



Making a difference...together

## CORE AREA WASTEWATER TREATMENT PROJECT BOARD

Notice of Meeting on **Thursday, August 25, 2016 @ 9:00 am**

6<sup>th</sup> Floor Boardroom, 625 Fisgard Street, Victoria, BC

Jane Bird (Chair)  
David Howe

Don Fairbairn (Vice Chair)  
Bob Lapham

Jim Burke  
Colin Smith

Brenda Eaton

---

### AGENDA

1. Approval of Agenda and Statement of No Conflict
2. Approval of Minutes – August 4, 2016 Meeting
3. Report of the Chair
4. Presentations/Delegations
5. Business Case Development – Verbal Update
6. Correspondence
  - 6.1 City of Victoria, Wastewater Treatment Update Report – August 2, 2016
  - 6.2 August 2015 (Part 1) correspondence
7. New Business
8. Motion to close the meeting in accordance with the *Community Charter*, Part 4, Division 3, 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the regional district considers that disclosure could reasonably be expected to harm the interests of the regional district; (m) a matter that, under another enactment, is such that the public may be excluded from the meeting; and 90((2)(b) the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.
9. Adjournment

---

*To ensure quorum, advise Sonia Santarossa 250.360.3129 if you are unable to attend.*



Making a difference...together

## ITEM 2

### **Minutes of a Meeting of the Core Area Wastewater Treatment Project Board Held Thursday, August 04, 2016, in Room 488, 625 Fisgard St., Victoria, BC**

---

**Present:** **Members:** J. Bird (Chair), D. Fairbairn (Vice Chair), J. Burke, B. Eaton, D. Howe, R. Lapham, C. Smith  
**CRD Staff:** L. Hutcheson, Interim Project Director; B. Reems, Corporate Officer; D. Telford, Senior Manager, Environmental Engineering; S. Santarossa, Manager Legislative & Corporate Initiatives (recorder)

The meeting was called to order at 9:30 a.m.

#### **1. Approval of Agenda and Statement of No Conflict**

**MOVED** by D. Howe, **SECONDED** by C. Smith,  
That the agenda and supplementary agenda be approved as circulated.

**CARRIED**

The members stated they did not have a conflict of interest with any of the agenda items.

#### **2. Approval of Minutes – July 7, 2016**

**MOVED** by B. Lapham, **SECONDED** by D. Howe,  
That the minutes of the meeting held July 7, 2016 be approved.

**CARRIED**

#### **3. Report of the Chair**

The Chair welcomed the delegations and members of the public to the meeting. She stated that the Project Board would follow the CRD Board Procedures to conduct their meetings.

#### **4. Presentations/Delegations**

##### 4.1 Presentation: CRD Director Vic Derman – Item 5

Director Derman, CRD Board, noted the critical importance of the project to the future sustainability of the region and stated the importance of ensuring that regional taxpayers get value for money through minimizing costs and maximizing environmental benefit. He stated that an integrated resource management approach will achieve this by turning waste into resources. The delegation provided a copy of his speaking notes and the PowerPoint presentation, on file in Legislative & Information Services.

##### 4.2 Delegation: Chris Corps, Pivotal IRM – Item 5

Chris Corps spoke to Pivotal IRM's approach to help frame the Expression of Interest (EOI) to reduce taxpayer costs and improve environmental results. In particular, he presented the following:

- Technology: treatment technology, advanced gasifier and impacts for the EOI
- Benefit: potential estimated savings and non-financial savings

- Approach and Procurement: integrated resource management, site and other considerations and procurement suggestions (DBFOM).

The delegation provided a copy of the PowerPoint presentation, on file in Legislative & Information Services.

4.3 Delegation: Judy Loukras – Item 5

Ms. Loukras spoke on behalf of the residents of Clover Point against a wastewater treatment plant at Clover Point. She noted that approximately 300 homes are in proximity and that the closest homes are only 30 m away and stated that concerns include health and safety effects from gases, pressure buildup and the risk of explosion. The delegation provided a copy of her speaking notes, on file in Legislative & Information Services.

4.4 Delegation: James Skwarok – Item 5

Mr. Skwarok appeared on behalf of the Victoria Sewage Treatment Alliance recommending a near-tertiary centralized treatment plant with advanced oxidation at McLoughlin Point that is publicly owned. He stated that tertiary treatment is necessary to remove pharmaceuticals and other dangerous effluents. Mr. Skwarok also recommended McLoughlin Point because it would cost much less than alternatives, the CRD already owns the property and it is off-limits to the public as a former oil tank site. The delegation provided a copy of his speaking notes, on file in Legislative & Information Services.

4.5 Delegation: Brian Lepine – Item 5

Mr. Lepine stated that he lives immediately across from Clover Point and in addition to previous concerns expressed, noted the loss of park should the wastewater treatment plant be located at Clover Point. He noted a petition with over 2000 names opposing the plant at Clover Point and stated it would be presented at an upcoming City of Victoria Council meeting. On behalf of the residents Mr. Lepine asked the Project Board to reject the proposal at Clover Point as it would have financial, social, aesthetic and environmental impacts on the neighbourhood.

4.6 Delegation: Dr. Shaun Peck – Item 5

Dr. Peck noted that although land-based treatment is not needed, the least cost option should be recommended. He stated that McLoughlin Point makes the most sense to the taxpayer as it includes secondary treatment and is in compliance with the 2006 Provincial order. He stated that the public sentiment for water reclamation would result in greater costs and is not needed based on the availability of water.

4.7 Delegation: Hans Larsen – Item 5

Mr. Larsen spoke against an underground wastewater treatment plant at Clover Point noting this had never been done before in North America, the engineering challenges and expense, the distance between the plant and nearest residences is only 25 m and that the

1.5 ha available would not allow for the construction of a treatment plant using proven, current technology. He referred to the 1988 Crown grants to the City of Victoria that the land would remain a public park. Mr. Larsen also spoke against a two-plant solution as it would cost \$400M more than a single-plant solution and only provide treatment capacity for 10 years. The delegation provided a copy of his speaking notes, on file in Legislative & Information Services.

**4.8 Delegation: Bruce Morrison – Item 5**

Mr. Morrison spoke to the redundancy requirement whereby spares, such as equipment critical to the operation of the plant, are installed. The delegation highlighted the recently built Sechelt plant noting it has installed spare reactor capacity and referenced HAZOP, an investigation technique to determine the choice of equipment to spare. Mr. Morrison stated that this type of small plant would be an ideal model for a satellite plant in Colwood or other municipalities. The delegation provided a copy of his speaking notes and the PowerPoint presentation, on file in Legislative & Information Services

**4.9 Delegation: Rick Illi, President CUPE Local 1978 – Item 5**

Mr. Illi spoke on behalf of CUPE Local 1978 representing CRD employees. He stated that CUPE employees are focused on ensuring that sewage treatment remains a public service and that from a health and safety and affordability perspective, the wastewater treatment plant should be publicly owned and operated. Mr. Illi noted that a publicly built plant will cost less than a private plant and other local governments have turned down private wastewater treatment. He encouraged the Project Board to advance a solution that is beneficial for the public.

**5. Business Case Development – Update & Budget**

Ms. Hutcheson provided an overview of the budget for the development of the Business Case and highlighted the following:

- Addition of \$100,000 for the Due Diligence Panel
- Budget amount for staff time has been consolidated
- Legal expenses and miscellaneous budget has been adjusted up to \$300,000
- Next month's budget update will have all current expenses posted.

**MOVED** by D. Howe, **SECONDED** by B. Eaton,  
That the Project Budget – Business Case Development be approved.

**CARRIED**

**6. Due Diligence Panel – Terms of Reference and Related Process**

**MOVED** by C. Smith, **SECONDED** by D. Fairbairn,  
That the terms of reference and process to establish the Due Diligence Panel, attached as Appendix A and B respectively, be approved and forwarded to the Capital Regional District Board for information.

**CARRIED**

**7. Correspondence – July 2016**

**MOVED** by B. Lapham, **SECONDED** by D. Fairbairn,  
That the July 2016 correspondence be received for information.

**CARRIED**

**8. New Business**

**8.1 Award of Contract 16-877 – Partnerships BC**

Mr. Reems noted that the Project Board initially approved the contract at its meeting held June 20, 2016. Since then there have been some negotiated amendments with Partnerships BC and provided an overview of the amendments highlighting the following:

- Additional language included in clauses 3 and 4 – Freedom of Information
- Clause 9 amended to allow for mutual indemnification
- Amendments to termination provisions - clauses 17 to 20

**MOVED** by B. Lapham, **SECONDED** by D. Howe,  
That Contract 16-877, Core Area Wastewater Treatment Project – Business Case Development, be awarded as amended to Partnerships BC.

**CARRIED**

**9. Motion to Close the Meeting**

**MOVED** by D. Howe, **SECONDED** by B. Lapham,  
That the Project Board close the meeting in accordance with the *Community Charter* Part 4, Division 3, Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district; (c) labour relations or other employee relations; (e) the acquisition, disposition or expropriation of land or improvements, if the regional district considers that disclosure could reasonably be expected to harm the interests of the regional district; (m) a matter that, under another enactment, is such that the public may be excluded from the meeting; and 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**

The Project Board moved to the closed session at 10:42 a.m.

The Project Board rose from closed session at 11:29 a.m. with all members of the Project Board present.

**6. Due Diligence Panel – Terms of Reference and Related Process (continued)**

**MOVED** by D. Fairbairn, **SECONDED** by D. Howe,

That the process to establish the Due Diligence Panel, attached as Appendix B, be amended by adding the following:

“If the two retained candidates are unable to agree to a third member of the Due Diligence Panel by August 12, 2016, the Project Board Chair and Vice Chair and the CRD Board Chair and Vice Chair shall appoint the third member from the pool of candidates assembled by the CRD Board and Project Board.”

**CARRIED**

**Motion to Close the Meeting**

**MOVED** by B. Lapham, **SECONDED** by D. Fairbairn,

That the Project Board close the meeting in accordance with the *Community Charter* Part 4, Division 3, Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the regional district or another position appointed by the regional district; (c) labour relations or other employee relations; (e) the acquisition, disposition or expropriation of land or improvements, if the regional district considers that disclosure could reasonably be expected to harm the interests of the regional district; (m) a matter that, under another enactment, is such that the public may be excluded from the meeting; and 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the regional district and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED**

The Project Board moved back into closed session at 11:36 a.m.

The Project Board rose from the closed session at 4:30 p.m. on August 4, 2016 without report.

**7. Adjournment**

**MOVED** by C. Smith, **SECONDED** by J. Burke,  
That the meeting be adjourned at 4:30 p.m. until continuation of the closed session on Friday,  
August 19 at 8:00 am, Bull, Housser & Tupper LLP offices, 1800-510 W. Georgia Street,  
Vancouver, BC.

**CARRIED**

The Project Board rose from the closed session at 1:40 p.m. on August 19, 2016 and rose with report.

**8. Rise & Report**

**8.1 Partnerships BC (PBC) Contract Amendment**

The Partnerships BC Contract was further amended as follows:

- to authorize PBC to engage KPMG LLP to provide services in relation to the Project Business Case Development up to a maximum of \$50,000 (excluding taxes); and
- to limit the indemnity provided by PBC to a maximum of \$50,000.

**9. Adjournment**

**MOVED** by R. Lapham, **SECONDED** by D. Howe,  
That the meeting be adjourned at 1:40 p.m.

**CARRIED**

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
RECORDER

Received

AUG 05 2016



Legislative and Regulatory Services Department

Legislative Services

#1 Centennial Square

Victoria

British Columbia

V8W 1P6

Tel (250) 361-0571

Fax (250) 361-0348

www.victoria.ca

August 2, 2016

Mr. Brent Reems  
Corporate Officer  
Capital Regional District  
1st Floor, 625 Fisgard Street  
Victoria, BC V8W 2S6

Chair *PR*  Board  
 CAO  Communications  
 GM *PES, IWS*  
 For action / resp. by B. Reems  
 Corresp. for Board / Committee meeting  
 For Information Only  
 Copies to D. Telford  
S. Santarossa, L. Taylor  
0400-50 City of Victoria  
5220-20 CAWTP

Dear Mr. Reems:

**Re: Wastewater Treatment Update Report**

City Council considered the following report and attachments at their July 14, 2016 meeting and passed the following motion:

**Wastewater Treatment Update**

That Council direct staff to:

1. Forward the summary of public input to the Capital Regional District in order to inform analysis being undertaken by the new wastewater Project Board;
2. Work with the Project Board to determine policy considerations for siting of wastewater treatment facilities within the City of Victoria; and
3. Share the summary of public input and feedback with the public.

If you would kindly forward this information to the Project Board.

Thank you.

Chris Coates  
City Clerk

Attachments



## Committee of the Whole Report For the Meeting of July 21, 2016

---

**To:** Committee of the Whole **Date:** July 7, 2016  
**From:** Jonathan Tinney, Director Sustainable Planning and Community Development  
Katie Hamilton, Director Citizen Engagement and Strategic Planning  
**Subject:** Initial Feedback Summary From Public Engagement On Wastewater Treatment

---

### RECOMMENDATION

That Council direct staff to:

1. Forward the summary of public input to the Capital Regional District in order to inform analysis being undertaken by the new wastewater Project Board
2. Work with the Project Board to determine policy considerations for siting of wastewater treatment facilities within the City of Victoria
3. Share the summary of public input and feedback with the public

### EXECUTIVE SUMMARY

The City of Victoria engaged the community to start the discussion on wastewater treatment in the municipality. Feedback was collected from the following three sources:

- More than 400 people at a public workshop
- A survey that ran from April 25 to May 9, 2016: 702 responses were received
- Emails sent to the City between March 10 and May 9, 2016: 126 emails

In general, although there was understanding of the need for wastewater treatment, the community expressed a lot of concern for potential impacts to communities from a treatment facility, with a high-level of concern for locating a facility at Clover Point. The community provided detailed feedback on key considerations for wastewater treatment and how those in charge of the project should engage with the residents in the Region.

Following public engagement, the Capital Regional District (CRD) announced a new direction for wastewater treatment based on recommendations from the Provincial government. Recommendations include establishing a Project Board with delegated authority to undertake all aspects of planning, site acquisition, project management and expenditures. Given the new approach to project governance, the feedback recently collected will be provided to the CRD and serve as an important record to help inform their planning and decision-making. The feedback will also help inform policy development and future engagement activities in order to support Council decision-making related to land use or rezoning for the purpose of sewage treatment in the City of Victoria.

## PURPOSE

The purpose of this report is to share with Council the feedback from the community about wastewater treatment in the municipality.

## BACKGROUND

On March 10, 2016, the CRD decided to re-examine Clover Point as an option for a wastewater treatment facility. On Monday April 25, 2016 the City of Victoria held a meeting with the community to discuss the siting of a facility in the municipality. The purpose of the meeting was to inform the community about the City's role within the regional process and to discuss key issues and concerns to help guide future decision-making.

Feedback was collected from three sources:

- More than 400 people at a public workshop
- A survey that ran from April 25 to May 9, 2016: 702 responses were received
- Emails sent to the City between March 10 and May 9, 2016: 126 emails

During the public workshop and through the online survey, respondents were asked:

- What are the key issues and considerations for wastewater treatment in the City of Victoria?
  - What are your greatest concerns about wastewater treatment in Victoria?
  - What opportunities does wastewater treatment present in Victoria?
- What information do you need regarding wastewater treatment in Victoria?

## ISSUES & ANALYSIS

The common theme was that a wastewater treatment facility should be located in an area where it will have minimal impact and should not be located in residential or high use areas. While there were a few respondents who supported Clover Point for a treatment facility, a significant majority of responses opposed that location for wastewater. Many respondents suggested that the original plan of a facility at McLoughlin Point was the best solution, while others recommended Rock Bay and other sites. Many respondents expressed concerns about current treatment and were eager to see a facility built as soon as possible. Some respondents did not agree that secondary treatment is required and that the primary treatment and ocean currents effectively treat the waste.

Much of the feedback included specific considerations for choosing a location for wastewater treatment.

Going forward, the community would like to see a transparent process and be informed about how decisions will be made, by whom and when. The public wants comprehensive scientific and technical information, including site specifications, feasibility and economic impact studies, and information about the difference between secondary and tertiary treatment.

Specific considerations for the location of a wastewater treatment facility include:

#### Cost

- Cost efficiency
- Cost recovery
- Loss of Federal and Provincial funding

#### Impacts

- Odour
- Noise
- Construction
- Traffic/trucking
- Proximity to residential
- Protection of parkland
- Loss of beauty
- Health & safety
- Property values

#### Technology

- Single plant option
- Resource recovery
- Capacity to expand
- Tertiary treatment
- Best available technology
- Stability from coastal erosion and tsunami risk
- Plan for sea level rise

#### Environmental protection

- Treating sewage is important
- Protect marine ecosystem and biodiversity
- Greenhouse gas emissions
- Removing micro plastics and toxic substances before it goes into the ocean

#### Site location

- Consider alternatives:
  - McLoughlin Point
  - Rock Bay
  - Saanich
  - Other green light sites such as Beacon Hill Park

#### Site Design

- Aesthetics and design
- Buffer from residential

#### Economic impact

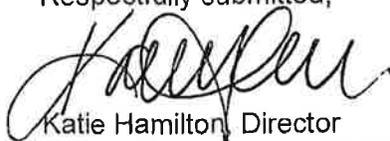
- Impact to tourism and business
- Public utility
- Public/private partnership
- Job creation
- First Nations participation
- Amenities

## CONCLUSIONS

The feedback gathered from the community will provide valuable information to the new Project Board formed by the Provincial government and the CRD to help inform their decision-making regarding wastewater treatment in the region. It also provides clear inputs into policy considerations for future discussions with the Project Board on potential siting of facilities within the City of Victoria. This will support future engagement with the community and the CRD and will support Council decision-making on any wastewater treatment facilities that are proposed to be sited within the City.

It is also important that residents can see their input and how it was shared with Council and others. This report and all input will be provided broadly to the community to "close the loop" on our commitment to sharing all input received.

Respectfully submitted,



Katie Hamilton, Director  
Citizen Engagement and Strategic  
Planning Department



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

  
\_\_\_\_\_

Date:

July 13, 2016  
\_\_\_\_\_

**List of Attachments**

- Email feedback re: Wastewater treatment
- Various correspondence

**Email feedback re: wastewater treatment**

Received between March 10 – May 9, 2016

1	<p>I am unable to attend the meeting tonight, but I wanted to provide my feedback to you.</p> <p>I am utterly opposed to the Clover Point option. Here are my principles:</p> <ol style="list-style-type: none"><li>1. No large sewage treatment plant should be placed so close to homes. Different guidelines exist in other jurisdictions but NONE would allow a large sewage plant in such close proximity to residences. This applies to ANY possible site in any part of the CRD, not just Clover Point.</li><li>2. NO park should be co-opted for a sewage treatment facility. Not Clover Point, not Beacon Hill Park, not Cattle Point...NO PARK. We need our parks as places for people in cities to get closer to nature. That the facility is supposed to be underground and the park restored does not sway me. It is clear to me that a rooftop park will not provide the same amenities as the present park does.</li><li>3. No neighbourhood should have to endure more than three years of construction disruption of the kind that would occur with the construction of this sewage facility. A few months of trucks beeping while in reverse is bad enough. Imagine three years of that noise! Imagine yourself as the owner of a bed and breakfast in the neighbourhood losing customers because of the noise and dust (or mud in the winter). Construction activities of this sort belong in industrial areas well away from places people live.</li><li>4. No experimental facilities on a large scale should be constructed in close proximity to residential areas. We do not wish to be Guinea pigs for unproven technology.</li></ol> <p>In the interest of brevity, I will not comment on the disruption to a well-used tourist destination, to the many events using Clover Point or to the fact that it is the ONLY year round off leash park in Fairfield.</p> <p>Although I remain unconvinced that sewage treatment is actually necessary and would prefer Victoria to request proper studies, I accept that treatment will be done. If it is, I would prefer that it be done as in expensively as possible and in accordance with the principles that I have outlined above.</p>
2	<p>The proposed plan to have sewage treatment at Clover Point is absolutely insane. It is one of the most beautiful vantage points, not only in our city, but in our country. As a resident of Fairfield I am strongly against this and would put my house on the market if such a plan was to go through.</p>
3	<p>Thank you for your work on behalf of the citizens of Victoria.</p> <p>I am writing about the naming of Clover Point as the potential site for sewage treatment in Victoria.</p> <p>I was disappointed to return from holidays and find that the process seems to have been hurried at the last minute to have a site name for the federal funding deadline of the end of March 2016. I am not sure as to whether a public consultation or any such conversation was held.</p> <p>I do know that leading global research indicates that underground sewage facilities are not only exceedingly expensive, but that they pose considerable health and safety risks for residents, therefore significant buffer zones to decrease potential risks to residents are recommended. I am unable to discern whether council or the CRDC have done the research as I cannot find any records of such.</p> <p>Please read the attachment and consider whether Victoria wants this kind of sewage treatment facility in a residential neighbourhood.</p>
4	<p>Dear CRD Board Members,</p> <p>If you are trying to make me move from Victoria you are on the right track. To choose Clover Point as a full scale sewage plant makes no justifiable sense. Despite engineers, economists and staff stating a single facility located at McLaughlin Point is the cheapest option, and will meet all regulations and requirements. This, despite the fact that the CRD already owns the site at McLaughlin Point, and it is currently zoned for sewage treatment facilities to be located there.</p> <p>The fact that the treatment centre will be half a kilometer from any neighbouring house or business at McLaughlin Point makes it insanity to place it in the middle of a neighbourhood which will create great impacts to residents.</p>

	<p>The huge extra costs are not justifiable.</p> <p>It can all be done at McLoughlin Point, cheaper, with less impacts.</p> <p>Concerned resident, taxpayer and homeowner.</p>
5	<p>Just received a document from the city regarding the above. Please direct me to the science regarding the need for this expanded facility. Also when and how did Victorians approve the presumably significant sums already spent on it. Thanks.</p>
6	<p>My husband and I are residents of <small>personal information</small> in Fairfield. We are wholeheartedly opposed to the proposed sewage treatment facility being built at Clover Point. The cost is going to greatly exceed building at McLoughlin, not to mention the least disruption of lives of people that live in Fairfield. McLoughlin does not have residents surrounding it. Why are we in Victoria paying for the blue bridge reconstruction when clearly people living in Esquimalt use it every day to get into town. Victoria residents are getting the shaft in every direction causing our property taxes to grow and grow. Enough!! Do the right and logical thing and build the sewage facility at McLoughlin.</p>
7	<p>Hello: Today's Los Angeles paper makes an excellent case for the highest quality sewage treatment. (This last line of the article sums it up.) We have to have tertiary treatment. <a href="http://www.latimes.com/business/la-fi-superbug-sewers-20160307-story.html">http://www.latimes.com/business/la-fi-superbug-sewers-20160307-story.html</a></p>
8	<p>There seem to be almost no benefits to locating a full scale treatment plant at Clover Point, but there are very serious negativities for locating a plant there. Just say NO to locating a full scale sewage treatment plant at Clover Point.</p> <p>I want to impress upon you the fact that I am STRONGLY opposed to the proposal to construct a full scale sewage treatment plant at Clover Point.</p>
9	<p>As a Fairfield home owner, business owner and commercial building owner with two small children that regularly utilize the PARK at Clover Point, our family is offended at Victoria Council and our mayor in apparently agreeing with a hasty proposal to include Clover Point as a location for a new sewage treatment plant.</p> <p>Our Victoria Council has a duty to consider the increased costs to all taxpayers by including Clover Point, with absolutely no consultation at all, and ignoring the original recommendations to have one treatment plant at the best site in the region, McLoughlin Point. Taxpayers that pay the bill for all this understand that is the lowest coast option we have available anywhere in our region.</p> <p>Esquimalt should not be allowed to bully any us into an ill-considered plan, because they somehow feel they were not respected through the process, and for them to suggest we include one of our parks is beyond belief.</p> <p>We are not talking about utilizing Saxe Point Park, nor would any reasonable taxpayer as it's not the best site.</p> <p>Stop playing politics. And don't spend more than \$250mil+ of our money in increased costs because you don't have the stomach to take the stance that is clearly right. That's what you were all elected to do.</p> <p>One treatment plant at McLoughlin Point. Get on with it.</p>
10	<p>A brochure from the Victoria Sewage Treatment Alliance landed in my mailbox this morning. No doubt it will prompt many messages to each you, as it was designed to do.</p> <p>The manipulative language in the brochure threatens Esquimalt residents with punitive higher taxes if we don't support a revival of the original McLoughlin Point treatment plan. Well, the threat is not working. Our community roundly rejected this proposal, I continue to passionately oppose this old-fashioned centralized sewage treatment option. Why would we all buy into a multi-multi-million plan for a site that experts have clearly shown is too small to handle inevitable growth in the region? Why would we embrace out-dated technology when the benefits of smaller, more efficient and sophisticated sewage treatment systems are so numerous? Dockside Green is an outstanding example of what is possible with some vision and good planning.</p> <p>Please, continue to reject the idea of revisiting this deeply flawed plan, despite this blatant last-ditch effort from the Victoria Sewage Treatent Alliance to stir up fear and community dissension.</p>

11	<p>Having received some very technical information just today re the sewerage treatment plant at Clover Point, I am writing in haste. My understanding is that very soon the decision will be made.</p> <p>Engineer Hans Larsen made considerable technical inquiry with a European firm which is very skilled and has much experience. Questions were also sent re buffer zones to several countries. Here is a link to the paper, which you may already have seen and received.</p> <p><a href="https://mail-attachment.googleusercontent.com/attachment/u/0/?ui=2&amp;ik=a547">https://mail-attachment.googleusercontent.com/attachment/u/0/?ui=2&amp;ik=a547</a></p> <p>The conclusions were:</p> <ul style="list-style-type: none"> <li>• It has never been done before in North America.</li> <li>• Building the plant would pose huge engineering challenges.</li> <li>• Building the plant would be extremely expensive.</li> <li>• The plant would likely be classified as a hazardous work location.</li> <li>• The buffer zone (shortest distance between plant boundary and nearest residential building) at 25 meters is far less than currently recommended (200- 500 meters) particularly considering that the plant may pose an explosion hazard.</li> </ul> <ul style="list-style-type: none"> <li>• It would be unrealistic to expect that any meaningful energy recovery could take place within the very limited space of the plant.</li> </ul> <p>He also emphasized as "a grievous dereliction of duty on the part of Victoria City Council if they approved underground sewage without confirming technical feasibility by first consulting internationally respected engineering companies specializing in the design and construction of treatment plant- in other words- without due diligence.</p> <p>Please do check further. Or else abandon the idea, since so much technical information presented is persuasive, so you can get on to a real solution.</p>
12	<p>I have been following the issue of the CRD waste water treatment plant(s) location with interest. Therefore, you can imagine my surprise when it was announced that one of the sites would be at Clover Point. As far as I know, this site was rejected by the expert committee and was not presented to the public as an option, other than as a pumping station. Suddenly, out of the blue, it became the proposed site.</p> <p>I believe this is a bad decision for several reasons, the main one being that Clover Point is one of, if not THE, most popular park in the city. On any sunny weekend afternoon, it is packed. It is located on one of the best urban walks in the world. Even on cold rainy days it is well used.</p> <p>The decision appears to have been made very suddenly for no good reason other than that the outfall is there. Council should toss the site out as an option for a WWTP. We will loose one of our favorite parks for at least two or three years. If the Johnson St bridge is used as a guideline, our park could be gone for a decade, and cost hundreds of millions more than anticipated.</p> <p>Surely the CRD can find a more suitable site for an industrial application than a popular park in a residential zone.</p>
13	<p>We are writing to express our opposition to the proposal to build a sewage treatment plant at Clover Point.</p> <p>First of all, we would like to make it clear that we believe environmental issues are perhaps the most important issues facing us in the long run and the we recognize that dealing with them will have cost consequences for us. But this does not mean that spending public money inefficiently is a good idea. A sewage plant at Clover Point is clearly a very bad idea when another satisfactory and far less costly option (McLoughlin Point) exists.</p> <p>Leaving aside the moot point of whether additional sewage treatment is even needed for Victoria, we believe that a major sewage plant at Clover Point is a very poor option for many reasons including:</p> <ul style="list-style-type: none"> <li>• the McLoughlin Point option is far cheaper (more than a quarter billion dollars less) than the Clover</li> </ul>

	<p>Point option with fewer negative short, medium and long-term impacts</p> <ul style="list-style-type: none"> <li>• the McLoughlin Point site is a significant distance away from neighbouring houses and businesses while the Clover Point site is only a few meters away</li> <li>• the Clover Point site is a major public amenity for residents and visitors alike that will be tied up for years as a construction project; McLoughlin Point is little-used by the public</li> <li>• while both sites have long-term public safety issues (e.g., trucking, plant operation, etc.) the risks are significantly greater for the Clover Point site</li> </ul>
14	<p>I object in the strongest possible terms to the plan to site a sewage treatment plant at Clover Point.</p> <p>I have no confidence in CRD promises about time lines for completion or budgets – especially given the context of utter mess that is the new bridge</p> <p>Why the CRD feel that disrupting a major local beauty spot in a residential area is a viable option is mystery, especially when there are alternate industrial sites available.</p> <p>My family moved here from the North Okanagan after witnessing a similar debacle – where experts claimed a new sewage facility sited in a residential neighbourhood was state of the art and would not smell – which turned out to be completely false. On a hot day the smell was unbearable and it destroyed the neighbourhood as families and businesses moved away, leaving behind an area that fast became inhabited only by squats and the lowest cost rentals.</p> <p>I have seen the photographs of the disruption caused to Clover Point when the existing pump station was built – completely cutting off Clover Point from public use.</p> <p>I walk Ross Bay, Clover Point and the Dallas Road dog path every day – not only is it a site of outstanding coastal beauty, but it's busy with people – including but not limited to, people in cars parked enjoying the view, whale watchers, dog walkers, runners and jogger, families walking with their children, people flying kites, festivals (kite festival and Bard on the beach for example) – all of which would be completely disrupted. This is also one of the very few areas where the many dog owning families in the area can take their dogs for a run off leash.</p> <p>At a time when increased obesity in the general public is such a concern this plan would impact the many hundreds of people who use this area for outdoor recreation.</p> <p>So much disruption which is totally unnecessary.</p> <p>The CRD already owns McLoughlin Point – a former oil tank farm, at a distance from any neighbouring homes or businesses.</p> <p>Isn't this area already zoned for a sewage treatment plant, that independent engineers have confirmed the site meets all regulations and requirements and that economists confirm that building there would be a much less expensive use of tax payers hard earned dollars?</p> <p>This is clearly the most socially and fiscally responsible choice.</p> <p>Placing this facility at Clover Point just does not make sense.</p> <p>Planning to do so without public consultation was offensive and continuing with this plan in the face of all sensible evidence that there is a better option would be negligent.</p>
15	<p>attached is an advertisement which we will be placing in the Times Colonist tomorrow concerning site selection of Victoria's sewage treatment. The Hallowell Rd site has been excluded from the selection process by the Town of View Royal due to the municipality's refusal to rezone this property. Now that the Provincial Government is involved we request that you please review and consider the attached information prior to making a final selection.</p>

16	<p>As you well know there is lots of discussion around Clover Point Park as a potential site for sewage treatment. One of my neighbours has submitted the attached proposal to you for consideration. I whole heartedly support this idea.</p> <p>There is no need to rip up any of the waterfront as I believe the pipe can start at the outfall and not have to go through any city streets and parks to hook up with Macauley, that I would assume would be a huge cost savings.</p> <p>Please give this option careful consideration as it has many merits over the site at Clover Point.</p> <p>As you well know there is lots of discussion around Clover Point Park as a potential site for sewage treatment. One of my neighbours has submitted the attached proposal to you for consideration. I whole heartedly support this idea.</p> <p>There is no need to rip up any of the waterfront as I believe the pipe can start at the outfall and not have to go through any city streets and parks to hook up with Macauley, that I would assume would be a huge cost savings.</p> <p>Please give this option careful consideration as it has many merits over the site at Clover Point.</p>
17	<p>This is a short email to voice my strong opposition to the idea of expanding the existing the sewage treatment facility at Clover Point.</p> <p>Clover Point is a lovely place visited recreationally by hundreds of thousands of Victorians and tourists throughout the year. It is a perfect recreational spot that doesn't need "enhancing" by any of the "Community Amenities" that might come along with a sewage plane, (but that might be of benefit to other sites under consideration). Just ask any of the kids flying their kites, or the walkers or joggers or the folk who para-sail or para-surf in the area. Not to mention the hundreds of off leash dogs that run around there on a daily basis (or their owners, many of whom drive from across town every day). Ask them if they think Clover Point needs enhancing! Clover Point is very attractive as it is!</p> <p>I am an engineer, and I'm amazed with the CRD's pre-occupation with coastline sites for the sewage plant. IT DOESN'T NEED TO BE ON THE COAST</p> <p>Clover Point is an iconic spot. Please don't change it.</p>
18	<p>I originally sent the following message to Mayor Helps with a c/c to all councillors, but have been instructed to forward a copy to Mayor and Council.</p> <p>Hello, Mayor Helps,</p> <p>I voted for you because I believed you would be there to plant your feet and work for the best interests of Victoria residents.</p> <p>I have seen evidence of that on many occasions, and I thank you for that.</p> <p>But every time I read a story about sewage treatment proposals I can't help wonder if you are caring more about what residents of Esquimalt, and more specifically, what Mayor Barb Desjardins has to say than what is best for Victoria and Clover Point.</p> <p>We all know Clover Point has to play some role in a new sewage treatment plan, but a "major facility?" What exactly is a major facility?</p> <p>Are we to expect the kind of facility that was proposed for McLaughlin Point but was rejected because it upset Mayor Desjardins and her residents?</p> <p>I'm sure I don't need to remind you that Clover Point is a running showcase for tourists, locals and community events.</p> <p>I live across from Clover Point and am witness to the heavy tourist and community use this area provides. It pleases me to stand on my deck and toast tourists who wave back from their tour bus. I enjoy watching the pleasure the area provides to the many who visit. And yes, I have no objection to the weekly visit from the truck that stops by to remove sludge from the existing plant. So I am writing you not to oppose use of this area for logical things.</p> <p>But a major sewage plant?</p> <p>A major facility does not belong in an area that is enjoyed by so many.</p> <p>I challenge you to find one person who has not visited Clover Point to either simply enjoy the scenery or take part in a community event.</p> <p>Take a moment to measure and compare the tourist and community value of Clover Point to any of the other proposed sites.</p>

19	<p>I mostly agree with this article. I have great difficulty why many council members are stubbornly rushing in headlong to develop a land based sewer system we don't need which in my view will severely burden ratepayers for many many years to come.</p> <p>Forget remembering the Alamo. Instead remember the Blue Bridge fiasco and the overruns that are sure to come.</p> <p>It is far better to absorb the wasted dollars already spent on the sewage review with absolutely nothing to show for it.</p>
20	<p>Hello Mayor and councillors. I support option 10 for sewage treatment. From what I have read in the T.C. and Focus, I do not see much advantage to secondary treatment and many disadvantages, chief among them the cost (as a retired person who just had my house assessment increased by 100,000 dollars in one year). Please keep it simple.</p>
21	<p>Please choose McLoughlin Point for the sewage treatment site.</p>
22	<p>I am a resident in Fairfield and live less than two blocks from the current Clover Point pumping station. I am opposed to expanding this station to a full scale sewage treatment plant for the following reasons:</p> <ol style="list-style-type: none"> <li>1. With no public consultation, studies or plans, the CRD voted on March 9, 2016, to include a full scale sewage treatment system at Clover Point. As it stands now, we do get smells from the pumping station, so if this site is expanded many times over, the very unpleasant smell will also increase. Having a site such as this in a residential area and an area enjoyed by many visitors year round, is irresponsible and unimaginative planning. Many people with dogs walk along this area as well. It is well used and an attraction that draws more visitors than Beacon Hill Park.</li> <li>2. Independent engineers, economists and staff have stated that a single facility located at McLoughlin Point is the cheapest option versus the current proposed cost of \$264,000,000 more than is needed for the Clover Point proposal.</li> <li>3. The CRD owned McLoughlin Point is a barren industrial site, formerly an oil tank farm, that is surrounded by the Department of National Defence property, not homes as is the case at Clover Point. McLoughlin Point is isolated and is also located around the corner from the Macaulay Point outfall.</li> <li>4. There are forever risks of potential methane gas explosions, and risks of accidents with sludge trucks driving through the neighbourhood daily if Clover Point becomes a full scale sewage treatment plant.</li> <li>5. There is no justifiable reason for the huge increased cost i.e. \$264,000,000.</li> <li>6. Years of construction disruption, plus years of upkeep, will have a stressful impact on the community.</li> </ol> <p><u>A sewage treatment plant has no place in a residential area.</u></p>
23	<p>I am appalled that Ms Helps et al have decided not to let those of us in the public know what an updated cost for sewage treatment at McLoughlin Point which is owned by the CRD. As a pensioner who will have to pay for this debacle I resent those of you who are not providing the full facts to the public. I too want to SCREAM.</p>
24	<p>The proposed plan to have sewage treatment at Clover Point is absolutely insane. It is one of the most beautiful vantage points, not only in our city, but in our country. As a resident of Fairfield I am strongly against this and would put my house on the market if such a plan was to go through.</p>
25	<p>I am unable to attend the meeting tonight, but I wanted to provide my feedback to you.</p> <p>I am utterly opposed to the Clover Point option. Here are my principles:</p> <ol style="list-style-type: none"> <li>1. No large sewage treatment plant should be placed so close to homes. Different guidelines exist in other jurisdictions but NONE would allow a large sewage plant in such close proximity to residences. This applies to ANY possible site in any part of the CRD, not just Clover Point.</li> <li>2. NO park should be co-opted for a sewage treatment facility. Not Clover Point, not Beacon Hill Park, not Cattle Point...NO PARK. We need our parks as places for people in cities to get closer to nature. That the facility is supposed to be underground and the park restored does not sway me. It is clear to me that a rooftop park will not provide the same amenities as the present park does.</li> <li>3. No neighbourhood should have to endure more than three years of construction disruption of the kind that would occur with the construction of this sewage facility. A few months of trucks beeping while in reverse is bad enough. Imagine three years of that noise! Imagine yourself as the owner of a bed and breakfast in the neighbourhood losing customers because of the noise and dust (or mud in the winter). Construction activities of this sort belong in industrial areas well away from places people live.</li> <li>4. No experimental facilities on a large scale should be constructed in close proximity to residential areas. We</li> </ol>

	<p>do not wish to be Guinea pigs for unproven technology.</p> <p>In the interest of brevity, I will not comment on the disruption to a well-used tourist destination, to the many events using Clover Point or to the fact that it is the ONLY year round off leash park in Fairfield.</p> <p>Although I remain unconvinced that sewage treatment is actually necessary and would prefer Victoria to request proper studies, I accept that treatment will be done. If it is, I would prefer that it be done as in expensively as possible and in accordance with the principles that I have outlined above.</p>
26	<p>I object in the strongest possible terms to the plan to site a sewage treatment plant at Clover Point.</p> <p>I have no confidence in CRD promises about time lines for completion or budgets – especially given the context of utter mess that is the new bridge</p> <p>Why the CRD feel that disrupting a major local beauty spot in a residential area is a viable option is mystery, especially when there are alternate industrial sites available.</p> <p>My family moved here from the North Okanagan after witnessing a similar debacle – where experts claimed a new sewage facility sited in a residential neighbourhood was state of the art and would not smell – which turned out to be completely false. On a hot day the smell was unbearable and it destroyed the neighbourhood as families and businesses moved away, leaving behind an area that fast became inhabited only by squats and the lowest cost rentals.</p> <p>I have seen the photographs of the disruption caused to Clover Point when the existing pump station was built – completely cutting off Clover Point from public use.</p> <p>I walk Ross Bay, Clover Point and the Dallas Road dog path every day – not only is it a site of outstanding coastal beauty, but it's busy with people – including but not limited to, people in cars parked enjoying the view, whale watchers, dog walkers, runners and jogger, families walking with their children, people flying kites, festivals (kite festival and Bard on the beach for example) – all of which would be completely disrupted. This is also one of the very few areas where the many dog owning families in the area can take their dogs for a run off leash. At a time when increased obesity in the general public is such a concern this plan would impact the many hundreds of people who use this area for outdoor recreation.</p> <p>So much disruption which is totally unnecessary.</p> <p>The CRD already owns McLoughlin Point – a former oil tank farm, at a distance from any neighbouring homes or businesses. Isn't this area already zoned for a sewage treatment plant, that independent engineers have confirmed the site meets all regulations and requirements and that economists confirm that building there would be a much less expensive use of tax payers hard earned dollars?</p> <p>This is clearly the most socially and fiscally responsible choice.</p> <p>Placing this facility at Clover Point just does not make sense.</p> <p>Planning to do so without public consultation was offensive and continuing with this plan in the face of all sensible evidence that there is a better option would be negligent.</p>
28	<p>Surely we can come up with a more appropriate site for a sewage treatment facility than at Clover Point, right on the Dallas Road waterfront??!!</p> <p>I am all for sewage treatment in Victoria, but we have so much underutilized industrial land!!</p> <p>Let's think about this more carefully!</p>
29	<p>The currently favoured plan to place one plant at McLoughlin or MacCaulay and another at Clover Point is reasonable, though not ideal.</p> <p>However I have concerns that Clover is going to play the roll of a bargaining chip which will be withdrawn once the process is underway, leaving the region with no choice but to push on with a single monolithic plant at the Esquimalt location.</p> <p>It would be wise, if the committee is going down this road, to have an alternate to Clover Point arranged so that this outcome can be avoided. Otherwise I would suggest no progress on this plan until Clover Point is assured,</p>

	<p>technically and politically.</p>
30	<p>China Hits McDonald's Supplier With Record Fine For Water Pollution Amid Signs Of Toughening Environmental Policy</p> <p>Victoria must protect the world class destination image once the sewage treatment facilities are operating. Fines must act as a deterrent. (Tourist will want to visit Victoria also, to avoid the continued turmoil overseas. ).  Art Bickerton (Saanich)  <a href="http://www.ibtimes.com/china-hits-mcdonalds-supplier-record-fine-water-pollution-amid-signs-toughening-1903044">http://www.ibtimes.com/china-hits-mcdonalds-supplier-record-fine-water-pollution-amid-signs-toughening-1903044</a></p>
31	<p>I wanted to follow up my last letter to you with a thank-you for the advertisement in today's Times-Colonist about the wastewater treatment meeting April 25.</p> <p>I appreciate the balanced, neutral language and approach taken in outlining the meeting's purpose. So it seemed only fair to acknowledge that, since I'd been quick to point out my concerns with tone and slant of the earlier letter to Fairfield residents.</p> <p>I very much hope the meeting will help convince you that Clover Point Park deserves protecting and should be removed from any of the choices being proposed for a sewage treatment plant.</p>
32	<p>In my career managing large technology operations and consulting divisions for global firms firms, I occasionally encounter leadership decisions so profoundly perplexing that they become case studies for guest lectures I teach at universities.</p> <p>Sewage in the CRD appears to be one of them.</p> <p>The history of indecision, poor decisions, blocked decisions and reverse-decisions over the past 25 years is nothing short of fascinating. And, now we have Clover Point back on the table — garnering a whack of public attention at its significant impact and cost. While I adamantly oppose this direction, I must admit it makes the case study even richer for academic research and debate.</p> <p>So put me firmly in the "No" column for Clover Point. But, I'll be following this issue closely as it informs future analysis of public sector leadership in BC.</p> <p>PS In the event that none of you got out this morn for a walk and coffee @ Clover Point . . . here's a sample of what you missed at your proposed site of destruction</p>
33	<p>Why the more expensive option?  Why spend our taxpayer dollars needlessly?  Why the more heavily populated area?  Why is the voice of the lesser populated area given more credence than ours here in Fairfield?  Why no public consultation?</p> <p>This tax paying member of the public is crying foul!</p> <p>Ms. Helps, your intervention here is crucial. Please heed the voice of the majority of your riding.</p>

34	<p>I am writing to express my concern about the proposal to site a sewage treatment plant in Clover Point Park.</p> <p>Clover Point Park is not just an amenity for residents of Fairfield or even Victoria city. It is heavily used by people from all over Greater Victoria and is frequently visited by tourists as well (that the "Seaside Drive" is rated number 6 of Victoria attractions on TripAdvisor is just one example of the tourist use). It is also used for numerous events including the Swiftsure Race, the Kite Festival, the International Cycling Festival, the TC 10 K and many more. Converting the park to a sewage treatment plant will involve years of construction during which the area will be unusable or minimally usable, followed by a permanent loss of value of the remaining park space due to noise, odours, and the intrusion of manmade structures into the natural space.</p> <p>If Clover Point Park were truly the only option for sewage treatment in the region I could possibly understand the need to locate a sewage treatment facility there. However the recent site selection process came up with many more viable sites and of course there remains the potential option of McLoughlin Point, an abandoned tank farm owned by the CRD, set back from residences, having no conflicting uses, and NOT mentioned as a prime tourist attraction on TripAdvisor.</p> <p>McLoughlin Point is the cheapest known option in the region and is the first option recommended by CRD staff and outside experts. While I am well aware that the McLoughlin site is opposed by a subset of Esquimalt residents, it is far from clear that building an additional sewage plant at Clover Point Park will suddenly convert those residents into supporting an Esquimalt based plant. Two results stand out from the recent consultation:</p> <ol style="list-style-type: none"> <li>1) Cost (taxes) was the paramount concern for wastewater treatment</li> <li>2) None of the proposals for two or more plants attracted majority support. The only proposals with majority support were the single plant options. The option with the greatest support was a single secondary treatment site at Rock Bay.</li> </ol> <p>I sincerely hope that Victoria's council will NOT approve rezoning Clover Point Park for a sewage treatment facility other than a potential outfall and enhanced pumping station that will be required under any sewage treatment plan.</p>
35	<p>I support the Association for Responsible and Environmentally Sustainable Sewage Treatment (ARESST) position that the Capital Regional District (CRD) should seek a correction of our sewage risk classification to "low risk."</p> <p>As an university instructor, it is of considerable concern to me that although public health officers, University of Victoria marine scientists, and CRD monitoring reports all tell us that our existing system is no threat to public health (or to Washington State), the CRD continues to pursue spending over a billion dollars on land-based sewage treatment.</p> <p>It has also been shown that land-based sewage treatment will present difficult pollution challenges, including the problem of disposal of contaminated sludge. Some of that one billion dollars would be much better invested in replacing the shared sewage-storm system in Oak Bay and other related infrastructure projects.</p>
36	<p>I support the Association for Responsible and Environmentally Sustainable Sewage Treatment (ARESST) position that the Capital Regional District (CRD) should seek a correction of our sewage risk classification to "low risk."</p> <p>As documented by ARESST:</p> <p>CRD actions are not being driven by evidence-based decision-making. Instead they are being driven by:</p> <ul style="list-style-type: none"> <li>• A flawed ideology that building a new treatment system is simply the right thing to do.</li> <li>• Fear of missing a 2020 deadline – but it's the wrong deadline.</li> </ul> <p>Facts about the Deadline</p> <ul style="list-style-type: none"> <li>• Federal regulators have definitions for classifying the risk of sewage treatment systems.</li> <li>• The high-risk classification applies only to systems which discharge into fresh water.</li> <li>• Our system, discharging into salt water, has been incorrectly classified as high risk.</li> <li>• Our system fits the regulators' low-risk definition.</li> <li>• Correction of our system's classification from high to low risk would change the CRD's deadline for compliance with the new regulations from 2020 to 2040.</li> </ul> <p>With the correction to low risk, the CRD could stop spending taxpayer money to create a system that the law won't require for another 20 years, and that could then include more advanced technologies.</p> <p>Public health officers, University of Victoria marine scientists, and CRD monitoring reports all tell us that our existing system is no threat to public health or to Washington State, and the Chairman of Tourism Victoria has just confirmed that it's no threat to Victoria tourism.</p>

