real estate values in the surrounding neighborhoods including those within the Uplands Estates. Is the CRD prepared for an obvious for legal confrontation and is the municipality of Saanich prepared for the loss of revenue as hundreds of homeowners challenge their property tax assessments?
 6. The CRD paid for the Haro Woods (Arbutus Road) site. Why was our tax dollars used for this purchase if not for the development of a sewage treatment plant? Are we to understand that the CRD will be spending more tax dollars on a site that is (a) environmentally sensitive; (b) that stains UVIC's reputation; (c) gives rise to questionable planning practices at UVic and by the CRD; (d) represents significant environmental engineering challenges; (e) devalues homeowners investments and (f) is offensive to the community at large?



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13. ...The triple bottom line analysis process, in particular the requirement of UVic's Board of Governors acceptance, is not outlined clearly in any of the literature or on your open house information boards.

...In my opinion this is not a reasonable process when such significant information is not put out front for community stakeholders.

...Additionally I do not think it proper process that UVic Board of Governors could ultimately hold the final say on whether or not a sewage treatment plant is sited in my neighbourhood. It is probable that UVic Board of Governor members do not relish the thought of being possibly put in this situation.

...The inclusion of the UVic sites in the proposal was totally unnecessary since the lands were dedicated/reserved strictly for post secondary development and expansion in the first place... UVic has the smallest dedicated reserve property of all universities in BC, possibly North America - it can ill afford to give up any acreage.

... So why pit one neighbourhood against another when there really is no choice (even if only on a strictly economic basis) other than the Haro Woods site that CRD already owns?and this is why people see the CRD process as flawed.

14. At the Cadboro Bay workshop, and in the Saanich East North Oak Bay brochure that was handed out, the representation of the site in Haro Woods (AKA "Finnerty-Arbutus") goes nowhere close to showing the impact that the construction will have on that urban forest. For the construction to take place, according to WCB rules, trees must be removed around the area to a distance of twice the tree heights from the perimeter of the construction. This means that trees will need to be cleared to a distance of about 200 feet to the NW, SE and SW of the perimeter of the construction shown. By not illustrating this fact on the Haro Woods forest, the information blatantly misleads the public regarding the impact of the sewage treatment plant there.

The impact of this extensive clearing is further compounded by the fact that, the larger the clearing, the larger the effect of a blow-down will be. Once the area has been cleared, the next south-easterly is guaranteed to take a large number of the remaining stand down. To verify this, examine what happened when the parking lot on the east of Ring Road was expanded around 1995. Immediately after the clearing was done, a winter northeasterly took out 200 trees in the University Woods to the NE of the clearing. It will happen in Haro Woods too. Please, leave it alone and choose a different site.

15. All three Saanich East sited identified depend upon treated waste water being discharged to an outfall in Haro Strait. Of course, this is intended for use only during "high capacity", but as we all know, increasing population will soon define "high capacity" to be "always."

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The outfall in Haro Strait does not enjoy the advantages of those in Juan de Fuca. Unless it is run almost to the US border, it will terminate in relatively shallow water, and in an area of tidal back-eddies that rarely allow the area to fully flush. So while the partially-treated sewage will not produce a threat of increased coliform counts, the nitrogen-rich effluent will lead to conditions such as algae bloom and oxygen starvation, both serious threats to marine life, as it accumulates in the area between Gordon Head to the northwest, Ten-Mile Point to the southeast, and Kelp Reef to the northeast.

This information is based upon my many years of sailing in the area and of course, needs to be supported by proper environmental studies. However, the agenda for completing such studies to the level that would lead to an informed decision will not be completed until the decision is made to use one of the three Saanich East sites. At the very least, the results of these studies, and the impact on the environment (including the threatened orca "J" pod) need to be known before a decision to go forward with a Saanich East site is finalized. The CRD needs to back off from these plans until all knowledge of environmental effects is available.

16. I wish to express my extreme disappointment with your proposal to simply use 4 sites at great expense to us unfortunate citizens. I am 75 and supposed to be the one who is losing his memory. It appears that the CRD official, memory is far more defective. Further it appears that you take delight in punishing us lowly citizens by imposing on us a lot of burdensome and unnecessary costs. To refresh your memories. You will recall that two years ago you sponsored a number of workshops at which an engineer Stephen Salton explained that there should be no net costs to John Q. You will recall that he had combined a holiday in Sweden with an exploration of their sewage treatment methodology in words so simple that I, a long retired Social Worker could readily grasp. In essence they used numerous sites, some combined with housing to dispose of their sewage. Because of the recovered electricity, they were able to run part of their transit systems from the sewage.

So instead of that, you want to take us back to Neanderthal times and to burden us with huge tax increases. I had always believed that the lower the levels of government were the more efficient ones, if you will pardon the assignation. In fact this used to be true of the CRD, who sponsored the development many years ago of the Hartland Dump which was envied elsewhere and which pioneered the notion of waste recovery. What has happened since then to the CRD. Stephen Salter has wisely moved on to what he describes as more enlightened communities. I have no business interests to worry about and am between major surgeries so have all the time in the world to tackle problems such as this. I have no wish to become a public pain in the ass, but am perfectly capable of doing so royally. I notice you allow the private sector to operate an upscale harbourfront development to occur with no dependence on our hydro system and operating in a carbon neutral environment. Can't you learn anything or are you too immersed in bureaucratic baffle gab?? As Oak Bay residents we have the benefit a courteous and efficient mayor, who takes the time to visit all new residents and we have municipal service employees who are by and large both courteous and efficient in performing their duties. I worked for many years for the provincial government as a Social Worker and have experienced enough bureaucratic bugging around to last



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two lifetimes. Spare me from any more. What we need is probably in the order of a dozen disposal sites located if necessary in conjunction with new housing. I am sorry Stephen lost to Victoria. I suggest that you might give him a call to see if he is willing to get you on track. He can be reached at home or at Fairallon Consultants. I would be happy to meet with anyone and look forward to a prompt response. If I appear rude it is because I am very disappointed and frustrated.

17. We were unable to attend the information sessions due to work/travel jobs outside of the city. We are hopeful that at the UVic (off leash dog area) site, we will be able to continue using that to exercise/walk our dogs off leash. People come from all over the city to use that area and we are all very grateful to the university for allowing us to use that space. We hope that with the construction going on for this treatment facility, there will still be a way to coexist there without problems.

This is one of the only areas in the city where we can run our dogs off leash and it's been so beneficial to countless people who, as I mentioned, come from other municipalities just to walk their dogs.

18. I was very disappointed at the CRD's Open House at the Cadboro Bay Church on Wednesday. Your maps failed to show a seismic fault running through the Haro Woods, your maps failed to show the buffer zone trees that would also have to be cut down to accommodate your treatment plant thus you are understating the impact on the neighborhood. Why place a treatment plant in one of the last major forests in the CRD. I believe that it should be placed on the large empty space at the end of Pendryn Street in Cadboro Bay. Then the amenities you offer can be used to improve Gyro Park. Alternatively use the large 'doggy' walk area in the vacant UVic property.

Nobody ever asked me if I wanted a sewage plant in the Haro Woods.