37	<p>Thames Water hit with record-breaking £1m fine for repeatedly discharging sewerage into Britain's longest canal - Mirror Online</p> <p>The CRD should impose huge fines as penalties for the operators that win the sewage construction contracts ... Especially if offshore multinational syndicates are chosen. Qualified people must oversee the work. No inferior cement, steel, pipes) that may cause failures. Taxpayers shouldn't have to pay for faulty workmanship or sloppy operators.</p> <p>Art Bickerton (Saanich)  <a href="http://www.mirror.co.uk/news/uk-news/thames-water-hit-record-breaking-7118124">http://www.mirror.co.uk/news/uk-news/thames-water-hit-record-breaking-7118124</a></p>
38	<p>I am dismayed by your two-page letter and fact sheet to the Fairfield community that arrived in my mailbox yesterday. The following is a list of concerns.</p> <p>Firstly, it reads like a sales pitch by the city, endorsing Clover Point Park as a viable site, especially the "Fact sheet" section entitled "What characteristics does the Clover Point area have that make it a suitable location for a sewage treatment facility?" The first bullet then reads: "The Clover Point site is considered suitable for a number of reasons." Not only is that statement redundant, it's hardly neutral. And on that note, it seemed to go to great lengths to intentionally avoid using the word "park," relying instead on language like "property" and "site." Is that an attempt to mask the fact we're talking about ripping open our park for this project?</p> <p>Secondly, under the same banner, I was disturbed to see the park, a.k.a. "site," described as "open" and "vacant." Odd description for such an immensely popular public green space used by thousands of pedestrians, kite fliers, paragliders, dog-walkers, families, etc.</p> <p>Thirdly, there's the far-fetched "fact sheet" claim that the site was supported as "publically acceptable in the Spring 2015 consultation." Let's be clear. People were asked to comment on the notion of a much smaller addition to the outfall, not the huge industrial plant being proposed. To suggest that constitutes acceptance of the current massive proposal, sprung on the community at the last minute, is disingenuous and irresponsible.</p> <p>Fourthly, under the stated "worries and concerns," the last bullet cites "community amenities that can be integrated into a site will be offered."</p> <p>That is hardly a worry or a concern. It seems more of an attempt to manipulate the reader, once again, to believe that the city is endorsing this ludicrous proposal.</p> <p>Fifthly, what is the cost to taxpayers for this bias sales pitch sold to us in the spirit of consultation? If the city seriously wanted to consult with its residents, surely it would have included the time and location of the public meeting. How will that information get out to people? Another expensive mailout? Is it a case of bad planning or an attempt to limit numbers by the short notice?</p> <p>Finally, the mayor met with a group of concerned area residents April 3 and left us with the impression care would be taken to present any future message in a balanced manner using neutral language. We trusted her to ensure this would be the case with this mail-out, which arrived several days after that meeting.</p> <p>While I appreciate the mayor is very busy, someone should have made a point to vet the statements and ensure the message reflected the city's intention to consult the community and gather feedback, not pursue an agenda to push through this inane proposal. It's hard to feel confident in the city's goal to "seek input from the community to learn more about concerns," when the subtext reads more like: "We're going ahead with this whether we like it or not, and here's why."</p> <p>Will such a letter be sent to Rock Bay residents promoting that location?</p> <p>The document states that site provoked "strong opposition" from Cook Street business owners. So far, opposition to the Clover Point Park proposal has driven hundreds of people to sign a petition, and that number will grow exponentially as word spreads.</p> <p>There have been dozens of letters in area papers slamming the notion to ravage our park. Residents have addressed council, CRD committees and area associations to voice their rejection of Clover Point Park as a viable sewage treatment site.</p> <p>If that doesn't constitute strong opposition, I don't know what does. But I'm committed to finding out and doing whatever is necessary to protect this beautiful green space.</p> <p>I truly wish you, as our elected representatives, will hear our pleas and join us in maintaining the park in its</p>

	current beloved state.
38	Please be advised that not everyone's views are being represented by the Fairfield Gonzales Community Association. We support the plan to use Clover Point or Beacon Hill ball field for a new, state of the art, tertiary sewage treatment plant. Let's just get on with it. Enough talk...build it!
39	<p>Please find attached a map of the Clover Point Park area. The area outlined in red is the size needed for the same type of plant that was proposed at McLoughlin. I have included a document for reference that was created for the McLoughlin Point tertiary treatment system.</p> <p>As you can clearly see, the tertiary site will not fit into the area. We look forward to further discussions on a new location for the tertiary treatment system in Victoria.</p>
40	<p>Hello Council Members,</p> <p>Thank you for your work on behalf of the citizens of Victoria. I am writing about the naming of Clover Point as the potential site for sewage treatment in Victoria. I was disappointed to return from holidays and find that the process seems to have been hurried at the last minute to have a site name for the federal funding deadline of the end of March 2016. I am not sure as to whether a public consultation or any such conversation was held. I do know that leading global research indicates that underground sewage facilities are not only exceedingly expensive, but that they pose considerable health and safety risks for residents, therefore significant buffer zones to decrease potential risks to residents are recommended. I am unable to discern whether council or the CRDC have done the research as I cannot find any records of such. Please read the attachment and consider whether Victoria wants this kind of sewage treatment facility in a residential neighbourhood.</p>
41	<p>Thank you so much for your comprehensive reply to my query about Clover Point as a recommended site for an expanded underground sewage treatment facility. It is my sincere hope that the process of citizen engagement will be a priority for the City of Victoria and the CRD, and be seen as more than a requirement in a zoning change proposal for the Clover Point site. It appears to me that the residents of Fairfield and citizens of Victoria have not been fully informed of the process and intentions of council and the CRD in regards to the naming of Clover Point as a site to process large amounts of sewage in a residential area.</p> <p>I believe that a community meeting would help council and the CRD to understand the concerns of residents and to clear up misinformation and rumours.</p>
42	<p>If you are trying to make me move from Victoria you are on the right track. To choose Clover Point as a full scale sewage plant makes no justifiable sense. Despite engineers, economists and staff stating a single facility located at McLaughlin Point is the cheapest option, and will meet all regulations and requirements. This, despite the fact that the CRD already owns the site at McLaughlin Point, and it is currently zoned for sewage treatment facilities to be located there.</p> <p>The fact that the treatment centre will be half a kilometer from any neighbouring house or business at McLaughlin Point makes it insanity to place it in the middle of a neighbourhood which will create great impacts to residents.</p> <p>The huge extra costs are not justifiable.</p> <p>It can all be done at McLaughlin Point, cheaper, with less impacts.</p> <p>Concerned resident, taxpayer and homeowner.</p>

43	<p>Re the second article in the TC repeating Ottawa's verdict re sewage risk (April 28), and your rejection of David Anderson's evidence, have you considered that Mr. Wilkinson's figures omit the following which I confirmed in a reply to an inquiry I sent to an award winning Visland ocean scientist of many years' experience -"that the toxic compounds which he (Wilkinson) mentions are rapidly diluted thousands of times to a point that within an hour they are no longer toxic. To get some appreciation of how vast the oceans are, it would take more than five land masses to fill the oceans. In case of the currents in Juan de Fuca the mixing to 400 m depth and rapid expulsion of the mixture into the Pacific, it is irrelevant to even consider toxicity any more than we consider the toxicity of all the crap released by marine animals. It is only in enclosed bays lakes and estuaries that these things are important."</p> <p>The same scientist has written to the Minister of the Environment this week.</p> <p>He has also said, in relation to the piece about risk assessment published last Sunday by an engineer(what kind is not specified) :</p> <p>"Another bad write up in Sunday's TC where the author elaborates on RISKS - This is a probability function and what is needed instead is a DIAGNOSTIC approach, the same as in medicine "</p> <p>The two kinds of risk assessment are different in that one is the kind the gambler would use to assess a probability of a number turning up and the second is the kind of risk a doctor would use in diagnosing an illness, the latter involving many factors, not just statistics as the first one would. You wouldn't like a doctor to say your risk of dying is just . . . according to statistics (age, sex, etc) when a lot of other factors involved like lifestyle, habits, would alter the diagnosis. The marine environment is the same in terms of factors influencing its treatment.</p> <p>You still do not have credible, relevant scientific evidence that the plan ' as is' is needed. This is the bridge all over again, with probably the same results.</p>
44	<p>Just received a document from the city regarding the above. Please direct me to the science regarding the need for this expanded facility. Also when and how did Victorians approve the presumably significant sums already spent on it. Thanks.</p>
	<p>The March 2, 2016 San Francisco article explains that cast iron pipes were installed in error by the sewage contractors. PVC pipes are essential for longer life and flexibility, which is extremely important in earthquake regions.</p> <p>The Hydrogen sulphide gas produced in the conveyance of sewage is highly corrosive to cement, cast iron and steel piping. PVC piping will reduce odour, prevent leaks, insurance risks and "smell" complaints. The "rotten egg smell" of sewage is combustible.</p> <p>Please guarantee that contractors will be liable for construction errors to protect the future of the system, environment and the taxpayer.</p> <p>Also, I've sent this notice to other municipalities suggesting that they consider Tertiary sewage treatment along with Gasification as the cheapest option.</p> <p>Please do not choose anerobic digestion as the annual operating costs are estimated to be \$15 million and the odour will surround the entire CRD.. Imagine the region's voter complaints if McCloughlin Point or Cook Street is chosen for sewage conveyance.</p> <p>Hello: The information lists 2015 innovations in sewage treatment. I hope this can be used toward site locations like Clover Point and Colwood. <a href="http://www.thameswater.co.uk/cr/Howwedobusiness/Innovation/index.html">http://www.thameswater.co.uk/cr/Howwedobusiness/Innovation/index.html</a></p> <p><a href="http://www.bbc.com/news/uk-england-london-34168418">http://www.bbc.com/news/uk-england-london-34168418</a></p>
45	<p>My husband and I are residents of <small>personal information</small> in Fairfield. We are wholeheartedly opposed to the proposed sewage treatment facility being built at Clover Point. The cost is going to greatly exceed building at McLoughlin, not to mention the least disruption of lives of people that live in Fairfield. Mcloughlin does not have residents surrounding it. Why are we in Victoria paying for the blue bridge reconstruction when clearly people living in Esquimalt use it every day to get into town. Victoria residents are getting the shaft in every direction causing our property taxes to grow and grow. Enough!!Do the right and logical thing and build the sewage facility at McLoughlin.</p>

46	<p>In speaking with people in my neighbourhood, someone has come up with another potential site and solution that may just make everyone happy, or at least, less people unhappy.</p> <p>Albert Head: Owned by DND - Could be leased for \$1.00 per year for 50 to 100 years Pipe the effluent from Macauley and Clover Point, under the sea bed (fairly flat) to Albert head. Have a tertiary plant there. Have a co-generation plant for the waste materials that would make available power to Metchosin and Colwood. The West side could be hooked up as well there.</p> <p>Please give this some serious consideration. As a taxpayer, I would prefer a prudent solution not a political solution.</p>
47	<p>Thank you for your time and thought regarding sewage treatment options for all of Victoria. I am concerned and against the choice of Clover Point when there is a more logical and economical alternative at McLoughlin Point which the CRD owns and is somewhat removed from a residential area. This site could be landscaped and architecturally designed to blend in and be an interesting addition to the Victoria Harbour entrance. Alternatively the Rock Bay site may be worth reconsidering.</p> <p>The beauty of the city's marine scenic waterfront, including Clover Point, is a huge tourist draw and important site for community events such as kite flying and the kite festival, Swiftsure start, Snowbirds airshows, dog walking, bike racing, soapbox derby and numerous community fund/support raising events and is a much sought after residential neighbourhood starting not more than 50 meters from the proposed sewage treatment site. Making this an industrial area with potential contamination/air quality issues makes no sense. This is a park and should not be rezoned.</p> <p>Please reconsider our options.</p>
48	<p>As a Fairfield home owner, business owner and commercial building owner with two small children that regularly utilize the PARK at Clover Point, our family is offended at Victoria Council and our mayor in apparently agreeing with a hasty proposal to include Clover Point as a location for a new sewage treatment plant.</p> <p>Our Victoria Council has a duty to consider the increased costs to all taxpayers by including Clover Point, with absolutely no consultation at all, and ignoring the original recommendations to have one treatment plant at the best site in the region, McLoughlin Point. Taxpayers that pay the bill for all this understand that is the lowest coast option we have available anywhere in our region.</p> <p>Esquimalt should not be allowed to bully any us into an ill-considered plan, because they somehow feel they were not respected through the process, and for them to suggest we include one of our parks is beyond belief.</p> <p>We are not talking about utilizing Saxe Point Park, nor would any reasonable taxpayer as it's not the best site.</p> <p>Stop playing politics. And don't spend more than \$250mil+ of our money in increased costs because you don't have the stomach to take the stance that is clearly right. That's what you were all elected to do.</p> <p>One treatment plant at McLoughlin Point. Get on with it.</p>
49	<p>Please see attached photo as a suggested alternative location for a SINGLE Sewage Treatment Facility. Due to the location the amenities will benefit all of greater Victoria as it should. I ask that the overdue improvements to the Dallas Road Walkway, bluffs and Clover Point Park "for all to enjoy" be included in the amenity benefit consideration and I be a part of that discussion as I was in the original proposal for Clover Point.</p> <p>The other attached photo shows the proposed site is made up of bedrock, which makes it a stable location for the underground facility. We could take a beautiful heritage house that is being remove from another location, because of development and use it as the entrance and office and nobody will be the wiser. The native plants in the field could be collect and stored right next-door at the parks yard and returned when construction is complete. Our house is one of the closest to the proposed site and this immediate neighbour says yes.</p> <p>After countless exploration of other sites and potential disastrous consequences to business, residence and the environment. Its time to reopen the discussion of Beacon Hill Park</p> <p>For the record, I believe the best solution for sewage treatment is the current arrangement.</p>

50	<p>As someone who lives in Oak Bay and therefore not a direct taxpayer to you, nevertheless I am going to be affected how you demonstrate leadership as the the co-chair of the CRD Sewage Treatment debacle. I support our mayor 100% in his effort to reopen the discussion re the McLoughlin Point location. My expectation is that both you and Mayor Desjardins would not permanently close hypothetical doors, especially those that cost somewhere between \$250,000,000 and \$300,000,000 less to your taxpayers than the doors your process has led you to walk through. That is grotesque fiscal irresponsibility on your part and should not be forgiven. Mayor Desjardins has managed to potentially cost us all a whole lot of money. Should you succeed in this waste of our money, I, and many I know, will actively and passionately campaign against you and Ms Desjardins in the future. How dare you put process over pragmatism when spending someone else's hard-earned money? You are demonstrating a spectacular lack of leadership at the present time and making Dean Fortin look positively thrifty!</p> <p>It would also be beneficial for your city and our region at large if you and the Ben and Jeremy Show would provide any evidence that you are aware of any people in your constituency other than the homeless and those who want to grow cabbages on their parking strips. These two groups comprise a very small part of those you were elected to represent and should not be dominating your time and press releases and discussions. The distortion that all people who are homeless are also addicts and mentally ill is patent nonsense; this is not an inevitable troika. Many of those in the tent squalor profiled in the TC are opportunists and those who want to make a statement; you can't fix lazy no matter how much money you spend and how good, though poorly informed, are your intentions. There are plenty of addicts living comfortably in the Uplands and there are plenty of mentally ill who are not homeless. This is an inaccurate association foisted upon the public and reinforced by you and your council.</p> <p>You and all the councillors received the majority of votes in your individual races; I think it is reasonable to expect that you will spend the majority of your time and our money on those people who elected you.</p> <p>(Somewhat) respectfully,</p>
51	<p>A brochure from the Victoria Sewage Treatment Alliance landed in my mailbox this morning. No doubt it will prompt many messages to each you, as it was designed to do.</p> <p>The manipulative language in the brochure threatens Esquimalt residents with punitive higher taxes if we don't support a revival of the original McLoughlin Point treatment plan. Well, the threat is not working. Our community roundly rejected this proposal, I continue to passionately oppose this old-fashioned centralized sewage treatment option. Why would we all buy into a multi-multi-million plan for a site that experts have clearly shown is too small to handle inevitable growth in the region? Why would we embrace out-dated technology when the benefits of smaller, more efficient and sophisticated sewage treatment systems are so numerous? Dockside Green is an outstanding example of what is possible with some vision and good planning.</p> <p>Please, continue to reject the idea of revisiting this deeply flawed plan, despite this blatant last-ditch effort from the Victoria Sewage Treatent Alliance to stir up fear and community dissension.</p>
52	<p>Hi all - this has been a part of the bullying of Esquimalt historically - and has to stop - as Mayor and Council of Esquimalt are fully aware - it only serves to further alienate our Township from this process - as citizens of Esquimalt we should not have to be subjected to this kind of subterfuge and everyone at the CRD and anyone whom any of the directors are trying to influence should be taken to task - as well, whoever is behind this mail out should also be told that to cease and desist...</p> <p>A mail out to Esquimalt residents - I do not have one yet but here is the post on Esq. Community Connection: "Is anyone else annoyed by the pamphlet at the door today from the Sewage Treatment Alliance using fear mongering to get people to go with McLoughlin Point as the only treatment site?" And pics of the brochure...this sounds pretty obvious..</p> <p>Thank you for be respecting the citizens of Esquimalt - we will not be bullied in this manner...we have always been willing to part of the process ...</p>
53	<p>Having received some very technical information just today re the sewerage treatment plant at Clover Point, I am writing in haste. My understanding is that very soon the decision will be made.</p> <p>Engineer Hans Larsen made considerable technical inquiry with a European firm which is very skilled and has much experience. Questions were also sent re buffer zones to several countries. Here is a link to the paper, which you may already have seen and received.</p> <p><a href="https://mail-attachment.googleusercontent.com/attachment/u/0/?ui=2&amp;ik=a547">https://mail-attachment.googleusercontent.com/attachment/u/0/?ui=2&amp;ik=a547</a></p> <p>The conclusions were:</p>

	<ul style="list-style-type: none"> <li>• It has never been done before in North America.</li> <li>• Building the plant would pose huge engineering challenges.</li> <li>• Building the plant would be extremely expensive.</li> <li>• The plant would likely be classified as a hazardous work location.</li> <li>• The buffer zone (shortest distance between plant boundary and nearest residential building) at 25 meters is far less than currently recommended (200- 500 meters) particularly considering that the plant may pose an explosion hazard.</li> <li>• It would be unrealistic to expect that any meaningful energy recovery could take place within the very limited space of the plant.</li> </ul> <p>He also emphasized as "a grievous dereliction of duty on the part of Victoria City Council if they approved underground sewage without confirming technical feasibility by first consulting internationally respected engineering companies specializing in the design and construction of tretment plant- in other words- without due diligence.</p> <p>Please do check further. Or else abandon the idea, since so much technical information presented is persuasive, so you can get on to a real solution</p>
54	<p>I wish to add my voice to the voice of many Fairfield residents opposing your recent decision to build a sewage treatment plant at Clover Point ruining one of the most lovely points on the water in Victoria and one of the most desirable areas of the city.</p> <p>A more reasonable decision would be to put it on McLoughlin Point in Esquimalt which the CRD owns and which would be further from neighbouring homes.</p> <p>Mayor Helps, be advised that if this plan goes forward not only will I not vote for you again, I will work hard to secure your resignation for failure to adequately consult my community. Further, I will contest my property tax assessment as long as I live since this decision will have a significant deleterious impact on the value of my home.</p>
55	<p>When one considers the items (1) &amp; (2) below, it is clear that a public plebiscite on sewage options is required due to the gargantuan final sums of money that are and will be involved.</p> <p>While I voted for you, I never authorized ANY politician in Greater Victoria to spend these classes of sums. Simply put, you do NOT have the voters' delegated authority for such [immense] sums, and so placing Sewage Options in the direct hands of your voters is the only ethical path available.</p> <p>You've done very commendable work up until this sewage matter, and so I look to you to initiate the necessary plebiscite on behalf of every voter in Greater Victoria.</p> <p>1. TIMES COLONIST ITEM MARCH 8, 2016:</p> <p>written by Lawrie McFarlane, Times Colonist Columnist:</p> <p>HEADLINE: Make Sewage Decision For The Greater Good</p> <p>Forgive an old-fashioned view of politics, but I always thought mayors and town councillors were elected to represent their voters. That is to say, faced with a difficult choice, they would put the best interests of the community ahead of personal discomfort.</p> <p>Apparently not. Last week the Capital Regional District's sewage committee refused to hear updated cost estimates for a single plant at McLoughlin Point in Esquimalt.</p> <p>Victoria Mayor Lisa Helps explained this "hear no evil, see no evil" stance the following day. To do so, she said, would mean going to war.</p> <p>With the region's voters? No. Helps is afraid of war among her fellow mayors and councillors.</p> <p>While estimates vary, it's almost certain that any option other than McLoughlin Point will add several hundred million dollars to the final bill.</p> <p>But confirming that fact officially would create a problem. Why? Because it would embarrass other civic leaders who are opposed to McLoughlin Point on political grounds.</p>

What are we to make of this? Helps' vision of the CRD and its committees, seemingly, owes more to group therapy than fiscal sanity.

View Royal Mayor David Screech calculates that abandoning McLoughlin Point will translate into an extra \$285 in annual property taxes across his municipality. Comparable increases are projected in other districts.

It seems inconceivable that local politicians would knowingly inflict such massive harm on voters merely for the sake of congeniality. Yet that is what we're witnessing.

I appreciate the value of being chummy. There's always a certain amount of mutual backscratching in politics. Nothing would get done without it.

There is also the reality that what goes around, comes around. Stick it to a colleague, and sooner or later the favour will be returned.

But governing is also about securing the greatest good of the greatest number. Our mayors aren't doing that here.

Quite the opposite, in fact. They are bent on inflicting the greatest harm on the greatest number, to save themselves discomfort.

Yes, it takes guts to sit on a committee and face down enraged colleagues whose political lives are on the line. But in circumstances like these, that's what you got elected to do.

If your principal concern is preserving amicable relations, find a different job.

I concede this is harsh advice. None of these difficulties would have arisen had the province's environment minister done her duty.

McLoughlin Point was a settled deal before Mary Polak refused to back it. If we're assigning blame for this debacle, 80 per cent belongs at the minister's door. Let's not forget that when the final accounts are tallied.

But that's wastewater under the bridge. Polak also demanded a single-plant solution, noting the obvious point that multiple sites would be more expensive and disruptive.

Very well. Then let our mayors lay out all the numbers. Hold nothing back.

Show conclusively that McLoughlin Point is the cheapest option and give the proof to Polak. If she still dissents, the ball is in her court.

Emotionally speaking, no doubt this will take its toll on relationships. But we're talking about the single largest expenditure in our community's recent history.

More than \$60 million has already been sunk in the McLoughlin Point option. There is not a hope some other scheme can be scrambled together by the federal deadline, or that we could afford it if it were.

This is surely the salient point that Helps and her colleagues need to grasp. There will be no forgiving civic leaders who impose massive tax increases on the region, merely to accommodate their desire for collegiality.

Small screw-ups we may overlook. But a boondoggle of these proportions will follow those responsible right to the next election.

jalmcfarlane@shaw.ca

2. TIMES COLONIST ITEM MARCH 8, 2016:

HEADLINE: Optics trump evidence in sewage fiasco

The antics accelerate at the Capital Regional District, which has spent or committed \$60 million to \$80 million of public money without ever commissioning a study comparing the environmental impact and costs for our current ocean-based sewage system versus land-based treatment.

Why has the CRD not asked what we would get for our money?

The CRD says on its website: "The CRD has a mission to be local government leaders in providing cost-effective, innovative and environmentally responsible sewage treatment to its residents." Just what our current system delivers.

Under one-size-fits-all federal regulations, Victoria has been misclassified as high-risk (land-based treatment required by 2020) instead of low-risk (treatment deferred to 2040). Federal guidelines demand local cost-benefit analysis before funding, but this provision has been ignored.

Why has the CRD not asked the feds to classify Victoria low-risk, conduct a cost-benefit analysis, or preferably do both?

The federal regulations are intended to protect drinking water and prevent environmental harm. Paradoxically, however, in Victoria, land-based sewage treatment would both cause environmental harm and endanger drinking water. According to a 2013 CRD-commissioned report, land-based treatment would have 11 harmful environmental, health or economic effects on land and no beneficial effects, and there are seven additional harms that the CRD report overlooked. Among the 18 harms are:

- negative human health effects from construction dust, noise, and truck traffic, including construction-related injuries or deaths;
- serious disruption to tourism businesses during construction;
- risks of sludge pipeline leaks in residential neighbourhoods served by well water;
- explosion hazards from biosolids "digesters";
- 16,000 tonnes of GHGs during construction, and 8,000 tonnes annually; and
- reduction in property values in neighbourhoods near new or modified facilities.

There is dangerous group-think going on with core-area and CRD politicians — no one wants to say the emperor has no clothes. But the public can see the naked truth, and they will not thank politicians for squandering billions on this fiasco.

And, make no mistake, if current estimates are about \$1 billion to \$1.5 billion, then the final cost, including cost overruns and operating costs, would undoubtedly be \$2 billion to \$3 billion, which would put a crushing tax burden on this area for the rest of this century and beyond.

Many CRD politicians cite their concern for the ocean. Yet marine scientists from B.C. and Washington state agree that our treatment system causes only very minor negative effects on the ocean, making land-based treatment a low priority for marine environmental protection. Screened sewage effluent is 99.9 per cent water. Basic organic matter is food for ocean creatures, and disperses rapidly in the cold, turbulent waters of the Juan de Fuca Strait.

Microplastics, metals, etc., are best dealt with by source control. The CRD already has exemplary source control for businesses, and toxic chemicals are not a serious problem; Victoria's sewage effluent (undiluted) meets the Canadian drinking water standards for metals, in most cases being below the maximum amounts by a factor of 1,000 or more.

Victoria's worst problem, related to sewage, are the occasional overflows to local beaches via storm drains during heavy winter rains. Ironically, land-based sewage treatment system would not address this problem.

For a fraction of the cost of unnecessary land-based sewage treatment, the CRD could expand commercial source control, develop exemplary source control for households and correct beach overflows.

On the side of science and sanity are concerned marine scientists, medical health officers, engineers and many well-informed citizens. All want to protect the ocean, but not via land-based sewage treatment, at least not until an independent cost-benefit study demonstrates the need.

	<p>The tens of millions wasted to date are a drop in the bucket compared to what will be flushed down the toilet — via transfer to engineering and construction companies — if this multibillion-dollar juggernaut continues. Forcing the capital region to move to land-based sewage treatment is a triumph of optics over evidence. Forcing such a change without a referendum is undemocratic and unreasonable. This is no way to run a country. Taxpayers deserve better.</p> <p>CRD residents, speak up, and tell CRD politicians: The emperor has no clothes.</p> <p>Rebecca Warburton is a professor at the University of Victoria's School of Public Administration. As a health economist with 30 years of experience in the cost-benefit analysis of health-related public projects, she has been concerned about sewage treatment since before the 1992 referendum. For more information, see her published work at: <a href="http://publicsectordigest.com/articles/view/1291">publicsectordigest.com/articles/view/1291</a></p> <p>© Copyright Times Colonist</p>
56	<p>Thank you for your detailed response to my letter on the proposed sewage plan. It is good to have the official word on what is going on and the rationale behind it. I hope you will keep sending out updates to concerned citizens such as my self.</p> <p>You say "The City of Victoria is committed to establishing secondary or better wastewater treatment, and to protecting the environmental interests of our region." Mayor helps has reportedly said, " I am not really interested in the debate about do we need to do it , do we not need to do it..." (Focus, March /April, p. 26) Therein lies the problem: According to articles I have read in the TC and Focus, Mayor and council have not made the scientific case to support the need for "secondary or better" treatment given Victoria's particular situation. That makes it sound like ideology has once again trumped science. Really, I am quite happy to pay for secondary or even tertiary treatment if I can be shown the advantages and necessity of it. I realize the science on this matter is contradictory and ambiguous, but it should be examined none the less. Council should be able to make a public statement to the effect that "we have read all these reports and the reason we have come out for this particular solution is because..."</p> <p>"I am not really interested in the debate about do we need to do it , do we not need to do it," just doesn't cut it! We are still sorting out the expensive missteps around Mayor Fortin's bridge replacement. I am hoping that future mayors and councils won't still be struggling, in years to come, with similar unexamined issues and costs associated with our nascent sewage system. Now is the time to sort it out!</p>
57	<p>Three things and a general concluding comment:</p> <p>(1) I'd like to briefly indicate my support for the sewage treatment option utilizing a facility at Clover Point. I would support any sewage treatment option, anywhere, because it's time to get it done and move on (as many of you have been saying). I don't have a lot of extra income, but I will happily pay my portion of resulting tax increases/levies.</p>
58	<p>I was blindsided this month when I learned that Clover Point was selected as one of two possible sewage treatment sites in the City. I attended a Fairfield Gonzales Community Association (FGCA) meeting this week and I learned that I wasn't alone. The FGCA land use committee members were equally surprised about the Clover Point site selection, the lack of consultation with the community leading up to the decision and the apparent absence of any project details for this site.</p> <p>It's alarming that this surprise decision comes on the heels of the site selection failure in Esquimalt. The public was told in a CRD Eastside site selection forum that the Esquimalt site selection process failed because a site was selected first and then the public was asked for comment. We should not repeat that mistake.</p> <p>Dallas Road waterfront is a well-used park and a prized, spectacular destination for residents and tourists in the region. Clover Point is a highly visible part of that waterfront. Please rescind the site selection decision and conduct a consultation process on Eastside site selection with proper project details.</p>
59	<p>I am appalled that Clover Point is one of the final pick for a sewage treatment plant. Clover Point is surrounded closely by residential usage and the point itself is a constant draw for walkers, water users, kite flyers, Shakespear shows, car shows, dog walkers etc. etc. The number of people who use the area as a desirable outdoor space is uncountable. There is always a constant stream of people there. I think it is a wrong decision to place the treatment plant in such a fantastic area. Please reconsider you decision and place the treatment plant in a less used area. Maybe in the parking lot of the cruise ship area - where there is not a history of walking and no houses close by. I am strongly opposed to using Clover point as a sewage treatment site.</p>

60	<p>For the sake of those of us who live across the street from Clover Point please don't throw us under the bus. We will pay the price for this sewage project in so many ways. It's not ALL about the money. Our quality of life for the years to come should count for something. The mayor of Oak Bay seems to be the only one speaking for us. Rock Bay is too close a place for the residents. If that is the argument against Rock Point than the same should apply to the people who live on Dallas Road. I guess Clover point doesn't have the development potential needed to be protected by downtown money.</p>
61	<p>I am a 83 year old Esquimalt taxpayer. I would like the Mayor and Council to reconsider the McLoughlin Point Plan for Sewage Treatment. After visiting the site I now consider it an ideal site for the Treatment plant. I hope you will too.</p>
62	<p>Currently our area has two outfalls, one at Clover Point and one at Macaulay, that dump sewage into our ocean. It makes sense to continue to use these two sites for our new sewage system because the infra-structure is in place and it would help keep costs down.</p> <p>What I really don't understand is why both yourself and Barb Desjardins feel that the residents close to these locations require some kind of special deal for having the sewage treatment close by. The new sewage treatment will actually be an improvement for them compared to what has been in place all of these years. So what's all the fuss about? You keep reassuring people that there will be no odours, and the waste water will be cleaner, etc. These residents should be happy that it's finally going to get cleaned up.</p> <p>Everyone really just needs to be paying the same for this – no special deals.</p>
63	<p>I pay taxes to two local governments. I am writing to both of you</p> <p>I trust all of you took the time to read the article in The Times Colonist, March 8th 2016 <a href="http://www.timescolonist.com/opinion/op-ed/comment-optics-trump-evidence-in-sewage-fiasco-1.2192531">http://www.timescolonist.com/opinion/op-ed/comment-optics-trump-evidence-in-sewage-fiasco-1.2192531</a></p> <p>Former Prime Minister Stephen Harper was criticized for muzzling the scientists. As Mayor and Council you are not muzzling, you are, in my opinion, just not listening.. I am not certain which is worse! Not only are you not listening to the scientists, you are not listening to a report commissioned by CRD, the organisation many of you represent.</p> <p>And then we kowtow to demands by WA state. The next best thing to blackmail!</p> <p>Due to my age, I will be paying unnecessary taxes on the above fiasco for perhaps 20 years. I feel for those younger than I . Living in Greater Victoria is already an expensive experience. Your decisions are greatly and unnecessarily adding to this.</p>
64	<p>This message pertains to site discussions for the sewage plant. Recently I read about the possibility of building the plant underground at Clover Point. I live in Fairfield and could be accused of the 'not in my backyard' syndrome.</p> <p>However I am not going down that road and no one should. (Obviously it has to be in someone's backyard.) Rather I would ask you to consider the idea that building on such a low site is not advisable for two reasons. 1) Earthquake: we all know the 'big one' is coming, we just don't know when.</p> <p>Governments are earthquake 'proofing' schools and other public buildings in preparation for this event. It is being accomplished at considerable investment and governments don't spend money lightly. Tsunami likelihood increases with the power, depth and location of an earthquake. Again, in recognition of this distinct possibility, a road map is either in place or already in place should this occur. Do you actually want to build a vital piece of infrastructure in a place which would undoubtedly be inundated if an earthquake and a tsunami of some strength occurs. As well as having to withstand the sheer force of the water, the plant would actually be under water. Obviously this would be a huge concern for the plant and anyone working there. Reason number 2: Global warming is coming more and more into play and the seas are rising and some would say they are doing so at an alarmingly quick rate. Scientist estimates vary (worst case scenarios are a rise of 6 or 7 meters (which involves the meltdown of Greenland), the most conservative have the sea rising 1 to 2 plus meters minimum. (Citing the National Geographic compilation of scientific information) Combine a tsunami with higher sea levels increases the potential for disaster which is already very high. In summary, for the reasons briefly outlined, to put this plant underground in a way that it would be either below or even close to current sea levels would be highly inadvisable. I hope you consider this in your deliberations.</p>

65	<p>It is with concern for the greater community that I write this letter. All this talk about 'not in my back yard' is growing very thin in my view on this issue. May I respectfully remind people that when a sewage solution/proposal is presented that it is not just 'their' back yard it is 'our' backyard. Let's not be short sighted on this issue. Here's my concern...when the few dictate to the many we are out of balance as a community. Do I want to see a mess made of Clover Point? No. However it is a viable solution/location as there are already things in place there to move forward for the sewage treatment plant. Do you/we not think that once it's completed they will return the immediate area to a park like setting?</p> <p>If your house had a plumbing issue that needed fixing and it turned out to be major, yes your neighbors might complain about the mess and the inconvenience but it would be fixed and be made right again, both inside and outside the house. This sewage issue is the same but on a larger scale and it's not going away. The longer we stall it the more expensive it will be ( eg. Johnson Street bridge) and we are at high risk of losing Federal funding. Whether it's McCauley Pt or Clover Pt let's simply get it done.</p> <p>Ps. I don't see anyone protesting the McKenzie interchange.</p> <p>I have also submitted this to the Times Colonist Editorial Department.</p>
66	<p>Taken from a longtime resident of Fairfield, I checked my facts and behold there is an example from the UK, London City, of all places.</p> <p>Mayor Helps has heard me say this many times, whenever we do meet, DON'T WASTE the WASTE. Londoners know that.</p> <p>Here is the link, brief and a good overview. We should keep up with the times.</p> <p><a href="http://www.thameswater.co.uk/cycles/accessible/sewage_treatment.html">http://www.thameswater.co.uk/cycles/accessible/sewage_treatment.html</a> hope the link works</p>
67	<p>I am the coordinator of a group planning a trip to Victoria in June, 2016. A most disturbing piece of information reached my desk today, regarding Victorias practice of pumping raw sewage into the waters near your fair city.</p> <p>As we are a gardening group, and many of us extremely concerned about caring for our environment, some members are questioning the wisdom of choosing to visit a city which demonstrates so little disregard for our earth.</p> <p>I would like to give Victoria an opportunity to address this issue before we take a vote to cancel our trip, and take our interest and our dollars elsewhere.</p> <p>Please reply, giving us an update on progress being made in this egregious area, and convince me why we should not cancel our visit.</p> <p>It is shameful for Canada to invite visitors to enjoy the "natural" environment, and at the same time pump raw sewage into its beautiful waters.</p>
68	<p>I live in Fairfield and am in favour of the sewage treatment plant being built at Clover Point. I believe there should only be one treatment plant.</p> <p>Hopefully council can negotiate the same sweet deal that was being offered by the CRD to Esquimalt.</p> <p>If one is to believe a letter writer in the Times Colonist, Mount Edward is in Fairfield. I am in favour of the increased development as proposed by the government and the associated bodies.</p>

69	<p>I have lived right across Clover Point for over 30 years now.</p> <p>Whether you acknowledge it or not- Clover Point is a tourist and a locals destination. It also is one place where runners from all over the world and locals choose to run because of the beauty around ..Dallas waterfront is also closed regularly for other events happening at Clover Point... I know because I'm older and carrying groceries and parcels several blocks away when the street is closed is not very much fun... I know because I am not permitted to park on the street and must park elsewhere at least one Sunday a month or more during these events.</p> <p>I witness daily Tourist buses and the Cruise ship visitors go past my window and enter Clover Point for more viewing. I can assure you that they are not there to check out our outfall!!! Clover Point is a spot where families bring their children to play and enjoy. It is a spot where people from all over greater Victoria come to walk and exercise their dogs and exercise their bodies and refresh their souls...On a sunny day especially it seems all of Victoria and the surrounding communities come to enjoy the waterfront here.</p> <p>As an owner and taxpayer since 1973 I am appalled at your lack of knowledge and sensitivity to so many people from here and all over the world enjoying this unique spot in Victoria. It is viewed and enjoyed by more locals and tourists than Butchart gardens ..What a nice treat for all these loyal people to be shown a giant Toilet facility..</p> <p>Despite independent assessments from engineers, economists and staff stating that a single facility at McLoughlin Point is the cheapest , will meet all the regulations and requirements. And the fact that it is already owned by the CRD and is currently zoned for sewage treatment facility to be located there seems to not register in the people in charge of this decision. McLoughlin Point is isolated enough from all other community encroachment and is far cheaper with less impact.</p> <p>So for God sake and for everyone affected by this do the right thing and leave Clover Point alone and get on with McLoughlin Point and stop this nonsensical drainage of funds for no reason at all.</p>
70	<p>I was quite shocked to hear about the sudden change in sewage treatment and the controversial move to have a full sewage treatment facility at Clover Point. What happened to cost effectiveness, public consultation and the fact that Clover Point is a beautiful place in a lovely neighbourhood that attracts residents from all over Victoria and the CRD not to mention tourists galore.</p> <p>I was given a copy of a letter sent to you by <small>personal information</small> that beautifully sums up my feelings about the proposed sewage treatment at Clover Point.</p> <p>Lisa Helps is not doing her job looking out for the well-being of the residents of Victoria. She should not be allowed to chair the CRD in this matter.</p> <p>I will come to the meeting but the meeting should be not just for residents of Victoria. It should be for the entire CRD. Saanich and Oak Bay also have possible sites that would be much better suited to sewage treatment. Why are these municipalities not possible homes for sewage treatment.</p> <p>Why did Jonathan Wilkinson's letter to the Mayor state "The total risk points allocated for the Macaulay Point and Clover Point" if Macaulay and Clover Points are not a done deal. This upcoming meeting is for show on the part of our pathetic mayor and nothing else.</p>

71	<p>My name is <u>personal information</u> and I felt the need to get in touch with representatives in an effort to make change. I have been distressed since I learned that Victoria pumps raw and untreated sewage into the ocean. This is shocking in respect to Victoria's size and its status as the Capitol City of the truly beautiful province of British Columbia. The fact that we are polluting the ocean daily is wrong and we need to put our money where our mouths and our hearts are and make this a priority.</p> <p>I have recently read a book that has inspired me to write the latter half of this letter. It is called The Upcycle. Beyond Sustainability – Designing for Abundance by authors, William McDonough and Michael Braungart. They are environmentalists and designers who run the consulting agency Cradle to Cradle, (also the name of their first book) that is helping companies such as Walmart and cities such as San Francisco become environmentally sustainable by changing their impact on the Earth. They are redesigning companies and cities that harm the planet to become ones that do good, all while maintaining and improving company profitability and the economy respectively. It was an eye-opening book.</p> <p>The fact that government is in discussion about setting up a sewage treatment plant is very good news and gives me hope. However, I would like to aim to improve upon current systems. I think we have a chance to be creative with what gets implemented. We have a blank slate and are not working within the confines of an existing system. We have the opportunity to go from a place of lagging to leading. I urge whoever is involved in decisions regarding the design of these facilities to think outside the box and aim for the best possible solution. Let's not just make this "a state of the art facility".</p> <p>Let's make it a cutting edge leader that up-cycles our "waste" into something that makes a positive impact on the planet and benefits us economically.</p> <p>From the little I know on this subject, the current methods of dealing with our waste require massive amounts of energy and many harmful chemicals to treat the sewage before it is released. Is there a better way to process this?</p> <p>Let's not look at this as "waste management" but "nutrient management". I know that there are possibilities of harnessing our waste as a resource for electricity in the form of methane and fertilizer in the form of phosphorous and we should look into such ideas along with any other possibilities that exist to return our waste into valuable resources.</p> <p>Thank you for taking your time to read my letter. Please let me know if there is any other way I can get involved with this.</p>
72	<p>Ottawa's notice about the sewage is still based on faulty research, as says David Anderson. We have SALT water. Why can't this be made clear to the planners? It's like saying the great lakes need treatment for salt water species.</p> <p>And Hurray for Shellie Gudgeon! She says it like it is. And Stephen Hammond. And now we have a huge street party planned without permits. Are the police totally impotent? We had to get a permit for a peaceful march for Tibet freedom. Why can these people do things without permission? Who are they? When they want protection they soon ask for it, and health care and food, and space, and housing, but don't think we have a right to law and order.</p>
73	<p>Why don't you do the right thing and cancel this plan entirely, take the monies available and help Oak Bay solve the real "floatie" problem by correcting their faulty Storm water/sewage infrastructure?</p> <p>Every knowledgeable scientist and others who have studied our current system have reported that the current outfall system works perfectly. Why are you not listening and lobbying the Federal Govt. to rethink this unnecessary requirement?</p> <p>The people of Esquimalt have already expressed their thoughts on why they don't want to have any such thing built within their boundaries. Honour that decision or pay the the price at the next elections.</p> <p>If it is to be built put it all at Clover Point, very near the source of the majority of the pollution problems.</p>

74	<p>As a resident of Victoria for many decades, and having lived and been a homeowner in different regions (Victoria West, James Bay, and Fairfield), I am appalled that there would be any serious consideration of including Clover Point as an option in the current Sewage circus.</p> <p>It makes absolutely no sense to include in consideration in this process an area that is a real focal point for residents and visitors. To even bring up Clover Point as an option is an insult to the residents of the CRD.</p> <p>From a cost standpoint, we already have an out of control bridge project and now, because of an irrational response by Esquimalt, an irrational 'consideration' of adding another massive unnecessary burden on to taxpayers. The CRD owns the McLaughlin Point, and building the treatment system on this land has the least financial stress, and in terms of impact on residents – for the whole region - will be more isolated than any other option.</p> <p>If we are to have a sewage treatment facility, building it at McLaughlin Point is the only sensible option.</p>
75	<p>I am strongly opposed to a sewage treatment plant at Clover Point. Because the project has little public support and is highly political there will be a very long and disruptive construction phase. Commitments about odour control and aesthetics sound good at first but will disappear as fast as the rail component of the new Blue Bridge. Ripping up Clover Point would not be good for tourism. It would be more helpful to be honest with Washington State and tell them that our sewage is not significantly affecting their waters or shorelines. So far the only reason for land-based sewage treatment is to satisfy a very ill-conceived federal regulation and has no support from marine scientists.</p>
76	<p>I voted for you. Did I make a mistake? Show me I may have faith in you again by putting the sewage treatment facilities at McLoughlin point. I live on Clover Ave. and walk my dog on the point...this will affect me in more awful ways than I can imagine. Do not continue in the says of the old council. PLEASE THINK AGAIN!</p>
77	<p>The Victoria Sewage Treatment Alliance suggested I email the four of you and so I am. However, I am taking the opposite position to theirs. Having been a taxpayer in Esquimalt for 17 plus years and now retired in this fair city from a career in the Canadian Forces that has taken me coast to coast, I abhor the bullying tactics being used against Esquimalt in this debate. I hope there will never be amalgamation in my lifetime as I prefer to live in a smaller community that compassionately listens to its residents and does not base solutions solely on money and influence.</p> <p>Please do not treat Esquimalt as a second class citizen when it comes to the CRD. A process has been put in place and fear tactics should not be used to override it. I have lived through other amalgamations and the "solution" to one issue usually ends up creating far more problems that are often worse for all but a privileged few.</p> <p>Thanks for your consideration in the matter.</p>
78	<p>I spent this morning at Clover Point - watching Morris dancing around a May pole at sunrise - just one of the hundreds of activities hosted at that location every year.</p> <p>How bizarre to consider ripping up a popular park to turn it into a sewage treatment facility. And to use "site enhancement" as one of the arguments for it. The site does not need enhancement (as an initially industrial site would) - it is already a popular site among thousands of residents and visitors.</p> <p>For the good of the entire region, do a better job of determining the best location for a sewage treatment facility- an industrial site, already zoned industrial and a site that would benefit from post development "enhancement".</p>
79	<p>Thank you for your consideration, as an opposing resident near Clover Point on Moss Street.</p>
80	<p>I am both a property owner and tenant in Fairfield BC. With my dog, I visit Clover Point daily.</p> <p>I received the attached 2 page document today and agree with its findings.</p> <p>I would like it stated that I oppose sewage treatment facilities at Clover Point.</p> <p>The land at McLoughlin Point is ready to proceed, so let's proceed.</p>
81	<p>Please oppose sewage treatment at Clover Point. I am a resident of Victoria and Clover Point is where i take visitors to our city. My family and I love it and we consider it a jewel of nature in Victoria.</p> <p>It makes much more sense to locate it at McLoughlin Point, as it is cheaper and has much less impact to the community.</p> <p>I strongly urge you to listen to your community.</p>

82	<p>We are writing as long-time Fairfield residents, homeowners and municipal taxpayers to let you know that we are in strong opposition to the sewage treatment facilities being placed at Clover Point. Instead we think it should be located at the already CRD-owned site of McLoughlin Point which is currently zoned for treatment facilities.</p>
83	<p>I write to express my strong objection to the location of the proposed sewage treatment plant at Clover Point.</p> <p>The waterfront from Ogden Point, to Beacon Hill Park, to Clover Point and through Ross Bay cemetery is Victoria's Crown Jewel. The beaches are fabulous and are in a natural state and are the playground for all Victorians, international visitors aboard cruise ships and our canine friends too.</p> <p>The deleterious impacts of building a sewage treatment plant at Clover Point are many. However, here are two significant negative impacts.</p> <p>From an economic perspective, I foresee that cruise ships will prefer to dock in Vancouver or Seattle, rather than subject their tourists to a multi year construction project that will divert tour buses along urban streets instead of Dallas Road.</p> <p>From a public safety perspective, Cook Street village and its residents, cyclists and pedestrians will face constant threats posed by trucks moving sewage 5 times each day.</p> <p>Logic dictates that the Rock Bay site, which is already heavily industrialized with a cement plant and a composting facility, is a much better location for the sewage treatment plant, than the pristine foreshore of Victoria.</p> <p>For many years, Beacon Hill Park as been respected and preserved by elected officials and spared from commercialization. Please do not allow Cook Street, which is adjacent to Beacon Hill Park, or its surrounding residential streets (eg Moss Street with its school zone), to be used to transport sewage.</p> <p>Thank you for your consideration of my views.</p>
84	<p>I sent your colleague, <del>personal information</del> email last week regarding the location for the proposed sewage treatment plant, and I am more concerned than ever that it might be built at Clover Point as per the article in last Sunday's Times Colonist newspaper, thus I am writing to you as well about this critical matter. This would be a bad, bad decision as Victoria relies heavily on the tourist trade, and Clover Point is one of the jewels that Victoria offers to tourists, especially those travelling to Victoria via the Coho ferry. If the plant were to be built at Clover Point it would tie up not only the Point but the traffic on Dallas Road for two to three years, negatively affecting both tourists and locals alike. There is no need to put the plant in such a highly visible location when the solution is staring us in the face. If you look at the four locations shown in Sunday's Times Colonist Islander section it seems obvious to pick one of the two locations in Esquimalt, either McLoughlin Point or Macauley Point. The article suggests only three options but I urge the CRD to consider the option they had proposed originally, which was to have one sewage treatment plant at McLoughlin Point. The CRD must be able to override one municipality in order to satisfy the needs of Greater Victoria. If the CRD is reluctant to make this decision it must refer the decision to Mary Polak, the Minister of Environment. This is too important a decision to make a costly mistake about; the greater good of Victoria must be paramount in the decision-making process.</p> <p>I urge you as Mayor and Co-Chair of the CRD to make the right decision regarding the sewage treatment plant and to build it at McLoughlin Point. It seems to me a "no brainer". The city already owns the land and it is situated right beside the ocean requiring, therefore, only a short outfall. If you have read Lawrie McFarlane's article in last week's Times Colonist he expresses what I and many other taxpayers feel is the right course of action to take. When the figures come in from the estimates of other sites, if the CRD can't make a decision they should refer the decision to Mary Polak, Minister of Environment. This isn't a case of not wanting to hurt other politicians' feelings; it is a case of making the right decision for the hundreds of thousands of tax payers like myself who want the most cost-effective plan for the sewage treatment plant. Again, I implore you to make the right decision.</p>

As residents of the Victoria Fairfield neighborhood, we are writing to express our strong concern and opposition to Clover Point Park as a site for a major sewage treatment plant.

We actually question if a sewage treatment plant in the CRD is needed at all at this time given the information provided by UVic scientists, health officials and other experts. We are distressed there has been no local cost-benefit analysis undertaken, nor that the CRD Board or Province has seemed willing to advocate for such a study.

That aside, we are extremely concerned that the most recent proposal put forward by the CRD Liquid Waste Management Committee to have two plants, one at Clover Point and one at McLoughlin Point and/or Macaulay Point, was arrived at without public consultation, appears to be politically motivated and is not based on appropriateness of site or cost effectiveness. It appears to dismiss and ignore the results of previous public consultations which reveal cost is of paramount importance to Greater Victoria residents and which demonstrate majority support for a single, centralized plant. We do not presently have confidence in the process as it is unfolding that sound, fiscally responsible decisions are being made.

Clover Point is a park, possibly the most beautiful and well used park on our waterfront by both residents and tourists, and right across the street from a residential area of high density. It is the site of many local and regional community events and festivals and a jewel in our city. It is inconceivable that this location should be the site for a new, as yet untested, underground sewage treatment plant of this magnitude. We have realistic concerns around issues such as safety, odor, and noise at a site so close to family residences, as well as the intrusion of an industrial structure of this size on our beautiful waterfront park. The disruption alone from construction of such a plant will negatively impact the quality of life of residents and visitors for years to come.

There are presently other viable, more appropriate options, such as McLoughlin Point, the CRD Committee's first choice. McLoughlin Point, an abandoned tank farm owned by the CRD, has most of the necessary zoning in place and is approximately 500 meters away from the nearest business or residence. Furthermore, a single, centralized site at McLoughlin would cost approximately \$ 250,000,000 less than that of the newly proposed two plant project. As taxpayers and residents, we expect and demand fiscal responsibility from our elected officials.

In closing, we ask that Victoria Council NOT approve rezoning Clover Point Park for a sewage treatment facility, and that it not be used for more than a potential outfall and enhanced pumping station. We also ask Victoria Mayor and Councillors to help restore confidence in our decision makers and the decision making process through advocating for a site selection process based on sound principles and fiscal prudence, one which reflects the best interests of CRD and Victoria residents.

As residents of the Victoria Fairfield neighborhood, we are writing to express our strong concern and opposition to Clover Point Park as a site for a major sewage treatment plant.

We actually question if a sewage treatment plant in the CRD is needed at all at this time given the information provided by UVic scientists, health officials and other experts. We are distressed there has been no local cost-benefit analysis undertaken, nor that the CRD Board or Province has seemed willing to advocate for such a study.

That aside, we are extremely concerned that the most recent proposal put forward by the CRD Liquid Waste Management Committee to have two plants, one at Clover Point and one at McLoughlin Point and/or Macaulay Point, was arrived at without public consultation, appears to be politically motivated and is not based on appropriateness of site or cost effectiveness. It appears to dismiss and ignore the results of previous public consultations which reveal cost is of paramount importance to Greater Victoria residents and which demonstrate majority support for a single, centralized plant. We do not presently have confidence in the process as it is unfolding that sound, fiscally responsible decisions are being made.

Clover Point is a park, possibly the most beautiful and well used park on our waterfront by both residents and tourists, and right across the street from a residential area of high density. It is the site of many local and regional community events and festivals and a jewel in our city. It is inconceivable that this location should be the site for a new, as yet untested, underground sewage treatment plant of this magnitude. We have realistic concerns around issues such as safety, odor, and noise at a site so close to family residences, as well as the intrusion of an industrial structure of this size on our beautiful waterfront park. The disruption alone from construction of such a plant will negatively impact the quality of life of residents and visitors for years to come.

There are presently other viable, more appropriate options, such as McLoughlin Point, the CRD Committee's first choice. McLoughlin Point, an abandoned tank farm owned by the CRD, has most of the necessary zoning in place and is approximately 500 meters away from the nearest business or residence. Furthermore, a single, centralized site at McLoughlin would cost approximately \$ 250,000,000 less than that of the newly proposed two plant project. As taxpayers and residents, we expect and demand fiscal responsibility from our elected officials.

In closing, we ask that Clover Point not be used for more than a potential outfall and enhanced pumping station. Most importantly, we ask that confidence be restored in our decision makers through a site selection process facilitated by the Province based on sound principles and fiscal prudence, one which reflects the best interests of CRD residents.

I am writing this letter following the meeting Monday April 25th, 2016. I am a resident of Oak Bay, but felt compelled to attend the meeting as a member of the wider community. I attended the meeting open minded and yet concerned about the Clover Point site as a possible site for sewage / wastewater treatment. I was disappointed by the meeting and felt that it lacked depth in terms of information pertaining to the chosen site. I felt that the plan that was presented was quite unclear. The questionnaire did not seem well suited to address the concerns of the attendees and some of the questions were very vague and felt almost unanswerable. This said, I felt that the representatives of the CRD who were in circulation were very helpful, were approachable and able to answer my questions.

I recognize that, as a region, we are long overdue for suitable sewage treatment and that this is not an easy decision to make. My concern is that Clover Point seems to have been chosen as a possible site simply because we have existing pipes which run towards it. Outside of this singular reason, I feel that Clover Point is an unsuitable site for a regional treatment plant for the following reasons.

Firstly, this area is a well-used recreation area. It is used by thousands of residents to recreate in myriad ways; dog walkers, runners, kite flyers and boarders, paragliders and walkers. My sons and I play on the beach there, fly kites and walk with friends regularly. This is an area well-used on a regular basis by the communities of Greater Victoria. It is also the site of many special events. Although we have only lived in the area for two years, we have been to Clover Point for several big events. We all attended the Kite Festival, my family along with hundreds of others, watched me racing in the Swiftsure Race, we watched my wife run in the Goodlife Marathon and joined thousand to see the Snowbirds fly by. By having parking available as well as walking trails and cycling routes, the area is accessible to all of our residents. Along the shoreline from downtown to Cadboro Bay, this is the only area where you can have uninterrupted seaviews as well as park land, parking and beach access. Of course, there are small pockets of beach access along the way, but they do not have the open space, accessibility or views that are unique to the Clover Point area. I feel that this public space is part of the vibrant community we call home. The social cost of repurposing this site will be felt throughout Greater Victoria.

Secondly, I feel that as well as being an asset to the local community, Clover Point is part of the tourism product that Victoria has to offer. Along the scenic seaside route taken by tour buses from the mainland and off of cruise ships, Clover Point and the surrounding park lands provide a beautiful vista for our visitors. Just steps from bustling Cook Street Village and Beacon Hill Park, this area is part of what we showcase as a tourism destination.

Third, I feel that choosing a location like Clover Point which is surrounded by homes is plainly unsuitable. As I recall, none of the examples shown in Monday night's presentation were surrounded by houses. I recognize that there is an existing pumping station that does not adversely affect the community but the proposed project is a much larger endeavour. It would substantially alter the landscape and its future use.

Lastly, I have concerns about some of the proposed project's details. As I understand it there is no room for expansion at this site as the capital region becomes more densely populated. And following the meeting I understood that the expected lifespan of this facility would be 2040 - 2045. This seems an inappropriate lack of foresight, especially considering the amount of time and the challenges that this decision has presented.

In closing, I would like to take the time to acknowledge the hard work that has gone into trying to find a solution that works for the community at large. I feel that choosing a location that is well used by the community and tourists alike only because the existing outfall currently runs there, is not appropriate. If this outfall was in the inner harbour right in front of the Empress, would we be considering this as a suitable site for a sewage treatment?

I have lived ~~at~~ Dallas Road for the past 7.5 years – our family intends on remaining here, raising our two young children, currently aged 3 and 5. We love our neighbourhood – and feel lucky to live in an area that is close to good schools and where we work. We love walking along the beach – and flying kites at Clover Point. We love watching the start of the Swiftsure, the TC10K and strolling up Moss Street during the Paint-In. We love that we know our neighbours and that they know us and have watched our children grow.

We understood that with the requirement to treat Victoria's sewage that improvements to the existing pump house at Clover Point would be needed. However, imagine our shock to discover that rather than an enhanced pumping station that Clover Point would be proposed as the site for the primary sewage treatment plant in the region. A project that will destroy much of what we know and love about our neighbourhood for an extended period of time (3 years plus of construction), and then will leave our home less than 100 yards away from a potentially hazardous facility. A facility that will have a footprint more than 10 times the size of the existing pump house. A facility that will produce methane gases and may put the health and safety of nearby residents at risk. A facility that is expected to meet Victoria's sewage treatment needs for less than 20 years once built. A facility that is expected to cost significantly more than alternative facilities located elsewhere in the region.

Is it reasonable to expect that a park can safely be located atop such a facility? Is it reasonable to expect that such a facility will not impact the value of nearby properties? Is it reasonable to expect that such a facility, located so near residences – will not impact the ability of those residents to secure insurance for their properties at a reasonable cost? Is it reasonable to expect that the existence of such a facility will not impact the neighbourhood adversely?

There is a real risk that Clover Point, and the things that make this neighbourhood one of the most livable in the region will be sacrificed for a project that is expected to have a negligible impact on the local marine environment. Imagine Victoria without the Kite Festival, imagine if the ocean front drive/cycle/run enjoyed by so many now became unenjoyable due to either odour or risk posed by such a facility. Imagine if the Paint-In could no longer happen on Moss Street. Imagine if the TC10K could not use this portion of the route. Imagine the human toll of an industrial accident happening in a busy park in the heart of a residential neighbourhood.

I appreciate that nobody wants this project in their backyard. But this project is in my front yard, less than 100 yards away from my home. The home I expected to raise my kids in, the home I expected to grow old in. There are good reasons why these facilities are not located underground and within 200 to 300 yards of residential homes anywhere in North America. Why are we expecting residents of Victoria to take these risks? Why is the CRD willing to gamble with one of Victoria's greatest assets?

Thank you for getting back to me and your recommendations around process. Look forward to having a discussion with the CRD rep on this topic, as this is the normal CALUC policy procedure. I have had several discussions with my colleagues and members of the public, all agree there are too many unanswered questions and in their words "its not wise to set a date at this time".

In the years I have been involved in CALUC, I have corresponded with many many proponents who haven't been as forthcoming with information as needed for the CALUC to fulfill their responsibility to the community. It has resulted in many phone calls and emails to reveal the information needed to help all including the proponent. This is the first time every where I have received no information other than for some reason being advised by the Mayor of a date the meeting should be held on. So I will continue to ask questions to everybody, hoping somebody might know somebody who might provide some answers. It seems like at the March 10th Committee of the Whole Meeting, some of the councillors who where asking the questions should have ran down to the table and answered them as well. The appearance that council and the CRD are one in the same is somewhat alarming and goes to the issues of trust.

The first question, will someone please identify who the proponent is for this Sewage Treatment Land Development Proposal for Clover Point is and who is the contact representative is. I thought it was Larisa Hutcheson who was the CRD representative at the council meeting, but I have not received any correspondence from this person. I have however receiving several emails with meeting date from the Mayor of Victoria.

Whom ever this person is, I respectfully ask that they be wearing just the one hat. The hat we wear can reflect how we speak and how we are spoken to.

How I speak to Geoff Young CRD director on a particular topic could differ considerably from Geoff Young City Councillor and or Geoff Young the neighbour.

I would prefer to speak to the CRD representative that doesn't have a City of Victoria email address and like every other proponent has a regular a contact phone number. For whatever reason this doesn't seem correct, its crossing lines that should remain separate and unbiased.

To all persons on this email list. I'm a volunteer with 20 + years dealing with land use issues, I'm not a writer, editor, actually I have dyslexia and the attached letter took two days to write. I'm not a politician, lawyer, I don't have staff, or consultants to advise me, just a regular person who is trying. Occasionally I'll make mistakes and I would like to believe that makes me human not wrong. Like you, I was elected by members of the community into the position I hold. Its the community I love, not all the work and time needed to serve it.

PS: To the proponent for the CRD Sewage Treatment Land Development Proposal for Clover Point. Please be advised that it is FGCA policy that all Land Use Development Issues presented to the FGCA is dealt with by the Land Use Committee and that includes Civic Engagement on such matters. You are free to attend our FGCA Board meetings, which take place on the first Monday of the month at 7:00 pm at our Community Center, should you have any concerns on this topic or any other topic. I would ask that you please direct any future request on community engagement on land use issues to the Chair of the Land Use Committee. If the below request is on another topic then I apologise. We need to be very clear on which hat we have on when making such request, for they are not all one in the same and I would like to know whom I'm addressing so I can respond respectfully and appropriately.

90	<p>We are resident homeowners in Esquimalt. We own and operate an engineering firm based in Esquimalt, personal information</p> <p>The ongoing regional waste water treatment is of great concern to us. We have followed and carefully reviewed all options presented over the years and appreciate the many opportunities provided to review the project. We strongly support the use of McLoughlin Point.</p> <p>It is a fiscally responsible and practical solution for the region. And our many business clients and neighbors agree.</p> <p>We know decisions were made by past CRD administrators and elected officials without Esquimalts knowledge. Recently, one of Esquimalt Council referred to this obliquely in the Times Colonist, as "being thrown under the bus". This casual turn of phrase does not reflect thoughtful consideration, or demonstrate public accountability, for this critical regional issue. It's time to move on and do the right thing for the region, and especially for Esquimalt residents. It's time to put personal politics and acrimonious agendas to a swift end.</p> <p>We suggest you work with Mayor Desjardin and Council to negotiation compensation for the use of McLaughlin Point. That could be in the form of no cost to Esquimalt taxpayers, and/or significant funds for arts and recreational facilities in Esquimalt.</p> <p>Now is the time to mend bridges. Negotiate meaningful compensation for the Esquimalt community in return for hosting the McLoughlin Point treatment plant.</p>
91	<p>I support the McLoughlin site as we would get the highest level of treatment for the lowest cost. I am a senior and do not have unlimited income.</p>
92	<p>I know you are not on the CRD committee but you are still critically involved in hte deliberations, if they can be called that, about the solution to the sewage issue.</p> <p>I would really appreciate an answer - which I have not had, seen, or understood from anyone- to the question of why the approach outlined by Rebecca Warburton in her Op Ed. (TC March 8), and many before her, is not even discussed. It was not an option for comment on the survey either. I don't think the public consultation you advocate is complete when such an omission biases the responses. Now there seems to be a push towards shaming Esquimalt into giving in and accepting the original flawed plan, just because people are fed up.</p> <p>Is Washington's hypocritical criticism of Victoria's dealing with waste water affecting you? How about responding to them by suggesting they look at Puget Sound which is far more toxic than water on our shores.</p> <p>I hope this issue does not result in a solution born of frustration and political fears rather than sound assessment of the facts.</p> <p>I know you are not on the CRD committee but you are still critically involved in hte deliberations, if they can be called that, about the solution to the sewage issue.</p> <p>I would really appreciate an answer - which I have not had, seen, or understood from anyone- to the question of why the approach outlined by Rebecca Warburton in her Op Ed. (TC March 8), and many before her, is not even discussed. It was not an option for comment on the survey either. I don't think the public consultation you advocate is complete when such an omission biases the responses. Now there seems to be a push towards shaming Esquimalt into giving in and accepting the original flawed plan, just because people are fed up.</p> <p>Is Washington's hypocritical criticism of Victoria's dealing with waste water affecting you? How about responding to them by suggesting they look at Puget Sound which is far more toxic than water on our shores.</p> <p>I hope this issue does not result in a solution born of frustration and political fears rather than sound assessment of the facts.</p>
93	<p>It is a strange suggestion to consider Clover Pt as part of a solution to our current sewer conundrum. The near-by residents as well as the many, many Victorians who regularly enjoy the site will never allow this to happen. Unfortunately, you have now successfully alienated a good number of residents.</p> <p>The only proper solution is one plant at McLoughlin Point. The sooner the Council proceeds with this the better for all.</p>

94	<p>I have seen sites proposed and rejected. And have observed the costs of the last solution to the sewage plant issue.</p> <p>I was wondering, if, at some point, we might have to overstep usual protocol of asking for sites from people who will only say no, hoping it will get approved in someone else's backyard. How long can this pass the buck go on?</p> <p>Perhaps the federal lands might be a way to go?</p> <p>I like the present recommendation to return to Esquimalt locations , one site, lower costs. What powers are there to overstep local municipalities? No one will say yes voluntarily.</p> <p>Please step back and consider this sensible and more cost effective solution no matter how it was presented.</p> <p>If this sewage plant is desperately needed, how can a decision not be made? HOw can we keep following protocols and not get anywhere except the arena of higher costs. Its ridiculous.</p>
95	<p>there are those who seem to be as singularly focused on McLoughlin Point, even though this site was firmly rejected by Esquimalt council and was not put forward by Esquimalt council in this new, municipally led process. - See more at: <a href="http://www.timescolonist.com/opinion/op-ed/mayor-lisa-helps-sewage-train-is-headed-safely-for-the-station-1.2165135#sthash.3enFeX3J.dpuf">http://www.timescolonist.com/opinion/op-ed/mayor-lisa-helps-sewage-train-is-headed-safely-for-the-station-1.2165135#sthash.3enFeX3J.dpuf</a></p> <p>In your opinion piece for the Times Colonist today (Feb. 4 2016), you note that, "there are those who seem to be (as) singularly focused on McLoughlin Point, even though this site was firmly rejected by Esquimalt council and was not put forward by Esquimalt council in this new, municipally led process."</p> <p>This is one reason, of course, why the current process and attendant survey are seriously flawed.</p> <p>The Mayor of Oak Bay (Nils Jensen) put forward some cogent reasons why this option was worth sober second thought, particularly as a scaled-down version of the sewage plan (if Colwood and Langford choose to go their own way) would not even require the site variances that scuppered the earlier Esquimalt decision.</p> <p>I might add that the current survey is essentially a popularity poll of a complex project - if it weren't complex, there would be little debate - put to an uninformed public; an adequate understanding of the project requires a level of knowledge that the public simply does not have. This is why we need professional advice.</p> <p>The Times Colonist hit the nail on the head in describing the current state of gridlock as a 'train wreck.'</p> <p>The heads of the fiefdoms that make up the CRD need either to have their heads banged together, or to be merged in a metropolitan area that can make democracy work at the local government level. Currently, each of these petty chiefs wields a veto that is blocking essential decisions. Without those decisions, the region is failing to respect its obligations to the greater good - as determined by senior levels of government and, in this case, by the need to preserve the environment.</p> <p>I expect the CRD to spend the region's money as I spend my own money: by taking a least-cost approach based on cost-efficiency considerations.</p>
96	<p>Why build at Clover Point over McLoughlin? Really poor choice. More expensive and invasive. Higher risk with trucks spilling in our neighbourhood. Please I urge you to reconsider! I oppose the decision to do this at Clover Point!</p>
97	<p>I am writing to strongly oppose the proposal to use Clover Point for sewage treatment.</p> <ol style="list-style-type: none"> <li>1. Scientists have long held that treatment is not necessary in our waters.</li> <li>2. Even disregarding scientific studies there is no justification for using Clover Point.</li> <li>3. McLoughlin Point is the cheapest option and will meet all of the regulations and requirements. CRD already owns the site and it is currently zoned for sewage treatment.</li> </ol> <p>The sewage treatment facilities will be half a kilometre from any houses or businesses.</p> <ol style="list-style-type: none"> <li>4. This is not true at Clover Point which is right in the middle of a neighbourhood and the park there is very well used by residents of Victoria and elsewhere and is a very popular tourist destination. Moreover there has been no public consultation for the Clover Point plan.</li> </ol> <p>I urge you to return to the original plan to use McLoughlin Point.</p>

98	<p>I am writing to strongly oppose the proposal to use Clover Point for sewage treatment.</p> <ol style="list-style-type: none"> <li>1. First, research evidence indicates that treatment is not necessary in our waters, or at the very most we fit a low-risk definition (2040 timeline).</li> <li>2. If political leaders choose to ignore scientific evidence (as seems to be the case thus far), then one would hope that social and economic expense and disruption might carry some weight, in which case the heavily used, heavily populated, and more expensive Clover Point site is clearly a distant second or third choice behind McLoughlin Point.</li> <li>3. McLoughlin Point is the cheapest option and will meet all of the regulations and requirements. CRD already owns the site and it is currently zoned for sewage treatment. The sewage treatment facilities will be half a kilometre from any houses or businesses.</li> <li>4. This is not true at Clover Point which is one of the most popular park locations in Victoria, attracting not only residents from across the greater Victoria area, but tourists as well.</li> </ol> <p>Before proceeding to build an unnecessary plant, at what should be an inconceivable location, I urge you to either secure a low-risk definition for Victoria, or return to the original plan to use McLoughlin Point.</p>
99	<p>I am sending you this email to let you know that I strongly oppose the sewage treatment facilities to be located at Clover Point. This is an unacceptable location. Based on reports etc the best location, fit and at the lowest cost is at McLoughlin. That said I want the sewage treatment facility to be located at McLoughlin.</p>
100	<p>I'm a 30+ years resident and taxpayer in Esquimalt.</p> <p>I think that McLoughlin Point is the most reasonable location for treating the region's sewage. The rendered photo of the finished building is a more than acceptable view of the current space on the point.</p> <p>I believe Esquimalt should be proud to play an integral part in resolving this ongoing issue.</p>
101	<p>The issue of Victoria and the future sewage treatment facility is one we have been following with great interest.</p> <p>As residents of Fairfield the location of the plant will have considerable impact on our neighbourhood during construction and beyond. This includes increased traffic with trucks filled with sewage driving through the neighbourhood every day – presumably this would include Saturdays, Sundays and holidays – and the likelihood of an accident involving one of the trucks and of course the subsequent spill of sewage. It is not a question of if there will be an accident it is just a matter of time.</p> <p>From my reading of various news items and editorials in various newspapers it seems the most logical location for the new sewage treatment plant would be McLoughlin Point.</p> <p>The cost of having a plant at Clover Point is not only the most expensive option but also one that will cause the most disruption to the surrounding neighbourhood. We do not comprehend the thinking that leads to the conclusion the most expensive option (Clover Point) is the best one when various studies have indicated the best option is McLoughlin Point. The fact the CRD already owns the site at McLoughlin Point and is zoned for sewage treatment facilities provides further impetus to locate the plant at McLoughlin Point.</p> <p>We do hope you will bear our thoughts in mind as you struggle to reach a decision which will meet government guidelines, cause the least amount of disruption to the surrounding neighbourhood and respect the taxpayers who will be facing additional taxes many years into the future.</p>
102	<p>I'm concerned about the plan to put a sewage treatment plant at clover point as clover point is a natural habitat I'd be very disappointed if the plant ends up at clover point. I'd like to see it go in at rock bay as there's not a lot of residence.</p>

103	<p>Thank you all for being willing to hold political positions. Not everyone is cut out to do the job. My comments re the sewage treatment:</p> <ol style="list-style-type: none"> <li>1. I'm tired of hearing that we can't increase taxes. I would prefer to pay higher taxes if they were being used to maintain infrastructure; creating a "savings account" for future known and unknown expenditures. Things wear out but that takes longer if maintaining what we have is done regularly. Funds from taxes need to be used for what taxes were originally implemented for - to pay for the expenses of running/maintaining a town/city/province/country/</li> <li>2. Why should Esquimalt be the only municipality along the shore that will lose its only public shoreline space?</li> <li>3. When will the health and the good of the people override, again, the agenda of developers? Limiting our green space will have its own consequences.</li> <li>4. Why would anyone want to put a waste treatment plant in a location that greets our seafaring visitors? What danger is there of a cruise ship "bumping" into the treatment plant? One plant is not a good solution. What has changed since the last go around that makes MacAulay point a good option?</li> <li>5. I'm so tired of "quick" fixes being the norm and no long-term vision for the health of the public be discussed. We the people are not your enemy. But it sure has felt that way for too many years now.</li> </ol>
104	<p>I want to make you aware of my opposition to any decision that includes Clover Point as a site for sewage treatment. I support the treatment option to include McLoughlin Point as it makes the most financial sense. Respectfully, a very concerned Victoria/Fairfield resident;</p> <p>I want to make you aware of my opposition to any decision that includes Clover Point as a site for sewage treatment. I support the treatment option to include McLoughlin Point as it makes the most financial sense. Respectfully, a very concerned Victoria/Fairfield resident;</p>
105	<p>I have lived in esquimalt since 1984 and i give a huge THANK YOU to barb desjardins for standing up for the people who live in esq.I am sick and tired of being treated as second class citizens because we chose to make our home here.We were told years ago we couldnt have our own police force...WHY? No other munic. was told they couldnt!When we chose the RCMP last contract we were again told we couldnt!!The crd propoganda pamphlet says..lowest impact for their Mcloughlin point site...sure,, because all the construction traffic will be thru OUR streets not theirs.All the trucks shipping the dried sewage to Hartland landfill will again be thru OUR neighbourhoods, not theirs.The brochure highlights the fact that we will pay \$203 a year les for this site...Are they serious?in this day and age of bloated govt. salaries /fees/taxes,what does another\$16.92/month buy you?And as we all in this city have seen(blue bridge)when has ANY govt.project finished on time and on budget,I personally dont believe ANYTHING ANY GOVT OFFICIAL tells me anymore except for Barb...STICK TO YOUR GUNS BARB!!!! I am tired of being told what to do and how to live by people who have never even visited Esquimalt,let alone lived and raised their family here!,,</p>
106	<p>We are against the Clover Point Sewage proposal as we are on Dallas Rd across the street . How can you even propose such a location knowing the location is fragile and completely against common sense values. Strike this location off your proposals now.</p>
107	<p>As a Victoria resident, I watch with dismay the seemingly endless discussions of where to locate a new sewage treatment plant. Recently the Times Colonist published aerial pictures of the most likely locations. What was striking from these pictures was the large undeveloped area at Macaulay Point, a location which has apparently not been put forward as a possible location for a single plant because the land owned by the CRD on Macaulay point is not large enough to accommodate a single plant.</p> <p>A search of the internet suggested that Macaulay was raised as a potential single plant site as early as 2006 but was quickly rejected and, apparently, never seriously considered, as it was thought any negotiations to acquire additional property from DND would take too long! Surely there is some other explanation. On the surface, if McLoughlin Point was a good choice for a single plant site, surely Macaulay Point would be even better?"</p> <p>The taxpayers of Greater Victoria are facing a formidable burden with this sewer project and should at least be assured that every reasonable effort has been made to get the best deal possible. I would very much appreciate your clarification on this matter.</p>
108	<p>single plant at McLoughlin site.</p> <p>this solution is not only cheaper but displaces less activity as the Clover point site is used all day, before dawn and after sunset all year round. Please dont destroy this beautiful area when another cheaper site is available.</p>

109	<p>I call on you to be the leader I voted for and stop this sewage treatment debacle before it's too late. You're scrambling around to meet a federal deadline so you can get \$83 million in funding for something that may not even be needed for decades.</p> <p>Just the other day I came upon a piece of information that put this headlong rush to build a treatment facility in perspective. I learned that the federal government's deadline of 2020 for building a sewage treatment plant doesn't apply to Victoria. The "high risk" category is for communities that discharge their sewage into fresh water. That's not the case here.</p> <p>For years I've been reading letters and articles from scientists, engineers, scholars and medical people saying that our current sewage treatment process is sufficient and that there is no need for a secondary treatment plant. Did it ever cross your mind that these experts might be right?</p> <p>And how would we know if they are right? Surely the best thing to do at this point would be to undertake a complete cost benefit analysis to determine exactly what is needed for our community. It appears this has not been done. And yet the new Federal Government is committed to evidence-based decision making. Surely a rigorous assessment is needed before we even get those promised federal funds.</p> <p>Lisa Helps, I challenge you to have the guts to stop this train and stand up and speak for those on the side of common sense. Ask the Feds to review the classification. Let the \$83 million go to a community in Canada that really is at high risk for coliform contamination.</p> <p>And give us a window to get our ducks in a row so that we can have plans in place for a state of the art sewage treatment centre in 2040. The most important thing is not getting it done but getting it right. The citizens of Victoria will thank you for it.</p>
110	<p>I am writing this letter to let you know that I strongly oppose the location of Clover Point Park for sewage treatment facilities.</p> <p>I witness every day the procession of hundreds of locals, greater Victorians, and visitors to this sight. Many people have come from all over the world to experience the ability that Clover Point Park possesses to transport them forward into the magical sea world that they (up until now) have only dreamed of. Here they can partake in the happy events held on Clover Point Park annually ; the Swiftsure Race, the Cycling Festival, the 10k race, the school children taking part in their Field day competitions, and the spontaneous ongoing joyousness that is Clover Point Park!</p> <p>So will the TripAdvisor still be as enthusiastic about our famous "Seaside Drive" when it includes a sewage treatment facility in front of the panorama that once was "Clover Point Park".</p> <p>I would like to add my support to the McLoughlin Point location for the sewage treatment facility I will cost less and will not impact the great impression that our visitors take back to their family, friends and countries of origin. Word of mouth advertising of what our great city has to offer is priceless!</p> <p>I sincerely hope that city council will NOT approve rezoning Clover Point Park for a sewage treatment facility other than a potential outfall and enhanced pumping station that will be required under any sewage treatment plan.</p> <p>First, thank you everyone for the time and energy you have committed to this project. It can't be easy to focus your energies on this as well as the many, many other duties, projects and daily concerns you take on. I would just like to give my support to the McLoughlin Point Plant as the sole answer to this project. My main concern as a taxpayer is the costs of adding additional plants and feel that McLoughlin addresses this issue. Thanks for listening and I applaud and encourage you for all your work on this project and your concern for what's best for our city.</p>
111	<p>Based on the findings of engineers concerned and obvious saving of taxpayers Dollars please support sewage treatment at the McLoughlin Point site. Note I am an esquimalt property owner &amp; voter</p>
112	<p>Is it time to re-evaluate the Trial Island site for this very contentious project? You know my views which I shared previously and I continue to highlight that this is the only site that will be functional and acceptable for the present and long term needs for our CRD sewage treatment requirements.</p> <p>The best in your deliberations.</p> <p>When I worked with the Pollution Control Branch of the Environment Ministry in the late nineteen seventies, Trial Island was one of the primary sites of choice by the Branch and Ministry. In the early stages of this CRD project I was denied an opportunity to present the Trial Island option to the Liquid Waste Management Committee who had already set a course in a different direction. At my request, you made it possible for me to meet with your project engineering director, Mr D Kalynrchuk; he dismissed the proposal without evaluating it stating that the site was not reviewed in any detail for reasons not well enunciated and that the project was already on course in a different direction. Furthermore, the CRD were not about to consider this or any other proposal at that stage and time in the project. I further made contact with your subsequent interim director for the project [by email] and he dismissed any review and would not meet as the project was underway in the directions that have now come to an impasse. I'm not saying Trial Island fill site is a perfect location but it had merit in the last century, has merit at this time and should be considered now that the CRD finds itself at the eleventh hour without a confirmed site. When you spend this kind of money the site must be suitable for hundreds of years and this site may fill your objectives - it demands a detailed review.</p>

## CRD LIQUID WASTE MANAGEMENT

Proposal - To Give Consideration for a Detailed Evaluation of a Fill Site Adjacent To Trial Island as a Possible Treatment Plant Location

### STATUS OF ISLAND

Trial Islands Ecological Reserve is a 23 hectare nature reserve consisting of two elongated rocky islands and miscellaneous smaller rocky outcrops. It protects a number of endangered and vulnerable species of wild flowers and nine plant communities registered July 5, 1990, Order in Council 1035. It also serves as an important roosting site for a number of birds as well as haul - out sites for sea lions and seals. Landing on the Islands is restricted and permission for access is required. The areas that are exempt from the reserve are the Federal Light House area and that part shown on Ministry of Crown Lands plan 10-T-692, being the radio transmitter site. Marine charts show most of trial Island as a bird sanctuary refuge except the southerly end of the island. The lands are Provincial unsurveyed with the Federal light house under easement [Ref PL 103], and the Chum Ltd. radio site registered under RW 11-2474, Lands file 251694.

### PROPOSAL FOR CONSIDERATION

Under Permit, Create A Fill Area On The West Side Of Trial Island For Construction And Operation Of A Treatment Plant Site.

### SOME CONCERNS RELATED TO THE PROPOSAL

- 1 would the proposal site meet long term design requirements, acceptance by the community and legislative and approval by the governing agencies.
- 2 approvals for filling purposes of a designated area adjacent to Trial Island.
- 3 costs of location of the treatment plant in the location.
- 4 impacts on plant, bird and animal areas and effectiveness of mitigation measures
- 5 maintaining and enforcing the restricted access to the ecological reserve.
- 6 ensuring little to no impacts on sensitive areas during construction.
- 7 possible use of the heliport on Federal Lands for emergency purposes.
- 8 reconfiguration and/or provision of a new undersea power supply to Chum Ltd. radio transmission towers.
- 9 possible visual impacts from shore of any proposed works.
- 10 restriction of personnel transport during extreme storm events.
- 11 effective remote monitoring and operational controls for the treatment works.
- 12 effectiveness of odour controls from the plant location and operation.
- 13 continued operation of the existing outfalls during construction.
- 14 use of existing works for continued integrated operation.
- 15 utilization of potential resource recovery for plant operation and buildings on site.
- 16 treatment plant designs, landscaping and lighting compatible with the community, ecological reserve and sightlines from the City.
- 16 support by community, governments and approving agencies.

### SUPPORTIVE CONSIDERATIONS RELATED TO THE PROPOSED SITE

- 1 lack of available land for a treatment site may necessitate review of possible suitable alternate locations.
- 2 an off shore fill site eliminates need for use of scarce or unavailable lands in the city's urban areas.
- 3 cost of construction on fill area may lead to overall cost savings.
- 4 a fill site located adjacent to Trial Island could create an expanded area of 12 to 14 hectares or greater.
- 5 the location enables construction without major interference of the urban areas.
- 6 continued operation of existing Macaulay and Clover Point outfalls and sewerage systems is possible during construction on the fill area.
- 7 the site offers one treatment plant site for sewer catchment areas.
- 8 combining the two outfalls may have advantages of scale, plant size, type and configuration for cost savings.
- 9 sea transports of materials avoids cross town traffic and transportation.
- 10 existing screening devices pump stations, and infrastructure may be utilized, expanded and reconfigured as may be required.
- 11 sewage flows may be simply redirected by way of undersea line connecting both outfalls to the proposed site.
- 12 due to off shore location, minimal new outfall length may be required to achieve water quality objectives of

the receiving waters.

13 three phase power is available and extendible to the proposed site.

14 the existing outfalls could remain for emergency operations, repairs, and/or maintenance programs for the proposed treatment plant works.

15 possible uses of existing outfalls for excess storm flows may offer a longer time frame for elimination of storm water intrusion and infiltration within old sewerage systems - costly attenuation of storm flows may be avoided.

16 possible resource recoveries may be available and heat for operations of treatment plant and buildings on site.

17 installation of docking facilities to accommodate construction and operation of the project.

18 treated solid wastes may be transported by way of sea transport avoiding urban areas and city traffic.

19 transportation of operators to and from the plant could be achieved from either Victoria or Oak Bay.

20 plant could be monitored and operated remotely by way of current technology.

21 generally prevailing inflow westerly and outflow north easterly winds are away from built up areas; south easterly winds blow in the on shore direction.

22 off shore location of site is advantageous should any minimal odour problems occur.

23 visual impacts from shore minimized through partially siting tanks into the fill area, pleasing architectural designs, suitable landscaping and lighting.

24 effective sound attenuation employed to ensure little to no impact on area.

25 off shore location affords a measure of increased security of works.

26 required mitigation measures to be undertaken to ensure plant, animal, and marine environmental concerns are addressed.

27 undertake further research on site including funding for the propagation and re-introduction of rare species to other suitable areas.

28 construction of a heliport if Federal lands are unavailable for emergency purposes.

29 restricted access to ecological reserve area maintained by presence of CRD operations staff.

#### SUMMARY STATEMENTS

The location of a treatment plant site on a proposed fill area on the west side of Trial Island may meet the requirements for the communities long term sewage treatment plant needs and may be compatible with the environmental ecological reserve. Further assessment and due diligence will be required to more fully evaluate this proposed important alternate location. While approvals for the project may appear daunting this site warrants careful examination to more fully show the long term value for the community and the environment.

113	In response to the above-noted brochure I received [Victoria Sewage Treatment Alliance Brochure], I wish to state that I strongly agree that McLoughlin Point is the only logical site for a sewage plant to be built. If it is built elsewhere in the CRD or if more than one plant are built, I don't believe it will be affordable for me to continue to live in Esquimalt, or anywhere else in this region for that matter.
114	August of 2015 I visited your beautiful city and country. Loved everything about the stay and the beautiful Empress Hotel. I watched a documentary on Inclose KTCS TV. I was sad to hear and amazed to know that when I used the lavatory the waste would go directly into our precious water. This is the 21st. Century. Victoria is a sophisticated beautiful city. Please bring it to the 21st Century keep our planet clean. I live in Seattle, Washington. I look forward to hearing your City is building a sanitation facility this year 2016.....please....
115	<p>I am writing to you in hopes that I can prevail upon the good common sense of the members of the provincial government to take matters in hand with respect to wastewater treatment. The Esquimalt council is clearly in over their heads on this issue (to tell the truth they seem to be in over their collective heads on most every issue).</p> <p>As unnecessary as secondary treatment is, it's obvious we can't avoid wasting money on it. So let's do this as quickly and as cheaply as possible.</p> <p>The answer is a single plant at McLoughlin Point. Please do what needs to be done to make this happen.</p> <p>If you could secure the same deal for Esquimalt that the council turned down before (my mind still boggles at that) it would be very much appreciated.</p>

116	<p>Apologies for missing the tight deadline to feed into the considerations regarding the waste water treatment locations and therefore this email. Although I value the investment in waste water treatment and meeting sound environmental standards, I strongly believe we as a city need to carefully select the site(s) for the treatment plant weighing up the many needs and demands of the population and the thousands of tourists that visit our city and fuel the economy.</p> <p>The proposition of Clover Point seems misguided. This is a very popular parkland for residents including those with limited mobility, and a leading tourist attraction. It is also close to residential areas. Rather than spoil such valuable public space it would seem far better to locate the treatment plant in an industrial zone where impact on residents and tourists would be limited.</p> <p>I hope you will give careful thought to the location question and protect our green spaces and the interests of local residents.</p>
117	<p>I would like to express my deep concern regarding both the proposed sewage treatment facility in Clover Point Park and the way in which the proposal was (or technically was not) presented to the public for consultation. It would seem that the Victoria City Council has made a preliminary decision to site a sewage treatment plant at Clover Point Park; however, this site was not even in consideration when the public was consulted in February 2016 on the set of 7 potential options for sewage treatment sites. At that time, Clover Point Park was only to be an enhanced outfall and pumping station. My understanding was that when the municipalities re-launched the process to choose a site for sewage treatment sites in Greater Victoria, the process would be transparent and all residents would be provided with an opportunity to understand the facts and be involved in the decision-making process. The very first commitment of the "Core Area Sewage and Resource Recovery System 2.0 project" was to "Develop and implement the project in a transparent manner and engage the public throughout the process". Now in March, and very suddenly and with no public engagement, all of the previously proposed (and consulted upon) options were dropped in favour of an idea that had never even been mentioned to the public - siting a treatment plant at Clover Point Park, occupying the bulk of one of Victoria's most popular parks. I understand that the option with sewage treatment at Clover Point Park is now the ONLY plan being put forward even though there has been effectively zero consultation on this plan. A public consultation process is not replaced by requesting whether the FCA Planning and Land Use Committee would find the proposal acceptable.</p> <p>Clover Point Park is heavily used by people from all over Greater Victoria and is frequently visited by tourists as well (that the "Seaside Drive" is rated number 6 of Victoria attractions on TripAdvisor is just one example of the tourist use). It is also used for numerous events including weddings, the local school district's track and field races, the Swiftsure Race, the Kite Festival, the International Cycling Festival, the TC 10 K, and many more. Residents hold birthday parties at the point, gather to storm watch, and launch their kayaks. The Moss Street Paint-In ends virtually at Clover Point Park, and Moss Street is also one of Victoria's most photographed streets during the cherry blossom season. My kite-boarding friends tell me that the beach from Clover Point Park west is a world-class kite boarding destination, and it is the only place I am aware of where parasailers congregate within city limits to fly. Converting this unique park to a sewage treatment plant will involve years of construction during which the area will be unusable or minimally usable, not to mention an eyesore for all those who drive/walk/bike by (including numerous tourist buses, and we all know that tourism is a major resource for the city of Victoria). The construction project would then be followed by a permanent loss of value of the remaining park space due to noise, odours, and the intrusion of man-made structures into the natural space.</p> <p>Another major concern I have is with the safety of such a large industrial facility virtually nestled in a residential area. Without a proper consultation or assessment, can those living within meters of the proposed treatment plant be guaranteed of its absolute safety? Are there not regulations regarding the distance a potentially hazardous facility must be set back from existing residences? Will there be new implications for local residents with regards to obtaining housing insurance?</p> <p>If Clover Point Park were truly the only option for sewage treatment in the region, it would be easier to understand the need to locate a sewage treatment facility there. However, the recent site selection process came up with many more viable (cheaper and less complicated) sites. McLoughlin Point also remains a potential option. An abandoned tank farm owned by the CRD, set back from residences, having no conflicting uses, and NOT mentioned as a prime tourist attraction on TripAdvisor, McLoughlin Point is the cheapest known option in the region and is the first option recommended by CRD staff and outside experts. While I am well aware that the McLoughlin site is opposed by a subset of Esquimalt residents, it is far from clear that building an additional sewage plant at Clover Point Park will suddenly convert those residents into supporting an Esquimalt-based plant. Two results stand out from the recent consultation:</p> <ol style="list-style-type: none"> <li>1) Cost (taxes) was the paramount concern for wastewater treatment</li> <li>2) None of the proposals for 2 or more plants attracted majority support. The only proposals with majority support were the single plant options. The option with the greatest support was a single secondary treatment</li> </ol>

	<p>site at Rock Bay.</p> <p>I sincerely hope that the Victoria City Council will NOT approve rezoning Clover Point Park for a sewage treatment facility other than a potential outfall and enhanced pumping station that will be required under any sewage treatment plan. At the very least, I ask that the Victoria City Council not renege on their promise to develop and implement this project in a transparent manner and engage the public throughout the process. The current proposal comes across as underhanded and deceitful otherwise.</p>
118	<p>Thank you for this response. I also received a letter in the mail with this text and I do appreciate that you are actively and logically informing the neighbourhood about your plan. I look forward to Monday's meeting.</p> <p>I must take strong issue with one of the points you made in your response to my original letter and in the information distributed to the community. Your referencing the April 2015 public consultation process as a means of identifying Clover Point Park "as a site worthy of consideration through a public process involving more than 3,000 people from across the region" is in my mind misleading at best or deliberately misinforming the public at worst. During the referred-to consultation process, many configurations of the proposed wastewater treatment solution were posed and in every one of them, Clover Point Park was identified as an outfall/pumping station. Extrapolating from that consultation to say that Clover Point Park was identified as a site worthy of consideration for a sewage treatment plant is incorrect. I understand that outfalls are required and that use of existing infrastructure is beneficial and preferred by public opinion; however, your choice of language is misleading to the public who were not well-informed during the referred-to consultation process. I would like you to correct this at the onset of the public meeting and throughout any consultation process.</p> <p>I have yet to meet anyone who sees demolition of Clover Point Park/turning one of Victoria's most popular park areas into an industrial zone as an "opportunity", including in my discussions with people who frequent the park both from Victoria and as well as tourists from around the world. In fact, the sentiment is quite the opposite.</p> <p>I trust that as Mayor and Council representing the people of Victoria City, that you will take into consideration what is best for the people of Victoria City. I look forward to a transparent consultation process.</p>
119	<p>Because Clover Point Park is the currently-proposed site, it seems pertinent that all park users who will be impacted be well-informed about Monday's meeting. Has the City posted signage around the park about the time and place of Monday's meeting? Although this is not a requirement until there is a zoning proposal, it would definitely support public consultation of those with a stake in development of this park space.</p> <p>The previously-distributed neighbourhood mail out only included a save the date message with regards to Monday's meeting. How do you plan to inform the Fairfield residents as to where they show up to learn more/voice their opinion? It would seem that the best way to have a successful public consultation would be to ensure that the public knows where to come for consultation. In my opinion, if you are dedicated to working hard with your residents to develop any approach, you need to be proactive in providing details like the time and location of the consultation, otherwise your approach may not come across as very transparent. I recognize that the information is on the City's website now; however, not everyone has access to / will access the internet.</p>
120	<p>Just curious if you've formulated a process by which residents can speak at Monday's meeting? Open mic, sticky boards, shout loudly?</p> <p>Just wondering because I think there might be a chance someone from Fairfield will want to speak.</p>
121	<p>Will the public be afforded an opportunity to speak at the wastewater treatment meeting at Crystal Gardens on Monday?</p>

122	<p>Given all of the other more reasonable possibilities, the Clover Point option makes absolutely no sense to me or anyone I have spoken to.</p> <p>From what I have read, I have two more observations and suggestions for possible lines of inquiry regarding the proposed conveyancing to the Rock Bay site and the use of the McLoughlin Point site:</p> <p>Rock Bay conveyancing: I can see no reason that the sewer forcemain would have to be placed through Cook Street Village. Causing disruption to the businesses there is unnecessary as the pipe could follow many alternate routes such as under the grassed/path boulevard on the edge of Beacon Hill Park north on Cook Street, west on Park Boulevard, north on Heywood Avenue etc (this part of an alternate route would not require repaving).</p> <p>McLoughlin Point site: As I understand it, this site is zoned for a Wastewater Treatment Facility and the council meeting of Township of Esquimalt which rejected this site was for rezoning or a zoning variance. Is it at all possible that a facility could be designed within the constraints of the current zoning restrictions? Are there other designers that could fit a facility within these zoning constraints?</p>
123	<p>Your comment on a current design for McLoughlin that can be built within the existing zoning is news to me. This should be publicized to put all of the options in perspective.</p>
124	<p>Yes, I understand that it is politically complicated and in many more ways than that.</p> <p>The quarter billion dollars for harmony and good will on the CRD board is not the only cost. There is another huge political cost as well. The perception is that the Mayor of Victoria is placating the Mayor of Esquimalt by sharing the pain by having one of the facilities at Clover Point. Unfortunately she is not only sharing the pain but increasing the pain dramatically amongst many more residents than were upset by the original McLoughlin proposal. These residents are mainly the constituents she is supposed to represent. So add the anger of the citizens of Victoria and others to the quarter billion dollars cost of CRD board harmony.</p> <p>Is it worth pitting Victoria neighbourhoods against Esquimalt neighbourhoods? Is it worth mobilizing citizens groups to fight this issue?</p> <p>Here is a quote from an active, well-informed and connected member of our community: "I believe that McLoughlin Point is the obvious location for a single treatment plant but our naive mayor has obviously promised Esquimalt that Victoria (Fairfield) is willing to share the "pain". Never mind that the Clover Point plant would cause vast disturbance to our community, destroy a waterfront park and be directly facing homes across Dallas Road and the McLoughlin plant would be tucked away in an industrial area. The mayor and staff try to convince us that a clover point plant is quite an acceptable neighbour! This whole thing makes me so mad and furious with our mayor for foisting this on us with little advance thought."</p>
125	<p>From what you have said so far, this is what stands out: "staff will be taking a principles based approach to the process, not a site-based approach". What does that mean? Well... if I ask most university-educated non-political people they have no clue because it is so open to interpretation. If I ask seasoned professionals (a city planner I know and someone who works for an engineering consultant that happens to be familiar to you and the City and the CRD) the response is "oh yeah, we use that approach all the time when we are dealing with the public and when we want an outcome that is in our favour." So as it stands, I can surmise that your professional staff will define the principles for the public to (they hope) agree to and then you can say that you have consulted with the public and have their approval. I have seen this all too many times in the past and so you might imagine my level of skepticism.</p> <p>Firstly, you have already set the stage for this conversation to include MacCauley, McLoughlin and Clover Points and to exclude Rock Bay and all other sites and so you are seen as biased. Secondly, the CRD and the City have had many years to partake in a "principles based approach" and yet are only now seen as implementing it, which is also highly suspicious.</p> <p>If you are truly committed to an inclusive approach then you should give Victoria citizens control of defining the terms and weightings principles rather than staff. As examples, these could include:</p> <ul style="list-style-type: none"> <li>- No sites close to residential areas to be considered</li> <li>- No highly pedestrian-used parkland to be considered</li> <li>- A guarantee that the plant will emit absolutely no odours or noise</li> <li>- A guarantee for a fixed construction period (TBD)</li> </ul>

- A guarantee for the maximum number of trucks needed to build it (TBD)
- A guarantee for the maximum number of trucks per week removing by-products from the site once it is built (TBD)

Of course if you are really serious about principles, the highest priority should really be given to Scientific Principles in which case the Federal Government should be lobbied to downgrade the risk of the existing system and delay this project for a decade or so. One can only dream... For now though, I am heading out for my daily swim in the beautiful clean waters of the Juan de Fuca Strait.