19. My main concern is location of the Saanich/Oak Bay treatment plant. My thoughts are that this is an industrial facility with potential odour, noise, and traffic impacts in what is essentially a residential area, Haro Woods. Industrial facilities should be located in industrial areas of the city, not residential neighborhoods. We do not support the location between two schools (Frank Hobbs and Arbutus) and two daycare facilities, and a children's support services centre. We don't agree with the destruction of a large portion of Haro woods to site a treatment plant, which is one of the last natural forest areas in Gordon Head. We are concerned with potential property value impacts as we live about 100 m from the edge of Haro Woods.
20. I tried to get into the June 22nd session at Queenswood house but was told the session was full. I really hope there will be another session as I really want more information on this. Haro Woods is an integral part of our neighbourhood - right next to schools, hospitals, a daycare. Putting a sewage treatment plant in there is totally unacceptable.

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I am really upset that this is even being considered. We pay huge taxes to live in this area and we can't even get sidewalks, and now we have to deal with this? I can't imagine anyone in the area wants it - why is this even being considered?

21. I still have a lot of concerns about this project. I personally feel we would be better served by "as needed" projects where current technology is applied to new developments as they are built. I feel these large sewage treatment plants are costly and the technology they use will be quickly outdated. Smaller reclaiming centers built/treatment/energy recovery systems make more sense as they can occur as developments come along and can reflect our always changing knowledge.

Putting my dislike of the proposed project aside I am disturbed by the character/nature of the proposed sites in my neighbourhood. Green areas are fast disappearing and the proposed locations are a beautiful wooded area, a much used walking area that borders a sensitive land preservation project and homes, and a playing field. I don't see why if we really need this large type of treatment structure that it cannot be placed in an industrial area with pump stations placed at a variety of locations as needed.

Two of the proposed locations are owned by the university, which has clearly stated that they want no part of the project. I am suspicious that the third location now owned by the municipality is really the property that has already been decided on. This property is in a location with close proximity to three large preschools, an elementary and a middle school. Access into and out of these neighbourhoods is limited partly to preserve the natural appearance of the surroundings and provide habitat for the wildlife. Construction will be very disruptive and dangerous for students walking to school, parents will return to driving students out of concern for their safety and presence with these large vehicles impeding the roadways. This will add to traffic and defeat our 6 years of hard work getting families out of their cars with our walking to school programs.

I strongly feel this project has suffered from a lack of common sense from the start. Decisions have been made and are continuing to be made in isolation. There is a demonstration of a lack of creativity and a lack of willingness to work with the community. I for one will be part of a large vocal outcry if the CRD continues this way and does not stop and rework plans so they recognize their hard work and commitment of our communities to have safer, healthier neighbourhoods and to preserve the natural beauty and well being of the land.

22. I saw a notice at the entrance to Mystic Vale last week stating the proposal about the waste water treatment plant at the Cedar Hill Corner Site.

I understand the need for waste water treatment, but feel that there could be a better place with less of an impact.

Our family has a dog that we walk there every day of the week. The dog walk area and Mystic Vale is an integral part of our lives - it provides a fantastic place for our dog to be off leash and safe,



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interact and play with other dogs; it's a fantastic place for our children to immerse themselves in nature (that's so close to home) and have fun. The Vale and whole open field is a bounty of habitats for many animals that an industrial plant could drastically physically impact, as well as noise-wise, and I can't imagine the construction impact on everything, and on how it will impact the soil and water table quality.

We are concerned about the loss/reduction (and who would want to walk their dog past a treatment plant, even if there is space?) of the dog's off leash area, as well as the impact that a waste water treatment plant will have on the area - Mystic Vale is an old, and should be treated as sacred, parcel of land. The disruption it would cause to all the wildlife would be devastating.

Also, if the dog's space is reduced, there could be secondary problems with a large amount of dogs in a small, confined space with animal, and possibly owner, conflicts.

Also, being able to provide water to the golf course as a 'plus' is a disappointing factor. I know that the golf course must provide a HUGE amount of income to Oak Bay, and they need to water the course regardless, but I think that that is a lousy consideration to putting it at Cedar Hill.

From considering the options of sites listed, it looks like the Mackenzie site would be most practical, and of the most use to UVic as well, and have the least environmental impact. Residentially, the impact may be greater (than Cedar Hill) but with time, a tree barrier could grow and fortify the visual impact.

Respectfully, please consider one more voice against the Cedar Hill Mystic Vale site. Thank you very much for your time.

23. The Victoria fields site raises concerns for me. There is significant foot and bicycle traffic coming from and going to UVic and Mount Doug School along McCoy Road. When those institutions are in full session there is much traffic congestion on Gordon Head Road at 8:15-8:45 AM and again at 3:30 PM. Other traffic is generated from parents taking their children to and from Campus View School.

My other concern is the proximity a housing project on McCoy Road and residential housing on Maria Street. The other two recommended sites seem more appropriate to me.

24. I realize that difficult choices will have to be made in the selection of a location for this facility. In that context, I nevertheless believe that the UVic fields site should not even have been identified as a "candidate site" both because of its proximity to residential housing and because of the other costs associated with it. There are several components to this position:
1. The UVic Fields site is surrounded on three sides by residences. Along one of these sides there is a 72-unit owner-occupied townhouse complex. On another side, there are private backyards - and, on one property, a home - less than 20 meters from the proposed parking lot. The CRD Housing units are directly across from the location of the underground tanks, some of them at a distance of only

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30 meters. All CRD staff involved in assessing this site and members of the CALWMC who will make the decision regarding location of the facility need to visit the site in person to get a sense of its proximity to nearby residences and give some serious thought to how they would feel if something like this was proposed for the same distance from where they live. This is not an appropriate location for this sort of facility.

2. This site unfairly places a particular burden for this facility on homeowners and residences adjacent to the proposed site. This burden comes in many forms: reduced property values (would you buy a home located next to this type of facility?); enormous disruption during the construction phase, projected to last 18 months. Note that the fact that this site can be accessed via designated truck routes is listed as one of the positive features of this site in the information provided. This is certainly not a positive feature for people who live near the site and who will have to endure the additional traffic generated by the construction and operation of the facility, and yet this does not appear to have been taken into account; no guarantees that there will not be noise, vibration and odor problems caused by the facility once it is operational. And any "guarantees" provided will be completely irrelevant if the facility is built and problems emerge anyway. The facility will not be removed as a result, and nearby residents will have to live with the consequences. A CRD staff person indicated to me that there had, indeed, been this sort of problem - with vibration - near a comparable facility and it took "about a year" to sort it out. Extrapolating to the UVic site, and tacking this on after the construction phase, this would mean 2.5 years of disruption for nearby residents. Would you find it acceptable to have to live with this type of disruption to your home life for this length of time, including the uncertainty that a "fix" would eventually be found? Because of course there are no guarantees about this either. When asked whether there were other examples of such facilities being constructed in similar proximity to residential areas from which specific data on these issues might be available (e.g., strength of odor at various distances) a CRD staff person seemed to think that there really wasn't much of this sort of evidence. What this suggests to me is that there is very little concrete, experience-based information about whether there will be problems for nearby residences from this facility if it is situated on the UVic fields site. So we are left with reassurances based largely on theoretical expectations. I am not reassured, nor are any of my neighbors; loss of valued open and recreational space, although it's interesting that nobody thought to include this on the list of drawbacks for this site presented in the informational material that has been made available. On a bad day, one might suspect that the residents of this area are themselves less valued than those who have mobilized around the potential loss of open space and recreational opportunities at the other two sites - losses which are duly noted in the list of minuses for both the Finnerty-Arbutus and the UVic Cedar Hill site.