126 Im a local building designer. I cant stop thinking about this idea, so I thought I would share. Please see attached.

I think digging up clover point and building on it / in it for the next several years will meet strong opposition and there may be other ideas worth exploring.

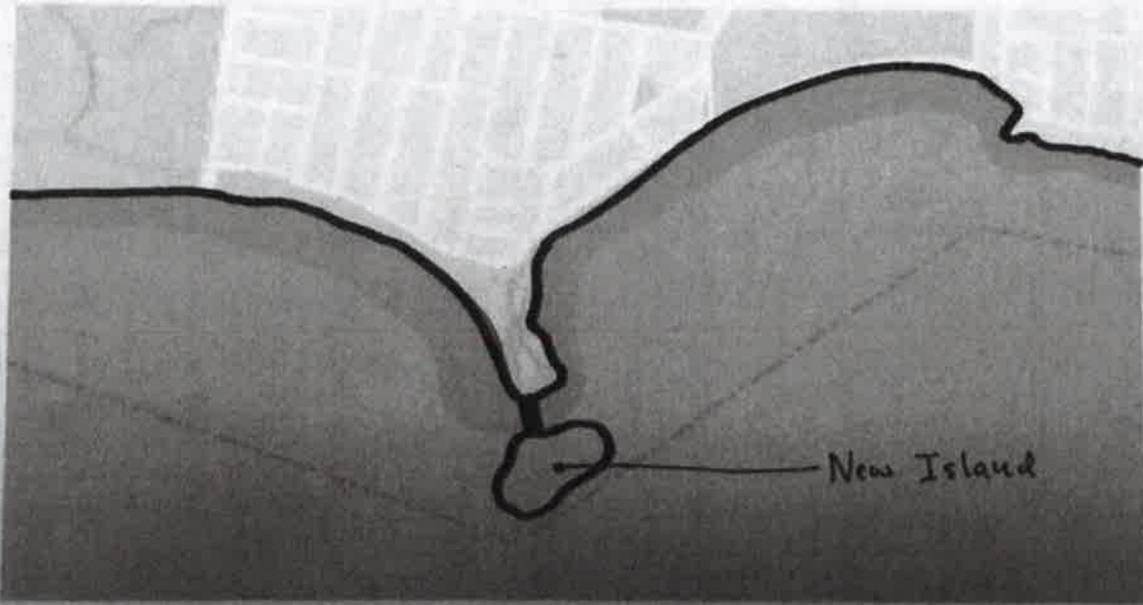
Heres my idea:

- Construct a sewage treatment plant off the end of clover point. This would be the main facility and there would be no need for a secondary facility. All parties could participate to this mutually beneficial location
- Build a rock boulder system with a hollow centre. Im sure there is a developer around looking to get rid of rock. Barge it in etc.
- Pump out water of the hollow island
- Waterproof inside area of rock retaining border
- Build sewage treatment facility (I think we should find a already quality designed facility. Purchase the building plans for that facility. Then design the island shape around those plans. Save money)
- Fill in build over the facility so none of it can be seen / smelt
- Use this new surface as an advantage for new community services and appealing idea which will help gain community support
- Add wind turbines to this new island. This could power the facility / pumps and community near by. Perhaps offer a electricity discount for those water front properties that will have their views impacted
- Add workout out areas along the path around the island
- Add a learning centre
- Add a history of the area centre
- Add a family / picnic area
- Add a storm viewing area
- Design a creative entrance structure to the underground area
- Build a foot path bridge. This bridge would span the beach so it allows the tide to go between the islands. There would be a temporary bridge for vehicles while building the treatment plant.
- Create a world class man made reef around the island for scuba diving
- Add a wind surfing / kit boarding dock / ramp
- Add a dog wash area
- Add a dog water drinking area
- Ask local artist to play a role in creating something special. Rock carvings, carvings, graffiti wall etc.
- Beside the learning centre could be a health treats, dog treats, coffee snake bar
- Add a wheel chair accessible fishing pier with man made reef area to attract fishy's

The sky is the limit!

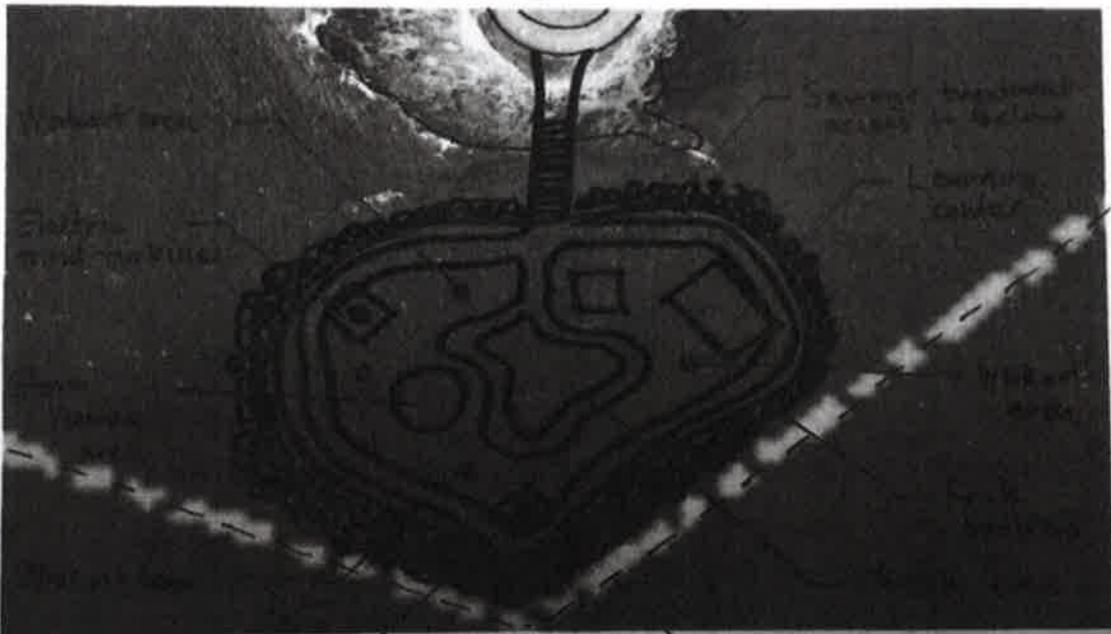
Rather than trying to use existing land and pissing everyone off, perhaps you can go through the hoops and create something special that will benefit mostly everyone.

# SEWEGE TREATMENT CONCEPT LOCATION



Lindsay Baker  
Aspire Creative Designs  
250 W 10th St  
March 11, 2016

## BELOW GROUND TREATMENT PLANT ON MAN MADE = ISLAND =



Electric wind turbines

Set back

" LETS MAKE SOMETHING SPECIAL "



*Hans R. Larsen*  
1320 Point Street  
Victoria BC V8S 1A5

April 27, 2016

**Mayor Lisa Helps**  
Victoria City Hall  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps,

Enclosed please find a suggestion for overcoming the current stalemate in the search for a doable, equitable, cost-effective solution to the Victoria (CRD) wastewater treatment conundrum. I believe this is a WIN-WIN solution. Your comments would be most appreciated.

Kind regards

Hans R. Larsen, PEng  
[hans@yourhealthbase.com](mailto:hans@yourhealthbase.com)

cc:  
Councillor Marianne Alto  
Councillor Chris Coleman  
Councillor Ben Isitt  
Councillor Jeremy Loveday  
Councillor Margaret Lucas  
Councillor Pamela Madoff  
Councillor Charlayne Thornton-Joe  
Councillor Geoff Young

Attach.

## **A cost-effective, innovative wastewater treatment system for the Capital Regional District**

### **BACKGROUND**

The currently favoured wastewater treatment system (WTS) for the Capital Region (Amendment 10) involves the construction and operation of two treatment plants, one at Clover Point Park in Victoria and one at McLoughlin Point in Esquimalt. Amendment 10 replaced Amendment 9 which included the possibility of a single plant at Rock Bay in Victoria. Amendment 9 was superseded by Amendment 10 due to vociferous opposition from merchants along the proposed pipeline route (Cook Street and Bay Street) who feared that their businesses would suffer greatly during the construction of the pipelines.

Since the approval in principle of Amendment 10 on March 9, 2016 opposition to this plan has increased exponentially not only because of its exorbitant cost (estimated at \$1.1 billion), but also because of concerns raised by nearby residents at McLoughlin Point and Clover Point Park.

The main concerns at McLoughlin seem to be odour and increased truck traffic and a general aversion to having a sewage plant in the neighborhood.

The concerns at Clover Point Park are similar, but also include scepticism that a WTS of the scale envisioned is technically feasible and can be accommodated at the small land area available, that the plant can be truly buried underground as promised in Amendment 10, that the distance between the plant and the nearest residence is only 25 meter versus a generally accepted buffer zone of 150 meter, that the construction of the plant would take at least three years, and that a much frequented and loved part of the park would be inaccessible during that period. There is also concern that when events such as the International Kite Festival, Swiftsure, Run for the Cure and many others are forced to find new venues they may not return.

### **CURRENT SITUATION**

The current situation can best be classified as a stalemate with residents at Clover Point Park and McLoughlin Point being adamantly opposed to Amendment 10 and merchants along the proposed pipeline route to Rock Bay being adamantly opposed to reconsidering Rock Bay as the site for a single treatment plant to serve the CRD.

### **PROPOSED SOLUTION**

Rock Bay was the preferred location for a WTS in major on-line surveys conducted by the City of Victoria. Locating the plant at Rock Bay makes eminent sense because:

1. The site is already zoned "industrial" and of a size (1.7 ha) which may make it possible to include facilities for resource recovery.
2. The site is owned by the Songhees and Esquimalt Nations who have already expressed their support in having a WTS built there.
3. The distance to the nearest residence is well over 150 meter and thus local opposition to a plant at Rock Bay would presumably be minimal.
4. Locating the WTS at Rock Bay would eliminate opposition to plants at Clover Point Park and McLoughlin.

Thus the only problem remaining is widespread concern about the upheaval and business losses associated with the construction of pipelines through the cities of Victoria and Esquimalt.

This problem can be effectively solved by moving the wastewater from Clover Point Park and the Macaulay pumping station to Rock Bay through underwater pipelines buried in the harbour, except for a 1.5 km stretch from the pumping station at Clover Point Park to somewhere around Mile Zero. From here the pipeline would go underwater to the pumping station at Macaulay Point where it would join the flow from Esquimalt and be pumped in a single underwater pipeline to Rock Bay.

Since the WTS at Rock Bay would produce drinkable water (tertiary treatment) its effluent could presumably be discharged directly into the harbour thus eliminating the need for return pipelines to Clover Point or Macaulay.

The technology to co-digest wastewater sludge and kitchen scraps is well advanced and a plant to do so could advantageously be situated at Rock Bay (pending First Nations approval). This would mean that the only output from the plant would be clean water, biogas (which could be used as an energy source to power the plant) and fertilizer pellets. There would be no need to truck sewage sludge and food waste to Hartland for disposal.

## TECHNICAL FEASIBILITY

**Wastewater treatment plants** have been built and operated successfully for decades while the technology to do so has steadily improved. The use of filters, bioreactors, and membrane reactors to replace large settling and aeration tanks and ponds are becoming increasingly prevalent and could be incorporated into a Rock Bay plant thus making it state-of-the-art and highly cost-effective.

**Underwater pipelines** carrying crude oil or natural gas now criss-cross the bottom of the North Sea with the longest continuous pipeline connecting Norway and the UK - a distance of 1600 km. The technology for safely moving crude oil and natural gas in underwater pipelines is well-established and constructing an 8 km pipeline to move

wastewater across Victoria Harbour would not be likely to pose a challenge. Please note that the original Seaterra proposal (approved by Victoria City Council) was based on the concept of piping wastewater from Clover Point to Ogden Point and then using an underwater pipeline to transport wastewater from Ogden Point to a plant at McLoughlin Point. Extending that pipeline to Rock Bay should not pose any engineering challenges. It is also worth noting that the right of way needed to install a buried pipe from Clover Point to Douglas Street has already been granted by the Crown.

The trend to incorporate facilities for **resource recovery** in modern wastewater treatment plants is accelerating. Not only is wastewater sludge being converted to useful biogas, but some plants now incorporate the co-digestion of kitchen scraps and other food waste to produce not only biogas but also fertilizer pellets. In some cases the biogas production is sufficient to provide 80% or more of the energy required to operate the wastewater treatment plant thus leading to substantial cost savings.

A good example of efficient resource recovery can be found in the new underground wastewater treatment plant in Busan, South Korea. The thermal hydrolysis plant designed and built by CAMBI (a Norwegian engineering firm) will co-digest about 27,000 dry tons of organic waste per year, of which 65% is sewage sludge and the remaining 35% food waste. Biogas produced from the co-digestion plant will be turned into electricity and as heat for the plant.

## **COSTS**

An estimate of the cost of building a tertiary wastewater treatment plant at Rock Bay to treat all wastewater generated within the CRD was made in December 2015 by *Urban Systems*. The cost was \$500 million. This seems high in comparison to the cost of building **two** plants (one at Clover Point Park and one at McLoughlin) which was estimated at \$512 million.

The cost of the pipelines (buried under city streets) needed to transport wastewater from the pumping stations at Clover Point and Macaulay and clean water to the Clover Point outfall was estimated (by *Urban Systems*) at \$207 million.

The present proposal envisions a short stretch (about 1.5 km) of pipeline buried underground between the Clover Point pumping station and the shore somewhere around Mile Zero. From here an underwater pipeline (about 3 km) would go to the Macaulay pumping station where it would join the outflow from the Esquimalt system and then flow through a single underwater pipeline (about 5 km) to Rock Bay.

Current costs of burying large sewer pipes in a city environment is about \$9 million per kilometer. Current cost of burying oil pipelines on the bottom of the North Sea is about \$4 million per kilometer.

At \$9 million a kilometer the cost of the land stretch would be \$14 million and at \$4 million per kilometer the cost of the underwater pipe would be \$32 million for a total

conveyance cost of \$46 million – a substantial saving over the \$207 million estimated for a land-based conveyance system.

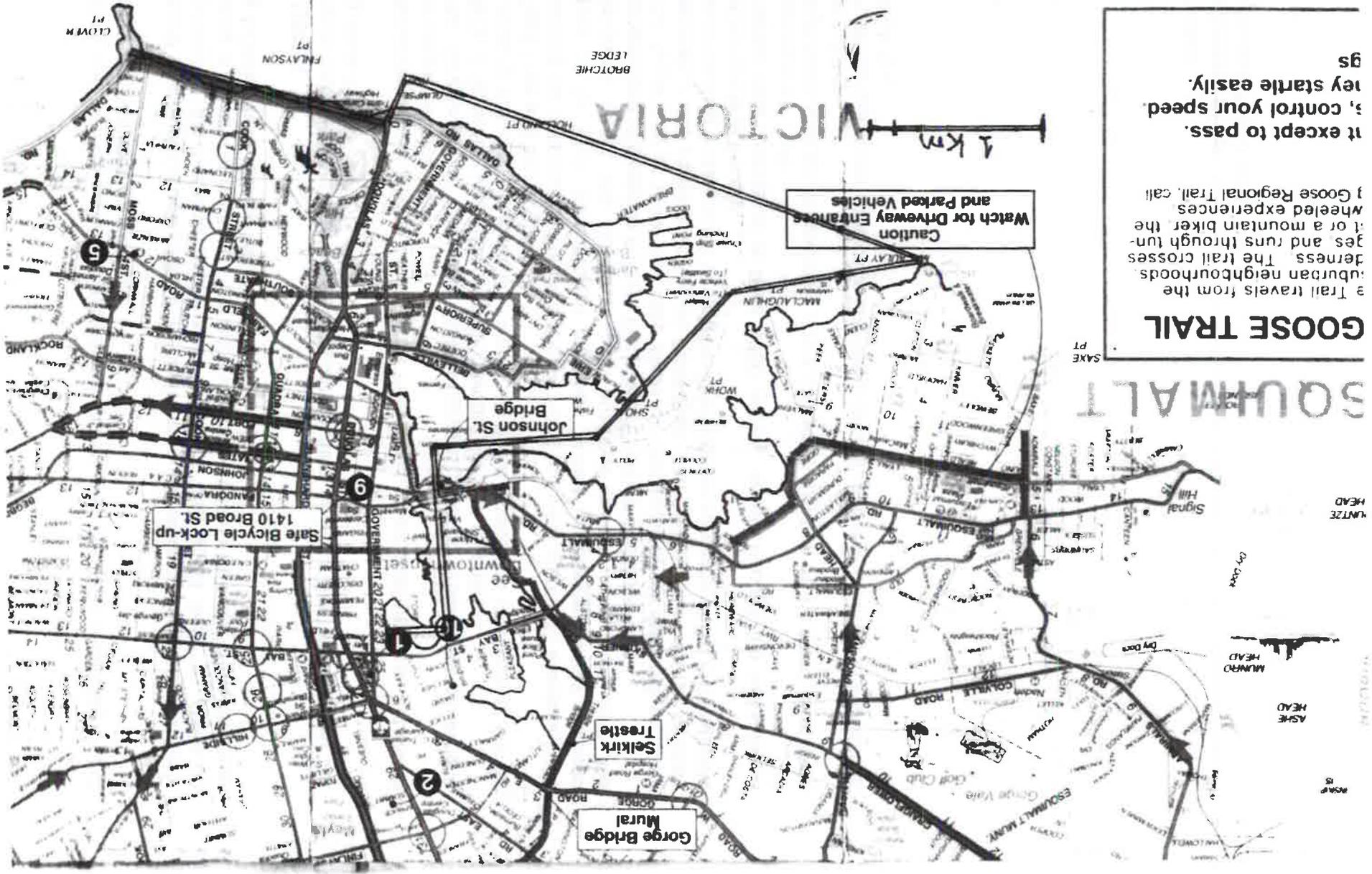
Amendment 10 includes a cost of \$258 million for resource recovery facilities most likely to be located at the Hartland landfill site. Much of that would likely be spent on constructing a pipeline to Hartland. This expenditure would be eliminated if the resource recovery facilities were located within the plant at Rock Bay.

## **CONCLUSION**

The present proposal (a single treatment plant located at Rock Bay) would have the following advantages:

1. Rezoning of park land at Clover Point Park could prove problematical, but would no longer be necessary.
2. The Songhees and Esquimalt Nations have expressed support for situating a WTS at Rock Bay and local opposition would likely be minimal.
3. Locating the WTS at Rock Bay would eliminate opposition to plants at Clover Point Park and McLoughlin.
4. Moving the wastewater from the Clover Point pumping station to Macaulay and then on to Rock Bay through pipelines buried underwater would assuage concerns about the upheaval and business losses associated with the construction of pipelines through the cities of Victoria and Esquimalt.
5. The larger site at Rock Bay may allow for the inclusion of resource recovery facilities – not possible at Clover Point Park and McLoughlin. These facilities could be built underground to mitigate First Nations concerns about the treatment of bio solids at the site.
6. Capital cost savings of at least \$200 million, mainly through the reduction in conveyance costs.
7. Significant savings in operating costs due to elimination of the need to operate two plants.
8. Potential significant savings in operating costs if resource recovery is included at Rock Bay.

April 27, 2016  
Hans R. Larsen, PEng  
hans@yourhealthbase.com



# GOOSE TRAIL

The trail travels from the suburban neighbourhoods of the city and runs through tunnels and over a mountain biker's favourite experiences. The trail crosses the Goose Regional Trail, call it except to pass. It's not a speed, but it's a speed, you can't easily startle.

Caution  
Watch for Driveway Entrances  
and Parked Vehicles

Gorge Bridge  
Mural

Seikirk  
Trestle

Safe Bicycle Lock-up  
1410 Broad St.

Johnson St  
Bridge

VICTORIA

ESQUIMALT

UNITE HEAD

MUNRO HEAD

ASHE HEAD

ROAD IS

SAKE PT

BROTCHIE LEDGE

PHILAYSON PT

GLOOM PT

personal information

*Victoria, B.C.*  
*Canada*  
personal  
information

April 12, 2016

Mayor Lisa Helps and Victoria City Council  
Chair Barbara Desjardins, CRD Board

Dear Mayor Helps and CRD Chair Desjardins:

***Re: Opposition to proposed Clover Point sewage treatment plant***

We are writing to express our opposition to the proposal to build a sewage treatment plant at Clover Point.

First of all, we would like to make it clear that we believe environmental issues are perhaps the most important issues facing us in the long run and that we recognize that dealing with them will have cost consequences for us. But this does not mean that spending public money inefficiently is a good idea. A sewage plant at Clover Point is clearly a very bad idea when another satisfactory and far less costly option (McLoughlin Point) exists.

Leaving aside the moot point of whether additional sewage treatment is even needed for Victoria, we believe that a major sewage plant at Clover Point is a very poor option for many reasons including:

- the McLoughlin Point option is far cheaper (more than a quarter **billion** dollars less) than the Clover Point option with fewer negative short, medium and long-term impacts
- the McLoughlin Point site is a significant distance away from neighbouring houses and businesses while the Clover Point site is only a few meters away
- the Clover Point site is a major public amenity for residents and visitors alike that will be tied up for years as a construction project; McLoughlin Point is little-used by the public
- while both sites have long-term public safety issues (e.g., trucking, plant operation, etc.) the risks are significantly greater for the Clover Point site

Yours truly,

personal information

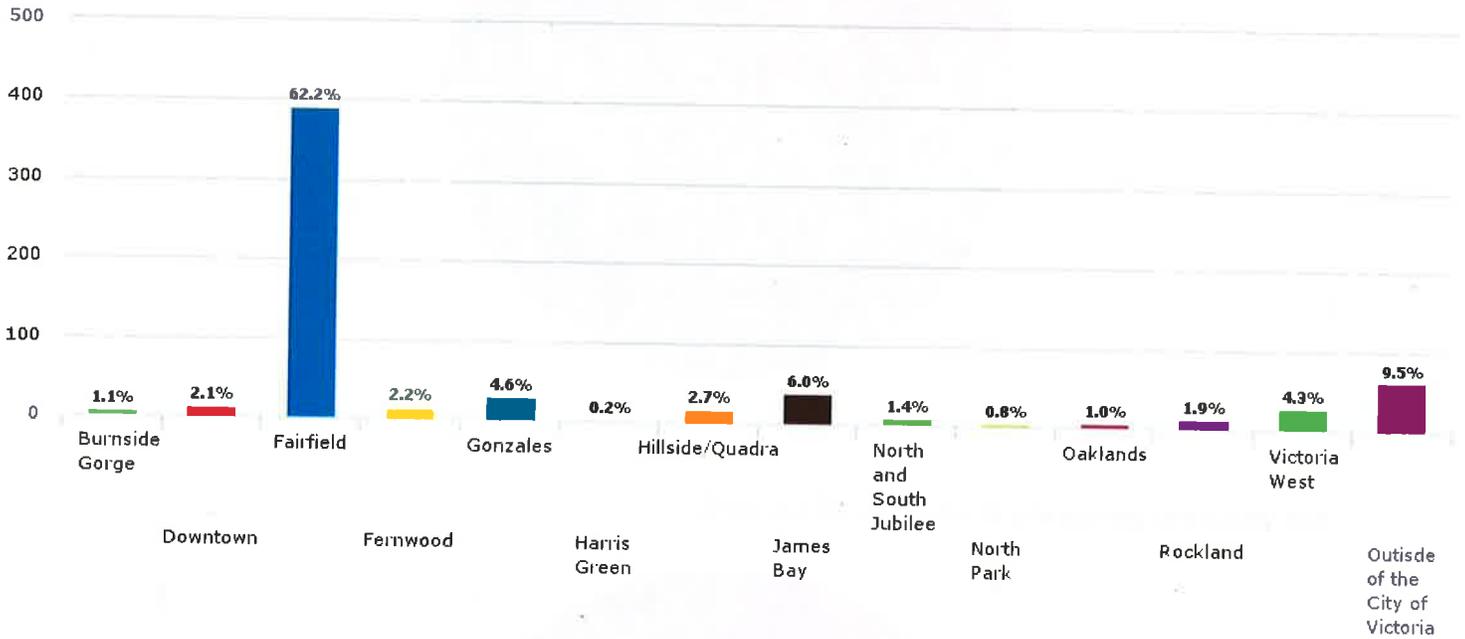
Cc:  
Victoria City Council  
Hon. Peter Fassbender/Hon Mary Polak  
Fairfield Community Association



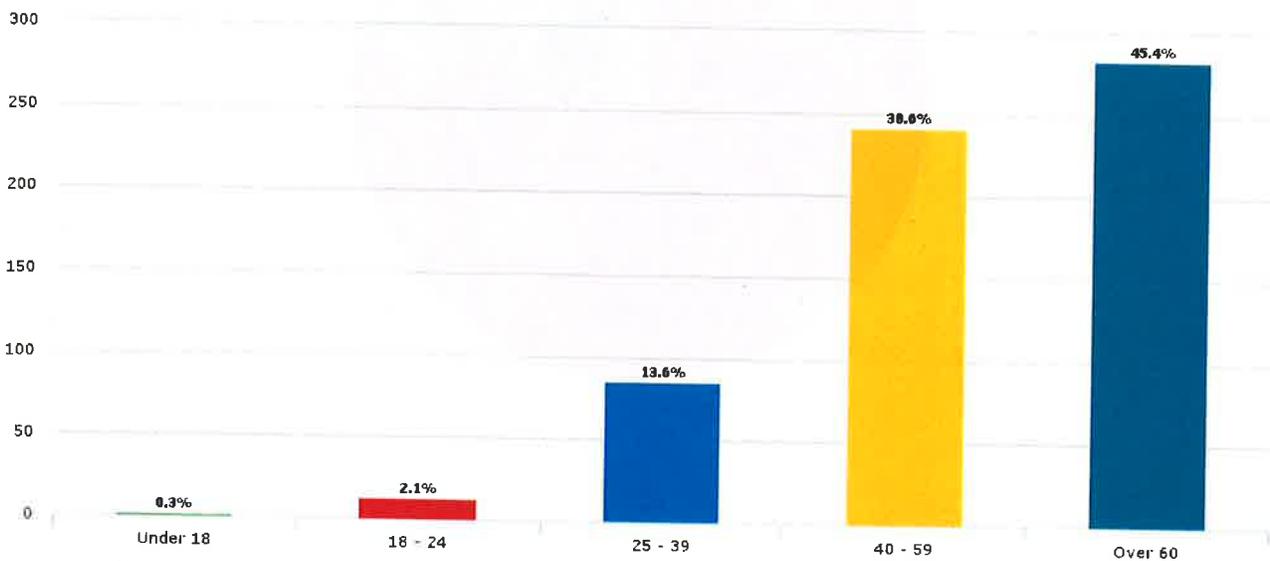
# Wastewater Treatment Survey

City of Victoria: April 25, 2016 – May 8, 2016

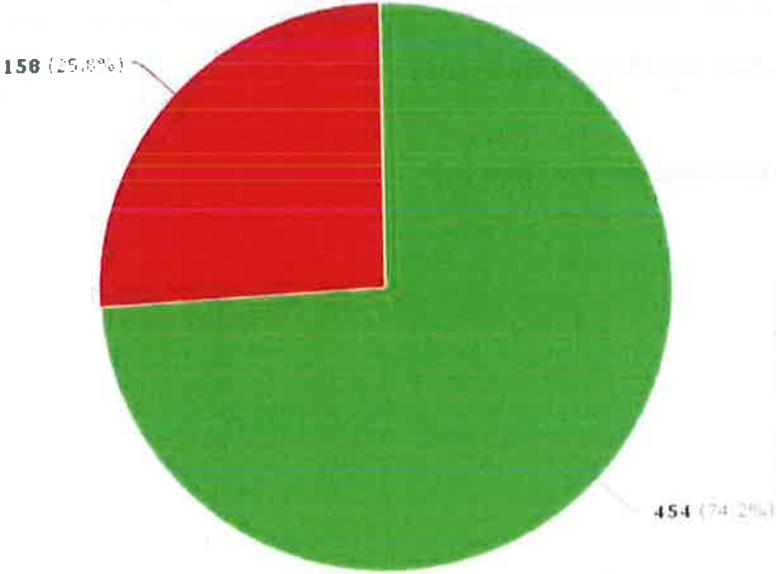
## Which neighbourhood do you live in?



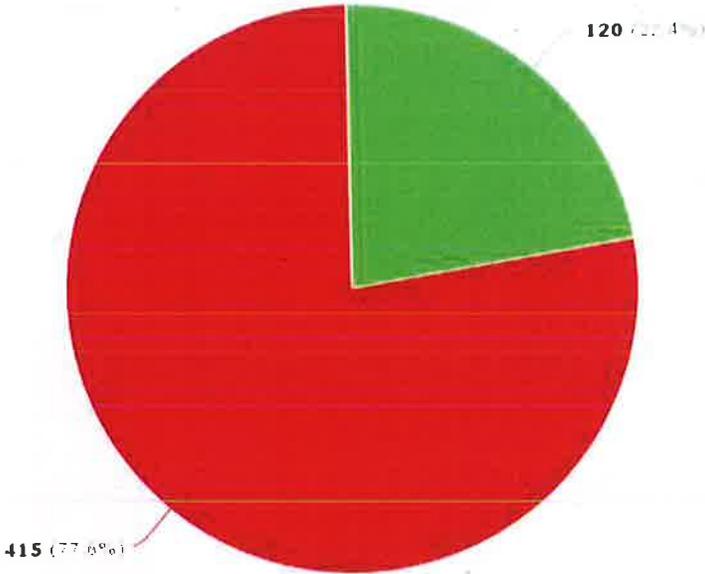
## How old are you?



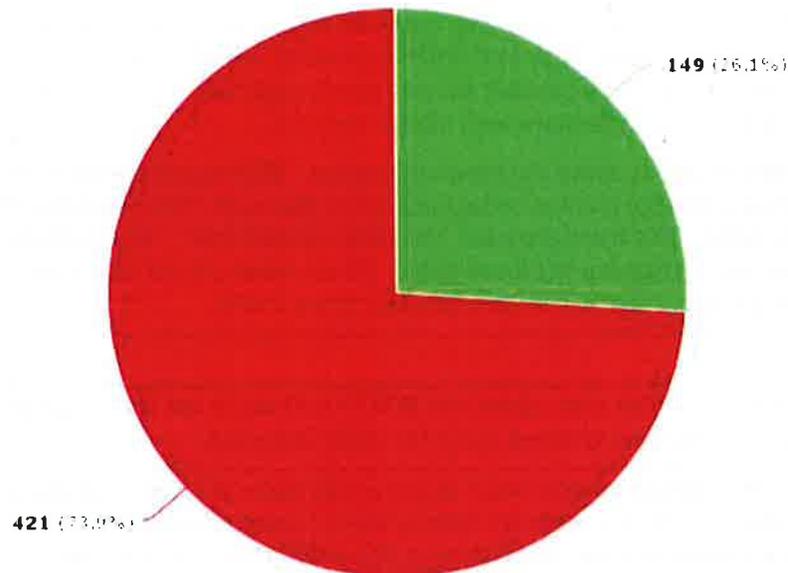
**Do you own property in the City of Victoria**



**Do you rent property in the City of Victoria**



## Do you own or run a business in the City of Victoria



## What are the key issues and considerations for wastewater treatment in the City of Victoria?

#	Response
1.	Longterm stability of clover point site due to coastal erosion and tsunami risk.
2.	Are we talking about a plant that will handle just Victoria's sewage-- including tertiary? Then I'm in... can't wait for Esquimalt to get on board--- they can find their own solution.
3.	The money is better spent on much-needed earthquake preparedness. Sadly, any sewage plant that gets built won't likely survive the inevitable Cascadia quake. Seems foolish to build a bridge and sewage plant that are destined to collapse...
4.	Release of toxins to marine environment
5.	Why tertiary? Where to put it?
6.	<p>1. Public access. This area is heavily used by locals walking their dogs, tourists come here along the scenic route to stop &amp; take photos here, enjoy a picnic, watch the unique kite surfers &amp; parasailers on the west side of Clover Point, so many people fly kites with their children on windy days. THIS IS A PARK!!! Why is applying for permits to allow it to become a commercial site even a matter of discussion?</p> <p>2. Technology. We are presented with only one option here. Are there not others? Why are we not presented with cost analysis? Only time projection? It quickly went from 2 years to three years. In that time technology will advance &amp; the outfall can be updated at a much lower cost with far less disruption to the neighbourhood.</p> <p>3. this plan relies on Mcglaughlin point being the primary...yet esquimalt has said no so why is this still being discussed? Should there not be a new plan? I respect the federal</p>

budget approval date looms all too close but PLEASE keep Clover point a publicly accessible PARK!!

4. SMELL!!! The winds are very strong down on Dallas Road. What scientific guarantees are there astutely that exist with MODERN technology which address this very realistic concern for residents??? The outfall already needs updating...update it! Do not destroy it & create a commercial nightmare with sludge removal.

5. Enjoyability of public space during construction. Will tourists want to drive the scenic route knowing a sewage plant is being built along the way? Will the marathons still run along Dallas Road? The truck parade? The other marathons? Kite festival in May?? So MANY public events happen at Clover point! On the west side of it so many unique things happen. Sometimes a peacock even walks by! It is a PARK.

7. Location

8. placing the facilities in an area where the WWTP will cause the least disruption to residents and provide the greatest value for dollar invested.

9. Wrong spot. Why would anyone want to put waste water treatment in one of the prettiest parts of bc and canada. Use what we have at clover point, all good. But do not develop further. Very bad for tourism and business. What will tourist say. I took a tour of waste water management.

10. Cost, respect location chosen, get it done.

11. Cost and competence of people implementing. Looks like another blue bridge, but potentially much more expensive and disruptive.

12. Is it necessary? All scientific communities say no. Most crazy is to think there must be two plants. THIS is not a high risk situation and this project should be downgraded and postponed until smarter minds and ideas prevail.

13. Cost, disruption to neighbourhoods

14. Clover Point is a very bad location choice for the sewage treatment plant. Building a plant there could negatively impact the tourism to Victoria. Since Victoria is a tourist town, with a large part of the economy dependent on tourism, the plant location is very important. Clover Point holds many events that tourists and locals enjoy including runs such as the Times Colonist 10K, the Moss Street Paint-In, the kite festival, Shakespeare plays in tents during the summertime as well as many other events. The Clover Point area is also a popular recreational area due to its proximity to Beacon Hill Park, where many people walk their dogs, cycle, run, go for a walk or drive, etc. Building the plant at Clover Point will take enjoyment & quality of life away from Victorians. Building the plant at Clover Point, with the construction as well as when it is up and running with noise & smell will keep people away from this area & destroy any enjoyment of the area for the long term & destroy the local economy (as stated above with event cancellations). As a 30 year resident of Fairfield (I was born & raised in this neighbourhood), I find this completely unacceptable. The smell & noise in a residential neighbourhood should not occur, as this type of plant should be best suited for an industrial area. The obvious choice would be the other sewage outfall at McLoughlin Point in Esquimalt which is mostly a large parking lot with very few houses nearby. Choosing McLoughlin Point would damage less greenspace since most of that Point is already paved. I'm against the idea of using sewage sludge for fertilizing farm fields, as sludge is often high in heavy metals, which can be

	harmful to people.
15.	I am concerned about the minimizing the traffic and community disruption during the constriction phase of the building of the plant as tons of equipment and construction waste are moved in and out of the construction site
16.	One site to keep taxpayer costs down.
17.	Location of treatment facility. Needs to be located in an existing industrial area NOT a residential/recreational area such as Clover Point. Utterly absurd to consider locating it in the most heavily utilized recreational area in Victoria.
18.	Cost, waste ( time/money/community spaces), the environment, resource recovery, a solution that's actually worth the money.
19.	It should be the best price at the best location. That is not in Victoria because Victoria is a dense city with no open, unused space. There is only park and that is not appropriate for a waste treatment plant. It needs to be down wind from residences and a minimum of 150 meters from homes.  The plant should have the space and capacity to expand, Clover point is likely too small for expansion and would only be a short term plant.
20.	Not near residences. Not capitulating to Esquimalt and giving up on the most cost-effective option. Not once again carrying the CRD on an issue.
21.	The estimated costs that seem to be getting higher all the time.
22.	One concern: the plant definitely shouldn't be in a beautiful and popular area like Clover Point.
23.	None, just get it done I'm sickened and appalled we still don't have one. How can such a beautiful city have such a dark, disgusting underbelly.
24.	DON'T do it! Listen to the engineers and scientists who say the Pacific waters take care of it just fine. Concentrate on keeping chemicals and toxins out of the water.
25.	Unnecessary capital in short term and expensive operating costs in long term for scientifically unsupported reasons
26.	Despite reports to the contrary, we need tertiary treatment. Site placement is obviously the singlmost important issue at this time, and the sites under consideration must be evaluated properly for their suitability: 1) what impact will construction have on local businesses (Cook Street village, for example); 2) how will construction affect recreational areas like Dallas Road; 3) what residual effects will construction have (aesthetics, odour); 4) costs incurred for infrastructure not already in place; 5) duration of construction. Initially, the choice of Clover Point seems flawed, given the disruption and potential long term effects it will have for what is arguably a heavily utilized and popular recreational area, one that is familiar to all residents of the city. In such an established residential area, too, the construction of a sewage facility of the proposed size is bound to have considerable impact. My first impression is that the city must examine thoroughly all possible alternatives before going ahead in this location.
27.	building a facility serves the needs of the community both in waste water processing but in wellness- it's siting and design.

the City or CRD does **MUST** communicate in an upfront, transparent and well informed fashion: don't send out incomplete information (without meeting place and time) as part of an ill written sell job for ONE beloved park SITE that is an about face from your previous information.

Your April 25 meeting that placed city workers up front making vague comparisons to best practices world wide that have no similarity to either two for the preferred CRD sites was insulting and manipulative. Those sites had larger foot prints, way larger setbacks to residences, and all had on line notes about their odour. The meeting lacked enough technical information that people were hungry for: what are our design limitations and why?

Technical design at odds: it does not make sense to have sophisticated treatment site purifying water for ultimate resource recovery then throw it away at Clover Point whose outfall location was chosen on the basis of zero treatment.

Building an industrial site on parkland that compromises its present use is UNacceptable.

The land chosen must be **IMPROVED** by building wastewater treatment on it, not diminished.

The City must follow its own guidelines it has set out in the OCP re: zoning.

The City should bolster its wellness section in the OCP by mentioning access to parks as being critical to the health and well being of its citizens. Reference to Parks Canada document:

<http://www.parks-parcs.ca/english/pdf/healthy-nature-healthy-people.pdf>

The City must recognize that 30 m buffer zone between residences in a highly on shore wind area and a treatment plant would only be a wasted futile exercise fraught with complaint and potential litigation over the years to come.

- |     |  |
|-----|--|
| 28. | Appropriate siting is my greatest concern. The plant should not be in a residential neighborhood due to potential for odours and additional heavy vehicle traffic for removing biosolids. The location also needs to account for future high water levels due to global warming. |
| 29. | My greatest concerns is that a treatment plant is not required. Far better could be accomplished for our citizenry by spending the resources elsewhere.  |
| 30. | Should not take away from natural beauty of established residential neighbourhoods. Should have little to no impact on established, heavily-used recreational spaces/parks.  |

	Should not negatively impact scenery and parks that are major tourist draws.
31.	All sewage infrastructure should be publicly owned, operated and controlled - an accountable and transparent system is very important.
32.	My concern is that this will be a private for-profit operation. This should be a public utility.
33.	Don't want private companies running it, as they might cut corners or start increasing prices. Keep it public so it's transparent and accountable and we can control how the costs are managed.
34.	Greater Victoria: (not City of Victoria). Single plant, cost effective, in Esquimalt
35.	Piping/extensive construction of pipes throughout the main roads to Hartland. that it should be publically owned and operated. and site is not located in a POPULAR, HISTORICAL and TOURIST spot like Clover Point.
36.	Health and safety of residents, cost, environmental protection, risk and uncertainty
37.	The cost of treatment because my business would really be struggling if we have to pay more than a small amount for more sewage treatment. In fact, if cost was too high, my business might not survive and several employees would lose jobs.
38.	Cost.
39.	-I'm concerned that the focus on optics will overshadow the science when it comes to decision making and that politicians will oversolve the perceived problem.  -I'm concerned about the GHG emissions involved in the building and operations of a new treatment facility  -I'm concerned that funds will be taken away from improving infrastructure, such as storm water systems, which are actually more of a problem in certain parts of GV
40.	I have two major concerns: First, the political process that has led to this: that we are currently trying to choose from a selection of sites, none of which thus far come close to being as appropriate and cost effective as one centralized plant at McLoughlin Point, the CRD's first choice. My second equally great concern is the current proposal to place a major sewage treatment plant at Clover Point, arguably the most visited park by residents and tourists in Greater Victoria, the site of so many festivals and events, in a residential area and only 30 meters from family homes. I am adamantly opposed to this location for so many reasons: the setback from residences, health, safety, noise, odour, air quality, the possibility of leakage or explosion from methane gas, the intrusion of an industrial structure on to our most beautiful waterfront park, the loss to residents and tourists of the use of the park for a minimum of 3 years, and the uncertain outcome of building an untested underground plant of this magnitude, which to my understanding would be the first such plant in North America. I do not want another blue bridge fiasco and cost overrun. Previous public consultations demonstrated majority support for one, centralized plant and also demonstrated cost effectiveness was of paramount concern. One centralized plant at McLoughlin Point is the most cost effective site (\$ 250,000,000 - \$ 500,000,000 less) and has the least impact, with the greatest setback from residences. For the sake of City of Victoria residents and indeed all residents of the CRD, I would like the Mayor and Council to send a message to the CRD and Province and advocate on our behalf for the

	Province to intervene in this dysfunctional political process and overrule Esquimalt's blockage of rezoning of McLoughlin Point. It is the taxpayers and residents of Victoria and indeed the region as a whole that would bear the burden of this enormous mistake.
41.	That it's hugely expensive and for the most part, unnecessary
42.	We do not need land-based treatment at all. We have a sustainable, environmentally-friendly ocean-based treatment system. Fish swim all around the outfalls. Stop land-based treatment.
43.	Getting the micro plastics and toxic substances out, before it either gets to the ocean or gets reclaimed.
44.	Right now my main concern is that a treatment plant does not go forward at Clover Point along Dallas Road. It is by far the most used recreational area by all Greater Victorians and tourists alike, by young and old, by rich and poor, by two-legged and four-legged, by able-bodied and physically challenged and it is the pride of the region.... Even the thought, or a whiff, of a sewage treatment plant tarnishes that.
45.	Loss of beauty. Hazardous materials
46.	cost emissions inter-municipal power game City of Victoria bowing to Esquimalt
47.	that a solution is found that honours the environment, and does not impact the city and community in a negative way
48.	That science says we do not need it. Not looking forward to tax hike from it. New sewer plant will mean new sewer infrastructure. Victoria is extremely old and the pipes will not support an increased sewage flow.
49.	I sincerely desire that it should happen! I think that it would greatly improve the city's reputation and be more synonymous with its identity as a green city.  I do take into account, however, that one of Victoria's top industry is that of tourism. I feel like the placement of this treatment facility should take into account its interference with this industry. No one wants it "in their backyard", however I would be cautious about placing it in a place heavily frequented by tourists/identified as a tourist destination.
50.	That it is P3. Should be run 100% public.
51.	That it won't ever happen
52.	That it be done correctly, efficiently, and sustainably.
53.	Cost
54.	Not enough research has been shown to the public to establish the actual impact wastewater is having on our coast. The current push for wastewater treatment is politically and socially motivated, and may therefore include measures that are unnecessary or inappropriate for what we actually need.  I'm also concerned about Oak Bay and other Victoria officials pushing for a sewage

	<p>treatment plant in Esquimalt after we have voted not to have it here and for our wishes to be ignored and our property values lowered because it is more convenient for Victoria residents.</p>
55.	<p>1). The system is being designed backwards with bio solids management not being considered .as the primary driver of the design in the context of the end product meeting minimum (federal) agriculture quarantine control regulations which dictate steam sterilization and-or incineration as prescribed.</p> <p>2) The sites are being selected and the system is being designed without consideration for its competitiveness versus the costs of building/operating the long-proposed (by Van-Port Sterilizers Ltd.) "JOR-Vic Commercial Sewage Reclaim-treatment Pipeline (SRP) that also promises to earn an early return on the investment while cost-effectively providing tertiary-level treatment of effluent in a train of related use industrial sterilization technologies (electron beam irradiation, disposable carbon filters and-or treat-in-place recyclable filters).</p> <p>3) The system is being proposed to be financed on a 'stand-alone' facility basis without consideration as to the cost recovery benefits associated with developing it in the context of a proposed combined infrastructure development model that could continually lower the costs of managing all types of wastes, as well as to lower the costs of building and elevated transit network and, the costs of energy (see item No. 2 above)</p>
56.	<p>That we get on with the job</p> <p>That the cost be reasonable</p> <p>That we make use of the best available technology</p> <p>That we not succumb to the same NIMBY syndrome that has driven CRD management of this file to this point</p> <p>That, if we use land that is currently publicly owned, that it's pre-construction amenity values be restored, ideally enhanced, post-construction</p>
57.	<p>Ensuring that the best designed, and most cost effective methods are chosen. Let's get it right.</p>
58.	<p>Impact on residential areas.</p>
59.	<p>That it just get done, as per the original plan, and doesn't interfere with tourism and business.</p>
60.	<p>Tertiary treatment. Keep it public. Resource recovery. Reasonable price</p>
61.	<p>Cost</p>
62.	<p>1. Rolling over and accepting a sub-standard poorly designed "functional" facility (see my comments on opportunities)</p> <p>2. Associated operational impacts, digging up roads for pipelines, truck movements for transportation of slurry</p>

63.	Costs, both for construction and ongoing maintenance.
64.	<p>The number one issue for this location is the trucking of biosolids from Clover Point to Hartland.</p> <p>Second concern is the smell and how close it is to housing.</p> <p>Third concern is Dallas Rd is one of the biggest attractions of living in Greater Victoria. A sewer treatment plant on a tight site will ruin it.</p>
65.	That the system is run publically. That no private organizations run the treatment processes
66.	The fact we continue to dump raw sewage into the ocean. Also the fact that CRD and communities are taking so long to decide and begin to build.
67.	My concerns are for the overall region as two treatment plants will collectively cost more for the regions property owners. A single solution to 2065 with advance oxidation is the best option for tax payers.
68.	set backs to site from residences. odour. using designated parkland as an industrial site
69.	Suitable location for treatment plant. I don't think it should be built at Clover Point or at any area that has high scenic and recreational value. Although I am very much in support of wastewater treatment.
70.	Treatment is unnecessary and not scientifically supported.
71.	Loss of public jobs
72.	<p>Cost</p> <p>And timing. Get the job done.</p> <p>Esquimalt's obstinance</p>
73.	We don't need sewage treatment.
74.	The fact that the city is doing nothing about dumping waste in the ocean.
75.	The massive disruption to a public park and area of coastal beauty, that is well used by the public for recreational activities - which include the only significant off leash dog park in the area. Given the complete mess the new bridge project I also have no confidence in projected time lines for completion of budgets.
76.	<p>Yes, treatment is needed but only secondary treatment with tried-and-try technology.</p> <p>Cost is an issue - both capital cost and on-going operational costs. Parks and residential areas should be the last resort; there are better options. Technical issues related to the site are important; the site must be a feasible one. Major concern is that Victoria will bear majority of costs but get minority of benefits. The original option of McCauley Point was best; given other municipalities' NIMBY attitudes (esp. Esq), Victoria should "go it along" and build our own facility and recover costs by charging anyone living outside of Victoria a toll to use the new Johnson Street Bridge.</p>
77.	I would like the treatment plan to go underground, completely hidden and tastefully landscaped to become an asset for the city.

78.	How this will impact the value of my property and the increases to my already very high property taxes. I am also very concerned with budget over runs, large infrastructure projects always seem to run over budget and take longer then planned. I absolutely do not agree with the location of this plant in one of the most popular green spaces in the city. I don't understand how Esquimalt can decide one their own they will not contribute financially to the bridge upgrade and now they stated today this plant will not be allowed in their area either. Given this logic, we, the residence of Victoria, don't want this.
79.	That we get tertiary treatment That it's done economically
80.	My greatest concerns are those of potential odour and noise. I expect that safety issues and the like would be a given. I expect that most people are concerned about the immediate impact on their neighbourhoods.
81.	Use industrial land-no outfalls. Use a system with no revenue returns.
82.	Clean beaches, clean ocean, no smell, no trucks, no traffic, barges. Look at Denmark and their solution.
83.	Heath and safety, buffer zones, environment.
84.	The various deadlines, that have passed. The delay in establishing a site(s).
85.	What happened to all sites proposed to date? Why are we back "at the beginning" after all the other consulting to date?
86.	Discharge to harbours of nutrient rich waters-must be tertiary plus. Lack of transparency in process, too much constraints placed on local government by provincial and federal P3 funding requirements.
87.	Level of treatment/system needed. Cost and location of plants.
88.	Cost Cost Cost. Raised taxes.
89.	Ensure least impact to popular, multiuse seaside park and don't use unproven technology (underground), we don't need more "designer" projects.
90.	Location and impact on the local population. Effect on recreation/tourism.
91.	Odor--> Pollution? --Process-disruption to the neighbourhood
92.	-Impact on parks/tourism; disruption of build; smell -Process- is taken 20+ years to start at the beginning. Why not McLaughlin if every community says no, how do we get to yes? - why not industrial zoned land?
93.	1) Paralysis and inaction will cause us to lose federal and provincial \$\$ and impact overall cost. 2) That misinformation and lack of knowledge of impacts decision-making. 3) That Not in my Backyard mentality interferes with dialogic

94.	that it is political-not a technical exercise.
95.	Keep costs under control even if it means innovative secondary vs tertiary and PPP must mean private sector builds, never owns or operates.
96.	Clover Pt too low-the rising sea levels cannot be ignored...20-50 foot level rise. It is a 'Recreation Hub'..not to increase industry.
97.	This is be sited an appropriate industrial area- a fundamental land use planning principle is to put residential uses with industrial.
98.	That the treatment plant be located in a "world class tourist point"!
99.	Cost/environment benefit.
100.	Property values, aesthetic, smell, loss of parkland, construction, lack of science, that you are notorious for overspending.
101.	Marine scientists are unanimous that there are no significant benefits. Clover Point is an inappropriate place for a treatment plant and will cost \$250 million more.
102.	Treatment facilities should NOT be located where they will detract from tourism.
103.	My greatest concern is my opposition to having the plant located at beautiful Clover Point Park
104.	Health and safety of humans and the environment.  We need to have buffer zones in residential areas. You can't put industrial sized treatment sites near where people live.  We need to have state of the art 'green' technology so that we can recover energy/resources.  It needs to be in a site already zoned industrial. Do not rezone parks, rather make industrial areas into green areas! If it is in one site, the cost can be dramatically reduced. Have it on one site.
105.	The wastewater treatment not be located adjacent to the ocean. There is simply too much at stake during an earthquake or other malfunction.  Second is the cost and using up our valuable green space that is used often by residents and tourists.
106.	I do not want to see any of our precious parks disturbed. I would like us to find a location that is already appointed as industrial space.
107.	Health and safety concerns with sewage treatment plant.  Tourism and recreational impacts
108.	Greatest concern is not getting it done (waster water treatment), being perceived regionally as dinosaurs (Bellingham, Port Angeles, Vancouver, Seattle) in a rapidly

growing destination city. Next concern is rushing to place the site without due consideration to tourism, residents and recreation.

109. Not at Clover Point

110. Health and Safety! There seems to be little concern for the hundreds of residents who live within 150m of the possible plant at Clover Point. How is it that jurisdictions around the world have minimum buffer zones or setbacks that are 150m or more to ensure that residents just outside the buffer zone are protected from harmful gases or noise, humming or vibrations or other negative health risks and this is not a concern in the discussion concerning Clover Point. The closest set of residents are a mere 25m from the proposed plant at Clover Point.

How is it that the local politicians are not exercising their fiduciary responsibility to find the most cost effective solution and not propose options which are \$300 million more than an already well thought out, well designed and engineered and the best value for money at McCloghlin. How is it that our city's administration votes at the CRD against the Esquimalt solution? There is a perception by many across the city and region that there are political backroom dealings that do not reflect what is best for the region!

The Mayor of Victoria has stated that the impasse on this issue is political and her unwillingness to make the hard choice at the CRD table to swing the vote away from the 8-8 deadlock and allow the region to select McCloghlin should mean that she join the call by Oak Bay to ask the province to review and make the decision that the CRD seems scared to make.

If the province indicated a two plant (and significantly more expensive option) and Victoria is to provide a spot then as the mayor has already told several residents that the reason Clover Point could be used is that it would be buried to bypass the park covenant. That argument then could be used for a spot in Beacon Hill Park where there is much larger spaces which would allow for expansion while maintaining a large buffer zone of 200m or more!! How the heck can anyone reasonably think that putting a major sewage treatment plant within 25m of a dense residential area near clover point makes any sense when one person can not even smoke one cigarette within 7m of any public building in Victoria!!!! Think about that! Any sewage treatment plant would produce large amounts of gases and with the prevailing winds blowing those gases onshore would surely have a health impact.

111. Get it done.

112. (1). don't believe it's needed; (2). because of (1), if it actually "has" to be installed, then essential to keep costs to minimum (3) because of (2), then it is logical to use the site that is already zoned for this purpose, that is the least disruptive, that was rejected by Esquimalt, but that that really seems to be the sensible approach.

113. 1) The most economical option should be chosen

2) Sewage treatment plants should be situated at a safe distance from residences. Many jurisdictions around the world require setbacks of 50 to 300 metres.

3) Respect the existing consultation that showed that regional residents favoured a one plant option

4) Victoria has very limited amount of park space compared to many cities. Tearing up park space for industrial uses should be a last resort. Look for sites in more industrialized areas.

5) Odours - nothing should be allowed unless they commit to zero odour beyond the plant boundary. The Dockside Green plant - which is often used as an example to be emulated smelled badly for several years before they got it working properly.

6) Treat to an appropriate level. What is the use of tertiary treatment if the reclaimed water is just going to be dumped in the ocean? Tertiary would be appropriate if the water is going to be re-used

114. Lack of trust when the proponent and the decision makers are on in the same

That there will be a compromise on the facility and the location

We are just moving the issue from the sea to the land

That outside influences \$\$\$ are forcing us into making bad decisions

That the frustration just to get it done will have it done incorrectly

We try and reinvent the wheel

That it has to be below ground

That the left-hand doesn't know what the right-hand is doing

We are telling the wrong people what we want instead of asking the right people what we need

The cost and process will make the blue bridge an award winning piece of project management

We are making the same mistake over consultation as we did the last time and the time before that

We have not set some basic boundaries and requirements for this facility, such as type of facility, number of facility, proximity to residences,

That all of the locations are not on the table for discussion.

Consultation is staff lead, staff created and staff assessed

115. That the treatment facility is not built near where people live or play. That we not lose the Clover Point dog-off-leash area.

116. cost for obtaining the right process and location

117. Too expensive. Not safe at clover point. Not based on scientific facts. Ridiculous to build it in Victoria's most beloved and used park.

118. That it gets built and we stop talking about it

119. That the plant not be located at Clover Pt.

This is one of the Cities most frequented waterfront viewing positions we have.

120. The destruction of one of the city's most iconic NATURAL areas. Hundreds of people each day walk or park in the Clover Point area/park. It is synonymous with Victoria for its beauty. Festivals of all kinds are held along the waterfront here.

Why should the residents of the Clover Point area suffer years of building disruption and a clear loss in property values, so that those who live in Saanich, Oak Bay and other areas need suffer nothing. It is a COMPLETE reversal of any democratic principle of EQUITY? It is a bizarre proposition by a bureaucracy that is indifferent to the suffering of a 'few.'

121. That we commit to a state of the art facility and share the cost burden fairly and collectively.

122. Poor management of the project with an overall expense that is crippling residents. But mostly, I am worried that the current Victoria mayor/city council will push this project through without responding to the wishes of the residents of the municipality they are supposed to represent. Treatment plants should not be planned for an area like Clover Point which is a valuable asset to residents and a tourist draw. That is just shortsighted. In reality other municipalities like Oak Bay, Saanich, the West Shore, or Esquimalt should step up and have significant treatment facilities. Victoria is too built to host such a large portion of the treatment for the region. Using Clover Point sounds like desperation.

123. Make responsible decisions as a community...not fighting between municipalities.

124. My greatest concern is that it will make the shoreline unsightly for locals and tourists.

125. The treatment facility needs to be built. If the easiest (i.e. already has infrastructure) and most cost effective space is clover point then please proceed.

126. If it is placed at clover point park it will be across the street from me.

127. I don't have any major concerns.

128. cost, location, efficiency

129. My concern is that if we have to do it legally we get on with it.

130. Untreated waste, both liquid and solid entering fresh water or sea water. Infrastructure required to effectively deal with this issue.

131. It seems to be our most difficult issue. The project should use full cost accounting to take into account all externalities in the construction, operation and impact of the project. Full cost accounting refers to social and environment impacts, not just financial.

Now that we have a new governance approach, I am confident that the project will use the very best ecological technologies and not make silly mistakes like put sludge on land or allow micro-plastics and prozac into the ocean. There is no point dealing with poop if we are not going to deal with plastic and chemicals.

My greatest concern is that the project and process will divide our neighbourhoods, social capital will decline, mistrust will increase, it will effect our economy by slowing down business deals and it will effect our tax rates by slowing down municipal decision-

making.

We need people who love listening and building relationships with citizens to lead the citizen engagement process. We need town-halls in every neighbourhood that bring in experts to educate us about this project. We need to follow the basic rules of citizen engagement. 1. Do no harm. 2. Go to the people (don't make the people come to you as you did recently at Crystal Gardens).

132. Far too much money will be spent and the city won't keep to its budget

133. We are strongly opposed to the Clover Point site as a major treatment option.

That area is a major tourist and visitor attraction and having many trucks a day transporting contaminants through residential and downtown neighbourhoods is not acceptable!

There are sites that are already zoned for this treatment activity that have previously, at some cost, been identified as superior. The final decision should be based on scientific, environmental, and cost rational not local political sensibilities!!!!

134. Appropriate to the need. The actual environmental need is low and the treatment level required by the senior governments is excessive.

Much better would be extended and improved pitfalls.

Other contaminant issues would be better addressed through source control including banning certain products.

135. cost, appropriate location

136. Cost, location of treatment plant, appearance of plant in relation to neighbourhood, amount and length of disruption in building infrastructure and plant, efficacy of treatment,

137. Cost for all aspects of treatment: building plant, pipes, design costs - everything that will add to my tax bill; appearance of the plant, location, impact on neighbourhood, door,

138. Contaminants at the source, ie. Cleaning supplies & pharmaceuticals.

139. Ensuring sustainable development and ensuring excellence in architecture and design

140. I want it to actually address the key issue of removal the chemicals, plastics, etc. from the water - not just a show of political correctness.

I do not want to see any commercial section of the city partially destroyed by the process of installation: there is no serious option for compensation for business owners.

141. Sound science and correct approach for environmental stewardship. I trust the City and experts in the field to use this as the priority, then location will be chosen based on this.

142. Destruction of Clover Point and it's effects on Cook Street Village and surrounding neighbourhoods.

143.	I am primarily concerned about using the best science available to achieve the best outcome for the natural environment.
144.	Building time and impact on communities. Wastewater Treatment should be outside the city.
145.	Safety to people & pets. Preservation of Park lands. Leading edge enviro design. Cost efficiency.
146.	Nil
147.	I do not want the treatment system to be located at Clover Point as reportedly there would be increased costs, lengthy construction disruption, and risks of an accidental spill with 5 sludge trucks driving daily through Victoria. McLoughlin Point seems the cheapest option, will meet all regulations and requirements, the CRD ready owns the site at McLoughlin Point and it is currently zoned for sewage treatment facilities to be located there; there is less local impact as it is about half a kilometer from any neighboring house or business.
148.	That it will be located at Clover Point and cost overruns
149.	<ol style="list-style-type: none"> <li>1. That it won't stop most harmful chemicals (motor oil, pesticides, fertilizers, etc in stormwater) from continuing to enter the ocean.</li> <li>2. That cost overruns will dwarf the original estimates for the project.</li> <li>3. Pipelining or trucking sludge across town.</li> </ol>
150.	<p>We do not need sewage treatment. Science does not back up the plan. The city of San Diego faced similar problems and proved their sewage to be environmentally safe.</p> <p>That being said if we do go ahead with this foolish plan. We need the treatment plants to be publicly owned and operated not run privately. Also whatever community presents an option that is most beneficial to the CRD as a whole should be given incentives be it financial or otherwise to promote the process of choice.</p> <p>Whatever happens stop wasting money bickering over something we arguably don't need. It's not embarrassing to Victoria that we don't have secondary treatment in most jurisdictions, it's embarrassing that all of our politicians and CRD staff bicker and squabble making our city look foolish and irresponsible.</p>
151.	I do not want to see sewage treatment facilities in ANY park. I do not want to see sewage treatment facilities in close proximity to residential areas.
152.	the ridiculous cost that I will be responsible for.
153.	<p>cost</p> <p>not in Beacon Hill Park or on the higher bluffs</p> <p>Mayor has not been forwarding interests of city - she has been too eager to please Mayor of Esquimalt</p>

154. McLoughlin as a single plant is preferred location for many reasons
<p>If Victoria can get Oak Bay and Saanich to pay cost, then Clover Point is the place. Odours would head over water to Ross Bay which is far enough away not to affect residents</p> <p>But must be low or below ground as the pumping station is</p>
155. Taxes
<p>City caving to Saanich oak bay and Esquimalt</p>
156. Clover point ok if done quickly and park returned over top
157. Should be done as cost effectively as possible
<p>Taxes are already too high</p> <p>Clover Point is nearby but would be OK</p>
158. Fairfield needs to carry our share of some if the city's needs.
<p>This is a way</p> <p>Although Clover Point is nearby, it is an appropriate location</p> <p>Do it quickly so the wounds can heal</p>
159. Cost if go outside Clover point
<p>Either do single plant at McLoughlin or if forced to do 2 plants do Clover as Victoria's sacrifice</p>
160. cost is most important
<p>There is only one taxpayer</p> <p>If Victoria site is mandated, must be clover</p>
161. Cost and beautification of whatever site is chosen
<p>having said that, clover Point is a natural site as e pumping station is Lready there</p> <p>yes, to Clover, get it done</p>
162. The price - need to use clover point as best site if council agr Es to let mayo of esquimalt of th hook
<p>Best spot is the former tank farm at the rocky outcrop</p>
163. As a user of the area of clover point, I hope the city will ensure that we get a good build it at clover point, with added facilities. Would be great to have a small bistro at thesite, or simply an ice cream or coffee shop
164. location, consideration of clover point is utterly absurd.
165. Cost overruns, constant fighting between municipalities, ineptitude, loss of park land
166. It is essential not to use Beacon Hill Park land and if that is chosen, a court case will delay everything. The Dallas Road Bluffs should not be disturbed either. Clover Point is preferable because there are no native plant areas which must be preserved.

167.	<p>THAT NO ONE GROUP OF RESIDENTS IN VICTORIA, THOSE IN S. FAIRFIELD AND THE CLOVER POINT AREA, SUFFERS (years of construction and a potentially huge decrease in property values), while for all the other residents of the southern peninsula, there are no penalties or drawbacks. A complete lack of justice and equity in a democracy.</p>
168.	<p>None - locate at Clover Point</p>
169.	<p>We shouldn't just look around for land without buildings, that reduces the choices to parks. Find a good site and expropriate houses and buildings. Houses are more transitory than native wildflowers and a lot easier to re-build. A lot easier to store the residents elsewhere for a couple of years and then relocate. Humans KNOW how to replace buildings. We are NOT capable of re-establishing a thousand year old native plant meadow. It is impossible. The surface plants (some of which cannot be grown by humans) are just part of a healthy meadow. Construction would destroy the whole soil strata and structure underneath it too.</p>
170.	<p>MONEY</p>
171.	<p>Ruining a beautiful environment that is loved by children, dog walkers, joggers and tourists.</p>
172.	<p>There is a higher value than houses and other buildings (which can be replaced) and that is open city park land which has been preserved for more than 130 years. We must not lose our park land now, just give it up as the easy way out. Property owners have clout as they defend their privately owned plots. But public parks are for everyone and everyone should defend the parks.</p>
173.	<p>The bluffs and beacon hill should NOT be used.</p> <p>Clover Point, a turfed spot, would be the best in the City.</p> <p>Of course, the best for the region is McLoughlin Point. With the west communities sub-plant, McLoughlin should now be large enough for Saanich, Oak Bay, Victoria and Saanich</p>
174.	<p>cost is most important -Taxes are too high</p> <p>Clover is a good location</p>
175.	<p>cost</p> <p>Clover point is a good location if Victoria must have a site. Most cost effective</p>
176.	<p>the price tag.</p> <p>Lowest cost configuration should be the solution</p> <p>Guess that means single plant in McLoughlin.</p> <p>If someone (Prov Government or town of Esquimalt) wasn't to pony up the additional 200-300K\$ and Victoria politically needs to host a plant, then Clover point is it.</p> <p>less muss, less fuss</p>
177.	<p>Key issue has been the City not standing up for our residents (except for Councilor Young).</p> <p>Other key issue has been Lisa being so subordinate to Barb</p>

178.	<p>cost and siting.</p> <p>Clover Point, with the pump station, is a natural good spot.</p>
179.	<p>The obligation to treat sewage should be met. If Victoria must host a plant, which is debatable, then Clover point the best location.</p> <p>Greatest concern is the Mayor turning her back on residents of our city by cow-towing to Esquimalt. 1-plant in McLoughlin is best. If others will pay, then a second in Clover would be the best.</p>
180.	<p>Concerns are around the political war.</p> <p>I reside near clover and see it from my window; Clover is an acceptable location if need be.</p>
181.	<p>Do it right with tertiary treatment and utilize the potential energy, water and other useful byproducts.</p> <p>Do not impact residential neighbourhoods.</p> <p>Do not impact Clover Point nor Beacon Hill Parks.</p> <p>Keep the costs as reasonable as is possible with the concerns above as guidelines.</p>
182.	<p>The municipalities cannot reach consensus on the location. Too much NIMBY</p>
183.	<p>That excessive money is not spent doing something unnecessary. If it is true that the wastewater is not doing any actual damage, then I don't understand why a plant would be built. I think the money could be better spent on other things, eg, improving BC transit services, or getting a light rail option out to the Western Communities, etc.</p> <p>However, if we must build one, I would hope that it would not be put at Clover Point, which is such an iconic part of Victoria's beauty. I live near Rockland Rd, and am not that close, but driving along the waterfront and stopping at Clover Point for a moment every couple of weeks or so is an experience I cherish and have since my childhood, growing up on Moss St.</p>
184.	<ol style="list-style-type: none"> <li>1. Wastewater treatment ought to occur through the leanest, greenest, simplest means possible.</li> <li>2. Wastewater treatment ought to include capture of wastewater from cruise ships and other waste-discharging marine vessels.</li> <li>3. Victoria should aim to provide a model to other communities; not to follow any other's lead.</li> </ol>
185.	<p>Diminished access to the beach; dimension of the facility, heightnd its foot print; any noxious odours;],</p> <p>I walk this beach everyday and would like to continue this routine. Then there is the question of property values tanking. We do need to maintain value of our, at least in my case, my sole asset against destitution in old age.</p>
186.	<p>Clover point is the only area in Fairfield, and perhaps the city, where a plant could be situated.</p>

A good spot as the outflow is there.

With a turf surface, the "grounds" could easily be removed and replaced after the plant is finished.

Must stay away from Bracon Hill Park and Holland Point. That would be a betrayal of the commitment of the City to our natural environment.

Concern is cost and politics

187. 1-plant McLaughlin.

Mayor and Councillors have 4 votes.

Make them count for Victoria - and the region.

Major issue is cost.

Second choice, Clover Point is fine. Minimal impact on us. Winds will take odours away from residences.

188. The key issues and considerations for wastewater treatment in the City of Victoria is that it is based on the best science that we have.

That a massive amount of money will be spent for an insignificant environmental benefit.

189. That our current waste water system is working fine for us

190. We in Fairfield have not borne much of the core issue problems in Victoria. The sewage plant would not impact too much on this community.

Clover Point is acceptable to me.

191. the price-tag is most important.

My neighbors and I don't want to be like Esquimalt and drive-up the price.

Clover Point is the best place in Victoria to host the site.

However, McLaughlin would be best to host for the whole area (minus the north peninsula and western communities)

192. Greatest concern is that Mayor and Council have proven to have low level of competence and political and technical reality of the issue.

Clover Point is the only suitable location in Victoria to host a site - it is large enough.

Cost is a great concern

193. Stay away from Beacon Hill Park and do not put a plant on the bluffs west of Clover Point

	Major concern is taxes, the increasing costs inflicted by Mayor Barb
194.	I use Clover Point, lots of room there.
195.	Clover OK
196.	Clover point is underutilized, a good location.  Greatest concern is that Mayor may go into Beacon Hill Park. Shows little respect for history and the trust
197.	The example shown to the rest of Canada - juvenikle thoughts.  Costs and technical concerns should drive the project, not the various Mayors low level of competence.  Mayor Desjardin, assisted by Helps and Atwell have cost us all a lot of \$
198.	Clover Point OK
199.	the fuss Clover is OK
200.	Clover Point is turfed (no protected species) so a good location.  Concerns are that Beacon Hill Park adn Holland Point may not be respected by the Mayor.
201.	That a decision be made That it be a shared service including Oak Bay
202.	Cost Games - am so tired of Mayor Helps' games.
203.	Choosing a site for a sewage treatment plant should not be a popularity contest or who can fill out the most surveys.  This debacle proves the disconnect between Mayor and citizens
204.	Parents worried abot taxes
205.	Cost (taxes) Do not want the City to use Beacon Hill Park or to build a structure on the bluffs along the waterfront.
206.	Plant must not be in any public Park and definatly NOT Clover Point or Beacon Hill Park  Any attempt to place plant in BHP will be vigourously fought

207.	No plant iat Clover Point, Beacon Hill Park or any park
208.	Mainly my concern is that our waters become as safe/pollution free as possible. That the process of creating the best solution be as efficiently conducted as possible. And with a minimal detriment to those who are most local, both residents and business operators. Since it will be most likely parkland where the treatment plant operates it will remain appealing to utilize the grounds.
209.	No sewage plant in Beacon Hill Park or any other public park should be at McLaughlin Point
210.	Stay away from Beacon Hill Park and do not ruis the bluffs. If Helps/Alto change their votes, then the region can have a 1-plant at McLoughlin. At that point, the bluffs would need some attention (slope stabalization) as the connect pipe is installed.  Aside form that - say away form naturalized areas.  In Victoria, if Mayor too weak to change her vote, then Clover Point is ONLY site acceptable to clear minded people
211.	Objections fro the few people near to Clover may be over-weighted  Clover Point is a great place for the treatment plant -so windy (which is why we play there with various types of kites) that smells will not affect those who live north of Clover point.
212.	Do not further consume Beacon Hill Park. Many of us have had to protect it over the years. Do not fail us.  Clover Point is an acceptable location if Mayor Helps cannot convince the Esquimalt Mayor to lower her voice.
213.	get on with it already  Clover point is good spot - lots of wind
214.	I walk to Beacon Hill Park daily. Don't touch it.  Clover points ois a large open area and good for this use
215.	Clover Point is OK location as long as design is good - or full structure buried. The pumping station has caused no problems
216.	Distruption to natural habits and ecosystems
217.	. efficiency . cost

. aesthetics
218. Clover Point is acceptable. Fairfield has little in the way of problems. It is our turn to step up.
219. Cost, obviously, borne by the Victoria taxpayer. Location. Construction time. Construction not only of the plant itself, but the possibility of roads being torn up to lay pipes. And, something that has not been talked about, public amenities arising from the project.
220. 1) That recycling takes place where possible as a first priority. 2) That NIMBY-ism is not allowed to overshadow the most appropriate solution. 3) That people are able to see the landscape once any wastewater facility is completed.
221. Concerned about having it on prime real estate of downtown/ocean frontage of Dallas Road where families and people of ALL sorts enjoy community outdoors time together and recreation EVERY day. Not to mention the tourists that are bussed along that drive bringing money to our region. There must be another location that would have less economic and community impact. I have not heard other proposals.
222. I believe that it is totally unnecessary. The federal government should be approached about delaying the implementation until we can come up with a better plan. If not, the only facility should be built in Esquimalt as originally planned.
223. Losing the appeal Victoria has for tourists and locals—maintaining the quaintness of downtown and the southern neighbourhoods.
224. Long term planning: consideration of changes in demographics, earthquake proofing the system, accounting for changes in the environment (e.g., higher temperatures).  My other concern is that this issue is a regional issue that all municipalities in the CRD need to take responsibility in. Municipalities within the CRD do not seem to be able to function as a group. This is the only motivation that would make amalgamation a consideration.
225. Cost. Location.
226. Firstly, I am not convinced that we need to do it, and secondly, if we must, there is no way that I would support a facility (beyond the existing) at Clover Point..
227. My primary concern is that the rights of the property owners are not infringed.
228. Smell
229. The City must provide the evidence that it is needed. Many people believe it is not required or not a priority. How can we proceed and spend hundreds of millions of dollars for a project many residents don't support? The other major concern is cost and timeline. After the Johnson Street bridge and other debacles, there is a lack of trust. Without a GUARANTEED fixed price and rime line, there will be a lack of public support.

230.	I feel we do need a wastewater treatment area, but not too close to the City. Clover Point is NOT an option, in my opinion. How about somewhere in Beacon Hill Park that is not a Native burial ground or the like. There are many areas in that Park that could reasonably be utilized without destruction or closeness to neighbours.
231.	That the area doesn't look like a dump. Instead a nicely designed treatment plant with gardens and areas for seating and relaxation.
232.	The location of the wastewater treatment plant.
233.	That it is overdue! My sense is that the issue has become a political football within the CRD, and I'm really tired of "new studies" and continuing consultations
234.	It has been mandated that we do something about our sewage, so let's get it done.No more delays.
235.	Cost
236.	Must be away from public parks and spaces used frequently by citizens (such as Ross Bay, Gonzales Beach and Clover Point).
237.	WE need to treat our sewage. I would like to see the treatment site be as environmentally and design sensitive as possible
238.	<p>My greatest concern is that the plant well be located in Rock Bay with the resultant disruption of traffic and businesses especially the Cook Street Village.</p> <p>I believe the sole plant should be located at Clover Point and that the city try to negotiate the same arrangement that was turned down by Esquimalt. This would be of great value to property owners in the city.</p>
239.	Environmentally and ecologically sound. Maximize opportunities to re-use water, utilize heat generated, remove as many toxins as possible, and carefully dispose of sludge. I worry most about what is going to happen to the sludge.
240.	<ol style="list-style-type: none"> <li>1. treatment site should not be in a park, like Clover Point</li> <li>2. weak local capabilities/capacity of CRD or City to undertake a \$1 billion project efficiently and effectively</li> <li>3. develop sewage treatment scope that produces lowest operating and capital cost and meets reasonable environmental standard (discharge into fast-moving salt water and solids disposal)</li> </ol>
241.	<p>Victoria is a tourist destination and Dallas Rd is one of the attractions. What a shame if waste treatment is here.</p> <p>Also all the businesses along Cook Street will be harmed.</p> <p>Rock Bay is an industrial area and that is where I think it should be.</p> <p>Thank you</p>

242.	Where it is placed and what the costs are. It doesn't belong in Clover Point. Having two treatment centres instead of one is not cost effective.
243.	My greatest concern is that the facility should utilize the most progressive technology available today, so that the investment will be as useful as possible.
244.	evidence based design and modelling. responding to evidence from scientists in the field rather than public opinion
245.	The community in the City of Victoria is taking on more than it's share of the tax burden re the bridge, the homeless and now sewage treatment. Clover Point is not an option, it is a park that it is enjoyed by kite fliers, dog walkers and visitors from far and wide. It is a place to stop and enjoy the ocean and mountains in the distance. Get on with it, I'm fed up with Esquimalt's whining, Mclouglin Point makes sense.
246.	environmentally sound minimal impact on families & residential neighbourhoods & parks cost
247.	It should be done at the least initial cost, the least ongoing operating costs, with the best engineering solutions for the long term.  Those elected by the majority of taxpayers should base their decisions on the above criteria, not the result of consultation with a minority view holders
248.	Waste is dealt with in an economical and ecologically responsible manner. The treatment facility should not compromise the natural beauty of the Dallas waterfront - eg sight, sound and odour.
249.	I am very concerned about the dysfunctional array of municipalities with a CRD that has responsibility for wastewater treatment but no authority to move to resolution of disputes.
250.	1.That the cost of treatment is foremost in the decision makers minds. 2.Support the Tertiary option. 3. Utilize existing infrastructure to the maximum. The Clover Point option, on the face of it, makes the most sense. 4.Public amenities should be maximized regardless of the site chosen. 5.Ensure the design enhances the area. 6.Engineer to ensure odours are minimal or non existent.
251.	1. That we have one: We need a system to treat municipal liquid waste effectively so that our oceans and particularly ocean life forms - whales, seals, otter, fish - are not negatively impacted. It's not just the ordinary waste flushed down the toilet that needs to be treated, it's the other more toxic substances that find their way into wastewater that must be treated before being released into our aquatic environment. 2. That the process for finding a location not keep dragging on and not cost taxpayers

millions of dollars more than what we bargained for. We don't want another blue bridge fiasco.

3. That the facility is a place where people actually are interested in seeing - processes are transparent and the facility is welcoming -

252. That first off we don't need it, as science has shown us there will be no discernible improvement in human or marine health from the sewer implementation. Second this fiasco has become political if there is going to be a sewer built it should be built in Esquimalt, you know, where the city purchased the land for it. Now it has come down to the mayor of Esquimalt trying to save her job by stating, we will only approve a sewer if there are two built one in Victoria at an extra cost of 250 million dollars. Does that make sense to anyone, no of course not, only to politicians trying to save face and their highly paid jobs.

253. The total project cost (operating and capital) should be the primary consideration. It is embarrassing how poorly the process has been managed. Geographic restrictions should not enter into the equation. There should one best solution for the region.

254. Preservation of irreplaceable, popular existing parks and greenspace.

255. the facility .. the

256. The term 'wastewater' says it all! We need to steward all our water and this needs to take place without further affecting the neighbourhood ecological, natural, and aesthetic footprint.

There needn't be any 'wastewater treatment in a place as beautiful as the point near Cook Street Village, James Bay and the tourist areas that are close by.

We already have 2 Industrial Areas that have messed up waste water and so it only makes common sense to save clover point and any neighbourhood residents from experiencing the upheaval of needless construction (and destruction) of their oceanfront walks, views, and smells. All who use Clover point and the walkways along that strip of land will be inadvertently affected by noise, mess, smells and the loss of our beloved natural rugged seaside walking area.

Let's preserve what is still a wonderful area and look elsewhere (to already Industrial WASTE areas to work with what has been invested into so far and improve the system. Whatever savings we keep by not making the community and housing dual purpose or 'more attractive' with a grassy area or extra faux covering of the plant) will go towards moving the waste water away from our precious existing ocean front. Thanks for taking the time to read this and consider my points.

257. location of the plant... safety concerns, effectiveness of treatment

258. That any treatment plant has a buffer zone that is safe for any homes in the vicinity, following the examples of other treatment plants in Canada, and keeping in mind that even with tertiary treatment, health risks are as yet unknown. That costs are kept to a minimum. That a proven technique is used. That the horrible smell that emanates even from the small plant at Clover Point is eliminated. That we are smart enough in this world renowned tourist town not to place such a monstrosity in our iconic Clover Point Park.

259. My biggest issue is the 3 to 4 years of disturbance it will create if it is located close to City

homes or popular tourist and public park areas.

The financial aspect is very much a concern also.

Having the structure located in a possible tsunami area is also a major problem for everyone.

260. Politicians basing their decisions on the direction the wind blows rather than methodical evaluation of the facts, open minded investigation of relevant issues and range of solutions available, and step-by-step progress with all stakeholders to an acceptable solution.

261. - Do a scientific analysis of the current situation, with advice from independent marine scientists on what the most cost-effective way is to protect the marine environment. There is currently no scientific basis for a billion dollar treatment plant.

- Try to get an exemption from flawed federal regulations! And if we can't, then go with the cheapest option: a single plant at Mcloughlin point.

- There is no scientific evidence that a billion dollar treatment plant is the best way to protect the marine environment.

- Council should ask that federal regulations meant for fresh-water environments be tweaked for geographies like Victoria. We need leadership to speak out against non-scientific federal regulations!

- If we can't get the federal regulations adjusted and must build a plant, it must be the cheapest option, which is a single plant at Mcloughlin point. Given the failure of CRD municipalities to come to a consensus, Victoria council should ask the province to step in and order the cheapest solution.

- We shouldn't spend hundreds of millions more than is needed just to keep Esquimalt happy! We need Victoria mayor and council to stand up to Esquimalt and ask the province to order the cheapest solution.

262. Cost. Clover Point is the wrong location.

263. Unnecessarily complicated and expensive system.

264. Need to restrict to Industrial lands and not in residential neighborhoods (i.e., Clover Point).

265. Massive cost over runs due to multi municipality politics and administrative bungling. -

See Blue bridge.

266. I am really concerned about the proposal to put a large treatment facility at Clover Point. This is one of the most scenic areas of Victoria and it would be hugely marred by the

presence of such a large treatment facility.

I feel that, although potentially more expensive, smaller treatment facilities with tertiary sewage treatment are far more preferable to one large secondary treatment facility.

In fact, given the unique location of Victoria on the tip of the Island, there is relatively little need for secondary treatment. If tertiary treatment is not utilized the secondary treatment is largely a waste of money.

267. Not in neighbourhoods - put it in industrial

268. smell and taking up any kind of parks area and of course what and where the water is used for?

269. Wastewater treatment needs to happen at an industrial site. It should not be integrated into existing neighbourhoods or parks/ common green spaces.

The Rock Bay proposal fits this criteria very well.

270. Get on with it. Put a plant either at Clover Point, Beacon Hill Park or in Esquimalt.

Let's get a handle on the run-away expenses

271. The loss of resources to the community due to this issue being deadlocked. Changing park land to industrial or a for profit site. Not providing citizens with actual firm bid to make an informed choice for a particular site.

272. That given the reasonably well researched minimal effect of sewage on our receiving waters, and the deficiencies of the federal regulations (which do not address the receiving environment), we are wasting an opportunity to spend our money on the actual pollutants that are most negatively affecting our environment. Even tertiary treatment will have limited effect. We might better spend a billion dollars on a hundred fully funded university chairs and private research efforts, triple up on our source control, and have multiple millions left over for other world leading sewage related projects, but alas we have no cost benefit analysis, and frankly, no leadership efforts to address the actual complexity of the issues and challenge the federal rules. I am so sad for the lost opportunities.

273. Escalating costs and overruns. The City staff and Council seem unable to prepare a complete plan and hire competent contractors and complete projects on budget e.g. the Johnson Street Bridge boondoggle (incomplete final design, steel fabrication and cost increases)

274. The fact that we dump untreated waste into the ocean, that we are damaging the marine environment both in ways that we understand and ways that we don't understand yet.

275. - The location negatively impacting my property value

- air quality

- location of the plant

- the waterway usage declining

<p>276. That it is NOT a Victoria issue it is a regional issue and Victoria and other municipalities should NOT have a survey that only concerns its taxpayers re what is required/wanted because all of us live in the region affected by whatever project is decided upon. The mess we are in is because of Esquimalt and now the Victoria mayor and council who are thinking inward not looking at impacts of the decision on all of us. Environmentally we continue a practise that is devastating to our part of the planet. It is an undeniable need and responsibility to work for a solution. McLaughlin is one part of the project, Clover will require upgrades as in the original project plan so Victoria has part of a distributed system , then there is the Saanich piece at Hartland plus the role of Esquimalt and Langford and Viewroyal and Colwood. all taking components of a project to treat. Seaterra was designed to nearly tertiary with allowance for progress in the future. Victoria alone cannot and must not decide where and what will be the site. Back to McLoughlin makes sense to me.</p>
<p>277. The longer we wait the worse the City looks internationally.</p>
<p>278. must be public not private</p> <p>lowest cost for a secondary system with advanced oxidation (tertiary is not mandated so not necessary)</p> <p>McLoughlin Point single site proposal (turned down by Esquimalt last year) is still the lowest cost option and it's shovel ready. The majority of the CRD should not be held hostage by the nimby few in Esquimalt.</p>
<p>279. I am against building a sewage treatment facility at Clover Point</p>
<p>280. That it not be at Clover Point. I support it in Esquimalt</p>
<p>281. Construction, view obstruction and smells</p>
<p>282. Updating Victoria's wastewater treatment with a tertiary system that will last the longest and is the most cost effective</p>
<p>283. We need to accept the recommendations of the CFCs and hydrocarbons cannot be screened and will be more concentrated in the sludge. The ocean currents off of Victoria admirably return organic waste into the ecosystem without harm to the environment and are less of an environmental issue than dealing with the left-over sludge from treatment. Also, the increased traffic of trucks transporting waste from Clover Point will be an issue for Fairfield residents and disruptive to a tourist-magnet area.</p>
<p>284. Siting</p> <p>Costs</p> <p>Technology</p> <p>Community acceptance</p> <p>Source Control</p> <p>Public ownership &amp; operation</p>

285.	Her moving on it to avoid loss of funding from federal gov't
286.	That it be owned and operated publicly.
287.	<p>My greatest concern is that: 1) wastewater treatment be properly done with up-to-date information on what is possible and 2) whatever system is used be appropriate for the site. The new idea of Clover Point underground has been shown to require more much more space, more distance from housing (due to poisonous fumes to deal with) This has not been done in North America at all. What about the seismic risk with a difficult geological base so near the two plates?</p> <p>A clear concern is the flow of toxins, heavy metals, pesticides and microbead plastics into the ocean.All these require special work not just secondary treatment.</p>
288.	A sewage plant does not belong in a popular park.
289.	budget and uptodate technology and landscaping, integration into environment. Do not cost save on resource recovery, dont waste the waste
290.	<p>I'm ashamed to live in a place where the various municipalities are still farting about and continuing to fight and discuss different options about such an important enterprise, after more than ten years. It seems as if one person is blocking a decision (or is it the whole Council?) with the "threat" of her political ambition. More money and more time is being spent in trying to please everybody, also maybe people are muddying the waters with their own own money-making schemes. Get off the pot for goodness sake ! We seem to have forgotten the big picture:</p> <p>We all live on the same planet. Are we prepared to take care of it or continue to destroy it with pollution and greed? You cannot please everybody. Get a favourable majority for the best design and place, and make the decision ! And get going now !</p> <p>Some waste-water treatments look like beautiful parks when finished, this one can too.</p> <p>The Treatment must be built to last more than a few years, so that this wrangling and antagonism doesn't repeat itself again. And be aware of the energy you use to run it...which may be obsolete in 20 years time. Tertiary treatment is a must, anything less is second-hand garbage.</p>
291.	My greatest concern is that you will use Clover Point Park for a sewage treatment facility!
292.	Clover point is a great and beautiful site for tourists and the neighbourhood. Digging up this site for 3 years is unthinkable when cheaper alternatives exist on less attractive land.
293.	Cost and effectiveness
294.	<p>First Victoria must revoke or rescind the "Agreement" between the core cities in the east side/west side wherein they volunteered potential sites. From the conduct of other core cities there is sufficient grounds</p> <p>City of Victoria Councillors and its CRD reps approached this in good faith as a shared social responsibility. Victoria is the only core city to approach the Wastewater project in the cooperative spirit it was intended. Other cities reps were only too happy to exploit Victoria's largess. Core Meeting Videos in Nov. or Dec show some CRD directors rushing to try and place the plant at Rock Bay even though the consultant engineers consultant</p>

begged for more time to assemble vital costing information. Fortunately other reasonable minds prevailed.

This Agreement to offer up sites continues to be the main contributor for the current impasse. This allowed for some gamesmanship and may have kept viable sites in neighbouring cities off the table for the wrong reasons.

- ALL Potential sites ( including Parks) should have been reviewed and identified by experienced professional Engineers with recognized expertise in wastewater , and not hampered by politicians. ( Engineers recognize the best sites are at Outfalls)

- Revoking the Agreement regarding sites will provide the opportunity to look at ALL sites including other cities.

295. - Toxins getting into the food chain

- Lack of technical expertise in Victoria for sewage treatment

- adding cost by delaying a much needed project

- international embarrassment for Victoria

296. - that current use of selected site would be negatively impacted after site is constructed

- that the City is agreeing to host a site only to move process along and not because it is the best site

- odour

- cost will be more to have site in Victoria than elsewhere

297. That council will avoid making the best decision for the City because of understandable but selfish objections of a few hundred residents near clover point. You have a responsibility to the 80,000 citizens of Victoria. This large majority will respect you for deciding what's best for the city as a whole, and will support you for your courage and good judgement.

If the plant fits there, approve it in principle and go with clover point along with a smaller plant as zoned for at Esquimalt.

Do not be pressured to going back to rock bay. That site is unsuitable.

298. Clover Point is acceptable.

1-plant at McLoughlin Point is better as it would be less costly and less impacts on people who live here.

299. Location, cost, and disruption during construction. Location should be in an industrial area not in a residential neighbourhood and certainly not in a neighbourhood that draws thousands of tourists each year.

300. Affordability - please ensure whatever option is chosen represents the best value to taxpayers.

Aesthetics - design needs to compliment surrounding neighbourhood, and odour needs to be minimal.

Impact to property values - perceived impact that a sewage treatment facility may have on surrounding residential property values. I think this could be mitigated by properly addressing the bullet above.

301. Clover Point could be a good location for a small plant, if as semi-promised by the Mayor it were underground with parkland or other facility above.

302. Cost, Location and disruption. Tourists are an excellent revenues source. If built in neighbourhoods where tourists frequent to see our beautiful older homes and eat in our restaurants that will deter tourists.

303. COSTS. To date the costs are rising and will continue to do so.

304. Location of treatment plant, cost of treatment plant and impact on property taxes.

305. None

306. cost  
do it right because there is no second chance

307. Cost.  
Disruption to a neighbourhood; either during building or loss of aesthetics following  
Appropriate technology, to include tertiary removal of compounds such as birth control estrogens,

308. Not Clover Point. Not any park. Cost. Use Proven Science.

309. That we wind up with a huge, ugly building somewhere on the waterfront.  
That the cost spirals up over and over.

310. The treatment plant should be situated where it has least impact on the public.  
Sound, proven technology should be used, and space available for expansion and upgrades.  
Don't waste money just to appease a mayor's sensitivities about "sharing the load". That is being fiscally irresponsible.

311. Most cost effective solution should take priority. All communities will demonstrate NIMBY push back so trying to gain support will be a non-starter. Take politics out of this discussion and make the fiscally responsible decision. Would be happy to see province step in and take over this process.

312. Mitigate marine pollution

313. Location. Protecting parks. Leaving some green-space for my children.

314. Location:

(a) The people in our Victoria home are in favour of proceeding with Clover Point. With a nicely set up park.

(b.) Please get the technical info and aesthetic concept drawings of a plant semi-buried under a park at Clover Point to Fairfield residents and to those of Victoria as a whole.

That way everyone can see what is on offer. If it fits the site, and it looks good, and is functional, and nearby residents will not be exposed to any odours, then Council should proceed to invite the CRD to apply to rezone. Victoria Residents as a whole will want council to get on with the plan as proposed by the CRD. Some Fairfield residents may also be prepared to compromise.

(c.) Please also advise Fairfield that Clover Point has been looked at by the CRD as anyone who follows their efforts will know. Aaron of Urban Consultants has provided details of the Victoria roadway allowances, the Federal Gov't interest and other information. The CRD has examined this option.

- If Fairfield residents oppose too strongly, it will be seen as transparent NIMISM, as the greater population in the rest of the city of Victoria with 78,000 people will not have patience with such obstruction and can simply outvote them and get on with the project. keeping in mind it is the best site within Victoria except possibly for one at Beacon Hill Park.

Maybe all this can be defused if the Victoria will take steps to allow a plant to be constructed under a nice park on all that land East and North of Beacon Hill and used as modern park with all the amenities.

315. Our household favours placing the sewage plant at clover point. Not doing so will lead to destructive fighting by citizens within Victoria.

One concern now is how activists from Fairfield Gonzales are disrupting genuine efforts by the city of Victoria. See below.

Please take steps to eject disruptive people like the one who interfered with the process at the crystal gardens meeting.

Intimidating doesn't work and will lead to a back lash by the the greater numbers of other Victoria residents.

We expect courteous and respectful conduct which was safely lacking.

I do not consider it proper conduct to leave petitions at each table, also populated be at least one resident of Fairfield.

This was interesting. At my table of the five others from Fairfield four were totally I'll-informed and only there to keep it from being at clover point.

These nimby activists have exaggerated their argument:

\* there is nothing special about the location exactly at clover point. It is just 1 part of a very long road encircling the entire peninsula. There are better view points many places just north.

\* the wide grassy area to the south is the real park

\* it is certainly not "iconic" as claimed, and is cluttered with that strange. Unnatural looking spit.

\* there are many more iconic and more important viewpoints around Victoria, including the inner harbour and parliament building area.

\*. Most of the homes on Dallas road are unremarkable and are becoming "knock-downs", some should simply be bought out for fair compensation with amenity funds.

\* these residents should wait until you have presented what the plant/park looks like.

\* it was disappointing to hear from very many that night how they could not be inconvenienced during construction. -- while it would be okay for others to endure, including businesses that might go under as a result.

\* these activists act as if the entire viewpoint along the entire Dallas road would be destroyed.

I am concerned that councillors not be influenced by these people and act for the best interests of the city as a whole. As there are other sites within the city more important and more deserving of their protection, and who would face greater negative impacts than if they proceed with clover point

316. All neighbourhood should be responsible for their own waste. It should be tertiary and be forward thinking. We should be cost effective (unlike the bridge replacement). We could shut off roads to build the plants instead of losing green space.

317. That the treatment plan stops the marine disposal the waste-water component of least concern in the ocean environment (organic matter) while paying little attention to the components of most concern (hydrocarbons, chemicals, pharmaceuticals,

318. ISSUES:

- treatment of sludge - can it safely and effectively be treated without further environmental degradation
- transportation of sludge through the community
- pipeline construction impacts
- truck movements - emissions, road degradation, community impacts

CONCERNS

- lack of a true cost-benefit analysis
- lack of scientific based evidence that it is really needed - marine scientists, including DFO staff, have really questioned the necessity for treatment at this time. Treatment may itself, without a high level of tertiary treatment, cause further environmental degradation
- lack of attention to source control - there is strong evidence to say it would be far less costly and more effective to implement source control. Then monitor & enforce its application and impacts
- lack of attention to upgrading the present facilities and outfalls

319. Just get on with it! I am sick and tired of this charade. What kind of leadership do we have in this City and the CRD. A book could be written on the whole horrible mess. We have a provincially approved plan at Mcloughlin which is stalled because of petty people on the Esquimalt council who were influenced by the 'RITE PLAN' and certain Green politicians. The only hope is that the Provincial Government will finally step in, replace these adolescents, and do what's best for the people of the region. A cost effective best engineered solution that already exists.

320. Amount of money spent. That we are repeating studies already done. That we have repeatedly broken our promises to have waste water facilities built by now. That our waters are polluted so badly that 70 square kilometers off the beaches of Victoria are closed to shellfish harvesting. And have been for so many years. That the beaches are lifeless. The Orcas are starving, while Lisa Helps allows deadlines to pass, and the pollution continues. Because we are the only cities that still dump untreated waste into a habitat we claim we care for. Because of warrant-less process.

321. That there is not any real wastewater treatment at this time beyond some source control. There is far too much toxic input even with source control entering the Strait 24 hours per day 7 days a week 365 days a year.

322. The fact that our leadership is scared to make the right decision and therefore are letting Esquimalt leadership call the shots at the expense of approximately \$250 million dollars. The disruption to Clover Point and impact to the community who use it is too great. We have a good solution at Mcloughlin Point and all the studies have shown this location to be the ideal location.

323. It's not needed, a waste of money, and I'm concerned about poor location if it does go ahead and poor administration leading to more massive cost overruns (as with the bridge).

324. Benefits commensurate with cost.

325. Preserving city parks: parkland is not unused land. As population density increases in Victoria, so will demand on park space. Turning parks into industrial land will be detrimental to our population, young and old, our ability to track tourists, and our quality-of-life .

Price : the least expensive option is to build a single wastewater treatment plant vs

multiple plants. McLoughlin Point is the obvious choice in terms of zoning, setbacks from residences, and to preserve parkland.

Timeliness : it's decision time. The 2020 deadline dictates that speculating and brainstorming have passed their best before date.

326. That the mayor and councillors will choose a site without properly considering professional opinion on the technical requirements and feasibility aspects that such a site must offer.

Clover Point is an extremely poor site choice, due to many factors including its close proximity to homes, noise and odour pollution, environmental considerations, cost-effectiveness, and the irreparable damage to a beautiful park that is enjoyed by so many people, residents and visitors alike.