3. Residents who live adjacent to the UVic site already put up with noise and traffic generated by a range of civic amenities in the immediate neighborhood, including UVic, Mount Doug High School and the fire hall. It is unfair to ask this particular group of residents to take on, in addition, the burden of having this facility constructed and operating right next to them. And it is unacceptable to suggest that since the quality of life in this area is already compromised by existing civic amenities, one more won't make that much of a difference - I have heard people articulate this view, which reflects an astonishing disregard for taxpaying citizens who live in this area.



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4. In addition to the interests of residents in the area, selecting the UVic fields site would also impose a significant penalty on a much larger group: the many people who live in Gordon Head and further afield who work or study at the UVic and use the path that continues on from McCoy Road to get to campus, either as pedestrians or as cyclists. At present, this is a quieter, safer and more pleasant route than travelling further down Gordon Head route and turning onto McKenzie. The construction phase of the project will presumably close this route off for the duration or, if it remains partially open, render it much less quiet, safe and enjoyable. Once the facility is up and running, the same uncertainties regarding noise and odor identified as problematic for residents, above, will apply also to pedestrians and cyclists using the path. Assuming, that is, that the path will be re-opened at that time - something which is unclear from the diagrams presented. Permanent closure of the path would be an even greater loss.

5. The UVic fields site is directly adjacent to a playing field used for rugby (I'm not sure by whom) and within close proximity to the field next to the Velox clubhouse. I don't play rugby and don't belong to Velox and so can't speak for members of these groups, but I do wonder whether they have been specifically informed that this facility may be constructed so close to their playing fields. On the face of it, this strikes me as a "minus" rather than a "plus" for the UVic fields site.

In summary, then, the combination of these social and environmental costs with the significant financial costs associated with the selection of the UVic Fields site should lead decision-makers to reject it as a possible location for the proposed facility. The triple bottom line here is lose-lose-lose.

25. I have looked at the information regarding the Washington State facility that you mention and have explored its location in relation to neighbouring residences via Google Map. I have two points that I would like to draw to your attention: (1) the fact that there is one facility where residents have not reported problems regarding odour, noise, vibration etc. does not for me constitute sufficient evidence on which to base an assumption that for any comparable facility yet to be built there will be no problems; (2) from what I can gather from Google Map, through a combination of the "street view" and general map functions, there are no residences in as close proximity to this facility as the townhouses and single family dwellings referred to in my comments are to the proposed UVic field site. So the fact that there have been no complaints at this (perhaps otherwise comparable) Washington State site doesn't really tell us anything about the problems that could arise when the proposed facility is as close to residences as would be the case with the UVic fields site. For me, a "comparable site" is one that has residential units (i.e., people's homes) 30 meters from the proposed underground tanks.
26. In regards to the proposal by UVic to offer the McCoy Road location to the CRD for sewage treatment pumping station, I'm very opposed to this as this would devalue our property. Concerned that there could be odour at times. This location is surrounded by residential property with no way of hiding the above ground structures.
27. Would like to attend the 2nd workshop planned for July, as I understand tonight's (June 22) is full. Obvious concern for possible location at end of our street (McCoy), but perhaps more with

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bulldozing urban forest at Haro Wood. Someone's neighborhood will get the plant - but what form(s) of compensation are being contemplated for those within 100, 200, 500 meters of the facility. I think it would be unconscionable to suggest that homeowners will not be impacted in tangible and intangible ways. There will be significant and likely founded concern for property values, perception of neighborhood as well as health. This absolutely must be addressed...some form of monetary compensation package is in order.

28. I attended the meeting on June 22, 2009. I must say I am very concerned funding for this project will leave schools, hospitals, transit and law enforcement underfunded. I have three young children in the public schools. They need better funding. I am not impressed. We intend to put sewage ahead of education.

I believe the timing is wrong for this project as there are serious economic hardships coming for this city. The CRD needs to convey this to the provincial and federal government.

Meeting June 22, 2009 : There was no discussion about employment at the sewage plants. Would there be 24 staff? I feel the Haro woods facility would be open to vandalism. We did discuss the old Oak Bay composting site. I feel this site would bring a lot of benefits to the table. The best choice.

We are told there needs to be a pumping station installed in Haro Woods. The CRD needs to conduct a noise level study before anything proceeds. The neighboring area from the Sinclair Ridge to below the Arbutus high school is a very quiet area. This study needs to be conducted in all different seasons. We need a 100% assurance the noise level will not rise, as this would destroy the area.

29. Thank you for hosting the workshop/town hall meeting at Queenswood last evening. I was one of the fortunate ones who knew that registration was recommended so after I made it through 3 layers of security I was in the door. I would like to share my thoughts about the information, meeting and the process.

Kudos for having the meeting. I realize that you are trying to do a good job and that "concerned citizens" can be rowdy and overzealous at times. Having said that I was disappointed with the way that we were intimidated into participating in small groups rather than being allowed to have a more open discussion for at least a part of the meeting. Of course I wanted my input to count and be recorded but I also wanted to hear balanced, thoughtful discussion from others in attendance. I was not ready to implicitly "vote" on a site for the treatment plant when I had so many questions about the project as a whole. Having to choose between the CRD sanctioned small groups and a personal interest in knowing answers to a broader base of questions and the thoughts and comments of others in the meeting left me frustrated and feeling manipulated into a process that I was not comfortable with. Also, the gentleman who answered the CBRA questions by reading from the PowerPoint in a fairly patronizing way, and not encouraging questions etc. did not serve any of us well and certainly did nothing to instill in us a feeling of being valued and listened to.



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I have so many questions: why are we doing this if the science is questionable, why was there no "push back" when the provincial edict came down, what is the likelihood that the community will benefit from recovery and reuse of water, heat, etc. in the near future, is this a nice idea that will be years coming to reality if ever, how can you choose an option for waste water management when you don't even know what the budget will be, why multiple sites rather than one larger site in an area that has not been populated yet - one where community disruption, green space, property values, etc., are not impacted.....i.e., decrease social impact; are we assured that all toxins (not solids but pharmaceuticals, hormones etc.) will be removed, what if we have a problem like Halifax? We are in an earthquake zone and I would imagine our risks for problems would be high; what about improving the logjam in the sewage process in Oak Bay rather than using East Saanich as a treatment area, what will these plants look like, can they be built entirely underground, what noise is likely to be generated by the plant, what do you mean that you will remove the sea life and then replace it after the construction - how is that done exactly, why didn't we get an answer to the question about using Haro Woods and the impact on the environment due to loss of green space and the positive environmental impact of that - we didn't think it was a "political" question, it is a legitimate question about the environment in which we live and the quality of that environment... so many more questions to be answered. Please provide a broader forum for this type of discussion. The managed "workshops" serve a purpose for you but don't provide the type of process that will answer these and other questions. Your website information is fine but it is not accessible to everyone and there are too many reports where issues and discussion is refined down to a few points rather than answering very specific questions.

Anyway, thanks again. Hope you will broaden this input process so we feel valued and not manipulated. I would appreciate it if you would forward this email to the committee making these decisions rather than adding it to yet another report that paraphrases my concerns and makes me a statistic: 1 email, 2% of total etc.

30. I am 77, I have lived at Village Park for 30 years and the thought of a sewage plant next to our complex is extremely distressing. I and all of my neighbors will be dead set against this and will be taking whatever steps necessary to prevent it. Shame on UVic. There has been a sewage plant on Arbutus for years. My townhouse is my only asset and if you think you are going to devalue my property, look out!
31. I live at xxxx Gordon Head Road, in a complex called Village Park, which fronts on Gordon Head Road. There are a total of 72 - 3 bedroom townhouses here, and I have been informed, perhaps erroneously, that it was mentioned at one of your meetings that there are rental units, which is incorrect. All are owned by the residents. It is against our bylaws to have rental units here unless there are some short term extenuating circumstances which would have to be approved by council.

There is an average of four residents per unit which multiplies to 288 people. There are several families with young children here.

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Beside our complex, on the south side, there is a field which is owned by UVic and has been suggested as a sewage facility. There is a path in the field which the residents use to access UVic. This would mean that if the path still existed, residents would walk past this operation and children would be unable to play in the field.

Before we moved here, we lived on Sutton Road, a no-thru street off Haro Road. At the back end of our property were dense woods starting at Haro, fronting on Arbutus and ending at Finnerty. It was known that there was a sewage plant in there, but it was hidden and we never went in there.

Common sense indicates to me that this is a sensible location, being surrounded by trees, it would be invisible, and therefore the most ideal choice. I am unable to imagine UVic wanting such a plant next to us, which would be so prominent on their property and next to their soccer field.

32. I believe that a site adjacent to Arbutus Road is to be preferred for cost and other reasons. In my opinion, the land currently owned by Saanich is the best available site because the wooded area of this site has already been compromised by the access lane and existing sewage activities.
33. We are residents of xxxx Crestview Road. I wish to express my concern regarding the proposal of a sewage treatment plant on the endowment lands bordering on Mystic Vale. The preservation of Mystic Vale as a beautiful and natural setting near the field is a treasure. This eco-sensitive creek that houses indigenous plants and animals needs our stewardship to maintain its viability. As a walking hike for all ages, its preservation is obvious to those who know and love this park. Green space such as the field is rare in a city and clearly calls out for all to speak loudly in its defense. I ask that you consider the alternative sites of McCoy Road and Mackenzie, or the woods near Finnerty and Arbutus Roads. I shall be attending the hearing June 17th.
34. 1) Of the 3 potential sites identified, the 2 on UVic property seem to be the least desirable because of the need for pumping wastewater uphill which adds to the cost and still necessitates a facility near the existing outflow. The sites are either too close to residential areas or risk serious damage to the nearby environment.

2) That leaves Site B: Finnerty-Arbutus site as the most suitable of the 3 even though it means the destruction of old growth forest and the resulting environmental impacts. However, from my viewing of comparable sites in the area, I have to ask why the following sites were not candidates: (a) First is the property next to the above site, namely that portion of Haro Woods owned by the municipality of Saanich. It was the site of a "chopping plant" when untreated wastewater was emptied out into Haro Strait via the outfall being considered for reuse. There is an area in this property where trees have cleared, it is the closest location to the outfall and is already public land. While I am still opposed to the removal of this woodland area, the absence of this as a potential site is most confusing. Why was it not a candidate site? Why would the CRD prefer to purchase land next door at an additional cost to the taxpayer?



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(b) Second is an area across Arbutus Road, north of the Pearke's Clinic. This land is already cleared, unused and is also close to the existing outfall. The plant would be near the clinic but why is that a problem? It is removed from any residential areas. There would need to be some visual barrier planted although personally I believe a structure can be built that is not that unattractive such as the pumping station in Gyro Park. This land may be owned by the Queen Alexandra Foundation but they have given the CRD an option to purchase other land so why should this be different?

(c) Third is an area at the north-east corner of Arbutus and Queenswood. Although farther than the above 2 sites from the outfall, there are no elevation concerns. It is also a piece of land that is clear and unused. This site is closer to residential areas and may also require a visual buffer. The land is owned by the Sisters of St. Anne but they may be receptive to a sale as they could be "asset rich and income poor".

(d) Lastly is the open field in Gyro Park adjacent to the East Coast Interceptor Pumping Station. If the plan is to discharge treated wastewater into the Haro outfall, that pump could be used to pump treated water back to the Haro Woods area to the outfall pipe. This is land owned by the public (Saanich), it is open and mostly unused. The site is close to a residential area and may need visual and noise buffering.

Obviously a lot of work and evaluation has gone into the study of candidate sites but here are 4 that would seem to me to be as suitable as the 3 proposed and even preferable to the 2 UVic sites. Can other sites such as these be considered at this point in the process? Where they were considered and rejected? If so, why? Most curious is why the site of the old "chopping plant" was not a candidate. An explanation is needed.

35. As the co-owner and resident of the house that the Gordon Head Ratepayers was founded in I would like the residents association to lodge a complaint regarding the choice of McCoy Road as one of the locations for the future sewage screening plant. In my opinion to even consider this location as an option does not make any sense. The CRD should consider the sheer volume of students that walk past this location daily. They should check out the number of families in the area many that spend time in the field that is being considered. There is a dozen houses that are so close if you threw a rock from their backyards you could hit the proposed building site. Forget the fact that our property value will drop and think about the proximity to an international sporting facility and the kind of picture that will show the world.
36. I was just looking at the plans for the sewage treatment plant online. I am shocked that you would even consider cutting down trees in a beautiful green space like Haro Woods. The other 2 options (particularly UVic) seem to make more sense as they are on land that has already been developed. Saanich always likes to portray itself as a green borough....perhaps it is now time to walk the walk along with talking the talk.
37. I have noticed a lot of participation from the community for potential Saanich East-North Oak Bay waste treatment candidate sites. I have yet to note any input from Camosun Landsdowne campus or University of Victoria. Camosun and UVic contribute major waste for potential plant from

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September to June than community in that period. At the same time flows to the potential waste plant will be seasonal high compounded by waste contributed by over 20,000 students. Is it fair to let the community have treatment plant in their backyard? There is so much open space around UVic, it is logical to locate the plant in the open area where there will be least impact on the community. One of the options for location with least impact on community will be the University of Victoria Cedar Hill Corner Site, where Oak Bay municipality used to operate on land for composting. This site is well surrounded by greenery and sludge can conveniently be transported by road. I am looking forward for your comment as well as any input from the two colleges.

38. Speaking with neighbours and others in the immediate community, it is clear that the last two days of CRD representatives attempting to influence people to support the use of the Haro Woods in your open "open house" format has truly been a transparent failure.