327. cost - taxes

328. I am worried about the impact that it will have on our ocean, our neighbourhood and ocean wildlife. I also know how much the area is used everyday by so many people. I hope that there is no odour and unsightly buildings that will impact on the beauty of the park and the Dallas Rd. walk.

329. health and safety in design and site location (setbacks from residential areas)

odour and noise potential

cost to tax payers and future tax payers

resource recovery

carbon footprint

330. Do not need a wastewater treatment. the current system is fine.

331. Disruption of Parks.

332. cost

one-plant at McLoughlin

333. Fortin's legacy was to be the bridge, it became his folly; Helps wants a sewage plant in Victoria, what should it be named.

Helps went into her mayoralty bid supporting Desjardins on the sewage file - when will she begin to support the residents of Victoria, and the region?

There are many concerns with the path Helps is on, the number one is cost, and fiscal capacity of residents and the City.

334. the absurdness of Mayor and Council

<p>There should be one-plant in McLoughlin.</p> <p>The Mayor states concerns about housing affordability then she throws money around and now wants to increase the city's indebtedness to satisfy her own ego. Wants to prove she can bring people together while in reality she is divisive</p>
<p>335. Survey timed out.</p> <p>If Victoria must have a plant, then Clover Point is the best location.</p> <p>Mayor Helps has been advocating for a plant since she supported Mayor Desjardins two years ago.</p> <p>If we have two plants, it will be because of Mayor Helps support of Mayor Desjardins and their wrong-headed thinking.</p>
<p>336. That NFB's film which details the simplest, most effective, rapidly implementable and cheapest solution has been overlooked: "Crapshoot: The Gamble with Our Wastes"  <a href="https://www.nfb.ca/film/crapshoot_the_gamble_with_our_wastes">https://www.nfb.ca/film/crapshoot_the_gamble_with_our_wastes</a></p>
<p>337. My greatest concern is that we currently are doing a terrible job of waste Water treatment.</p>
<p>338. As a biologist I question whether treatment is even required. I really like the system proposed for Clover Point by Focus Magazine called Option 10. It makes sense on so many levels!</p> <p>However, if treatment is to be pursued at an enormous cost then an effective system that incorporates energy recovery and biological systems would be my preference.</p>
<p>339. Discretion e.g. un-noticed and effectiveness in all situations e.g. stormwater overflow mitigation.</p>
<p>340. Amount of money spent. That we are repeating studies already done. That we have repeatedly broken our promises to have waste water facilities built by now. That our waters are polluted so badly that 70 square kilometers off the beaches of Victoria are closed to shellfish harvesting. And have been for so many years. That the beaches are lifeless. The Orcas are starving, while Lisa Helps allows deadlines to pass, and the pollution continues. Because we are the only cities that still dump untreated waste into a habitat we claim we care for. Because of warrant-less process.</p>
<p>341. The cost and the disruption it will cause for years to come</p>
<p>342. McLoughlin is the place where it should be.</p> <p>Lisa, don't do this.</p>
<p>343. That it is long overdue. Act now.</p>
<p>344. Cost and necessity</p>
<p>345. Effluent meets Canadian standards whatever they are. Do not use tertiary if not necessary.</p>

<p>Meet minimum standards. Is separation of storm and sanitary necessary?  Cost. Cheapest including running costs for at least 25 years.</p>
<p>346. Cost  Smell and disruption to parkland if Clover point is chosen.  Use of a park instead of industrial land  cost to tourism and businesses</p>
<p>347. Science has indicated that secondary wastewater treatment is unnecessary because of the unique currents and tidal action in the Strait of Juan de Fuca. The chief hazards to the ocean from wastewater - chemicals from fertilizers, medications and various household products are not addressed. These things do far more damage to the ocean environment than does the dispersal of solid waste in an area where there is so much tidal action. Spending all of this money to achieve no better solution to the problem of ocean pollution seems ridiculous.</p>
<p>348. Can we afford tertiary treatment at this time? (After the Blue Bridge "cutting-edge" design I am very worried that this project will follow the same pattern.)  Will the problems associated with destroying parks, tourist areas, neighborhoods be disregarded in order to provide for tertiary treatment'.</p>
<p>349. number one is cost. we are already buried in high municipal taxes both in my business and my home. we are bearing the brunt of the Tent city costs, for example try getting any response from the police other than "file a report" and check Craigslist, if they show up at all. we are also paying for that boondoggle of a blue bridge. please make the cost as cheap as possible.    second, why would you even consider putting a sewage treatment along the most beautiful part of Victoria's waterfront. the noise from the fans with the current plant can be heard blocks away. please choose an industrial site, not residential.</p>
<p>350. that it be done effiently at the lowest cost</p>
<p>351. Using Clover Point. Ruining a well used public park.</p>
<p>352. Cost. While wastewater treatment is a good idea, it is a "nice-to-have" that is being required by the federal gov. The cost will be immense, and this needs to be contained so that the city has the potential to eventually pay this off and not be burdened with ongoing debt and increasing taxes.    Secondly, the plant/infrastructure should be located where it makes sense (Clover Point), not punted to the Esquimalt or Rock Bay areas because of the political clout of the Fairfield and Oak Bay property owners.</p>
<p>353. Location. Avoid Rock Bay. Spills happen and tourists (and residents) will be repelled.</p>
<p>354. The choices of the right treatment plan and the right site(s) are vital. I don't mind seeing more money spent and more construction disruption if the outcome is viable for the long term, and respectful of the natural geography of the region, and sized and designed for</p>

	future generations. I am very concerned that plants could be located to cater to current special interests, or in areas that could be susceptible to earthquakes or tsunamis that could render plants (and hence our city) inoperable.
355.	That Councillors will yield to NIMBY pressure both, from within Victoria and from neighbouring cities, instead of sound technical reasons. That, for political reasons, Victoria Council will look at Rock Bay which is not an acceptable site, and would be a sound decision.
356.	Impact on community. Cost.
357.	The trucking of biosolids (poop) through our residential neighbourhood, where our children walk to school.
358.	Visual, smell, loss of parkland, especially clover point park, which is Victoria's most scenic land. Will this plant meet our needs for 75-100 years?
359.	How a tourist site could even be considered. There is already a smell once a week at clover point, the beaches have signs posted, water is contaminated. Tourism is a big business. Will taxes drop when people move out of the area?
360.	is it really required? Disruption of public used lands.
361.	My greatest concern is that it should not be at Clover Point in a beautiful, residential tourist area.
362.	Cost control, meet regulations, don't put at Clover.
363.	Setback from existing residential 200mt. Noise, odour, vibrations. Do not take away any park space and re-zone industrial.
364.	Does not necessarily have to be treated in Victoria, though it could be. Needs to be setback from residences. Needs to be cost effective. No support from public for multiplant solutions.
365.	Health and Safety of the residents. Ensure there are guaranteed minimum setbacks of 150m from any residents. This would exclude Clover Point but not all locations in Beacon Hill Park or Rock Bay.  Fiscal responsibility - ensure value for money and the decision will impact taxes for all CRD communities on the new system. The soundest fiscal approach is to re-examine the one plant option in McLoughlin where the Fed and Prov funding is based. Only options of similar financial costing (+/- 10%) should be considered.
366.	Impact on Tourism. Lack of respect for landscape. Function over community living. Smell. Cost. Trust that what is proposed is finally built.
367.	Get on with it.
368.	To save sacred space for healthy and spiritual recuperation of the City's citizens of all ages at Clover Point. To have the tremendous costs spread over many generations; to have the final contract awarded only as fixed price contract and not to screw up like the blue bridge.

369. Safety- now and in the future. Health and welfare. Many sewage treatment plants do not rely on water being nearby.

370. Rock Bay makes common sense. Why was it removed as #1?

- 1) It is already an industrial site so the impact on residences will be contained.
- 2) There is opportunity for expansion in the future
- 3) People who are tourists rarely visit this area.
- 4) Already in need of industrial waste.
- 5) Further away from any residential neighbourhoods.
- 6) Already aesthetically unappealing.
- 7) Financing may be lessened by making it unnecessary to hide or bury or enhance the structure.

Why not clover point

- 1) The number 1 world industry is tourism and we will be negatively impacting that.
- 2) Health and Safety (first response) is being jeopardized.
- 3) Its proximity to the ocean makes it difficult to expand. If the global warming effect happens water will flood the land thus putting the sewage above the land.

Tourism plays a major part of Victoria's economy. Clover point is heavily used by both locals and surrounding areas. People from around the world visit it for its natural beauty and plays a key role in many attractions (heritage tours etc) walking, health and fitness etc.

371. That is not be in the centre of the City and particularly not at Clover Point.

372. Ugly buildings, smell and noise.

373. I'm tired of negative NIMBY people who say no to everything. I'm not opposed to clover point. Would like to see some comparison with other sites.

374. That the decisions around wastewater treatment will be politically driven versus based on facts and good engineering.

375. Cost and location

376. Don't spoil the charm of the city by putting the site on Clover Point. Look for least impacts to Victoria. Tourism is what we survive on, it's going to get heavily impacted if Dallas Road is ruined.

377. Effective secondary treatment. That it will never get done.

378. That opportunities for revenue enhancement flowing to Victoria could be lost instead of maximized if the project is installed in the wrong place. Rock Bay is more suitable than clover Point. That cost to taxpayers could be burdensome. That odour, noise and dirt overwhelm the installation site.

379. The cost of building the plants, and the impact on the cost of living. There are some in Victoria who would have us build a costly overly-complicated system with unproven

	technology that would far surpass the requirement of the Federal Government.
380.	That the city's businesses minimize and not lose tourist dollars during the upset of the construction phase of the wastewater project, whichever site is chosen. Clover point is such a huge draw for tourists, and one of Victoria's prime areas for recreation for tourists and Victorians alike. Loss of Clover Point, of its scenic and recreational values, even temporarily would cost Victoria a great deal, too much. Rock Bay if negotiations with its private stakeholders permit, would take place in a more industrial, less scenic site. Less loss of tourist revenue and to Victoria's tourist income. Rock Bay's more industrial character could actually be improved by installation of cutting edge technology for the project. Surrounding neighbourhood property values could be raised over the present assessments. Control of odour and noise is extremely important both during and after construction, and must be minimized.
381.	We need a treatment centre with policy framework NOW. A "Green" building with solar panels etc to be sustainable.
382.	That you base it on evidence from scientists not politics. That the present plan and management is based on inaccurate evidence and money is waste on peripherals.
383.	Doing it properly, ie., distributed tertiary with gasification in an integrated resource management framework.
384.	It must be tertiary and advanced oxidation and sludge should be combined with municipal solid waste and gasified.
385.	That it get done well.
386.	That it be places in the most reasonable place without pettiness coming into play.
387.	Environmental Sustainable Public owned/operated Should be science driven/not political
388.	-Trucking of waste? Location? Industrial vs Residential Future expansion Size What will be treated? Pharmaceuticals? Cost effectiveness No p3's (public only) Length of disruption- how long? No commercialization!
389.	That it happens within my lifetime.
390.	Cost, ruining public amenities and wildlife/natural habitat such as clover point, time, whether it will be done properly (for ex., removing the chemicals such as prescription

	meds that are in effluent)
391.	Must be publically owned and run, no casino, harmful chemicals, pharmaceuticals should be removed.
392.	<p>Water re-use</p> <p>Deal with pharmaceuticals and chemicals (more of a concern than sewage)</p> <p>Energy producing potential</p> <p>Community space after the fact-sitelines</p> <p>Most sophisticated technology-leading edge- set role model for rest of country</p> <p>Build for future need</p> <p>No P3's-this must be publically owned</p> <p>No casino</p> <p>Archeological concerns</p>
393.	The site should minimize impact on the neighbourhood, both in the construction and process and location. Clover Point is unsuitable in this regard. Why wouldn't the city suggest beacon hill playing site which is much further removed from population and little used. And McLachlin site is seven more removed and already zoned.
394.	<p>Won't tertiary treatment get rid of most dangerous chemical disruption</p> <p>Safety</p> <p>Cost</p> <p>Overruns</p> <p>Non profit</p> <p>No casino</p> <p>Destroying the character of the neighbourhood</p>
395.	<p>Remove toxins-what capacity do we need in 2040?</p> <p>To have it located in an existing industrial site.</p> <p>To not expand it to or up to homes</p> <p>Proven technology</p> <p>Room to double in size</p> <p>Green technology (solar not hydro)</p> <p>Piping under ocean</p>
396.	<p>Future generations. Toxic waste from chemicals, pharmaceuticals, need tertiary. Cook st business community. That it will disrupt our park like setting without careful planning and design on where ever it goes. That it will result in cost overruns such as the "blue bridge".</p> <p>Could we have more than one and smaller sites?</p> <p>That it won't be a non-profit development</p>

	That city hall bureaucracy needs to explore additional funding.
397.	Publically owned, Publically operated.
398.	1. It should be done for environmental reasons. 2. Parkland should not be rezoned for industrial purposes. The proposal of Clover Point is insane for a myriad of reasons. You don't put a sewage plant smack on the jewel of Victoria.
399.	Tertiary level, minimal cost. Discussions seem to be based on emotion. The angry do not have information to base decision.
400.	Proper setback-min distance 150m from residents. Health and safety of nearby residents noise, odour, dangerous gas risks.
401.	That the decision be based on the best engineering/science. That the best facility be built with the best technology.
402.	That the project will be more costly than it should be (for example, an underground facility costs more, yet it is the only acceptable option on non-industrial land). That you will not explore all options for siting (best option siting) because of politics. My criteria for wastewater treatment facility in Victoria would be that it has to be on industrial land. It is very difficult and costly to clean up industrial land to get it rezoned as single family or parkland, so going from the latter to the former makes no sense. It amounts to a degradation to the air and soil quality for "beneficial use". Site the plant where it is already industrial.
403.	It should not be located too close (i.e. less than 25 meters) to people's homes re increased truck traffic, possible odours and noise, disruption caused by 2 -3 years of construction, potential loss of market value to homes right by the treatment facility, and possible destruction of a valued public park like Clover Point (even though it is "vacant" it is a very special community gathering place that needs to be protected and must continue to be accessible to the public, which it would not be during construction).
404.	Cost. Location. Too many plants. Trucks of sewage on our streets. Too complicated of systems- on going maintenance and upkeep at multiple plants. Try to simplify your choice. Utilize what infrastructure is already there.
405.	Cost. Not in a park on the waterfront.
406.	The loss of parkland.
407.	1. That it be done as mandated by the federal government in the best, most cost-effective manner at a location that makes sense (McLoughlin point)
408.	Cost. How does a multi-site approach make sense budget wise Disruption. Building a dual site facility means disrupting not only 1 but 2 communities.
409.	We need to get it done. We need to build for future capacity. Keep costs down by building near existing pumping stations. Harness byproducts that would return money.

	<p>The timelines are now tight. Cost overruns are a worry.</p> <p>Private. To manage and build this facility.</p> <p>Noise and odour are a concern how can you guarantee there will be done</p> <p>Planned with minimum disruption near construction site</p> <p>Could the system be built underwater at clover point?</p>
410.	Minimum setbacks of 150m from residences. Disruption to residents and tenants during construction. Could be another white elephant like the blue bridge.
411.	At this point, cost is the most important. Greatest concern is absence of competence in CRD.
412.	Proximity to homes/safety and health/cost. What assurance do we have that the budget won't explode like the blue bridge?
413.	Cost.
414.	Not near residences. Not in public parks or spaces. Need 100b back up in case of failure of odour control.
415.	<p>Not near residences.</p> <p>Not in public parks.</p> <p>Need 100% back up in case of failure of odor control</p>
416.	The plant will never be completed. The plant will exceed the costs of Brightwater.
417.	Location and cost.
418.	Tax increases, traffic disruption during construction. Clover Pt would be out of commission for a lengthy period - a facility is of prime importance to all citizens of Victoria as well as tourists .
419.	That CRD make a decision based on what is best for the region, not on the interest of individual municipalities.
420.	Needs at least tertiary treatment. Worry costs will overrun.
421.	That is brings Victoria into the 21st century.
422.	Out of sight, out of smell, environmental and animal, fish, plants safe.
423.	<p>Scientific tests appear to indicate that secondary treatment is not required.</p> <p>Efforts to date seem to be politically driven.</p>
424.	Using Clover Point. This is the highest usage park in Victoria-highest negative impact.
425.	Location and cost; do not use the waste as fertilizer on food-producing agricultural land!
426.	I do not think a treatment facility in Victoria is the ideal site for sewage treatment in the CRD. Neither Victoria City site is appropriate. The most appropriate and cost effective site is McLoughlin Point in Esquimalt. It is presently zoned for sewage treatment. There is nothing there of relevance currently. It used to be a gasoline tank farm and will probably

	require some soil remediation anyways. From a region wide perspective it would be the most cost effective and logical site for sewage treatment in the CRD. It is also more centrally located in the CRD.
427.	That you disrupt valuable and current positive use of land when other viable options exist that would not compromise existing lifestyle we should be protecting in our community.
428.	Timeline and cost.
429.	The cost. The most cost effective plan should likely go forward. My understanding is that this is one treatment plan, not multiple.
430.	Already the current sieve method is not working to keep plastics out of the ocean. Tampon applicators are ubiquitous on the beaches. Why? Hormones and other pharmaceuticals must be kept out of the ocean.
431.	Tertiary treatment; most reasonable cost with least impact on neighbourhoods; consideration for long-term maintenance costs and sustainability; energy efficient in building and running.
432.	That we spend 1 billion \$ and not really improve the water quality. that we will move too quickly and choose secondary treatment that treatment plants will be built before fixing inflow and storm water issues. That an energy expensive solution will be chosen.
433.	There has been no proper site (Archeological, soil etc) investigation. Clover point is not suitable or a cost effective proposal.
434.	1) Location 2) Management of Project 3) No confidence in integrity of CRD.
435.	Not clover point. Also poor governance and process and costs.
436.	Waste of money.
437.	Meeting the 2020 deadline for sewage treatment.
438.	Has anyone in the CRD ever built a sewage plant? That nothing be done or money wasted until a cost/benefit analysis of the existing system (which cost 180 million) is carried out.
439.	Expandibility in location Removed from issues such as climate change, tsunamis etc. Proper buffer zone from residential areas
440.	Size and location, cost, disruption to neighbourhoods, seismic considerations, health concerns.
441.	Verified scientific rationale, technical requirements, health and ecological safety.
442.	The length of time this entire process is taking and ho much it has already cost us.
443.	Cost- we are not a high risk classification- listen to the scientists- let the federal government know!

444.	Cost. Not sure digging up clover point, which is now much used park is way to go. Rock Bay is already industrial site.
445.	That it gets done!!
446.	It not happening. Cumulative environmental impact. No water recovery in current process.
447.	Cost, community consultation, disruption to residents and business, design, site location.
448.	Cost effectiveness. Spending hundreds of millions of dollars extra just to meet an artificial deadline is not acceptable. Process should start with science, not politics.
449.	Cost, make it happen, clover point or beacon hill sites are good, practical choices.
450.	Heavy metals from construction sites.
451.	Do we really need such a facility or is there really a problem that we need to solve.
452.	Each municipality should care for their own. That it will smell and affect the downtown core.
453.	To build a system that works Too much bureaucracy/expense Too many cooks That politicians will claim that evens such as this legitimize a corrupt process
454.	That clover point is considered to be the preferred location for the plant. Clover point is not the place to build such a plant.
455.	That whatever is built, whenever it is built, does not decrease property values in the area where the plant is being built. That there are no foul odours in the community from the plant(s); that views across Juan de Fuca strait are not impacted; that there is no noise associated with the project that affects the neighbourhood.
456.	Cost/aesthetics of site (building, environmental standards, tertiary)
457.	Efficiency, Effectiveness, Esthetics, Economic Value, Cost to build, cost to maintain, best location
458.	Loss of public parks and use from construction. Loss of property value adjacent to park.
459.	Disruption to existing parks and neighbourhoods.
460.	Cost, Suitable site, Disposal of solids/sludge
461.	Construction time including setbacks. Education- educating the public about how the facility functions.
462.	Health and safety/nearness to and impact on residential disruption to human activities/transport of sludge/ cost \$- wasted \$\$--look at the blue bridge!!)
463.	Location Negative impact on tourism and community use Suspension and possible loss of the variety of activities that take place at clover point

464.	Location, cost overruns, living with a bad decision by putting it in the wrong place.
465.	Disruption of recreational, residential and tourist areas should be avoided (difficult in Victoria as there is NO SPACE). Re-routing of sewage pipes must avoid business areas.
466.	Eliminating park use for thousands of local visitors. Spending millions more on untested technology. Massive open-pit construction for three years plus. Health and safety risks to nearby Fairfield neighbourhood, impractical location in face of rising sea levels!
467.	Our sewage system is misclassified, need more time for 21st century solutions that use less water, recover energy and recover biomass, are more distributed, need tertiary treatment. Not enough discussion of scientific evidence and proposed plans. City doesn't have a good track record managing large infrastructure projects 2020 deadline is artificial.
468.	Should be tertiary! Closeness to homes. Loss of parkland and ocean. Where I spend 2x each day appreciating nature. Will be lost.
469.	A WWTP should not be located at Clover Point!!
470.	An appropriate location-not clover point
471.	Cost, location, efficiency.
472.	Plant should be away from homes and should not disrupt tourism and everyday life for the citizens.
473.	Disturbing residential neighbourhoods and small businesses
474.	Not in a residential neighbourhood with an area highly used by all facets of Victoria's population.
475.	Added at our table.
476.	Fairfield/Clover point is totally inappropriate location.
477.	Get the storm drain and soil lines separated and then get on with it.
478.	Meet required level of treatment Do it at the most efficient cost
479.	No net environmental benefit. No cost benefit analysis. Horrifying potential cost. Detrimental impact on the city's most beautiful and most used recreational site.
480.	Cost
481.	Destruction of our beautiful piece of coastline.
482.	Why do we need it? A monstrous tax burden; money could be better spent on amenities such as transit.
483.	Efficiency and economic end point.
484.	That the best technology is utilized. The plant has minimum impact where it is located.
485.	We do not need it .Science does not support it.
486.	For somebody to make a decision and not waste another 9 years and 70 more million tax dollars.

487.	Odour. Visual impact.
488.	There has been no description of the specific substances causing problems There is no evidence that sewage will solve the vague problems that have been described. I am completely against the treatment plant at Clover point.
489.	See our poster- cost and location with Clover Point. really?
490.	I want to see any/all facilities publically owned, operated and controlled.
491.	Ownership. No corporate ownership.
492.	Lack of process- why is Victoria now being considered Why was clover point names in lwmp amendment and not metntioned at this meeting Clover point not suitable (high use, high density, small size) Fiscally responsible
493.	Save clover park
494.	Additional cost, too close to residents, harm to the premier waterfront area of Victoria
495.	The cost of the finished product, my taxes and the international embarrassment the region has suffered due to our local politicians incompetence.
496.	That it be in a place that doesn't affect Victoria itself and its ability to draw tourists. Bad enough that we have many, many panhandlers in major tourist areas but also that the two city and Beacon Hill Park are now basically latrines.do you mean
497.	I would like an appropriate site to be chosen and appropriate consultation with residents.
498.	over cost, not addressing the chemical detergent problem which far exceeds the human waste. Run off of the streets, and some homes which still have their sewage going into storm drains rather than the sewage drains.
499.	there are several competing interests: efficacy of treatment, cost of operation, cost of construction, visual impact, odours, technical feasibility (not in prioritized order)
500.	That it is currently being pumped into the sea.
501.	Quality of living nearby, costs, maintenance
502.	That, with all the expense and disruption, it actually works.
503.	Minimizing impact on natural spaces and on city residents. For this reason I strongly believe the plant should go to an area that is already industrial -- eg, Rock Bay.It would be a shame to impose a large wastewater treatment facility on a beautiful park (eg, Macaulay, Clover Point).
504.	Properly treat and dispose of waste water or reuse the waste water appropriately and safely  Find a location to do this safety, economically, environmentally-friendly
505.	Location, price, and smell.

506. Obstructing views
507. Impact on property values, while increasing our taxes to pay for this project. And of course it will run over budget. Why can't we simply say NO like Esquimalt does for projects.
508. I worry that, if Clover point is chosen as the site, our city will come to regret the decision for generations. Clover Point should be a cherished part of the city, not a site for a massive wastewater treatment plant.
509. That chemicals are being released into the surrounding waters and possibly into the food chain. Sediment from the current outfalls are destroying sea life.
510. The ridiculous waste of money that has already occurred. Feel as though there are already technologies available that are not being looked at. We need to find something that already works in terms of treating and reusing the majority of the waste. What we don't need is to reinvent the wheel. Please take a look at Rock Bay as a site as it is already an industrial site. The leftover sludge can surely be broken down further. We are not the only city in the world that creates sewage. Look at how other cities deal with this issue and find a solution that treats the sewage in a way that reuses the water, and the bio solids for fertilizer.
511. Local Water contamination and the destruction of Clover Point
512. cost effectiveness
513. A decent sized buffer zone from homes. Whatever site is selected, it should be large enough to leave room for growth of the facility with the population (so we don't have to do this all over again in a generation). The site should also be large enough to be able to incorporate new technologies for wastewater treatment and energy recovery as they are developed.
514. Definitely needs to be done soon
515. That there is no absolutely scientific evidence that existing treatment plan is harming the local marine environment, or that the proposed treatment plan will improve the health of the local marine environment.
516. I understand the desire, for optics, to upgrade sewage treatment in Victoria to secondary or tertiary, despite engineering research confirming the existing system is sufficient and adequate for this city. That being said, my concerns over moving forward with this project are several: <ol style="list-style-type: none"> <li>1. The incredible cost of the project to date. So much money, time and effort has already been spent on the front end, and nothing has been decided.</li> <li>2. Escalating costs of the project. How does Council plan to prevent another Blue Bridge fiasco?</li> <li>3. Does Council think home-owners have an endless supply of money? Do we not already pay enough for property taxes and utilities?</li> <li>4. How did Clover Point end up back in the conversation? I thought it was off the table for a variety of reasons, perhaps the main one being the fact that Clover Point is a major tourist attraction ... site of kite festivals, summer outdoor theatre, numerous running and cycling events, not to mention being an incredibly popular spot for picnics, strolling, dog-walking</li> </ol>

and sunset-watching. Not only will construction at this site, if chosen, disrupt the area for years, I'm afraid the ongoing operations will change Clover Point and the surrounding community forever.

517. That the blanket Federal ruling for secondary and tertiary treatment facilities doesn't factor in Victoria's unique and biologically sound system, currently in place ... and that the money being spent on studies and options can be better used on other more pressing issues in the city, such as homelessness and drug abuse.

518. I am not sure that the level of sewage treatment being proposed (i.e. tertiary treatment) is really necessary? Scientific evidence brought to light by UVic ocean scientists questions the effectiveness of tertiary treatment in removing the most environmentally harmful chemicals from the wastewater stream.

I do not have any confidence in the ability of local government (City of Victoria and CRD) to manage this project and complete it on time and on budget. The "blue bridge" fiasco has reinforced by worst fears about the technical, and managerial, competency of local government.

I also question the financial justification of rushing to meet a deadline for federal government funding. If the current plan is not fully formed, or if there is no need for tertiary treatment, then it is foolish to make a premature decision on treatment (just to access funding). Is this not the same mistake that the Victoria made regarding the "blue bridge"? How much has the bridge budget ballooned in the last 2 years.

519. Two great concerns: The CRD and Victoria Council's level of competence which is very low. And the budget- to even entertain options which are 100's of millions greater than the original estimate demonstrates the local politicians complete disregard for the taxpayer. This is especially true for the Victoria council. Perhaps this is because 70% of the voters are renters?

520. That Esquimalt is going to filter all of it. Seems to me that each community should take care of itself.

521. I shake my head in disbelief that the CRD and the powers that be have not implemented the recommendations by the expert consultants that were hired at a tremendous cost (approximately 65 million dollars of taxpayers money). Our tax dollars are being wasted!

Then to consider Clover Point as a secondary site amounts to sheer stupidity. What are our elected officials thinking? It is beyond me .....

522. The devaluation of property and the houses and the smell. I don't want a stinky waste treatment plant at Clover Point. It hosts a variety of people, activities and tourists and it would be a disservice to the community of Clover Point to devalue the land use in such a way.

523.	Clover point is one of the prettiest spots on the entire island. A treatment plant would ruin it.
524.	not destroying public parks not having industrial operations compromise residential well being - noise , vibrations, odour, risk
525.	that it be effective
526.	To just get it done, finally and responsibly.  I returned to Victoria two years ago to complete a degree at UVIC over 30 years after I had completed high school here in the eighties. I could hardly believe that the same conversation around how to treat the GVRD's waste was STILL being debated. Quite the most embarrassing element of living back in this gorgeous place.
527.	Construction scope, construction duration, heavy industrial truck traffic, building will be an eyesore, building and construction will impair enjoyment of the site. Odors created by the plant. Detrimental to tourist traffic. It won't solve the biggest problem, storm water / sewage discharge.
528.	Odors/Smells--> Lower quality of life, property value, beauty of the city. Negative impacts on neighbourhoods.
529.	Impact on Clover Point.
530.	Disruption to land and residents, smell, water quality
531.	Smell, construction/ length/sound, cost, ecological repercussions, traffic disruption
532.	The low level of wastewater treatment currently employed.
533.	1) Cost 2) Is it really required based on scientific evidence 3) How to leverage "in my back yard" ? Benefits 4) Aesthetics of final plan 5) Traffic required to move sludge by product
534.	That council will be pressured into trying to place a wastewater plant at Rock Bay which is more damaging to the city and region. That council and admin will not present a good case for clover point, acceptable to the rest of Victoria.
535.	That councillors will not allow self interested residents at Clover Point to influence and prevent them from making the best decision for the city as a whole.
536.	As a tourist, I was surprised to learn Victoria dumps raw sewage.
537.	That it is not near residential housing and that it is not located in an area that is used by members of all the municipalities, not to mention, tourists.

538.	Cost, impact on surrounding area.  That it is being completely mishandled by CRD board. That clover point was suddenly on the table after Rock Bay fell through with ZERO consideration for surrounding and very close residential area, tiny piece of land, how will the sludge be trucked back and forth? What impact?
539.	Costs, resilience esp. sea level.
540.	Environmental safety.
541.	The greatest concern is that it will not happen.
542.	Location- no facility near residential areas or recreational areas.
543.	1. Prove the benefits and quantify them 2. Minimize the costs (capital and operating)
544.	That it's not going to get done. We need as close to tertiary treatment as soon as possible.
545.	Facility construction should be least disruptive possible option to residents/users of proposed site.
546.	Backed by science as to its necessity  Done efficiently using as much of existing infrastructure as possible  ANother misplaced mega project with miles of pipe etc. A reprise of the blue bridge fiasco.
547.	A suitable location preferably in an industrial area-not at one of the most beautiful ocean view areas  Disruption to neighbours and use of the park during lengthy construction process.
548.	Costs, noise, dust, tourism disruption ( loss of \$\$\$)
549.	That a wastewater treatment centre should never be near residences.
550.	That the plant is modern in design and function, with proven technology. The plant should fulfill the expectations of a sound, secondary level treatment facility. It should be publically owned and operated. Resource recovery means very little to me. I think it's important that sewage is treated and ocean pollution is halted as best as possible, but that the project is not held to impossible standards like getting rid of pharmaceuticals or producing gas for energy.
551.	Clover point as a location. It is basically an extension of beacon hill park. Would Vancouver build a massive sewage treatment plant at Stanley park. Clover point is one of the most used places in the city for the public and tourists
552.	Safety and health of residents, aesthetics of site, odour controls, sufficient setback allowances based on international standards, noise and additional traffic concerns in residential neighbourhoods, obstruction of views, maintaining beauty of existing parklands.
553.	Keeping it discrete and out of residential neighbourhoods.

#	Response
1.	to ensure the sewage effluent produced by the citizens of Victoria meets the most stringent standards and protects and enhances our diverse marine life.
2.	There may be some resource recovery... mostly it is to no longer use the ocean as a concentrated toilet.
3.	A local boom in employment. Some long-term careers after construction.
4.	None
5.	Amenities
6.	Modernization. Changing our worldwide image of being sewage dumpers & destroyers of the Ocean. But the public has to be consulted. There was only ONE sign along Dallas Road today informing the public of the meeting tonight. There were NONE in actual Clover Point itself. We need to have dialogue about this, really explore what technologies are out there for quality of life for residents, tourists, and most of all, every life in the Ocean.
7.	Jobs
8.	We don't need "public amenities" if the WWTP is located in a properly zoned industrial area.
9.	Enviro protections and Development with future growth of the city and crd.
10.	Potential enhancement initiatives, could be included as part of the site, heat distribution, education.
11.	None, just a huge carbon footprint and money wasted that could be used for habitat and shoreline protection and enhancement.
12.	Resource recovery, district heat.
13.	Reducing the pollution that goes into the ocean would be a pro of sewage treatment. Victoria should also embrace using the sewage to make biogas as has been done in Sweden, the UK & other places. A presentation I saw by Stephen Salter, P. Eng, years ago at Victoria High School showed the potential of this technology that can turn sewage into biogas (similar to natural gas) which can power buses & heat buildings. This technology is also being used to power buses in the UK & elsewhere.
14.	leading edge design and possibly construction technology.
15.	Possible secondary products could be used.
16.	Opportunity to bring Victoria into the 21st century by not pumping raw sewage.
17.	I'd like to think we have a chance to be cutting edge. I'm concerned we're going to instead spend a lot of money for mediocrity and PR.
18.	We don't need to be bought off with amenities, we don't need amenities to convince us it would be a asset. It just doesn't fit in Victoria
19.	None. This is a CRD issue and so the opportunities should be CRD wide.

20.	I am really not sure as the majority of scientific opinion seems to that we are better off with the current system. I suppose public perception is that treatment is important so moving ahead is an opportunity to appease this perception.
21.	Opportunities to make lots of money for contractors and suppliers on something that is not needed.
22.	Job creation, especially for meeting facilitators and survey developers
23.	I cannot quite imagine what opportunities arise from waste management, although I know some cities like Milwaukee have sold their sanitized sewage as fertilizer. The benefits of a healthy sewage system are several: improved beaches, better city reputation, less environmental degradation of Juan de Fuca strait.
24.	for large sites: industrial site remediation; waste and energy recovery in a large scale could that serve an ancillary purpose other than fuelling the processing plant itself? IDK.  street improvement for those disrupted by piping. Can BC Hydro sweeten their streetscape and give these streets underground lighting at the same time?  Can parking amenities for business be included if commercial corridors are used?  Can the city relax commercial taxes for a year for businesses affected?
25.	I would hope that energy recovery would be part of the plan.
26.	Great fees for professional consultants.
27.	Some jobs
28.	This could be an opportunity to showcase the city of Victoria as a champion of innovative public service
29.	Stop polluting the ocean!
30.	None
31.	jobs, attractive landscaping around the plant, proper treatment into the ocean, education and growth and development
32.	Job creation
33.	As far as I can tell, there are no opportunities coming from a sewage plant in Victoria
34.	Not much.
35.	-We should be able to collect and distribute energy (if not, why not?)  -Some people will be less 'embarrassed' by having a treatment facility (but this should not guide decision making)
36.	I do not see any opportunities, only drawbacks, to Victoria residents and taxpayers when the most appropriate, cost effective site, one centralized plant at McLoughlin Point has already been identified.

37.	The opportunity for a whole lot of consultants to make a whole lot of money
38.	The chance to waste \$1-3 billion dollars in order to cause negligible change to the ocean environment, and severe environmental and human health harm on land.
39.	Opportunity for jobs, also opportunity for a nice looking building to house the workings.
40.	I would like to see a long-term plan for wastewater treatment and, if in Victoria, see the city benefit with more recreation facilities -- HOWEVER, these facilities should not replaced existing natural recreation areas (like Clover Point).
41.	not much
42.	hopefully the solution can offer enough flexibility to allow for growth of the city and future opportunities for energy, grey water, etc.
43.	Not too many
44.	Caring for the environment.
45.	To buck the trend of money wasting P3 run projects. Look at the major billion dollar P3 disasters around Canada. Fool me once shame on you. Fool me twice shame on me.
46.	Build a world class facility that integrates seamlessly within the community chosen
47.	To feature sustainable design and effective government
48.	Necessary to meet federal guidelines - don't see it presenting any "opportunities" other than that.
49.	The biggest opportunity here is for more studies and research to be done to establish what we need most in terms of wastewater treatment and how best to do it.
50.	<p>Lucrative (profitable) opportunities have been identified that are related to building a hydro reservoir-connected commercial sewage reclaim-treatment pipeline whereby the pipeline itself functions as the raw-to-secondary treatment 'reactor' that takes advantage of ideal local topography and geographical features that would cost-effectively employ disused industrial infrastructure in an 'Integrated Corridor' project that would quickly provide a lot of jobs and related housing while it easily solves the plant siting problem and promises to achieve an early return on the investment.</p> <p>The 'JOR-Vic' project would also have a private financier pick up the tab for the Johnson Street Bridge Replacement Project in return for a contract to build it and to market its output, including services related to the provision of exportable technologies and methods related to accelerating climate adaptation and mitigation measures</p>
51.	materials and energy recovery district heating
52.	Ending our pariah status as a polluting community. Being environmentally responsible.
53.	Contracts to build the plant. Otherwise, none.

54.	Fix an image problem... which won't be helped by destroying clover point..
55.	Resource recovery
56.	Public amenities, resource recovery
57.	Set the bar high. Look at exemplar wastewater treatment plants around the world that are low impact (underground) and have provided for improved public amenities rather than diminished them. If a project proceeds in the City of Victoria, the City should leverage the absolute maximum amenity contribution for public amenities on, over and adjacent to the site and the resulting end development should have absolutely no detrimental impact on residents.
58.	Protecting our natural environment.
59.	Opportunity is to put it a location that will be good for the residents of the City of Victoria. A solution for biosolids that does not include trucking.
60.	jobs
61.	A chance to recover treated water for irrigation, etc.
62.	At this location or even close by nothing other than possibly amenities. There will be no local benefit for any type of resource recover. Thats a pipe dream no pun intended.
63.	none where the current plan is at Clover Point. If it was at McLoughlin or Rock Bay there would be opportunities
64.	An opportunity to clear up our "dirty" image and behaviour with our American neighbours and the rest of the world and actually become the environmentally conscious city that we claim to be.  We have the opportunity to learn from other cities who have the latest and greatest wastewater treatment technology and to do this right.
65.	None
66.	We will no longer be the pariah across Canada and in the USA when we treat our sewage.
67.	There are no rational opportunities, only fantasies about resource recovery.
68.	Possibly improved health, improved image and effect on the environment.
69.	We will stop polluting the ocean around us. It could provide a model of site selection based on objective criteria while recognizing that some neighbourhoods already contribute to the "greater good" by "hosting" civic and commercial activities that may have a negative impact on residents while some neighbourhoods (just like some municipalities) only express NIMBY attitudes.
70.	Rock Bay would be my first choice when landscaped as above. An attractive rendition of the site showing attractive landscapes would increase the chances for passing.
71.	Resource recovery to offset the operational cost
72.	Not sure what is meant by this question.
73.	A lot- waste both solid and water consolidation would reduce both waste streams and provide revenue

74.	Odor free environment with no industrial site near residential area.
75.	Clean water, less pollution, hopefully biofuels.
76.	Municipalities need to work together and get this issue sorted.
77.	Resource recovery benefits (profits) come back to residents of the region and offset longterm operating costs. Heat recovery.
78.	Again/several sites.
79.	Reduce toxic waste.
80.	Suggestions: Do a business analysis of potential loss to Cook St merchants if pipelines placed up Cook-->Rock Bay Explore other routes from Clover Pt to rock Bay Oden Pt on seabed to inner harbour Have a treatment plant next to Works yard or on soccer field in Beacon Hill Park.
81.	Cleaner waters?
82.	What?
83.	Enhancement/creation of new parks/infrastructure to stop destroying our ocean and dumping sewage.
84.	Digging up cook street for pipes and installing AAA bike lanes.
85.	Significant-amenities. And district energy.
86.	To create a "small group" of treatment plants, integrated, non visible...
87.	None- spin-off amenities may be possible in an industrial area.
88.	No opportunities. Sewage plants are not an opportunity.
89.	I still don't believe that this has been properly evaluated. I am really concerned that this will be a bureaucratic process without proper planning and will NEVER come within a budget.
90.	Opportunities for a few politicians to strut around.
91.	None for now
92.	Clean water. Energy recovery.
93.	Wastewater treatment allows us to join the 21st century. If done properly, industrial water can be produced to help with global warming.
94.	Environmental Regional cooperation
95.	Gaining new regional (Pacific Northwest) credibility.

96.	Finding a place other than Clover Point.
97.	in a large enough area with room for expansion you could look at reclaiming water and energy from the facility which could off set some of the operating costs.
98.	Energy, employment, environmental benefit.
99.	I can't actually think of any opportunities other than an opportunity to waste taxpayer's money
100.	<p>1) The Mcloughlin single plant option came with the idea that there was going to be a bike path along Dallas Road after construction. That would have been a truly useful amenity (and is probably worth building on its own merits)</p> <p>2) If we go with the single plant Mclouglin option there may be an "opportunity" to complete the project by 2020 and avoid violating federal law.</p> <p>3) If a site is chosen that requires new conveyancing to beconstructed this should be an opportunity to upgrade other utilities. It could also be an opportunity to bury elctrical and other cables in certain key areas primarily to improve aesthetics</p>
101.	none
102.	none
103.	?...if we build only tertiary pant in CRD will Victoria and neighbourhood receive a similar "amenity" package as Esquimalt was offered?
104.	None. I don't see any.
105.	Bike lanes on top of pipes
106.	Fix sewage in the straight
107.	For those who live in the area, "opportunity," is flak-catching spin, newspeak!! How dare you use this word around those who will pay such a heavy price.
108.	To learn how to participate in our own governance. (leaders and citizens)
109.	Energy capture. Community facilities such as recreation centers should be provided with energy from this project to a) increase the regions sustainability, and b) to provide more for residents who are paying so much for this project. It represents opportunity lost when we cannot tie this project into other capital regional improvements.
110.	have no idea
111.	<p>It is the opportunity to address this issue in an environmentally responsible way.</p> <p>It is also the opportunity to be progressive in the approach to treating wastewater.</p>
112.	Employment for the tech/energy/construction sectors. Better optics globally for tourism.
113.	stops polluting the ocean- heat and water for green houses
114.	I believe it provides an oppoportunity to demonstrate how a modern sewage facility can blend into a neighborhood at the same time improve the livability. (what is left is an improvement from before) Cloyer Point is a better option than Beacon Hill Park, in my opinion.

115.	contribute to a cleaner environment
116.	None really without huge additional costs.
117.	<p>It's time for some exceptional public amenities. Let's get a community benefit agreement for hosting the regions sewage within our municipal boundary.</p> <p>We need a walk way around the entire inner harbour. We need a recreational bike lane all along Dallas Road Bluffs (off the road).</p>
118.	<p>Improved optics for visitors.</p> <p>Doing the right thing for the ocean environment.</p>
119.	None
120.	none, other than we are no longer dumping wastewater directly into the ocean
121.	Micro treatment options.
122.	<p>Removing sewage from the ocean. Education and visitor centre and associated facilities e.g. cafés, as part of a development.</p> <p>Ensure LEED Platinum development</p>
123.	We can follow other progressive cities, and ensure that the waste <sup>3</sup> is treated in such a way as to render it useful for other purposes such as compost.
124.	If sewage treatment comes to my neighbourhood, to Clover Point - great. We have all had the luxury of someone else contemplating and dealing with our own waste. I'm sure this facility will be state of the art, with aesthetic design well considered. We can be pioneers here - take a forward thinking approach to waste management
125.	Employment
126.	An increase in ocean health.
127.	State-of-the art environmental design, Perhaps a design that can capture and re-use the treated water, and generate power, without compromising safety, or going over the top financially.
128.	None
129.	-
130.	<p>Energy from waste.</p> <p>A facility with a needed amenity (preferably using the generated energy) on top of it.</p>
131.	<p>It offers employment through the crd that ensures fair wages for professionals committed to</p> <p>Excellence within the crd and not private jobs that might not meet living wage levels in Victoria.</p> <p>It also offers us a chance to be front runners in new sewage treatment technologies and</p>

	may offer new ways to profit off of Victoria's waste stream.
132.	If in an industrial area, it could make that area nicer.
133.	none for the majority of Victorians. A legacy of massive spending and maybe 2 generations until it is payed for.
134.	none
135.	None Should be single plant in McLaoughlin - that site is not near people
136.	None
137.	Nil
138.	0
139.	Cant think of any
140.	Amenities at Clover Point Could make it a much better enhanced destination Full washrooms, a restaurant, small water craft (as currently use the site ) Enhanced facility for the kite festival
141.	Clover Point should be the site if he Mayor continues to support Mayor Desjardins rather than our city  The opportunity would be if Saanich and Oak Bay pay for the full construction in Victoria, after all, they avoided contributing anything else
142.	Amenities and getting Oak Bay to pay or it. oak bay should pay for most of construction
143.	Facility could be placed on top of the structure if placed on clover Could have an all-weather community place
144.	As above , opportunity to enliven the point
145.	Cleaner oceans, healthier environment
146.	Put it south of Dallas Road, between there and Finlayson Point. Let all of Victoria pay a small price, not ONE group of residents or one area. Let there be equal justice, equal 'payment' for all.
147.	NONE
148.	Opportunity is to create a great spot at Clover - a aprk area that can be used by kilters (water and air) and a gathering place for residents. Bathrooms, food/beverage. A great all-weather spot for storm watching in winter.  Clover point would be a good spot.
149.	Could have a children friendly amenity on site. bit of play elements, summer ice cream restaurant, coffeee shoip.