Most folks, once they did a gut check, realized that the other two proposed sites are not really under serious consideration. It appears to the public that the Haro Woods is an expedient, politically motivated decision that is both highly flawed and not well thought out.

Where is the due diligence, and the guarantee of complete funding (in writing) before you desecrate this precious site? Honestly, how can you offer the other two sites as alternatives, one of which the community would support, when UVic has not even entered into any contractual agreements with the CRD to sell? That's a little like saying; "Here, marry my daughter" when there's either no fore knowledge or the bride's consent. Is this then just another cynical variant of the age-old shotgun marriage? This type of sophistry does not engender either community trust or promote the reputation of the CRD.

In fact, using the Haro Woods breaks many of your own well-stated guidelines. The area has been a recreational spot for the neighbourhood and a nature sanctuary for a long time. A seismic fault line runs directly through it. You will destroy one of the last natural gifts we have here, disrupt the neighbourhood and cause the loss of property values, and most likely engender a slew of lawsuits in the process.

Is there not a better way? It is not too late to do the "right thing" for future generations by preserving that land, and by involving the public in a more meaningful way than simply offering paternalistic and glitzy "open houses." If I was open-minded before seeing this performance, I am now dead set against the destruction of the Haro Woods. The current proposed sites for outflow piping will affect property values and disrupt well-established neighbourhoods. There is also the likelihood that potential ecological and environmental damage will result from what again appears to be poor and expedient planning by the CRD -- without any written guarantees of how you would face the consequences of your own actions and compensate those who are affected.



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With such a lack of transparency, and without any really well researched alternative choices, no wonder the public is both so concerned and angry. Would you yourselves sanction and support such a pre-crafted agenda in your own backyards?

What about alternative sites?

39. I am a Cadboro Bay resident and feel Haro Woods should be protected to the greatest extent possible. However, having attended the July 7 meeting, I feel the Cedar Hill Cross Road site is unacceptable because of the risk of pipeline construction through Mystic Vale. That leaves the UVic fields site, but at the meeting there was strong resistance from the immediate neighbours to that site. In light of this, and because Haro Woods is costed as the cheapest alternative, I feel it is highly likely that this site will be chosen. Should this be the case, I would strongly urge that as a quid pro quo to local residents, the remaining areas of Haro Woods not actually part of the waste treatment plant footprint should be designated protected as urban forest in perpetuity, including the parcels owned by Saanich and UVic. I feel that UVic as a major producer of sewage in this area should dedicate its portion of the Haro Woods as its contribution to the overall project; and that Saanich might well be receptive to a parks designation. Moreover, if the 3 parcels could be secured, it may be possible to site the facility on areas of the woods that are already somewhat degraded but may not currently be part of the CRD parcel.
40. I am a student at UVic and recently became aware of the locations the CRD is considering for the sewage treatment plant. I have not been following the story as closely as I would like and didn't realize the locations they were considering. I tried to go to one of the information sessions but it would not work with my schedule. I am sure A LOT of students are in a similar position with being unaware of the updates and unable to get involved.

To me, none of the choices seem ideal, but I think McCoy field is the best option because it seems like the least impact on ecosystems and land that is being used or would like to be used better by the university for recreation activities and outdoor space (like Haro woods and CVJI lands). I don't really like the idea of it being right on campus (behind McKinnon--as an alternative) due to smell, noise, etc. and would rather have the new athletics facility there and the sewage treatment plant further off campus. /I think that UVic should be polling and talking to the UVic students more since it sounds like they are ultimately going to be impacted by the location. It seems like the CRD is trying to go behind our backs and make the decisions while majority of students are out of town for the summer.

I don't feel like this issue has been properly explained or talked about on campus, where it will probably have the greatest impact.



41. The Strata Council of xxxx xxxx wishes to express its strong objectives to the option of siting of the proposed Wastewater Treatment Plant on the University of Victoria lands on Cedar Hill Cross Road.

The grounds for our objectives to building a WTP on Cedar Hill Cross Road are as follows:

- 1) Economic. The documents prepared by CRD indicate that the capital cost of constructing the WTP on this site is over \$20 million dollars more expensive than the Arbutus Road site. The Cedar Hill Cross Road site is also the highest site under consideration and therefore the annual pumping and operating costs will be the greatest. In addition, the cost of acquiring this site from the University will be substantial.
- 2) Environmental. The significant annual energy requirements to pump sewage up to the Cedar Hill Cross Road site directly contradicts the CRD objective to conserve energy and reduce its “environmental footprint.”
- 3) Land Use Conflicts. Existing single family housing; higher density residential housing, such as Uplands Estates; and the University itself are all adjacent land uses which are inconsistent with the industrial land use implied by the proposed WTO.

Of the three sites under construction, the site on Arbutus Road has a lower elevation, closer proximity to the proposed outfall site, cheaper development and operating costs, and less existing land use conflicts. In addition the land involved is owned by CRD.

Thank you for providing this opportunity to voice our position on this important matter.



Appendix 5 - Supporting Documents

Handout at the Open Houses regarding the Neighbourhood Workshops



Neighbourhood Workshop

Wastewater Treatment Project

Saanich East & North Oak Bay Site Selection Process

The Capital Regional District is working toward providing cost effective, innovative and environmentally wastewater treatment to residents in the Core Area. On June 2, 2009, the Core Area Liquid Waste Management Committee (CALWMC) endorsed a distributed wastewater treatment plan which includes a treatment facility to be located in Saanich East & North Oak Bay.

A neighbourhood workshop has been scheduled on **Monday, June 22** to provide a forum for input and feedback on potential facility sites in Saanich East & North Oak Bay. The objectives of the neighbourhood workshop are to provide an opportunity for:

- The community to gain a better understanding of the work CRD staff has already undertaken around the known sites.
- CRD staff to listen and gain better understanding of community concerns.
- CRD staff to gather and respectfully record community input (challenges and opportunities) on the various sites for consideration by the CALWMC.
- The community and the CRD to better understand and apply the siting criteria that was developed in 2007.
- The CALWMC to have transparency surrounding information and decisions.
- The community to have: an awareness of the diversity of opinions and concerns that people have and hopefully move towards a degree of community agreement on a site.

Appendix 5 - Supporting Documents
**Handout at the Open Houses regarding the
Neighbourhood Workshops**



Neighbourhood Workshop*

The workshop has been designed to ensure everyone is able to participate and provide input into the site selection process. The workshop will include: presentations from staff, a short question and answer period, small group facilitated discussions and reporting back and closing comments.

Monday, June 22

6:30 – 9 pm

Queenswood Centre

2494 Arbutus Road, Cadboro Bay

*To ensure everyone can be accommodated at the neighbourhood workshop, we ask that you please pre-register at the open houses, online at www.wastewatermadeclear.ca or call 250.360.3001. Thank you.