Rent lawn chairs
Oppostunities for great public development on top of sewage plant at Clover Point
150. facility for families could be built on top of the sunken palnt
151. Kids would be safer there than now. Washroom facilities etc would make excursions easier
152. If at Clover point, could build up the whole area. It has already been dug up, and turfed before. Facility could include the water access currently there plus more amenities for all, especially teens.
153. facility at Clover - multi-use/purpose structures could be built on top of the sewage plant if it is as low as they say it will be.
154. The site could have several above structures, low but above the sewage, to provide entertainment (food/beverage) at Clover to augment the outdoor use.
155. The awful "statue" could disappear. Other opportunity is to create an all-weather community facility above the plant.
156. The potential energy, water and other useful byproducts from tertiary treatment could provide substantial benefits for you region.
157. Cleaner oceans for future generations, the opportunity to effectively use the biproducts of wastewater treatment and the opportunity to use the beaches and waters of the Salish Sea without health concerns from raw sewage
158. I just hope that the CRD manages to find an approach that is good for the environment, hopefully manages to reclaim some of the nutrients, and doesn't interfere with the beauty of the Victoria waterfront.
159. 1. Victoria could demonstrate to the world how lean, how green, and how simple effective wastewater treatment can be. 2. Victoria could demonstrate to others in the region that it is a good neighbour. 3. Victoria could demonstrate good stewardship of ocean waters where its treated wastewater is discharged.
160. Non that I can make out except in the fact Victoria is complying with international pressure. Of course the density policy of the City only encourages more pressure on the City's infrastructure which seems to be evening out any financial benefits for the Metropolitan area.
161. Amenities are an opportunity. Esquimalt set a high bar for reward. Victoria should get the same. And Saanich and Oak Bay should be paying for the municipal share of the costs.
162. Single plant at McLoughlin is now possible since north municipalities are doing their own and some of the western communities are working together, resulting in a smaller unit at

<p>McLoughlin, one that fits.</p> <p>Opportunity to shore up the bluffs without destroying them as the pipe line needs to run from Clover point to McLoughlin</p>
<p>163. Optics: Victoria is now treating its sewage instead of dumping raw sewage (99% water) into the ocean. Meanwhile storm drain runoff (a greater threat to the environment / ocean) goes on unnoticed and unaddressed but the optics are positive. So the opportunity for positive optics.</p>
<p>164. The rebuild of Clover Point, upon completion of the sewage treatment centre, could be most positive. A centre of some sort, serving the public (especially children) might be quite positive. An interpretive centre, hands on children's science world type of exhibits. It could be positive, and there would still be room for kiting and festivals</p>
<p>165. The kiting at Clover Point only uses a small area. Most people don't even know the pumping station is there. There is ample room for current activities and a new activity centre which could occupy the north part of the site. Opportunity to make Clover point even better.</p>
<p>166. Creating a great activity centre at Clover point which is an underutilized site.</p> <p>The fierce winds at Clover are good for kites and dissipating any odours</p>
<p>167. Clover is well used - but not fully used at all. This is opportunity to develop more there for all of us, not just the kilters.</p>
<p>168. Built more facilities at Clover</p>
<p>169. washrooms at Clover - maybe some beer</p>
<p>170. Getting the job done.</p> <p>Opportunity is to stop appearing crazy</p>
<p>171. If Mayor Helps does not have skill to get the plankton where it belongs, at McLoughlin, then Clover is the best site in Victoria</p>
<p>172. build a bistro on top</p>
<p>173. Build a bistro on top</p>
<p>174. Clover Point would be a good site for a multi-use all-weather facility.</p> <p>Cafe and public washrooms would be most welcome.</p>
<p>175. It seems to me that the community or neighbourhood that agrees to find common ground to accommodate a distributed facility could write their own amenities package</p>
<p>176. could get a top layer to the sewage facility that could be a public venue.</p>
<p>177. Clover Point is mostly an empty space. With a covered treatment plant, there would still be space for existing uses and hopefully more if commercial (food/drink) establishment</p>

	built on top with bathroom (and showers) building
178.	Clover Point needs toilets and showers - would be good for us who do water sports
179.	Clover Point would be a good site. Best site would be one-plant at McLoughlin which is not near many people.
180.	This is for the experts to tell us - hopefully you already know the answer???
181.	You tell us
182.	I am not knowledgeable enough to adequately answer this question. But is it possible to use processed matter for the common good?
183.	Clover Point could become a spectacular public realm place. yes it is used now, but aside from the kite festival and a couple of other events, the huge space has only a couple of people. Use it, put in public facilities.
184.	get a facility there we can use with SHOWERS
185.	Clover Point is a large piece of property and more could happen there in the way of facilities for park users
186.	get us washrooms and showers
187.	hopefully less cost as Oak Bay and Saanich should pay for the structure
188.	Lower cost for Victoria residents. If Victoria has the plant, we shouldn't have to pay for it.
189.	It is our environmental responsibility to establish proper means to dispose of sewage. Opportunities would be job opportunities, leading by example and new attractive structures in highly populated areas
190.	. environmental responsibility
191.	Enhance Clover Point. Create family facilities.
192.	Brings us onto the international stage. It's a good PR move beyond the obvious benefits of not flushing waste out to sea. Perhaps the new plant could have some sort of interactive public education aspect. A viewing platform into a tank of raw sewage (behind glass, of course) might give people an idea of what it is that's getting sorted and treated.
193.	A better environment and ecosystem for us all
194.	Presents an opportunity to do the right thing and look after our waste in an environmentally friendly way, while not damaging community sense of place.
195.	The opportunity for a major waste of money with high taxes for years to come.
196.	Although the tidal action of the Juan de Fuca Strait likely does an acceptable job of flushing waste (pun intended), the extra treatment will likely be spun to make Victoria appear cleaner.
197.	There are ways of dealing with waste that make the waste useful. One example (of many, just search the internet) is using the waste as fertilizer ( <a href="http://fertilizer-">http://fertilizer-</a>

	<p>machine.com/solution/City-Life-Waste-and-Fertilizer.html). I realize that this would require a lot of public education, but considering that 99% of Victorians are literate, this is a potential avenue.</p>
198.	The only opportunity I feel is negative....higher property taxes.
199.	The opportunity to create wastewater treatment facility that removes pharmaceuticals and chemicals from wastewater.
200.	That our dirty water isn't just dumped into our ocean. Recycling makes sense, so lets do it.
201.	To do it right.
202.	<ul style="list-style-type: none"> <li>- To live surrounded by a living ocean instead of outfall pollution</li> <li>- To feel we've done something for non-human life which is part of this planet we all share</li> </ul>
203.	The opportunity to be part of a new system.
204.	Cost
205.	None
206.	this is an opportunity for us to evaluate how we treat our waste and to create environmentally sensitive treatment centers with appealing designs
207.	<p>If memory serves, the Penticton tertiary treatment plant converts the resulting waste into composting materials which is then be sold; and the waste water is used for irrigation.</p> <p>In Victoria there must be ways to make money from processed waste.</p>
208.	To be an environmental model for other cities to follow in the future, not to simply do the least required.
209.	<ul style="list-style-type: none"> <li>* Minimal - many scientists state that even the current system is 'acceptable'</li> <li>* The high project cost and our region's ability to absorb only so much tax increase means that other environmental projects cannot be achieved like regional rapid transit</li> <li>* Sewage treatment would avoid threatened Seattle/Washington State tourist boycotts</li> </ul>
210.	I think it's past time to get on with it. Not looking forward though to the increase in taxes. A lot of projects on the go with cost rising.
211.	Cleaner water.
212.	ecological responsibility - but this shouldn't necessarily mean traditional models of waste management
213.	more dithering by the CRD and let's put some pressure on the province and the Feds and get on with it
214.	<p>cleaner environment</p> <p>cleaning up our 'reputation'</p>
215.	Energy recovery

216.	Don't understand this question.
217.	We could learn from the difficulties and move toward amalgamation asap.
218.	1.To build a world class facility with world class public amenities. 2. Consider both educational and tourism related potential.
219.	This question is unclear. I will interpret it as "what opportunities does the location of a treatment plant in the city of Victoria present to residents?" Any treatment plant located in the city of Victoria does not present opportunities in Victoria. The City is shouldering enough of a burden with the blue bridge replacement, tent city, and homelessness generally. The city of Esquimalt is the right place for a wastewater treatment plant.
220.	None whatsoever. Zero. Please do not try and put some sort of spin on this that it would be a good thing for Victoria.
221.	We don't have to look at the turd mascot "Floaty" anymore???
222.	Prevention and capture of hazmat in sewage. Improvement in outflow pressure/fall to avoid backwash flooding in low-lying areas with historic water-courses, e.g. Cook St Village.
223.	As I see it, the opportunities are simply to begin to make use of our preexisting natural resources in a more regulated and conscious way. There are NO other 'opportunities that can safely be partnered with what is essentially a sophisticated outhouse. Perhaps we should be requiring chemical toilets that will be included in all new construction as soon as these kinds of toilets become user friendly.That's a business opportunity and scientific one,
224.	helping to alivate water waste. hopefully lowering of peoples water bills
225.	The ability to construct the plant at MacLochlin Point with reduced costs, on CRD owned land, on already approved site of sufficient size to 2035, and with adequate buffer zones.
226.	Once it is completed and safe and poses no health problems I would think that much use could be made of the finished product..  I owned my home on Dallas Road during the 1976 construction of the first sewage plant and I can assure you that it was not pleasant..  Please can't you spare me the new renewed ordeal during the last few years of my life.. I did my share in 1976. Please Council show compassion at least..
227.	Opportunities exist in many areas: improvement in governance, improvement in inter-community relations, ending adverse impacts on the marine environment, reducing greenhouse gas emissions to help mitigate the impacts of climate change, recover resources from society's waste streams of liquid and solid materials.
228.	- We should go with proven off-the-shelf technology, not risky, untested, "innovative" solutions.
229.	None.
230.	Don't know. What do we have now? What needs to change?
231.	Other than direct or indirect jobs, none that I am aware of.

232.	Co generation opportunities -
233.	n/a
234.	local sustainability?
235.	<p>We need to make scientifically based decisions. Is landfilling waste really more scientifically beneficial to the environment and to ground water supplies?</p> <p>We have the opportunity to look at the facts and not just the 'optics' that are presently favoured politically.</p>
236.	To clean up where we dump our raw sewage.
237.	Jobs for CUPE.
238.	<p>Given my above concerns, I feel that perhaps the only good effect might be that we would placate the concerns of our American neighbors, and the the tourist market, about our sewage being "dumped" into the ocean untreated. (even if that concern is not based on a real understanding of the issues). Perhaps if we did the research to show the real issues, address them with reasoned solutions, we could win them over, and give others the opportunity to implement those solutions themselves (to our mutual shared water benefit).</p> <p>So my answer is that we will have a good opportunity with the proposed project to mount a misguided and disingenuous P.R. event .</p>
239.	An opportunity to prevent pharmaceuticals, toxins and metals going into the ocean.
240.	Restore our reputation for being environmentally responsible.
241.	- many, if located somewhere beneficial.
242.	<p>Doing our part to care for the increasingly pollution waters and improve quality of life for sea and land life on the planet.Keeping the project development in local control offers opportunity for expertise in knowledge to be developed here at UVIC Dept of Engineering re new developments, Engineering firms provide work for the community and improve the knowledge base of those firms- don't do a Sooke and go P3 with the sad consequences for taxpayers that came from EPCOR or the fiasco that was Halifax. CLean beaches would be nice, Beautiful building at the harbour entrance as designed for Seaterra Project rather than the cordoned off brownfield site it is at present. Just a few points to start with.</p>
243.	Green technologies. Jobs.
244.	None
245.	<p>a) Stop dangerous pollutants pouring into the ocean</p> <p>b) Will help to re-build/repair our international reputation and promote our tourist industry</p>
246.	Pleasing the federal government?? and the US???
247.	This is not a Victoria issue. It is a regional issue. As a Victoria resident, I want to see Victoria do what it can to continue encouraging source control and best practices around all of its waste stream issues, including liquid waste and water conservation.

If a sewage treatment plant is to be built in Victoria, it needs to meet or beat the same standards, and offer the same or better cost- and environmental advantages, as the (already agreed to) plant at McLoughlin Point.

As this is a regional project, Oak Bay has the opportunity, and could & should be, solving its I&I issues as part of this regional project.

At this point in this protracted process, I am holding out for our citizens to learn how to accept and embrace a lowest-cost, best technology, regional waste treatment solution, even a 1-plant solution in Esquimalt, if that is the best answer.

It is time that CRD residents return to acting as adults and being responsible for treating our sewage waste in the most cost-effective and technically appropriate way possible.

248. Opportunity to screen the outfalls much more than now. mportant to clean up leaking parts of the local systems coming out.

I don't know if fertilizer could be made after screening is done.

is it possible to make it safer for swimming in the sea? It seems bad to to live near the ocean and to not be able to enjoy it fully.

249. lots of opportunity for a state-of-the-art plant and resource recovery if plant located at Rock Bay or Hartland

250. great ones, resource recovery for water and energy to run operations and save water

251. That we have a living ocean, that all the creatures and humans can benefit from being here,swimming, feeding, drinking ,floating, fishing, sailing and using it as it was intended before we settlers came along and dirtied it.

252. This is regional concern and the onus for wastewater treatment is not the sole responsibility of Victoria. Trading Clover Point Park for a sewage treatment does a great disservice to the e whole region. I see no oppoortunities in that regard!

253. The opportunity to treat our waste, which is essential.

254. New Park Policy

-- An opportunity to create a modern policy that will allow for the review of the status of some properties designated as parkland over a century ago.

-- Procedural tests can be included in the policy. i.e. if an amendment to the status of the park is still in the broad best interest of the public and still generally complies with the original intent, and is still of benefit to the same constituency, then there can be an enabling by-law.

-- Normal checks and balances would apply.

-- this would allow Victoria to place a partially underground plant at the large unused parts Beacon Hill Park.

-- With enhanced amenities this land could function even better as a park.

Will remove stigma and effect on our current reputation for a city still discharging raw sewage

255. - Heat recovery

- Improved shell fishing opportunities

256. - improved amenities at or near facility

- move process forward

257. Can you see if a plant can be located on the underused lands south, along Beacon HILL park.

Get a legal opinion from a trust law expert and take the necessary steps.

This will remove a Hugh amount of friction and contention win thin Victoria and provide an expanded modern park for even more of the public to enjoy.L

258. If at Clover Point, could build a shwoer/washroom area and a pub/bistro.

259. Opportunities? Waste water treatment is a necessity. Opportunity to build a world class facility to be proud of that does not become an eyesore in the neighbourhood.

260. Additional amenities, such as green space, walking/cycling facilities, in and around the area?

261. Large empty space could become a more used destination if right amenity package in place

262. To build a world facility that will be something we can be proud of and to do it in a timely and less costly manner than is currently being shown

263. Does it need to be done today? As it is to be done it will benefit growth in the future. However, will the expansion of the CRD be supported by all other infrastructure that is required.

264. If done wisely, could provide alternative energy source(potential revenue to city).

265. Protect the environment.

266. no more dumping of sewage into the ocean ecosystem (hooray)

267. Improves Victoria's image, which is getting a kicking in US threatening our tourist industry

Improves environment. While there are arguments that removal of waste solids unnecessary with the strong currents in the strait, our waste water still contains many harmful chemicals

268. The opportunity is to use science and costs and choose McLoughlin. It is the best place for a sewage treatment plant. Politicians should not be deciding where the sewage treatment plant goes.

Any park is nuts.

269. To improve the city's image.

To improve our environment.

270. Define opportunities.

Offered amenities shouldn't come into the equation.

This needs to be done.

Resource recovery, and improved image of Victoria are important "byproducts".

A lot of storm drains and sewage pipes need replacing anyway in the area, so disruption would be happening anyway.

271. Mitigate marine pollution

272. Get on with the project.

A possible opportunity to create a very functional new park as an extension of the traditional Beacon Hill park. the park would be over a functional sewage plant.

273. Getting this approved in principal at clover point quickly will force adjoining cities to offer an approved site in their city too.

274. If treated properly with microbes we could use it as fertilizer or collect the methane gas to run the treatment plant.

275. To design and implement a waste-water plan that is based on scientific data and understanding, not on political correctness. Victoria's challenge is not well served by the present concept that has been formulated for cities sending waste water to rivers, lakes and sheltered coastal embayments.

276. Opportunities:

	<ul style="list-style-type: none"> <li>• for DFO to upgrade its regulations and risk assessment to recognize the unique marine environment off Victoria. The current regs are designed to fit discharges into lakes and estuaries</li> <li>• to design a distributed system that recognizes the variety of effluent coming from tributaries;</li> <li>• to design a distributed system that effectively recognizes this variability at the local level</li> <li>• to recognize that a single design doesn't and cannot fit all circumstances</li> </ul>
277.	Just get on with it.
278.	<p>To stop the daily massive pollution of the environment we say we care about. We create the chemicals that have all but wiped out what once was a very bountiful, diverse and vibrant ecosystem. We are responsible for the virtual extinction of life in the region's waters.</p> <p>Building the original McLoughlin plan provides most cost effective solution, the most resource recovery opportunities, on lands remote to existing communities, minimizing impacts to neighbourhoods. Stop wasting our time and money. Get on with it!</p>
279.	To clean up and join at least the 20th century if not the 21st.
280.	To install a world class treatment facility without disrupting park lands by installing the plant in the proper location that studies have shown is the obvious choice; Esquimalt.
281.	A chance to bankrupt the region!
282.	<p>Possible environmental improvement (though that has yet to be proven).</p> <p>Possible usable energy recovery.</p>
283.	<p>It's an opportunity to exercise logical thinking.</p> <p>It's an opportunity to put a treatment plant in a place where there's room to expand.</p> <p>It's an opportunity to put sewer treatment plant away from homes, families, children, a major tourism and commuting artery, and do it in a timely fashion.</p>
284.	an opportunity to develop cost-effective, environmentally sound wastewater treatment that minimizes any potential detrimental impacts of such an industrial facility on nearby communities
285.	only opportunity is if amenity commitment covers substantial portion of build-out cost and improves the site (Clover Point)
286.	We need to dispose of sewage somewhere.
287.	Lots of profit for businesses with friendly ties to the City Hall.
288.	Use of reclaimed water
289.	Opportunity for Mayor Helps to stop making a fool of herself
290.	If the plant is situated in Victoria, instead of the best place, McLoughlin, Helps and her many followers on Council will either remain the laughing stock they have become, or be

ousted in two and a half years.
291. Opportunity is for the two provincial ministers to take control, to do what is right for the region. Mayors Desjardins and Helps can't do it
292. It will prove to the region, if there is any doubt, that our Mayor and Council have no vision, and do not practice what they say they do, namely evidence-based decision making.
293. Energy, water conservation, contamination abolition, organic fertilizer, topsoil renewal, long term union employment, complete public ownership and benefit from a critical infrastructure resource--if the illegally imposed P3 mandates are resisted.
294. Engineering companies can make more money like they have done with the Blue Bridge? A chance to spend insane amounts of money when the homeless need support?
295. Use industrial land that will not disrupt the citizens and visitors in their enjoyment of our natural beauty.
296. To prevent any more raw sewage from being pumped into the ocean. It will make our waters a safe place in which our sea life can return and replenish. It will let us stand up and be counted as citizens of the world who want to save our oceans from destruction.
297. None than I can see. You have scientists on both sides of the issue - do we really need to do more?
298. Clover Point should be improved as a destination with the remake of the pumping station (i.e. needed washrooms etc)  Having the treatment plant in Victoria would only prove to us that Lisa is not fit to be Mayor.
299. Opportunities? Not sure what is meant. Treatment would bring Victoria into the 21st C. Victoria would be, finally, environmentally with it.
300. None except collecting votes and for some contractors.
301. In a larger industrial site you could build it to have facilities for the public to use
302. For some of the industrial sites it may be a chance to improve the neighborhood.
303. opportunities???? well its going to cost a huge amount of traffic disruption. i would really love to know if we even need this tertiary treatment plant. some scientists say we dont. what we really need is responsible disposal sites for contaminants.
304. A huge waste of money as in the Johnson St. bridge overruns.
305. This is an opportunity to make fact-based decisions for the most cost-effective and logical solution.

306.	Improved perception of Victoria and the way it currently dumps its untreated sewage.
307.	There is an opportunity to create a set of facilities and processes that will meet present and future needs of our region at reasonable cost. Given the debacle of the Johnson Street Bridge, I have little confidence that our current processes will enable a project of this magnitude to be quoted accurately, or to be completed on budget or on time.
308.	1) Putting in ANY type of sewage treatment, even Secondary will improve the image of Victoria.  2) Great opportunity to install a beautifully designed park over the plant at Beacon Hill Park, where south park is just bleak, bare land. Can still be a park like European examples at the architect/planner presentations.
309.	Construction contracts, consultants  Another opportunity for amalgamation.
310.	None- How can this even be tackled when the blue bridge is a runaway finance disaster council inherited the problem should be fixed amount for construction. Tent city did not disappear. Council did not care charge of the problem. How can you manage this?
311.	An opportunity to turn a currently under used space into a well used space for wastewater treatment.
312.	No net benefit from tertiary. Resource recovery but lots of up front capital--NO!!
313.	Becoming an odour monitor for a plant as per Oregon site.
314.	Resource recovery is sited in Rock Bay. Dallas Rd bike path if sited in McLoughlin. We can sign up as human odour monitors like @ the Portland site.
315.	None if the above concerns of health and safety and fiscal responsibility are not addressed. Otherwise water reclamation and power generation could be an opportunity to save on operating costs.
316.	Parkland facility, facilities for recreation, recycled heat? recycled fertilizer?
317.	To apply green technologies, being very cost sensitive, like it is being done in other major European cities who have no ocean available to dump it in.
318.	Because we have the option of using Rock Bay, the natural beauty of Clover Point will be returned or rescued.
319.	Opportunities to protect the environment and catch up with the rest of North America. Job opportunities, educational, etc.
320.	Treatment being proposed is not necessary given the current use of the ocean currents so no opportunities.
321.	Better public and environmental health.
322.	Opportunities to enhance the environment while installing state of the art facilities with cutting-edge technology which will produce clean, useful water and other revenue-producing products. The wastewater plant itself could be designed for its tourist-revenue possibilities.

323.	There are really any tangible opportunities. There are some economic benefits during the construction phase, but otherwise the treatment system would just improve our image among neighbouring communities.
324.	We will be doing our part to reduce pollution and potential illness. Could develop the plant underground (to a degree-France), to placate the squeaky wheels:
325.	Employment.
326.	Innovation for triple bottom line compliant facilities.
327.	Generate electricity from the gasifier to offset the operating costs reclaimed water-watering lawns, flushing toilets.
328.	Improved environmental safety.
329.	Can we make it a fabulous, amazing facility environmentally, socially, financially, architecturally?
330.	Create secondary amenities where they don't yet exist.
331.	Cleaner ocean- better marine life No other opportunities Oak Bay a major contributor to problem Marianne Alto stated if Victoria hosts others (Saanich--Oak Bay?) should pay for construction
332.	Local jobs Leading edge technology developed by Canadians Canadian materials
333.	Could it provide a way to reuse water?
334.	Create wildlife habitat and areas for public to enjoy nature (e.g. lulu island), actually clean the effluent enough that toxic chemicals aren't deposited into the sea
335.	Energy generation, biosolid fertilizers, jobs, advanced technology for Victoria area .
336.	Energy producing and water re-use potential Use Canadian materials and technology if it is world class-not like the blue bridge.
337.	At a much higher cost, one could have tertiary treatment of waters best resource. However, the fact that science/evidence-base indicates what we have works. For the 1 billion this unneeded project would cost, the community could tackle much greater concerns.
338.	Amenities, use Canadian materials
339.	Peace with clean water Self contained Generates power
340.	Pilot projects that set a role model for the rest of the country.

Local jobs, use of Canadian materials, developing our science community.
341. Local jobs, livable wages, feedback into our local economy.
342. Doing the responsible thing. But in the right place. I am concerned that the push towards a "policy" will railroad us into the selection of a site because it is said to meet the criteria.
343. Wastewater treatment combines with solid waste to maximize resource recovery.
344. Environmentally sound.
345. New technology, energy production, new community facilities, eg. community centres.
346. I am also concerned about health and safety and aesthetics .Clover point cannot possibly be enhanced, only degraded, by any kind of sewage plant parkland. A wastewater site should not be near residences. If it is placed near them, then the plant should have no power "hum", no effluent, no odour and no possibility of explosion. This is why existing parkland in neighbourhoods should not be rezoned. The city of Victoria should only be considering industrial sites for this purpose.
347. The opportunity to address the general perception that Victoria simply dumps its sewage directly into the ocean, which is a huge public image problem outside of Victoria.
348. More bureaucracy-waste of tax dollars. No accountability for council and CRD decisions.
349. Waste of money.
350. I love the idea of leading the country in environmentally focused, tertiary treatment. At McLoughlin point.
351. Improved use of sites that could be improved (lets make changes to areas to could benefit). Excellent public facilities like pools, rec centres etc.
352. Only that it looks good environmentally
353. The greatest opportunity is the highlighting of the need for amalgamation and change of governance.
354. Accountability. What precedent do we set when we rezone parkland into industrial land.
355. Let us demand accountability from Desjardins and Helps. 67 or is it 69 million extra from Esquimalt is owed to the rest of us.
356. No idea-tell us!
357. Please let us know.
358. Cleaner water- swimming, recreation, fisheries, marine life.
359. The opportunity is to save tax payers money by not giving into Esquimalt NIMBYISM.
360. Remove waste at origin/streamline production. Eliminate pollutants so they are not IN WASTE.
361. None-the waste comes mainly from up the peninsula.
362. Innovation for Canada.
363. None

364.	Have it reclassified to low risk Pick a site outside of Victoria
365.	Better optics for tourism; job opportunities; possible energy creation to be funnelled into the electrical grid.
366.	Implement and take advantage of technological advances in WWT.
367.	Should be located in an appropriate area, either industrial or similar.
368.	A clean living ocean, increased seafood industries, increased food sources for all the food chain. A swimmable ocean.
369.	Water for golf courses? Extra funding from CRD for public spaces?
370.	To control the waste cycle, not just flushing our water. To control what goes into the drains. All kinds of chemicals go down the drains. Why? Stop them before they are bought.
371.	None, unless cost effective and proven design and inspection.
372.	Have had no presentation.
373.	There are no opportunities.
374.	none.
375.	Grow a garden, have a pool on top, art gallery.
376.	The risk of Victoria being financially unable to carry out normal municipal functions.
377.	Possibility for turning waste area- Rock Bay into a lovely community area.
378.	Tourism?, Employment for those managing the plant, public space around the plant.
379.	Utilize the Rock Bay site and turn it into a park at the same time.
380.	A lovely new park for rock bay. Also excellent spot for new improved tent city.
381.	Not many from what I can see.
382.	An opportunity to move into the 21st century!!
383.	Healthy environment. Better public perception of victoria. Doing what is right!
384.	Reuse of materials-irrigation. Amenities.
385.	latest technology, power generation from waste, fertilizer. Think green.
386.	Ultra modern- innovative plant worked into site- inobtrusively.
387.	Treatment of Storm Water treatment not sewage. The process was started when heavy metals were identified on dallas rd beach. They come from storm drains, not toilets.
388.	Opportunities?? Are you kidding.
389.	We would not be like 3rd world countries any longer.
390.	The opportunity to destroy neighbourhoods The opportunity to show real leadership and say no to Ottawa, no to Washington.

Say no to tax increases, say no to treatment.
391. Rock Bay is a good location for the plant.
392. Don't believe there are any- it is an unpleasant problem that the community has to address.
393. jobs/public amenities/art, recreation facilities.
394. Educational (teaching opportunities for water issues and environmental), clean ocean, clean environment, something we can be proud of.
395. Stronger reputation as an environmentally conscious community Jobs during construction/maintenance/operations Educational opportunities Redesign of spaces/repurposing spaces
396. Could provide water for irrigation/public toilets near site.
397. Grey water for park/boulevard irrigation
398. If put at ogden point It could have capacity to deal with cruise ship sewage.
399. Public/private partnerships- build a casino in Rock Bay and put treatment plant underneath.
400. Recovery of medical and hormone pollutants from our wastewater. Save sea life!
401. Energy recovery, biomass recovery, keeping heavy metals out of the strait.
402. Energy recovery, biomass recovery, heavy metals out of strait.
403. Public engagement!! :)
404. Opportunity to utilize the byproducts of treatment for energy, fertilizer etc
405. To eliminate waste into our ocean.
406. Given the presentation, the opportunity to build something that looks good architecturally and enhances the neighbourhood.
407. To treat our sewage in a responsible way. Bring back the use of green space after completion (south beacon hill park south of city yard in Victoria)
408. Find a spot that provides opportunity to enhance an area that has at present, not provided this to the community at large. i.e. south end of beacon hill park where the public works is.
409. Parks watering.
410. Use treated sludge for fertilizer Use it to generate heat.
411. None, except the joy of watching my taxes on steroids.
412. Nil.
413. I don't really think it's necessary.

414.	Many! We need to seriously look at the recovery possibilities to reduce costs and benefit the operation.
415.	None.
416.	Clean up the straight. End this endless discussion.
417.	None.
418.	Could rock Bay be a great garden?
419.	A chance to have a leading edge, public project. The chance for local businesses/companies to participate in this project.
420.	Clean up our ocean and reputation.
421.	Ammenities for community Making fiscally responsible choices (i.e. secondary treatment)
422.	The opportunity to ruin a beautiful park!
423.	Some financial benefits from government
424.	Do you mean "what opportunities DO?" Wastewater treatment in Victoria is important both for the community and sourroundings and the condition of the Salish Sea, which also means the difference between positive views and the opposite.
425.	The opportunity to take our time and choose the best site. We have waited this long....finally...lets get this right!!
426.	seems to be allowing committees and engineers to spend more money than necessary, and I think the only opportunities are for a few to get paid while nothing is done, and perhaps, nothing as extreme as being proposed needs to be done.
427.	opportunity to comply with wastewater treatment regulations
428.	Better stewardship of our environment.
429.	Not a lot sadly. Going to be a difficult choice on location
430.	Our waterfront will be affected by climate change. We will be able to plan accordingly.
431.	I am not convinced that the science supports the need for expensive wastewater treatment (which will still flush hormones and chemicals into the ocean). It's a political decision, and I understand there are political pressures on Victoria to do it.  It must be done sensitively -- in terms of ecology and city politics. Build in an industrial zone.
432.	Be a leader in sustainable, low impact, heathy wastewater treatment.  Develop ways of reusing treated Wastewater.

433.	We'd be joining the 21st century. No longer polluting the ocean with our waste.
434.	The opportunity to lessen our ecological impact with an engineered solution that really works
435.	Cleaner image of the City. Innovative long term solution. Backs up "green" image that outsiders have of BC.
436.	The "grey" water that is produced should be used to water gardens or to flush public toilets. I'm sure the technology exists to treat biosolids and create fertilizers.
437.	new innovative technologies
438.	Honestly, I can't see any. I realize the plant has to go somewhere. I'm really disappointed, though, that once again Victoria has to step in and carry the CRD on a project. This is a CRD issue, but other parts of the CRD (particularly Esquimalt) are being ridiculous with their unwillingness to participate in a regional solution. I wish our Mayor would stand up for Victoria more instead of capitulating to bullies.
439.	Good relations with tourists
440.	The opportunity to spend \$1B on other needs if we DON'T build a new system.
441.	I don't see any "opportunities" with the upgrading of sewage treatment in Victoria. What, are we going to lead the world with new technologies for sewage treatment, becoming an icon for the global engineering community? Come on ... it's sewage treatment! All I see are more disruptions to my city and more dollars coming out of my pocket.
442.	I do not see any advantages or opportunities. Local government must undertake more scientifically sound investigations into the actual need for additional treatment before we commit to any change. What chemicals are most harmful to the food chain and the environment? Can we remove these chemicals from households and businesses so that they never enter into the wastewater stream in the first place?
443.	An opportunity for the local politicians and administrators to prove they are not numbskulls.
444.	Jobs
445.	We have the opportunity to provide a fiscally responsible facility with a reasonable cost to taxpayers. We have a responsibility to future generations with regards to doing our best to cause  as little detrimental effect to the environment as possible.
446.	None
447.	making industrial land better  providing energy via resource recovery to industry that can use it.
448.	to be an example
449.	Opportunities for living in a community that can feel confident that its imprint on this small corner of the world is being kept to the absolute minimum.

Lets recycle this waste and be a true leader in the world IF this is indeed the most beautiful place on earth, lets live by that motto.
450. It presents the opportunity to place the plant outside the city of Victoria.
451. I know it needs to be done, but consideration of location and the impacts on existing neighbourhoods need to be done.
452. Waste of \$1 Billion.
453. Improving water quality at clover point. Creating green energy solutions, scientific and health pros/cons. Transparency during project.
454. To use a hydro turbine in the pipes so poo can provide power. Think outside the box.
455. Energy and fertilizer for non-consumables (lawns and plants for beautifucation and landscapes)
456. Improvements if clover point is chosen? Maximize park facilities and amenities Make it a world class educational and tourist destination
457. An oppportunity to better utilize bare, undeveloped land south of the treed section of Beacon Hill Park.
458. To revitalize an area that desperately needs it. Not destroy an area that is already a very positive space for all members of the CRD.
459. This is a ridiculous question, clearly intended to DISTRACT from the issues. Come on.
460. Technology for recovery, waste of asset.
461. An opportunity to be creative and inventive.
462. The oppportunity to behave like a developed city in a developed nation. Be global citizens.
463. Many decent sites near the coast, the ultimate receiving body.
464. Healthier oceans, better tourism, pride for a city that prioritizes healthy communities and beautiful environments.
465. Yes. I would like to know, please provide information on this.
466. Opportunities for jobs for the homeless. NB No privatization.
467. That is for engineers and environementalists to figure out. I'm sure there are opportunities.
468. Jobs during construction, jobs during operation. Amenities. Multi-function building that could be an asset to the community. Environmental education and job-fair opportunities. Civic pride.
469. An opportunity to develop a science driven state of the art single site
470. An oppportunity exists to create a wastewater treatment plant that is a leading example to other municipalities.

471. very few.

### What information do you need regarding wastewater treatment in Victoria? |

#	Response
1.	Geotechnical Reports, Engineering Reports, Value Analysis, Risk Analysis
2.	<p>Where- Clover point?</p> <p>What- does it include tertiary? and which municipalities will it serve.</p> <p>I am feeling frustrated with Esquimalt- won't chip in for the bridge, quibbling about McLoughlin Point which could have handled the region with just a few tweaks for a lot less money. At this point, let them work out their own sewage problem.</p> <p>How much?</p>
3.	Clarity re plans for treating water. Goals and expected results.
4.	What type of treatment. Where? Cost.
5.	<ol style="list-style-type: none"><li>1. Actual samples taken from the Clover Point outfall points out in the ocean to show concretely whether or not the current system is working, or if it is polluting our Ocean.</li><li>2. Cost analysis!!! Where is it???</li><li>3. Actual scientific proof that a wastewater treatment plant is required at Clover Point. Why not somewhere that is actually already zoned to be commercial/industrial??</li><li>4. A realistic proposal for home owners along Dallas Road as to how this will affect their ability to sell, what their taxes will be before/after, what will the quality of life be like for the IMMEDIATE residents to Clover Point?? What if it does end up smelling bad? Will so many people still rent down near Clover Point? Will tourists go there at all? What will the dog parks look like after for this heavily used area??</li><li>5. LOOK!!! What is it going to look like? Smell like? how many varieties of sewage treatment plants are there in the world? Are there not any cheaper than the one proposed? Ones with less disruption to the tourism/neighbourhood/morale of residents????</li></ol>
6.	Location, cost and environmental impact
7.	A full lifecycle cost for each option
8.	None
9.	Honestly I have had enough information. I just want a decision to be made and this to be done. It could be built next to me and all I would want to know is that it will be done with respect to my current experience and way of life. Make the place not smell and be a beautiful addition. But please get on with it.
10.	I've lost confidence in the process and the decision making officials. I need information about how these problems will be addressed.
11.	What is the penalty for not building this facility. How can any government force this on us?
12.	Engineering analysis, site profile, cost analysis, fixed price contract (not another Blue

	Bridge).
13.	the cost, location, level of treatment (secondary, tertiary, etc), will products be reclaimed from the sewage such as biogas, metals, water? Will the treatment be built with minimal impact to the greenspace of Victoria, use reclaimed building materials if possible & limit noise & pollution in residential areas? (as it should be)
14.	how do you plan to minimize the community disruption, noise and dust during construction
15.	<p>If Clover Point is one site what would be the exact dimensions and result of the building being put there? Would it be above street level at Dallas Road? Would people and dogs still be able to walk along the waterfront overlooking the sea from Cook to Dallas? These details would help sell us local residents on what things would look like if a plant is built at Clover Point.</p> <p>Why are two sites being looked at when one would be more affordable if the province required Esquimalt to take it?</p>
16.	That a reasonable decision is made as to location of the sewage treatment facility. Deciding on Clover Point would not be reasonable but rather insanity.
17.	What type of treatment do we need? What's the most environmentally-friendly option? What will be cost effective? How can we be leading edge and efficient?
18.	plant design, function, size, type of operation, health and safety rating, odor rating, cost.
19.	Cost. Proximity to residences. Realistic expectations on odour.
20.	What is the cost?
21.	None
22.	None, I am very informed
23.	While costs are important, I think we need to see all potential variations of the plan and the benefits and obstacles attached. A two-site plan seems considerably more expensive, and also highly disruptive. What are our alternatives?
24.	technical information as to why pumping sewage to larger sites north (where surely in Saanich there are more generous parcels of land options to design something innovative). What killed improving Rock Bay?
25.	Specific cost/benefit analysis of the various options. I would also like to understand the impacts during the construction period.
26.	Proof that at the end of the day that wastewater treatment will have a measurable positive impact for both the environment and the citizenry of the region.
27.	Residents should be able to vote.
28.	What are the timelines around this project moving forward?

29.	I would like a guarantee that this will be a public service only
30.	A final plan.
31.	Greater Victoria sewage treatment plant to be sited in Esquimalt.
32.	as much info as needed, being sure that residents have a say and can be accountable, our concerns and questions are heard, transparency is key.
33.	Guiding policy on site selection, adherence to evidence informed decisions to protect health and safety and minimize financial and other risks, commitment to protect parks and to ensure risk is minimized by having appropriate buffer zones and using technology with a known track record, economic impacts
34.	I need to know that sewage plant is not going to cost Victoria residents more than about \$25 a month and that businesses won't be charged more than about \$50 a month.
35.	Why it has been so hard for the politicians to make a decision.
36.	I need to know: <ol style="list-style-type: none"> <li>1. that science is guiding the decision making;</li> <li>2. that any new treatment system will be carbon neutral;</li> <li>3. that First Nations are involved in the decision making;</li> <li>4. that the public will continue to have the opportunity to provide input</li> </ol>
37.	I want to know why the Mayor and Council of Victoria are not standing up for Victoria residents and advocating to the CRD and Province for selection of the most appropriate, cost effective site: one centralized plant at McLoughlin Point.
38.	The truth
39.	Why our politicians are so block-headed that they keep pushing for environmentally-harmful land-based treatment, when every knowledgeable scientist says we don't need it.  How to stop big engineering and construction firms from lobbying or bribing politicians to give them more big contracts...we are \$100 million down and counting.  Inexcusable.
40.	How much will it cost, can any of that cost be recouped, and how long will it take.
41.	I would like a clear, scientific explanation of the need (annotated and referenced) accessible online, at least three options for plants and locations and a detailed plan of the impact and financing.
42.	All information about risks, benefits, costs, expert analyses
43.	none - been there - done it

44.	how it will impact residents and day to day living during the process, costs for taxpayers and assurances that we won't risk the very thing we're trying to protect - our urban wilderness and shorelines around clover point
45.	Nothing
46.	It is important to not only inform the public, but involve them in the decision making process, as a democracy should.
47.	I have all the info I need.
48.	Location, traffic/environmental impact, timeline, and budget.
49.	Costing information.
50.	Strong scientific evidence and consensus on what our water treatment needs are.
51.	We (e.g. Van-port Sterilizers Ltd.) need the Mayor of Victoria, acting as Chair of the CRD Sewage Committee, to acknowledge all peer-reviewed studies related to our 'JOR-Vic SRP option, including to order the CRD to 'blow the dust' off the file and to immediately issue a Request for proposals to build it in order to compare costs/benefits with currently selected options, subject to agreeing/licensing our ownership of its intellectual property
52.	costs conceptual design a clear decision on secondary vs. tertiary treatment a clear explanation as to why the Esquimault site is unacceptable - \$300 million is a lot to pay for NIMBY
53.	Why types and locations are chosen and the effect on the taxpayer, the environment, and the neighborhoods.
54.	What the current "active" options are, ranked by likelihood of implementation.
55.	Just get it done, and not at clover point.
56.	Cost and sites ASAP
57.	Treatment technology, total cost, treatment location, discharge quality
58.	What does a waste water plant entail (key components)? What is the difference between a single plant and a two plant approach in terms of the scale of the plant? What are the associated operational impacts i.e. where will the pipes be laid, what will the disruption be, what are the associated truck movements and numbers etc? Comfort that the City would be adopting very stringent policy and design guidelines to ensure that, where feasible, the facility is located underground and does not result in a net loss of public space.
59.	What will the final costs be? How will this impact property taxes? Is the ongoing maintenance for the long term considered in the cost estimations?
60.	The CRD needs to provide all info including schematic design and how a plant would

	operate no matter where the location is.
61.	to conduct a cost benefit analysis
62.	Have ample info already.
63.	None I'm well informed with regards to this file and can't believe we are still nowhere near treating our sewage.
64.	that our mayor supports the residents of Victoria and will go back and revisit McLoughlin point
65.	I don't understand why treatment is so controversial. Perhaps there are other contaminants that treatment doesn't address (e.g. heavy metals), but to me that doesn't mean that we shouldn't treat our sewage. We live in a rich country, this should be a basic service that we do to protect our waters. (Is it about cost?) I would like to have a balanced, science and evidence-based perspective on the pros and cons of treatment.
66.	A mayor that will side with scientists and reject the treatment mandate.
67.	are there more options than funding that demands P3?
68.	None. We should put the plant in Esquimalt and get this done ASAP.
69.	Let's have the truth about gasification. Tell us the types of hazardous air pollution that will be generated by this type of incineration.
70.	A solution.
71.	I would like to know why the Clover Point need be disrupted at all since the CRD already owns McLoughlin Point – a former oil tank farm, at a distance from any neighbouring homes or businesses and McLoughlin point is already zoned for a sewage treatment plant (that independent engineers have confirmed the site meets all regulations and requirements and that economists confirm that building there would be a much less expensive use of tax payers hard earned dollars).  This is clearly the most socially and fiscally responsible choice.  Placing this facility at Clover Point just does not make sense.
72.	I'm fairly well-informed about wastewater treatment options, etc. I'd like to see what costs per household would be with different options only because such transparency may cause some citizens and decision-makers to make rational decisions.
73.	Give info to the public about how this sewage treatment is accomplished and how the smell is contained or purified.
74.	Costs--watch accelerated costs when private enterprise. What happened to Rock Bay option?
75.	What export facilities are available for by product production and shipping.
76.	Assurance that it is not coming to Clover Point, or other Victoria parklands near residential area.
77.	Where are the feasibility studies. Go back to the CRD--> What about all the options on

	tables.
78.	Who is accountable for this fiasco?
79.	What are the constraints of the existing funding agreements-Can they be changed to get rid of the P3 component.
80.	Design of plant.
81.	Price to build and operate.
82.	Include how sludge will be treated not just the treatment plant. Pumped? Trucked? How treated? Bio gas?
83.	geotech info re feasibility. Actual public usage of sites. Is clover point park realistically long enough? What about space for expansion and resource recovery?
84.	Education--> and options--what do the plans looks like? --> Why is McLoughlin Point not the best option?
85.	What other options were considered
86.	Answers to popular myths: Smell/health issues/that this will ruin our parks.
87.	A website that responds to all the myths, the crazy, the tired narratives once and for all. A go-to website that resolves ongoing questions.
88.	Industry, utilities, waste water, environmental recycling plants should be clustered together and in areas remote from residential areas.
89.	I need to understand the actual scale of the sites you showed us, the corresponding change in property values, the scientific results of implementation. You need to convince me that this is actually something we need.
90.	Detailed description of benefits.
91.	What were to full range of locations and the evaluations made of them that the scientific community identified.
92.	I need to know that plans are in place and that treatment is absolutely necessary to proceed and that expenses are kept at a minimum
93.	I need to know that the health and safety of humans and the environment is a top priority. I need to know that there have been adequate feasibility studies to determine the safety. I need to know that there won't be odours and noise from a site, unless it is well set-back from any residential area. I need to trust the process. Right now, it seems to me that politics is getting in the way of sensibility.
94.	Where are other sites that were considered.
95.	Viable options for other locations
96.	What siting locations are on the table (in CRD, not just Victoria), why mayor and city council appear to be rushing headlong into Clover Point - change in position from 2 months ago.
97.	How much, where, how, when?

98. Mandated minimum setbacks (150m) in line with other Jurisdictions. Victoria staff should research and find out what Alberta, Sask, Ontario dictate. Australia and many countries in Europe have will established minimums. If minimums can't be maintained then expropriate at fair market value all houses within the setback zone.

Financial breakdown of costs to taxpayers for the more expensive options of the two plant option.

If the two plant option costs \$1.1Billion and a similar amount for a one plant at Rock Bay which should have proper setback available why wouldn't that be considered?

99. Why don't you build within existing zoning limitations at McLoughlin Point before starting over with other sites. Then expand elsewhere.

100. clear and specific and transparent communication from the elected folks who have decided to do this

101. 1) Site options being considered  
2) Comparison of the sites using an objective rating scheme including a comparison of Victoria sites with others in the region  
3) Costs for different site options  
4)preliminary design for any options seriously being considered

102. all

trust

That there won't be a compromise on the facility and the location

That we are not just moving the issue from the sea to the land

That outside influences \$\$\$ is not forcing us into making bad decisions

That the frustration just to get it done is not driving the decisions

That it has to be below ground

That the left-hand does know what the right-hand is doing

We are are not telling the wrong people what we want instead instead of asking the right people what we need

That the cost and process will not make the blue bridge an award winning piece of project management

We are not making the same mistake over consultation as we did the last time and the time before that

<p>We have basic boundaries and requirements for this facility, such as type of facility, number of facility, proximity to residences,</p> <p>That all of the locations are not on the table for discussion.</p> <p>Consultation is not only staff lead, staff created and staff assessed</p>
<p>103. More info on designs and costs considered by CRD</p>
<p>104. The city's and crd truthful rationale and what research, analysis have been done on 1) the need for a plant and 2) the cover point plan.</p> <p>Please leave out the blatant propaganda.</p>
<p>105. Nothing - just build it</p>
<p>106. That Clover Point won't be the site and be destroyed.</p>
<p>107. comparative scenarios of the two or three best options.</p>
<p>108. Better information on why other municipalities are not getting the treatment facilities.</p>
<p>109. nothing just get on with it</p>
<p>110. How it will work, location of plants, cost, long term effectiveness</p>
<p>111. I trust the engineers and professional consultants.</p>
<p>112. Why the mayor decided to have clover point park the sewage treatment spot. She has created this mess- Fairfield community against Fairfield business and park against park.</p>
<p>113. Nothing really. I think the mayor and council are doing a great job! Keep,up,the good work.</p>
<p>114. location options, pro's and con's...why is Clover Point the tentative location and not other less invasive locations?</p>
<p>115. None. I think the Clover Point Macauley Point McLoughlin Point (so) alternative is the best, all things considered. Go the extra dollar (\$) and find a way to have no smell, somewhere in Europe knows how to do this, Sweden, Switzerland, Germany?</p>
<p>116. What the current methods are and what is being proposed as well as what state our current water quality is.</p>
<p>117. When will the federal government ban micro-beads? How will this impact our project? What are the local economic impacts of the project? What resources will the project create? Who gets access to them? How will the project be the best example of sustainability - going well beyond minimizing harm and deep into systems change. How much will it cost? Have you budgeted 30% for contingency since it is well documented that massive infrastructure projects never come in on budget? What community benefits will you negotiate hard for?</p>
<p>118. What, where, when and how much</p>
<p>119. We need to know that the greater good for the region as a whole is the major determining factor in any decisions made.</p>

Costs for the taxpayer should also be a major driver!!!!
120. I keep up on the reports to date. Better estimates of costs are missing.
121. location, estimated cost, feasibility study, some early technical data as to what is in the building/processing plans
122. See concerns above: how much is total cost, where is it to be located, are there less expensive options equally efficacious, how long will construction affect the neighbourhood, what amenities, if any, will lessen impact on neighbours, will design allow plant to blend into neighbourhood?
123. Location, location, location
124. Able to view the draft policy and then view the development application.
125. None at this time.
126. I need to be told the City has done it's research, science & design are well thought through & is confident in it's decision. I need to know they won't do community consultation for an eternity because a handfull of residents are uspet to live in a construction zone for a year. I need the ocean environment & well being of a community to come before a few loud mouth, rich whiners who want to "Save Clove Point" What a joke. Those people can shit in a bucket & deal with their own waste.
127. A fair assessment of the proposed sites with long and short-term advantages & disadvantages and costs.
128. I need to have the scientific criteria used for choosing whichever option is recommended, and clear, succinct evidence that science and research support that recommendation.
129. What is it improving How long are the building times Where is it going to be
130. None
131. Information regarding the results of studies and plans regarding the sewage treatment facility as well comparisons of location, construction and operating costs and plans regarding disposal of sludge.
132. -
133. Proof that the federal government has actually visited, seen and evaluated the unique circumstances of Victoria's tidal saltwater environment and not simply plugged numbers into a formula to decide that we need to spend \$1 billion on treatment.
134. How are we still justifying going ahead with these plants when valid scientific arguments show that it would not stop any pollution as the pitfalls are verdant with plants and fish life and the chemicals that are of concern would still make it through our treatment plants. So despite contrary scientific evidence and no benefit vs cost vs Status quo..... Why again are we doing this?

135.	I want to be absolutely sure that it is necessary to protect our ocean environment. Since scientists seem to disagree because of the difference between ocean environments and freshwater environments, it would be helpful to have proper data.
136.	why MUST we have it?
137.	None - have been watching it for years.
138.	none - overkill already
139.	No more enegemnet Get on with it
140.	No more needed
141.	Just the timeline
142.	Cost of at Clover compared to if move off Clover
143.	Too much already
144.	None
145.	Information has been too much over past years Need costing for clover and for if move off clover
146.	Cost considerations and comparisons
147.	One or two page document showing a clear and objective examination of the viable options (financial, social, environmental, political implications).
148.	COST and Engineering specs
149.	cost differences between . one plant at McLoughlin . 2 plant at McLou8ghlin and Clover . 2 plant at Mcloughlin and any distance from Clover
150.	costing
151.	costing for each variation of plant configuration
152.	costs of each facility Voting score card summary of Victoria Councillors at the CRD table should be publicized - see who really created this mess.
153.	cost estimates - for each sugegsted combination
154.	costs
155.	pricing of everything
156.	Price comparisons

157.	Potential sites with pros and cons and a "work required overview" for each plus reasonably estimated costing for each site.
158.	What is the true effect of the plant(s). The Nanaimo Region has had success in neighbourhood treatment plants what will really happen at the chosen site(s) noise, door etc
159.	I will be interested in what approach the CRD takes in dealing with effluent, and in what the plans are in terms of the geography of Victoria.
160.	I just need to know that decision-makers in the matter consistently ask excellent questions, are well-informed, and choose wisely according to values that include the long-term benefit of all.
161.	Other than what the newspapers have reported over the past few years, from which I have formed these opinions
162.	none. Too much talk already Get the job done
163.	none - too much chatter already
164.	Really good scientific information. The best science money can buy. This is about our environment not about optics or politics.
165.	none on the technical - too much said already.  need costing of the various alternative configurations.  A one-plant in McLaughlin Point would be best - with the pipe from Clover assisting the bluff stabilization project.
166.	Costs for ever configuration being tossed about
167.	cost
168.	price tag(s)
169.	cost and timeline
170.	none
171.	Have enough and have had enough for a couple of years
172.	pricing so we know what the terms of these Mayors costs us.
173.	0
174.	0
175.	Extra costs we must incur due to political ambitions of the Mayor of Esquimalt, followed by the weaker Mayor of victoria.