Appendix 6 - Supporting Documents
Technical Presentation for Neighbourhood Workshops

Neighbourhood Workshop Saanich East - North Oak Bay

Monday, June 22, 2009

Tuesday, July 7, 2009

Thursday, July 9, 2009



Agenda



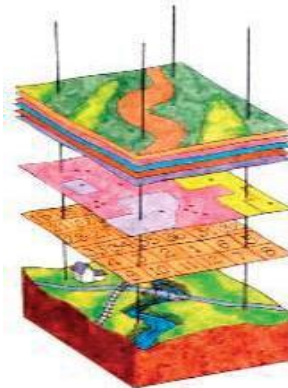
- Technical Presentation
- Question and Answer
- Siting Discussions
- Report Back



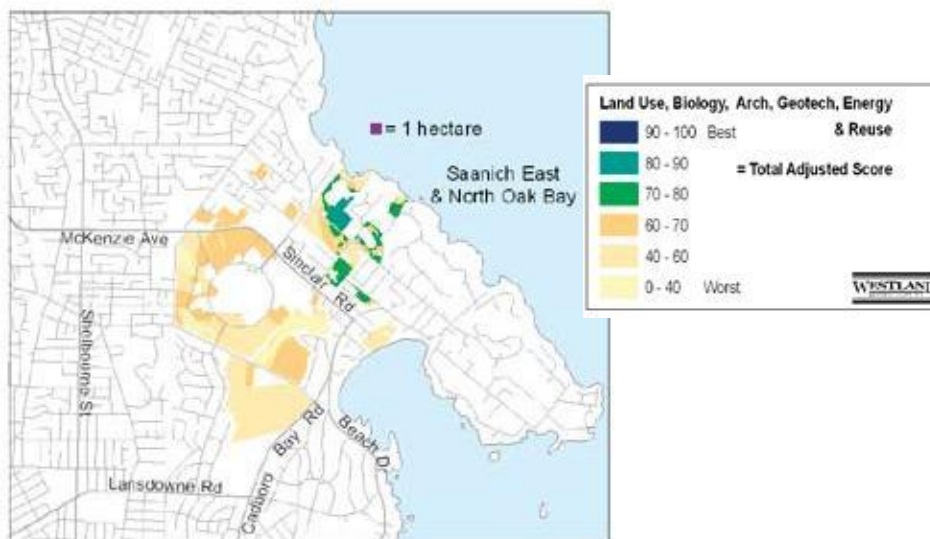
SITE SELECTION PROCESS



- Develop selection criteria
 - Involve committees, public, and First Nations
- Collect data and produced maps
- Perform GIS analysis
 - 17,000 polygons
 - each with 30 attributes
- Apply weights to criteria
- Select candidate sites
- Discuss sites with owners



TOTAL SITE SUITABILITY RATING

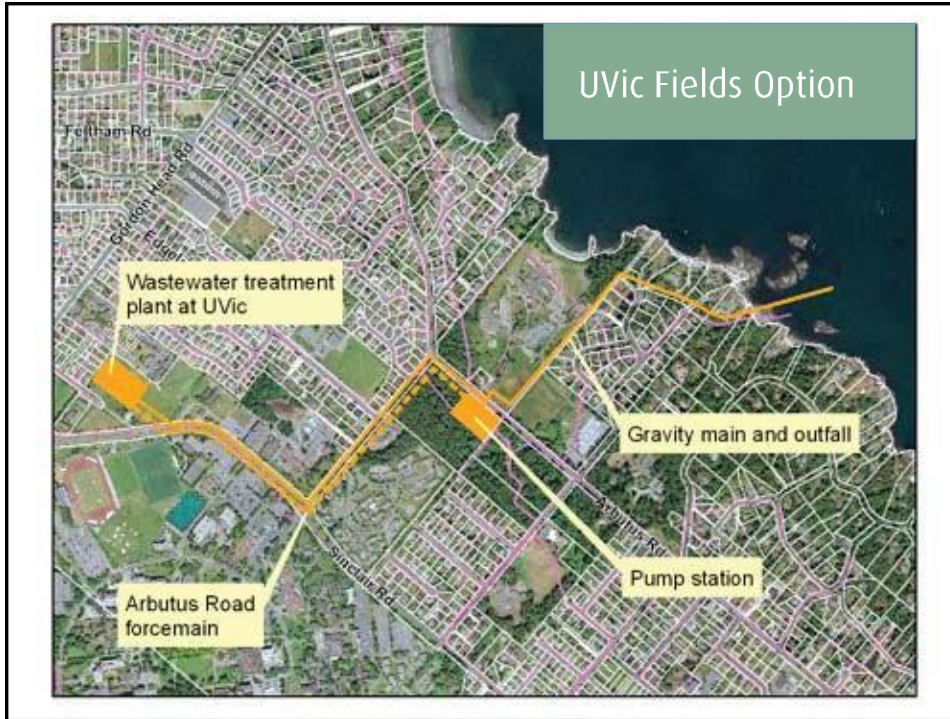




Appendix 6 - Supporting Documents

Technical Presentation for Neighbourhood Workshops







Questions and Answers



SECONDARY TREATMENT

- Opportunity to build on the CRD's well-developed source control program by removing contaminants from entering the marine environment, including reduction of heavy metals, pharmaceuticals and EDC's.
- June 2nd CALWMC directed completion of siting in SENOB.
- Mandated by the Minister of Environment to provide wastewater treatment by 2017.
- CCME standard will require municipalities across Canada to provide secondary treatment by 2020.



FUNDING



- No funding secured in writing.
- Verbal commitments from provincial and federal governments to each provide one-third funding.
- Federal government considers this project to be of 'national significance'.
- Agreement in place for planning phase sharing one third each of \$10 million.

HOMEOWNER COSTS



- Original per-household cost estimate was developed in 2008 based on a project cost estimate of \$1.2 billion.
- Apportioned cost was based on flow from each municipality and ranged between \$200 and \$700 per year per household for 20 to 25 year period. Further work with municipalities being done.



Appendix 6 - Supporting Documents

Technical Presentation for Neighbourhood Workshops

WHY SAANICH EAST - NORTH OAK BAY ?



- Reduces the frequency of sewage overflows.
- Eliminates the need for attenuation tanks and related infrastructure.
- Eliminates pumping Saanich East flows at Currie pump station and proposed Clover Point pump station.
- Will reduce size of infrastructure to convey sewage from Clover Point to Macaulay/McLoughlin.
- Reduces the size of Macaulay/McLoughlin wastewater treatment plant (WWTP).
- Provides resource recovery opportunities at UVic.

Several Sites



- A total of three sites in SENOB are being considered.



PUBLIC INPUT



- Three open houses and two workshops will provide the opportunity for the public to learn about the options and provide feedback for to the Core Area Liquid Waste Management Committee (CALWMC).
- Future public consultation will give the public an opportunity to provide input on design and mitigation features.

CONSTRUCTION DISTURBANCES



- Land
 - WWTP may require clearing of trees (depending on site selection) and excavations up to 6 metres deep.
 - Linear infrastructure, if needed, will require excavations up to 3 metres deep generally along existing road right-of-ways.
 - Disturbed areas will be reinstated.
- Seabed
 - Excavation on the foreshore if existing outfall needs replacing.
 - Survey of sea life along proposed outfall alignment.
 - Removal and reinstatement of sea life as determined by regulators.
 - Concrete weights to hold outfall in place.



Appendix 6 - Supporting Documents

Technical Presentation for Neighbourhood Workshops

ZERO ODOURS



- Clarifiers and aeration tanks will be covered and below ground
- Latest technologies for odour control will be implemented
- No specified odours at property lines

ENHANCEMENT INITIATIVES



- CALWMC will be making a decision on provision of community benefit to neighborhoods that host WWTP facilities.
- The current initiatives do not involve compensation for loss of property value, however in the expropriation act there is a provision that states that if loss can be demonstrated at time of sale, the provider of service is responsible.



TBL Weighting



- The community dialogue and validation process identified the public value to treat social, economic and environmental considerations equally.

Construction and Facility Impact



- Once a site is selected, Environmental Impact Assessments will be undertaken to identify potential impacts which require mitigation.
- There should be no impact on nearby facilities during either construction or operation.



Appendix 6 - Supporting Documents

Technical Presentation for Neighbourhood Workshops

Sludge Trucks



- This will be a “liquid only” treatment site. The sludge will be placed back in the pipeline for treatment elsewhere.
- Screenings will be trucked out in sealed containers, 1 truck per week.

Questions Incorporated into the Technical Presentation from the Cadboro Bay Residents Association



1. Why is a Saanich East facility required in the system?
2. Why are any changes required to the existing Saanich East system? What specific improvements to the existing infrastructure would be required if the Saanich East plant is not implemented?
3. What area precisely comprises the “upstream sewage area” that has been taken into consideration to determine future capacity of a Saanich East plant? What percentage of flow rate increase is predicted over future years?
4. Do the answers to the above 3 questions warrant requirement for a facility in Saanich East? Is desirability for a Saanich East treatment plant in its self justification enough for the high costs involved to the community?
5. If the primary justification for a Saanich East plant rests on potential resource recovery benefits, what are the main benefits to the overall system and who are the direct beneficiaries?
6. What additional infrastructure or support facilities would be required to serve a Saanich East plant?
7. Without a Saanich East facility, would the Core Area waste water management system become non-functional?
8. Why are any changes required to the existing Saanich East system? What specific improvements to the existing infrastructure would be required if a Saanich East plant is not implemented?
9. Has either option (or both options) for a full fledged Integrated Resource Management System or for a 10 facility system been fully explored?



Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops

June 17, 2009 – Open House

Questions recorded on accessible Question Board

1. If this folly of a sewage treatment scheme goes ahead, what will be the number of truckloads of sludge per day, or per week from any given site?
2. Can the CRD set up a model showing the course of what goes down our drains to the outfall and with plants/fish in clear silos and how they are affected?
3. Will you have an event such as this around procurement. This is great – thanks.
4. Is there assurance that the sludge will be stowed or disposed of so that in future metals can be extracted? Under no circumstances should it be used on fields growing food.
5. The need for the treatment project has not been made to my satisfaction. Our leaders need to resist the provincial order. The rest is secondary.
6. Comment: Please have representation from UVIC at the workshop!
7. Yes, why are the scientists being ignored. I understand from my engineer husband that this type of sewage treatment is not the answer!! Who has made the decision and how political is it?
8. A large section of Cadboro Bay is not currently connected to sewers (e.g. all of the Queenswood area). The neighborhood plan does not call for installing sewers in this area? Will that change? If not, is it fair that the neighbourhood should have to take on the plant (which clearly no one wants in their neighbourhood).
9. Being that this is provincially mandated, where are the politicians (CRD, municipal and of course, provincial)?
10. Is there going to be a referendum (especially regarding who pays)?
11. What is the point of sewage treatment when the storm sewers in Oak Bay and Fairfield are the primary contributors to the problem?
12. Have you undertaken a statistical analysis to determine how many people will lose their homes as a result of taxes levied?
13. Have you undertaken a comprehensive longitudinal study, taking into account other nations such as Europe in order to determine ideas?

Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops



14. How deep do local authorities believe regular taxpayers' pockets are?
15. Why are the scientists being ignored. This needs to take time!! Why the rush in pushing this through?
16. I endorse the above. Why is the project even in existence? Why are our local politicians so spineless?
17. What about the sick kids at Queen Alexander? How will the construction and facility affect their health and treatment?
18. Where is UVIC in all of this (rep)?
19. If you have a pump station in Haro Woods anyway why screw up two sites?
20. Do we really need this to make others (tourists) happy?
21. There is very little "public" land available for solitude in Gordon Head. A shame to use what is left this way. A nature reserve is needed, not concrete.
22. What about our property values? Will you pay the difference? What disasters – manmade or otherwise – will you be responsible. Look what happened in Halifax.
23. Can the effluent water and storm water be returned to underground aquifers? I realize our winters are very wet, but can we save this water along with wastewater for future use instead of dumping it in the ocean? Look into grass, swales and water gardens as possible solutions too. I'd like this answered, it's a good question.
24. What about the "stink"?
25. Couldn't we spend \$1-2 billion in a more productive manner?
26. Being that the final decision will consider public input, financial and environmental factors, how will the weighting of the final decision occur i.e. will public input be given equal or higher consideration or will it be weighted towards \$ and the environment?
27. Where is the rationale in spending \$5 to generate \$1 of revenue as stated in the peer review study? Where will the rest of the \$ come from?
28. Sewage treatment step by step over 10 years. Please explain to people that: (a) P3s are impossible – so please ease this fear; (b) money will be spread e.g. 120 mil per year. Please governments stop confusing citizens.



Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops

29. The \$600,000 SETEC report states on page 94 “that other policies would provide a greater return per dollar of expenditures” !! Why has the CRD CALWMC not produced a list of such policies for consideration by the public?

June 22, 2009 – Neighbourhood Workshop

Questions asked in Queenswood Chapel of CRD staff/consultant

1. Why would a site be chosen near any residential sites rather than on industrial location? Not in our backyard.
2. Heritage building on McCoy – is it to remain on site or be removed from the site?
3. CRD owns Finnerty property – is UVIC amicable to having treatment site on their locations?
4. Queen Alexander school? How have you assessed how this might affect a child on Queen Alexander (autism especially)? Are you prepared to help assist residents if they are forced to move?
5. Is the criteria published where the public can access it? Is this the only solution to meet the criteria? What process is in place to allow a rezoning to industrial – the CRD was able to bypass this process.
6. We are doing sewage treatment for environmental benefits. Finnerty property - Haro Woods: How can tearing down a forest bring a net environmental benefit? Where is the analysis?
7. How are we identifying the site locations (names)(geographic)?
8. Think about middle of Haro Woods – keep very large trees on edge to not impact on residents.
9. RE: Question #6 not answered. Why?
10. Criteria was given different weights e.g. land use rated high. Need to show rating criteria too.
11. (Steven Salter) Under which criteria does traffic fall under. Cost in Sweden neutral as they used a dozen sites, vacuumed sewage from local sites. Why are we not considering his presentation (current cost astronomical).
12. What is your process of weighting public opinion in this process and will it have any impact on the recommendations? How is public opinion being quantified?

Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops



13. Disparity between public criteria for selection versus committee. It may not give weight to the social aspect.
14. Article in Globe and Mail: capturing phosphorous which is being currently mined. Is it possible to capture it to produce future revenue to help reduce the cost to the taxpayer?
15. Social, economic and environmental being weighted equally? How did you come up with capital costs when you don't have ownership of two sites? You are simply making the best of a bad situation the public should have been able to speak as a group (divide and conquer). What are your comments on the capital costs? How can you legitimize the costs?
16. Scientists: If we decide it isn't a good idea, where is our forum to speak against it? (It's being shoved down our throats, problem doesn't exist.)
17. If the university decided to negate the other two sites will Haro Woods site go ahead or will there be a referendum?
18. Information is mixed up so no one knows what is going on. Need to differentiate between important and non important outflow going to the ocean. Haro Woods is a 3 stage treatment plan – smoke screen – why is it not clearly addressed how much storm water from Oak Bay is part of the problem? Capacity of peak flow.
19. 2006 CTAC environmental report. Have the triggers been exceeded since then?
20. We live in an earthquake area. What happens if there is an earthquake in the area to the methane gas?
21. If we have no storm drains why do we have screenings?
22. Do we know if the UVic sites are available?
23. Re: estimated capital costs – only one is owned by CRD. If one UVIC site is chosen the CRD may sell part of Haro Woods they now own. Have you shifted the sale to the cost of the other option site costs?
24. Haro: Integrated as a pumping station if another site is located why has it been integrated if the plan is to sell it if a UVIC site is chosen? Has it been committed for a pump facility?
25. Taxes \$200-\$700 – what was this based on?
26. Did the CRD ever challenge the government's mandate to put in a treatment plant?



Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops

27. Various neighbourhoods have different levels of sophistication. Many people don't have internet. Did you do a leaflet drop? If not, are you considering doing so. How is addressed in communications. Who is your communications expert.
28. Have you considered the Cedar Hill area dog walk or university area used for composting?
29. Is the water going into the ocean contain the same chemicals or pollution as the water that is currently going into the ocean?
30. Is there plans to reuse the water from the waste in some other form (i.e. irrigation)?
31. Does the tax burden include all the project costs other than land (main, construction, etc.)?

July 7, 2009 – Neighbourhood Workshop

Questions asked in Emmanuel Baptist Church Sanctuary of CRD staff/consultant

1. What problem are we trying to solve? (The province has mandated us to treat, but what is the problem?)
2. Is quality of environment (land, sea) going to benefit from this process? Will you be investigating benefits?
3. Endocrine disruptors compounds and pharmaceuticals – what is effectiveness and efficiencies of removing these items with current technology?
4. Conventional secondary treatment produces downstream issues in effluent. Are we being lead down the path?
5. Were the three sites identified prior to the purchase of Haro Woods?
6. What, if any, arrangements to purchase sites from UVIC?
7. Concern that there is a slant toward the property that has already been purchased.
8. June 19 open house questions would be posted on website but not yet. When will it be posted on website?
9. Residents on sewage were mailed information May 2007. What about people not along the sewage lines? (i.e. on septic)

Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops



10. Councillor Brownoff issued a statement in the paper that UVIC has not considered siting. Resident is concerned that they (UVIC) are not supporting a high tech sewer treatment plant and he finds that a concern and a worry.
11. Predictions for planning say 100% increase in dry weather flow by 2065. Where did that number come from? Population predictions? Size of plant is directly related to planning predictions?
12. Is it possible that the plant will increase in size over time?
13. Do the predictions account for using water more efficiently/effectively?
14. Size of plant is a concern. Can parking and office space be minimized to reduce the overall footprint?
15. The technology is available to produce drinking water from sewage. Was this considered?
16. Population growth in Saanich – 80% by 2065. What is growth rate in Oak Bay?
17. Costs projected over 20-25 years. What is population growth in that timeframe?
18. Is costing based on today's population?
19. What is projected enrolment in 2035 at UVIC? Was this considered?
20. First phase treatment will be Saanich-Oak Bay siting. Does CRD Feel that this is the priority?
21. \$1.2 billion. Certain assumptions on technologies must have been made to reach cost. Are technologies already agreed upon or are different technologies still being considered?
22. How are decisions made on technologies?
23. Are taxpayers informed on technologies and procurement process?
24. Attenuation tanks – continue with current system and upgrade Oak Bay pipes. Were other options such as this one considered?
25. Footprint of plant – is there a different in the architecture depending on the site? i.e. Haro Woods versus UVIC.
26. The standard footprint design was 1 ha?
27. Does tax increase start when project starts or when project ends?



Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops

28. Peer review – could a glossary be included?
29. Old compost site – any discussions with UVIC on this site as an option?

July 9, 2009 – Neighbourhood Workshop

Questions asked in Queenswood Chapel of CRD staff/consultant

1. Has the CRD considered having a referendum? Have they considered asking the residents affected by the three proposed site whether or not they want sewage treatment in their neighbourhood?
2. If Haro Woods is not used as a site, would pumping be needed? What is the noise level associated with pumping?
3. Given the economic climate, what happens if the government backs out of their funding agreement? Will the project be abandoned? Does the CRD qualify for infrastructure funding or a stimulus package?
4. Has there been a cost benefit analysis done?
5. Are the University of Victoria sites available to the CRD? Is the CRD considering other sites if the 3 proposed aren't found suitable?
6. Why did the CRD purchase the Haro Woods land and not the degraded Saanich owned area?
7. How big would the treatment plant be? What about the size of a pumping station? Attenuation tanks?
8. What contaminants are currently going into the ocean? Would secondary treatment successfully extract these contaminants? What contaminants would be present in the biosolids? How will the biosolids be dealt with/disposed of?
9. Why does the CRD pump into the ocean? Why do we not store it or dispose of it on land?
10. How many days per year are the outfalls currently being used? How long would the outfalls have to be to sustain daily use?
11. What happens to the raw sewage if something at the new plant malfunctions? What happens when operators go on strike?

Appendix 8 - Supporting Documents

Additional Questions Asked at Open Houses and Workshops



12. Where is the value (economically and environmentally) for Victoria if we go ahead with secondary treatment?
13. How is the operating cost for the plant allocated? How would UVic pay for their impact on the flow?
14. How do you differentiate between Gyro Park and Haro Woods, when both are being used as parkland? Would the CRD keep the footprint small and work with Saanich to create a designated park in Haro Woods, if this site is chosen?
15. What are the annual operational cost differences between the three proposed sites?
16. Would the heat and energy recovered be sold to UVic? How much would this offset the operational costs?
17. What are the dates of the next reports and public meetings?
18. What would the height be of the sewage plants? Can the plant be completely buried underground?
19. Sewage treatment is not needed now or in the future. Is it too late to bring this argument to the provincial and federal government?
20. Has the CRD been in discussion with the UVic Board of Governors about using their land for treatment sites?
21. Have industrial sites been considered? Can the pumping station be placed on Saanich land?



Public Consultation Summary Report

Saanich East-North Oak Bay

Wastewater Treatment Facility Siting

Core Area Wastewater Treatment Project

625 Fisgard Street, PO Box 1000
Victoria, BC, Canada V8W 2S6
www.crd.bc.ca

The logo for the Capital Regional District (CRD), consisting of the letters 'CRD' in a stylized, white, sans-serif font. The logo is positioned on a teal background that features a wavy, wave-like pattern at the bottom of the page.