176.	There is plenty out there already
177.	Cost
178.	no more please
179.	there is too much information already maybe politicians don't get it Clover Point is best site in Victoria McLaughlin best site for one plant model which is preferred
180.	no more please
181.	When will the city act and recognize that CRD is ineffective and request the province step in and force the technically best and cheapest option - McLaughlin Point
182.	please ask province to intervene
183.	too much out there already. Have read almost all of it. This survey is pure nonsense and will; confuse people more.
184.	too much spin already
185.	Cost, Pensioners are all concerned. Costs must be minimized.
186.	no
187.	no more
188.	too much already Have the facts and dislike the spin - especially the Mayor's
189.	What impact will this have on the current habitats and ecosystems in place? How is the cost being justified? What impacted the decisions of the treatment locations? What measures have been taken to ensure construction will be done effectively and efficiently?  What long term impact will wastewater treatment have on Victoria? Has it been confirmed that our current wastewater discharge processes are affecting our geographical neighbours?
190.	. technologies considered & selected . capital & operating costs . management of sludge . timelines for construction
191.	costing of all configurations
192.	I'd like some honest and straightforward explanation of what the exact treatment is and why that treatment is being selected over newer, better treatments. I'd like a clear

	determination of where streets will be dug up if the facility is located, say, at Clover Point.
193.	Proper plans and realistic artists' mock-ups of what sites will look like, and also truthful representations of the benefit(s) of such projects
194.	Need information on the options and alternative locations for consideration. What would they look like, what would they smell like, what impacts to people, fish, water and all other sea life in those locations.
195.	Detailed drawings of any proposal, along with a clear statement of what level of treatment will be provided (i.e. what chemicals would and would not be removed), and how Oak Bay is going to prevent the continuing overflow of its combined storm drains/sewers from undermining the whole system.
196.	How construction will affect South Fairfield.
197.	I want to know how much coordination there is between municipalities, and how much of the potential future scenarios (demographics, climate, earthquake, etc.) are taking into account in the planning. Summaries of reports under different potential scenarios and summaries of inter-communities agreements.
198.	Info about the "swirl pool" dilution method, and it's cost relative to other options.
199.	We have heard enough !!!!
200.	How you will prevent it from smelling
201.	see my previous response re major concerns
202.	I need to know where the possibilities are of a treatment area. I'm sure there are some that have not been explored that are not directly near neighborhoods.
203.	The plans - short term, long term. Architectural plans as well.
204.	What size facility is needed in sq feet and the size of the land that is required.
205.	recommendation of the best systems - and why they are the best - even if not necessarily the cheapest
206.	I have all the information I need right now.
207.	Where Main location will be. Cost to taxpayers
208.	Solution must be most cost-effective for region. Not two sites. Must be broad transparency and consultation on specific site.
209.	What kind of treatment is going to be put in place and where
210.	Costs, location, business case.
211.	It remains unclear to me exactly what sort of flexibility is available within the pressures from other municipalities to go different routes, and within the pressure from the provincial government.
212.	Case studies (pictures, descriptions) of sewage discharge in salt water elsewhere Case studies (pictures, descriptions) of sewage treatment plants like the one proposed for

Victoria
213. How this survey results end up. Where, when and how much!!
214. The City of Victoria's intentions regarding where it is placed as well as being certain costs are kept to a minimum.
215. Transparency: at this point it is important to me that the process be well communicated to the public.
216. better sense of marine science - I've heard experienced scientists say there isn't evidence of need for treatment, and it isn't clear they treatment is a response to existing science in this area, especially if we're considering ecological impacts in terms of costs - given the high cost of treatment, from a wholistic perspective, could this money be used to more effectively reduce various ecological impacts?
217. that Clover Point is off limits for sewage treatment and that Esquimalt is stepping up to the plate
218. impact of various options consultation process - how / when/ who etc costs
219. I need to know that the elected officials do the job they were elected to do which is make decisions for the greater good
220. Cost, impact on natural environment - noise, smell and visual impact.
221. I would like to know what the Clover Point facility would be like when it is finished and whether the beauty of the site would be restored or hopefully even enhanced.
222. It would be helpful to know the basics of how our current system works and what upgraded wastewater treatment might look like.
223. This question is unclear. I will interpret it as: What information do you need regarding the construction of a wastewater treatment plant in the City of Victoria?"  1. Ultimate cost 2. Who is paying 3. what land base will be affected 4. Who will do the work - please not the people constructing the new Blue Bridge. 5. Where is building material from - it should NOT be from China.
224. I need to know why we are going ahead with this nonsense. I need to know why Victoria purchased property for a sewer in Esquimalt and now cannot build one there? The incompetence shown on this project is unbelievable and only getting worse. Put up a red herring "Clover Point" knowing full well what the reaction was going to be, hoping the

	residents will accept option 2 which is further along Dallas road.
225.	An understanding of the true costs for each option.
226.	How to vote on referendum.  Updates on how city councillors and CRD planners are addressing neighbourhood concerns and engineering/development costs.
227.	history of accidents with leakage in other areas near a waterfront treatment plant- (serious issues such as Chernobyl and other plants that have been built close to densely populated communities are not unusual. We need to know what possible 'spills can occur with a rising tide, or an earthquake at 5.2 on the Richter scale and upwards etc. etc. Smells?  We need to know what the process of building this will entail and whose areas (roads, entrances to small streets, digging up for pipes, time frame, contingency for extra issues etc (costs) and what options are available away from the water itself- (as is the case in Steveston in Richmond.
228.	That Mayor and council of Esquimalt will see the light and take this opportunity to do the right thing, thereby saving our citizens further waste of money, energy, and time...in time to benefit from federal funding. This is the greatest "opportunity"!
229.	I am informed but cannot underline enough the problems that you would have putting the plant in busy neighborhoods..  Victoria with a small population of 79,000. has no more spare space except parks- don't we do enough for the area with dealing with crime and homeless and greater policing costs.  Do the write thing . Use the place that has already been purchased- zoned and will not feel the heavy traffic of trucks and construction materials by nearby homes.
230.	A full impact assessment of the current method of sewage discharge; a full impact assessment of the current method of municipal solid waste discharge; a business case for options currently being considered for waste water treatment.
231.	- A scientific analysis by independent marine scientists on what the current impact is and what is the most cost effective way to protect the marine environment.  - The cost of a single plant at McLaughlin Point must be included in the options
232.	More scientific information on whether this is even needed.
233.	What are we changing from?  What are we changing to?
234.	Cost and rationale.
235.	Good science on the actual need - get a real report - settle the issue. Define the terms.
236.	n/a
237.	any, just saw this and see it is due by tomorrow, i never saw this til 5 minutes ago
238.	Need to know why scientific facts from researchers which show that the present system is

	very effective are being ignored by the CRD.
239.	Actual costs for a plant upon an industrial site. The industrial sites could be above ground and be used for a Profit Business on top.
240.	<p>A broadly mandated cost benefit study, that includes more than an acceptance of the federal regulations as a given input. I want to know the cost to our environment and the value to us, of ALL of our waste water pollutants, not just human waste. With such information we could prioritize which pollutants to tackle for mitigation.</p> <p>We have a good deal of peer reviewed research to show that the receiving environment has a huge impact on the effect of sewage, I want to know why the federal government can't review and revise the federal regulations to include the effects of our receiving environment? Where are our leaders?</p>
241.	Complete and transparent information about the project
242.	Saturated with information from multiple stakeholder engagement exercises, news articles and web info.
243.	Why is the CRD not given an override on the veto of each municipality when it comes to site selection and project. When will the province take responsibility When will tax dollars stop being spent on redundant surveys such as this? When will Victoria council recognize this is not about an application for a building permit like any other as stated at the meeting at the Crystal .At that meeting where a planning person was put up by the politicians to defuse the Victoria Clover Point and others concerned with a project that will disrupt at great costs to all residents of the CRD core . The solution is a political one why pretend it is an environmental issue?
244.	Actual cost and timelines to complete project.
245.	Science based decision making
246.	How to keep it away from Clover Point
247.	<p>I need to know that the absolute best site has been chosen for our wastewater treatment plant:</p> <ol style="list-style-type: none"> <li>1. tertiary</li> <li>2. longest lasting</li> <li>3. most cost effective</li> <li>4. least disruptive to our communities</li> </ol>
248.	What will it look like when the plant is operational? Changes to the Clover P0int area? Trucks?
249.	<p>Siting options and implications</p> <p>Costs</p> <p>Technology and environmental advantages/options</p> <p>Commitment to public ownership and operation</p>

250.	That it be publicly owned and operated.
251.	I would like to have an evidence based approach and studies on dealing with the special materials mentioned in the last answer.  Can the ocean be cleaned enough for swimming safely?
252.	Why on earth was Clover Point even considered as the location for a sewage plant?
253.	some kind of proper engineering plan
254.	That a decision has been made, where it is to be built, what design and what type of treatment.  Who was that man who went to Sweden a few years ago, and investigated their treatment, and found they had , not only tertiary treatment , but produced enough energy to run the city buses?  Why can't we do that?
255.	The locations of (other than Clover Point Park) more appropriate sights!
256.	What are the options and at what cost.
257.	How soon it can start. Also, if a viable, most affordable option is not used (such as McLoughlin Point), I would like a satisfactory explanation as to why additional money is being spent.
258.	<ol style="list-style-type: none"> <li>1. Confirmation that the required plant will fit on Clover Point.</li> <li>2. Good preliminary architects' drawings of a semi-underground plant with various optional park features. ( with generous amenities)</li> <li>3. Have CRD supply comparative costs of only doing Secondary treatment compared to costs of full Tertiary treatment</li> <li>4. Confirm what other sites from other cities will work along with any sites in Victoria.</li> </ol>
259.	<ul style="list-style-type: none"> <li>- better data monitoring of watery quality by international specialists</li> <li>- a strong leader to see a difficult project through to the end</li> </ul>
260.	Business case verifying that the site is the most logical and cost effective site in the region (not just in Victoria)
261.	Will you consider secondary treatment only if it saves a lot of money? Find out cost difference please.  Will you see that the other cities involved will also put up more sites right now.
262.	we are on overload
263.	Why is it taking so long and costing so much. Too much time and money has been wasted with nothing to show for it. The only profit is going to those being paid to sit on committees and the consultants. I want my tax dollars to show some positive results without bankrupting the City or the people.

264.	I want to know that whatever site chosen is done so because it is technically appropriate, is in an area properly zoned to accommodate, and that the decision is based on evidence (not politically motivated). I also want to know that if a wastewater treatment plant is considered at Clover Point that when the project is complete, it will not have sacrificed the amazing look/feel of the area and all that it offers. I want to see noise/smell considerations so that residents and visitors to the area will not be negatively affected.
265.	none
266.	Why is it taking so long and why are the decision makers not making a decision? Costs are soaring and making us all paupers.
267.	Tight, on time budgets
268.	Why Rock Bay location not being used?
269.	Construction details
270.	cost location
271.	I need to be assured that fair process has been followed, that the cost is appropriate, and that the appropriate technology is being used. I also need to know that the affected neighbourhoods will not be permanently damaged
272.	Complete engineering reports published on line. Type of sewage treatment plant chosen with all evidence presented including references to source data. CRD residents shouldn't have to do this, but the Johnson Street Bridge is a bad precedent and I don't want to spend 1/2 billion more when we don't need to.
273.	What are the options? How much will it cost? Where will the treatment centres be placed?
274.	A reliable geotechnical feasibility study, designs details and costing of tertiary treatment for the main sites being considered - including expansion ability and knowledge of how many years this would serve Greater Victoria's sewage needs before needing further upgrading. The sites should include Clover Point, Rock Bay, Works yard area near Cook St, Coastguard site.
275.	Cost and environmental impact.
276.	Cost per household, information regarding advanced oxidation vs tertiary, timeline for being operational
277.	Get Fairfield comfortable and fully informed about what will actually be placed at Clover Point, without further delay.  Also let all victoria see that you and the CRD have made genuine effort and it is a good compromise.

278.	Will want prior notice if the city is considering other sites within Victoria.
279.	A clear, substantiated exposition of the undesirable aspects of Victoria's present waste-water management practice linked to an explanation of how every element of the future plan corrects these shortcomings, without creating others on land.
280.	Proof that it is really needed at this time
281.	After following the debacle for over 20 years the only information I need is when are you going to do something other than get people to listen to a low level official for over half an hour and who knows little or nothing about sewage treatment and then get the audience to stick little bits of paper on top of a bigger bit of paper. The only thing that might get you people to move is the federal government finally applying huge fines for non conformity with the fisheries act due to political ineptness and incompetence.
282.	The need for information on building waste water treatment facilities in Victoria will never be like building fences between residences. We are required to comply by 2020, and hopefully the issue will be over, forever. Stop wasting our time and money on a needless policy process.  McLoughlin Point project meets all regulatory requirements, and is ready to be built now. Please exercise your responsibilities to our community, the region, the environment and our children's future, and just get on with building at McLoughlin, ASAP.
283.	To know when a plan isw approved and construction will start ASAP
284.	We have been bombarde with information over the years and no we are starting over. I don't want to see anymore information except when construction will start. lease build in the location that was chosen by the experts after \$60 million was spent of out money on experts to provide that advice. Use the advice of the experts that is completed. Do no conduct more studies.
285.	None - we don't need it.
286.	Proof that there are benefits commensurate with cost.
287.	engineer's reports on which sites would be technically feasible and most cost-effective for long-term wastewater treatment  evidence of sound wastewater treatment policies that are based on science and facts, not feelings and endless bickering and blaming between the CRD and city councils
288.	costs of alternatives including Clover point
289.	what the 'plant' will look like and what impact it will have on our environment.
290.	Citizens of Victoria need to know that their elected representatives have the health and safety of residents as a priority (there need to be setbacks in residential areas).

291.	How much money is going to be wasted on this unnecessary project?
292.	Cost of Above Ground Treatment Plants upon sites in Victoria. Are the conveyance cost combined with an Above Ground Plant less off shore Plants
293.	Information has been available for years. In the past 18 months we have been subjected to spin, to nonsense.
294.	-
295.	We need to hear that the 2 Mayors are stepping down. Go away.
296.	None, overkill already. Fully understand intent of the two Mayors.
297.	Legal research and inquiry into binding and meaningful progressive taxation municipally, provincially and federally. This is what should pay for critical infrastructure including sewage treatment.
298.	Environmental impact. Cost. Location.
299.	I would want to know that Option 10 has been considered. I think the decision process needs to be open. Enough closed doors meetings!
300.	Where it is going to be.
301.	We have all the information that has been debated for years. We do not need any more! The deadline draws near. The perfect place for this wastewater treatment has already been identified  as McLoughlin Point where there is no beautiful park to be decimated and no nearby residences  where real families live and breath.  Please stop squandering time and money on political issues between CRD members!
302.	More about the necessity of doing anything.
303.	When will it commence.
304.	What are the benefits and disadvantages of each of the proposed sites from a cost perspective and from an operational perspective?
305.	What are improvements or deterioration in effluent content over current system. Cost - initial and annual.
306.	type of sewage treatment planned plans of the treatment centre Cost

307.	I would like to see how Victoria plans to deal with chemicals in the wastewater. I would also like to know the environmental footprint of trucking solid waste from the wastewater plant and putting them into the ground and how much leaching will occur into the ground water creating more pollution.
308.	Details about the feasibility of building an underground sewage works as tthe examples shown at the Crystal Gardens meeting did not seem at all relevant to Victoria. (Proximity to existing neighborhoods, overall size of the plant and only partially being "underground")
309.	an accurate cost which is impossible given the city's inability to even accurately finish the bridge. we are getting buried with tax costs and our lunatic mayor rents? she has no idea how difficult the rising costs of running businesses in this town or paying rising property taxes. and once again DO WE REALLY NEED A TERTIARY TREATMENT CENTER
310.	If our waste water is organic, not industrial why is there a problem?
311.	Clear cost-based analysis.
312.	Costs. And I'm concerned that experts aren't selecting the best site rather than relying on self serving politicians and lobbyists.
313.	A sensible and clearly-outlined overview of each proposed treatment option in the form of a 3-4 page report. The overview would show a clear map of where facilities are located, what degree of service would be required by trucks, where pipes would be routed, what costs would be, what risks are present, what risk mitigations would be included, and what the relative advantages and disadvantages would be. I am in favour of exploring options for tertiary treatment to minimize toxic waste, provided costs can be managed and shared fairly across municipalities. Right now, Victoria pays far more than its fair share to support neighbours like Oak Bay, Saanich, etc. in these and other ways.
314.	1. Immediate technical information that a plant can be placed at Clover Point. 2. Present an architect's rendering about how a buried plant/park might look like at Clover Point like Menton, France.
315.	Cost of multifacility treatment plant as single treatment plant for CRD.
316.	Will there be sludge drying beds? Will there be sand filtrations? To avoid overspending will there be fixed price contracts?
317.	Why do other districts have to use the treatment plant? Oak Bay+Saanich- why in Victoria? Our taxes are already higher. What about trucking the sludge? The smell.
318.	A technical and economic explanation why Clover Point is the CRD's first choice.
319.	How much gas will a plant of this size cause. Can it leak? How many trucks a day will be on the roads and which roads? All the roads around Clover Point have children and adults walking all the time.
320.	A coherent regional plan.
321.	Why not consider site in Oak Bay-the slide showing incorporation of a facility+ a golf course is intriguing.
322.	Honest information on why we want to spend big \$\$ to tear up Clover Point.

323. Full costing breakdown
<p>Justification why Beacon Hill is not a better candidate for a second plant in Victoria over other locations in Clover Point or Rock Bay</p> <p>Address health and safety concerns for noise, vibration, smell and many other factors related to setbacks or buffer zones. Clover Point would fail. McLoughlin is over 250m from the nearest residence which is more or equal to Beacon Hill Park option(s).</p> <p>Both Clover Point and Beacon Hill Park are designated parks and any facility for both locations would require the plant to be buried. The mayor of Victoria stated at a public meeting that underground is the only option for Clover Point and therefore the same should apply to Beacon Hill. She stated that it had been tested in the courts that underground is a possible way to put a facility in a park.</p>
324. We need to know that this will not impact tourism or property values in Victoria. If it needs to be done be sure to do it right.
325. Why do we not have specific info on all the sites? Rezoning parkland for sewage treatment? Then look at all the parks in the region.
326. Time span over which the costs are being spread.
327. The dangers of waster rising so affecting the area in the future. How can we move homes if there is an accident such as the one in Quebec.
328. I would like to know why Esquimalt is okay with a smaller plant but not the one originally awarded in 2014.
329. Final costs and location
330. The public meeting was highly useful in conveying info to attendees. Publicizing the idea coming from this excellent meeting.
331. I need reassurance that we are building the cheapest system that will just barely meet the requirements of the Federal Government, notwithstanding the reality that the most cost effective solution is to build a single plant in Esquimalt.
332. How much \$, where exactly getting the funds. Job opportunities, tours of facility when built, use solar/turbine power, develop the policy not just building/infrastructure policy.
333. There should be a public debate between the pro and the con sides of treating it as planned.
334. For me- none. Get on with it.
335. Why aren't we building 8 smaller plants around the region such as proposed by the RITE plan and pivotal IRM at the cost of 250-500 million.
336. What would impact be at each site. What is the design. What positive aspects besides treatment are we execting to see .
337. What are the benefits of putting it at clover point?
338. Info regarding the technical qualities of the proposed sites.

339.	Been there for 2 years.
340.	<p>What are other models/best practices across the country</p> <p>Does waste need to be piped or trucked or barged?</p> <p>How much space will the site take?</p> <p>Are multiple sites in operation?</p> <p>If so, are other municipalities on the table? Does the site have to be coastal or can it be inland?</p> <p>What are the relative safety concerns of each?</p>
341.	What ingredients are most harmful in waste water? What is the most effective and efficient way of eliminating those dangerous ingredients?
342.	Cost, timelines, disruption of communities and streets, noise, what it will actually DO, etc.
343.	More info on process which seems confusing. Also something credible that explains the different options for sewage treatment. More info about the sites in Seattle, Portland, Menton, Sussex.
344.	<p>About process all the way along</p> <p>Explanation re: trucking/piping sludge.</p>
345.	I am very concerned with how quickly the city has shifted regarding derived sites. For example, Rock Bay to Clover Point. Rock Bay has an advantage re: no close neighbourhood impact and the potential to turn that area into an amenity-which Clover Point already is. Don't dig it up. What are long-term impacts? more plants?
346.	Additional sites. Large enough grow 5x like Beacon Hill parks. If a park is the only area we need it large enough (city yard)
347.	<p>More information on best models.</p> <p>Will this be underground or will trucking be involved?</p>
348.	<p>Evidence the previous (failed) identification of McLaughlin Point as the best place.</p> <p>Options for piping/transporting based on different possible locations. Piping along the ocean floor?</p>
349.	Proper technical, costing and impacts in the areas under consideration.
350.	Which sites make the most sense from an engineering and science stand point.
351.	The design and type of facility proposed. The size it needs to be to function appropriately. The cost. The explanation of why the city does not put forward all "technically feasible" sites for consultants to review.
352.	<p>What assurances do we have that there is no danger to having this facility operating so close to people's homes?</p> <p>What would nearby residents be facing during the long construction process re noise, traffic disruption, decreased access to a public park, etc if Clover Point ends up being the designated site?</p>

	Why would nearby residents want to be close to a wastewater treatment center?
353.	Why didn't you fight for McLoughlin point. It was on its way to start. We got letters about roadwork on Dallas. Why did you cave on a more suitable choice for location and zoning. You could have prevented all this jumping from site to site and spending my tax dollars. You should be ashamed! I am just appalled at this process and really feel I don't have a voice.
354.	Cost.
355.	How would it be possible, even after Esquimalt has rejected the proposed plant there to still put it at McLaughlin point?
356.	Actual facts about policies as they develop. Actual plans for proposed sites. Actual costs- not these willy nilly numbers.
357.	We need more consultation and a vote for all residents. To have their individual say.
358.	None. There has been overkill already.
359.	No. We did this a year ago.
360.	The cost of the various options. The designs. To preserve public space for recreation and expropriate private land for sewage treatment.
361.	More technical specs, more science.
362.	It must be tertiary and what do we do with solids and plastics?
363.	Municipal Senators: ie multi decade visionaires with influence over \$
364.	Dept of environment from Ottawa to conduct on site tests to confirm whether or not treatment is required
365.	1) Need to know usage of any proposed site. 2) Why there needs to be a treatment site in the city. 3) What are the cost savings of having only one site within greater Victoria.
366.	Clover Point- query earthquake and tsunamis Rock Bay- expert concerns
367.	How did you arrive at this last minute preference? PLEASE tell me it was not about to impact business. This is a citizen issue- quality of life during construction for thousands- should be a higher priority than business revenues for mere months.
368.	Costs, timelines, anything that can be shared throughout the process.
369.	Why was Esquimalt allowed to cancel the previous plan when that was considered the best option for the region. This doesn't make sense?
370.	A better vision of what "might" be built at clover point would have helped this process.

371.	Technical details! Why not consider DND lands. Why not consider the golf course? WHY not industrial investment? Or small collective treatment? Why not beacon hill park.
372.	How much will it cost? No extras? Solid contracts and what the best site is. Most political considerations and bullshit.
373.	Presentations/discussions- not one way. Where is active engagement of community?
374.	How about telling us what technology you've settled on.
375.	None. Get on with it. Enough consultation.
376.	When did the council of the C of V resolve to establish secondary or tertiary wastewater treatment.
377.	Removal of Environmental hazards from Juan de Fuca. Significantly more info- technical specs, realistic cost estimates, plausible designs, realistic timelines.
378.	Reasons other locations have not been considered.
379.	Scientific and tehcnical requirements, assurance that there will not be noise and odour.
380.	Plenty-the science of treatment, costs.
381.	Just do it!!
382.	More info on other wastewater treatment facilities in the world.
383.	Location, cost, type of treatment plant.
384.	Do it ASAP. Costs rising.
385.	The cost of land purchase, the lost opportunities for land use, the tax revenue that will be lost from the site and devaluation of neighbouring properties.
386.	What science is there to support the need for such a facility? Do we really have a problem?
387.	Proof that it is necessary.
388.	None, we will watch the website.
389.	The technical and financial aspects of various plans.
390.	Secondary vs tertiary question?
391.	Why can you not find a site that is not a park and not in the middle of a neighbourhood?
392.	Why have we been talking about this with no action for 10 years?
393.	Justify \$\$ spent on 2 systems How will it positively affect me and my family.
394.	Facts Costs
395.	Just about everything- that's why I came to this meeting for.
396.	Scientific evidence, details on proposal and alternatives.

397.	Where it is going to be? How it will treat sewage? Smells? Trucks through neighbourhood.
398.	Just get on with it!!
399.	Which sites are possible- what real options are there.
400.	Cost, location, efficiency.
401.	The location of Beacon Hill park beside the city yards can give an opportunity to better the usage of that part of the park if done well. Activities for families would be a priority.
402.	Projected cost, projected time for completion. Is there concern with odour?
403.	Community input. Consideration of same.
404.	Provide film/photo evidence from divers as to visual environmental impacts around outfalls.
405.	Feasibility. Design. Engineering. Environmental studies. Cost benefit study.
406.	A sound case, not based on U.S.A. pressure, as to why it's needed.
407.	More info on other sites. how did we get to only one?
408.	None.
409.	Rezoning of proposed plant. Size of footprint.
410.	Peer reviewed studies from marine scientists showing a need for wastewater treatment.
411.	More information and less real estate ads.
412.	Will the Federal Government still require the CRD to use the P3 Funding? Could the entire project be funded publicly? What would trigger a re-application for funding?
413.	More information on why/how we're looking at Victoria sites. Reasons McLoughlin is not being considered even though location represents lowest cost, lowest risk (i.e. zoning in place) and lowest community impact.
414.	I would like to see an independent committee review the site options and make an unbiased decision based on cost, benefit, technical feasibility, the affect on the surrounding neighbourhood, and aesthetics. I don't have confidence in the current process and I feel that localized interests are given more importance than making a sound business and technical decision for the region.
415.	none just build the damn thing at Mcloughlin point. GET IT DONE
416.	how much will it cost what are the options in terms of locations
417.	How about a plan that stays within budget, and wont cost the home owners in this city an arm and a leg. Fees, taxes, and an endless over run in costs of projects around town is extremely frustrating, and these rates are rising much higher than what I can earn, charge in a year.
418.	a clear understanding of the alternatives considered, the scoring of these alternatives on multiple objectives, and the process used to assess the alternatives transparently and

fairly (e.g., who has done the scoring?)
419. I trust the decision makers. I have no expertise. As long as it is underground and or doesn't smell, I don't care. Just do it already!
420. Cost structure and location ideas
421. Will it work?
422. Fully vetted plans and proposals of all the impacts (environmental, neighborhood, costs, reusability) of such a facility
423. Basics? A flyer handout where it would be. How much it would cost.
424. Why not Rock bay
425. None
426. A transparent and democratic discourse between the City and residents.
427. True costs. Beat siting opportunities.
428. I would like to know that the most efficient, lowest cost, most advanced treatment option is being looked at.
429. latest proposals being considered by CRD
430. Honest and realistic information on odour control if the plant site is anywhere near homes. Artistic renditions of what the plant would look like if the plant is going to go somewhere other than an industrial area (e.g. if the plant were to go to Clover Point).
431. What is the need for the treatment plant to be right beside the ocean
432. None. I used to serve on the CRD's MMAG committee so I've seen the chemical, biological, and oceanographic data that clearly demonstrate that the existing system works just fine.
433. None, thank-you. What I need is Council to read and understand the information they have and to take to heart what Victoria residents are saying to them.
434. More fundamental scientific data on the harmful chemicals in the current wastewater stream.  A guarantee that tertiary treatment will remove the most harmful chemicals from the wastewater.
435. I would like to know that the region is taking all necessary steps to put the minimum required system in place. We do not need the Cadillac of Wastewater Treatment Solutions.
436. 3d Mockups of what the facilities will look like and estimated "stink zones"
437. I need to know what these various options are going to cost the taxpayers. I do believe

	that these options should be presented (with costs involved) to the ratepayers by referendum. Let the citizens make a decision.
438.	Put it somewhere else than clover point
439.	<p>In Victoria or CRD?</p> <p>It seems that the plant proposal change from secondary to tertiary and understandably the site needs would change.</p> <p>I don't feel superlative treatment facilities are possible on small sites like Clover point with out unreasonable expense</p> <p>Siting at CLOver is wasted to distribute recovered resource unless you can tell me what you could do with that energy.</p> <p>If you proceeded with Clover Point what plans would you make to accommodate wheelchair users in the Victoria region parks? I am a wheelchair user and I highly value the accessibility of Clover Point - unobstructed wheeling (the easiest and often the only recreation those of us in wheelchairs can do) shielded from traffic, accessible by public bus. The numbers of disabled is surely to grow with the boomers aging. Why restrict park access?</p>
440.	I already have enough
441.	<p>All of it.</p> <p>Plans, proposals and budgets.</p>
442.	Cost.
443.	More information about proposed sites, viability, pros/cons, and updates to sites still being considered or not.
444.	Why
445.	Perhaps a model of the proposed facility to help ease people's fears it will be an atrocity.
446.	Other proposed sites and their benefits and drawbacks.
447.	What specifically exists at clover point and what happens there? I.e. how does primary treatment work now.
448.	<p>What other sites can be used in neighbouring cities</p> <p>Can the statuses of some parks be changed to use a part of their land-repurposed for a park over the plant.</p> <p>Costs</p>
449.	Can a plant be technically designed to fit clover point as Victoria's contribution?

450.	Show me examples that are on "all fours" with the clover point option. Sites that were shown were eye candy that were not meaningful comparisons.
451.	All of it. Nothing is being discussed.
452.	City's criteria- economic, social, environmental, engineering.
453.	A definite location and a completion date. A plan to compensate those affected directly. Harms and long term affects What the current discharge is having on the ecosystem
454.	What power does Victoria have to veto or amend CRD recommendations?
455.	1) Why bother? 2) What level of treatment and why? 3) What other treatment plans in region
456.	Why are we still being consulted--nothing is going to please all. Get on with it and be okay that people hate change then we get over ourselves. Be leaders and allow us to trust you instead of doubting your decision making.
457.	What "considerations" or "project criteria" has the CRD already established.
458.	Renderings of what proposed locations would look like Evidence of the need for secondary or tertiary treatment
459.	Science behind the need for treatment? Advantages/disadvantages of secondary or tertiary treatment if 50 sites were identified what were the pros/cons of each--how did it come down to clover point
460.	Do we really need to upgrade??
461.	Why would you even consider clover point? This is a beloved part of Victoria for young and old. DON't spend 3-5 years creating a huge monstrosity even if underground.
462.	Assurances that it will be publically owned and operated. Does it really need a waste-to-energy component? The federal regulation calls for secondary treatment, bottom line.
463.	Peer reviewed scientific studies
464.	I need to be reassured that all my concerns are addressed, that the city is transparent in delivering information to residents and that no corners are cut while addressing all constraints concerning this project.
465.	I just want it to happen somewhere other than beautiful waterfront property.

### Is there anything else you would like to add? |

#	Response
1.	No secondary treatment, if we are going to build this plant it must meet be the best available technology which is economically achievable

2.	Just that like everyone else, it is frustrating to continually be back at what feels like the beginning. I have filled out surveys, come to meetings, and I know I am not alone in just wanting to see this thing done.
3.	The current proposals are calling for (a) multiple sites at a much, much higher cost; and (b) as I understand it, no treatment of toxins. This is simply unacceptable. Further, the idea that Clover Point could be one of the sites defies logic. It should be -- and, no doubt, will be -- vigorously resisted. It is a non-starter. CRD mis-management of this issue will reinvigorate proponents of no treatment. We are going backwards instead of forward.
4.	I feel it needs to be placed where it impacts the least amount of people
5.	McLoughlin is just common sense for a site. Low density.
6.	PLEASE let the public be heard. Children deserve to have a place to fly kites, play with their dogs....for years to come!! Not...disruption & a huge amount of money being spent, this is a peaceful, enjoyable area to be at. Parks are supposed to be!!
7.	say no to clover point
8.	If the mayor accepts clover point, time to change the mayor
9.	Stop this process and let the province and the Feds do the business case, environment impact assessment and prove to us what the benefits, if any there are. Will this billion dollars save one life?
10.	Get on with it! Enough stalling.
11.	Don't build it on Clover Point. McLoughlin Point is a much better choice as it is already an industrial location. No one would consider building the plant at Willows Beach, or any other Parks in Victoria, & Clover Point should be no exception. Biogas & extraction of other materials should be strongly considered for the sewage treatment plant.
12.	In order to minimize traffic of heavy equipment, construction material and waste through the Cook Street and Dallas Road corridor instead consider moving all equipment, materials and refuse by sea. In addition consider construction the plant in a modular form that can be built and assembled off site in a ship yard and floated into place. If we can create deep sea drilling rigs in a ship yard and float them into the North Sea we should be able to do the same with waste treatment plant.
13.	Please explain why not just one plant? Times-Colonist editorial said it right that province needs to act as the CRD is made of munic reps that will never agree.
14.	Start having some regard for the property owning tax payers in this city.
15.	This is mandated but the idea that we just need to get it done ( at an enormous cost) concerns me greatly. Victoria seems to be compromising one of our most precious spaces that is ill equipped to handle our needs. I'm really fine with having these services in y Neighbourhood but only if they make sense. I think we need a smart solution but will be able to achieve one?
16.	Clover Point Park is a completely inappropriate place for the treatment plant. It is the most used park in the CRD and should not be interrupted for 2 to 4 years of construction.

17.	Putting a wastewater treatment plant in a park sets a terrible precedent. I am also very disappointed that one municipality has been able to derail a CRD process, and that it appears that once again Victoria will Be responsible for a disproportionate amount of a CRD issue. I am also disappointed that this gong show has gone on this long and that we will most likely miss deadlines and lose grant money.
18.	Get it done!!!!
19.	Listen to the scientists. Let's not have another blue bridge fiasco
20.	I'm a geologist with background in environmental contamination and reclamation
21.	Transparency must prevail so that no stakeholder feels railroaded into the final choice.
22.	I am frustrated as a tax payer that politics seem to be wasting money and that people involved in leading the decisions don't appear well informed . City Staff at last night's meeting had not read the 200 page environmental impact assessment that the CRD did in 2014. It just augments ignorance if you can not lead.
23.	Clover Point is one of the gems of Victoria, and is completely inappropriate as a sewage treatment plant location.
24.	Listen to the scientific community. Stop this expensive madness.
25.	Nope.
26.	Do not build at Clover Point
27.	go back to the original plan: McLoughlin Point - Secondary is all you need - perfect location
28.	Evidence informed decision making on the best available evidence
29.	I'm skeptical about why we're doing this at all because scientists say its not necessary.
30.	There is a conflict of interest when the Mayor of Victoria is also the Co-Chair of the CRD wastewater treatment committee. Please do the right thing by the residents of the City of Victoria (and indeed the region as a whole) by advocating to the CRD to select the most appropriate, cost effective site for sewage treatment, one centralized plant at McLoughlin Point, and urge the Province to overrule the decision by Esquimalt Mayor and Council to not rezone McLoughlin Point to accommodate the right option for our City and our region.
31.	Please listen to the scientists, who have no axe to grind, not the lobbyists for big construction and engineering firms who just want to browse at the public trough.
32.	I have no problem with it being located at Clover Point. I use that "park" often and I trust the city to keep it usable.
33.	Please livestream any future public meetings with opportunies for comments.
34.	get ot done Maclaughlin is the poreferred location
35.	thank you for creating an opportunity for interaction around this issue
36.	No
37.	Placing this facility at Clover point would damage a tourist destination and result in dollars lost for business, and the city.

38.	Bite tge bullet and make a decision. Leave the emotions and feelings at the door and get it done..... NONE P3.
39.	Why is the City doing this now? I already completed a survey for the CRD to evaluate various locations in the City of Victoria. Why isn't the City using that? Seems like we are going backwards about 10 steps.
40.	The 'JOR-Vic SRP' has been continually updated to answer all concerns and issues and, it has never been 'rejected' by the CRD.. Therefore, it is 'beyond the pale' that the CRD continues to maintain its silence as to the existence of the proposal and its potentially positive impacts, including on the chosen options.
41.	no
42.	I have doubts that Clover Point will ever receive community support, and this was obvious before it was put forward. Thus it is either already decided upon and consultation is just an empty gesture, or the end game is a single plant at McLoughlin. I'm uncomfortable with both options and perplexed as to why we didn't stick with the Rock Bay plan.
43.	Why can't the former site (McCloughlin Point) be used? It has already been purchase. Thought Mayor Helps had a solution to fix everything along with the Saanich and Esquimalt Mayors? How is that going?
44.	no
45.	In principle, I support a Waste Water Treatment Plant in the City, but only if regionally, we represent the best location for such a facility. The final decision should not be based on cost, nor public opposition, but based on a wide range of issues to find the best site. Without being privy to all the facts, my preference would be to locate it in an industrial or marine industrial location.
46.	Would be a shame to impact clover point negatively, it is viewed by tourists and locals as a lovely spot on the ocean to take in the view.
47.	Putting a wastewater treatment plant in a location because there is an existing outfall at the location is the same as putting a dump in the same location because there is a garbage can there.
48.	Please..make a decision. I support the use of Clover Point. Remember, those who are against are always more vocal than those who agree. Please do not think that the vocal members of Fairfield Community Assoc. represent Fairfield opinions.
49.	McLoughlin is land locked on three sides within DND and the ocean on the fourth side. Esquimalts refusal to accept it as a treatment site is nothing but political. Its shameful that the rest of the region is being held hostage by such a minority of the region.
50.	our mayor and councillors need to consider their residents and not let 2 other regional mayors run the show
51.	Thank you!
52.	Put a halt to this unnecessary project.
53.	its scary hearing some of the comments from the CRD board
54.	Please forget Clover Point.

55.	We don't need sewage treatment. Tell the federal government to get lost.
56.	Do what is right. Scientists have overall shown that there is a high coliform count in the outflow area and negative effect on the ocean bottom.If
57.	I appreciate that waste is an issue that has to be dealt with - I just don't understand why Clover Point need be considered given that McLoughlin Point is a far more suitable location.
58.	I doubt this survey or public fora will get much valuable feedback; the public is exhausted and will have little meaningful to contribute beyond what was already provided in the CRD round of "consultation." Use that feedback and get on with making a decision.
59.	If you decide on clover point make sure that it is completely underground and below the level of Dallas Road.
60.	Please drop the Rock Bay site--TOO expensive and disruptive to pipe sewage up Cook Street. A single plant at McLoughlin Point would save us \$264 million, but hey, Victoria is the city of political correctness.
61.	It may be helpful for people to have additional information. It seems that many may not be aware of the amount and nature of activities already taking place at Clover Point in terms of sewage treatment. My understanding is that the plant would be located within the area that is zoned already.
62.	Take a look at new technology. I would like to present <a href="http://www.apd.com">www.apd.com</a> <b>personal information</b>
63.	Federal, Provincial \$ should fund the most ecologically responsible solution in a non residential area.
64.	Please show leadership of Victoria's citizens needs. I feel betrayed that clover point was put on the table at the last minute without citizen buy in.
65.	The township of Esquimalt had too much power to overturn the sewage zoning and variance for the previous site in Esquimalt.
66.	Why are there no questions about what amenities we might want?
67.	There should be several plants. This meeting was called to discuss Clover Point--not generalities.
68.	Have 8-10 plants. "Do Docksides Green"
69.	Clover Point park is too precious to us all to destroy. NO to Clover Point treatment plant. Thank you.
70.	Clover Point is a park that should not be disturbed for even 1 day. We have children that enjoy this park everyday. Please don't ruin our opportunity to enjoy this beautiful place. Construction will ruin this for the people of Victoria for at least 3-4 years.
71.	I don't think popular opinion should be considered in this decision. The people at this meeting are not experts. I like experts :)
72.	Stop listening to citizens. They can't possibly get informed enough to make a helpful contribution.

73.	I am not concerned about Dallas Road property owners losing property value. I think that is a situation that can be managed and no losses will be realized. And I like sharing the burden of "problems" so North Park doesn't get all of them!!
74.	NO to Clover point!
75.	Keep all industrial/treatment facilities grouped together remote from housing.
76.	Have you considered the fact that we are proposing building in a high risk earthquake/tsunami/flooding are. REALLY??
77.	Call in the provincial government to over-ride the political posturing of Esquimalt.
78.	Do not use Clover Point Park for an expanded sewage planr
79.	No thanks
80.	I appreciate the effort that the city of Victoria made on Wednesday, April 26, to outline the wastewater treatment process. The task handed to the city employees for that meeting was a significant one and three, to a person, handled it very well in an otherwise hostile environment. While the city I believe manage the meeting well, I am opposed to the development of a wastewater treatment facility at Clover point.
81.	Not Clover Point
82.	NO to Clover Point as an option!!!! There are better options within or very close to the the existing pipes if a two plant option is selected but the region should seriously reconsider a single plant at McLaughlin or Rock Bay. One of the reasons Rock Bay was rejected was businesses along Cook Street. Why wouldn't an alternate route be designed through, say, Vancouver and then Beacon Hill be scoped and costed? Minimal business interruption while achieving the same result.
83.	I am very tired of our public finances being wasted and mismanaged by the city and region.
84.	see if the Trudeau government really is on board with this ... I heard that they weren't.
85.	Please don't destroy Clover Point Park. Construction there will take the park out of commision for years and the park will never be the same if it is dotted with ventilator grilles, exhaust stacks, truck entrances, fuel tanks for auxiliary generators and other intrusions. Construction will require a massive excavation and tens of thousands of truckloads of material removed.
86.	We need to be taking the opposite approach and not pick the location, but pick the plant first. Start with a clean page and all the locations on the table. Select a knowledgeable individual from each community, plus engineers and plant and environment experts and quickly come up with a set of basic requirements. Establishing the type of plant such as full turshary, basic environmental health and safety requirements, should start eliminating location. The more structure the less location that will be the requirements and then the plant will tell us where it needs to go.
87.	no
88.	Clover Point, MacCaulay, Maclaughlin - none are perfect, all have issues. Just build something.

89.	You are indifferent bureaucrats who are going to do something, again, as stupid as the Blue Bridge.
90.	Getting citizens to participate in a round table with postits and pens is an exercise in the blind leading the blind. Please show some leadership. Staff should by now, be able to propose 3 possible solutions with pros and cons openly listed and presented in an online format such as this questionnaire and input thoughtfully colated and represesnted. I was insulted by the Crystal Garden meeting format. We pay salaries to staff with expertise to gather possible options.
91.	Clover Point is not appropriate. Other municipalities should not be allowed to weigh in on this location as an option. This decision should only be made with those directly effected. In particular, Esquimalt decided they didn't want the treatment facility and we let them get away with that. Why are we taking this on?
92.	get moving
93.	Do not assume that the noisiest protesters speak for the majority.
94.	Everyone knows McLaughlin is where the plant should be- land has been bought, plans are in, contractor picked, industrial zoning in place- a hand full of people are placing an addition burden on tax payers of several hundred million dollars- for this two plant option.
95.	No
96.	there are options in or near Beacon Hill Park where residential concerns are eliminated, and parkland will be enhanced
97.	No
98.	Not at this time.
99.	Why isn't anyone talking about COMMUNITY BENEFITS? We need a strong negotiator at the table on behalf of the COV.
100.	Stop the small minded territorial thinking and consider what is best for the region as a whole.
101.	Consider opposing the senior government directive.
102.	Clover Point Park is most definitely not an appropriate location for a WWTP
103.	Find the least expensive, most efficacious option and build it.
104.	it is pointless to build a large treatment facility if all we are doing is sterilizing bacteria. We need an innovative design for many small micro treatment systems which remove chemicals and pharmiceuticals. These are the real hazards.
105.	Too much engagement particulrally buzzwords and not enough focus on actual information to develop the policy.
106.	No.
107.	Please act. I live in Fairfleid & am deeply disturbed by the NIMBY approach of my neighbours. Clover point is already a wwaste facility. It is an empty lawn. The front is concreate slabs of fill from the old construction. We can't continue to crap in the ocean

	thoughtlessly. Clover Point's beauty will remain in tact, I'm sure. People need to know that a temporary construction zone, or disruption of their ocean view is no reason for a whole city to pause on this issue. .
108.	No
109.	I value expert opinion in this matter and hope that it is weighed much more heavily than political concerns. I also hope that the decision makers consider the next 100 years of impacts of this decision.
110.	Move it away from commercial and residential neighborhoods. Go industrial if it has to be in the city
111.	Thank you for asking for public input. I am eager to see the results.
112.	No
113.	No
114.	I'm fine with Clover Point as a treatment site, as long as trucks removing sludge can be kept to an absolute minimum.
115.	The crd is worried about employee benefits instead of saving money where it counts
116.	I am completely and absolutely opposed to either Clover Point or Beacon Hill Park being used for a sewage treatment site. No treatment plants in parks! If Victoria MUST have a site, it should be in an industrial area well away from residences. The cost of digging up streets to lay piping would be far less than the cost of burying the treatment plant and would also be less disruptive to the neighbourhood.
117.	i am not in favour of it at all.
118.	Put it at Clover Point. As long as it is low profile, will be just fine with park over it.
119.	No
120.	No
121.	One site in McLoughlin should have been it - a few wasted years and a lot of wasted money because Mayor Helps supported Mayor of Esquimalt
122.	With the western communities doing a smaller plant, McLoughlin is large enough for a one-plant facility. Second choice is Clover Point
123.	Get I with it. Don't ruin our next few months with your PR games
124.	No thanks
125.	No site in Beacon Park is appropriate or legal. No site along the Dallas Road bluffs is appropriate or even sensible.
126.	McAuly Point could be potential site for a region sized plant. Alternatively, trunk lines could run up Vancouver St, rather than Cook
127.	Lisa should stand up to Barb. Barb has been holding us all to ransom for a few years on this matter
128.	Mayor Helps needs to stand up to Mayor Desjardins

129.	Clover Point if must have one, but stading up to Mayor desjardins and having 1-plant at McLoughlin best
130.	Lisa - time to stand up for Victoria
131.	Amalgamation may have stopped this nonsense - why have helps/Alto bowed before Desjardins?
132.	do it - the talk has gone on too long - the wates of public air time ! Do it. Clover great spot
133.	Clover OK
134.	Get on with it
135.	Let's get our act together and move forward together
136.	Please chooe wisely, astutely, shrewdly in this matter.
137.	Mayors Helps and Desjardins joined forces to kill the Seaterra program. They shoul;d be held accountable
138.	The political chatter over the past several yeasr has been cosntly, and insulting to residents
139.	I'm really sorry that this issue has gone on for so long, over twenty years I understand. We really need to get this right. To fully understand why a Federal exemption is not possible when so many of our local scientists and scientists south of us say it is an unnecessary expense and why they say if you really want to do something good for the environment address storm drain run off. Wastewater treatment is not a political issue; it is a scientific, engineering, and environmental issue.
140.	Mayor Helps is making a big mistake.
141.	Esquimalt should grow up. The Mayors (all of them) have behaved so poorly.
142.	get on with it
143.	Get it done. Clover Point is preferable location
144.	Mayors have been behaving like greade seven nasty girls
145.	the faster this is done the better
146.	Stay out of Beacon Hill Park and no plant on the bluffs. Stay with Clover or, better yet, dethrone Queen Barb and pout whole thing at McLoughlin where it should have been built already.
147.	Clover best spot in victoria
148.	move on
149.	so tired of the Mayors talking nonsense
150.	Quit playing games
151.	participatory opinonated democracy is messy. stay your course
152.	This is a poor surevy - is not what Mayor Helpos said it would be.
153.	Get on with it. Cloevr OK if Mayor Esquimalt contiues to refuse to be rational

154.	nope
155.	A survey like this is so not valid - it is game-playing by the game friendly Mayor
156.	Province should step in and forece selection of McLaughlin Pt
157.	get on with it
158.	a survey like this is stupid
159.	no
160.	no
161.	no
162.	nothing
163.	we need to get on with this
164.	Cheapest option needed - too much \$ wasted already
165.	Public amenites. There's the elephant in the room. City of Victoria's Mayor cannot speak about it if the plant is in Victoria, even though she chairs the committee, because it's a conflict of interest. But any major infrastructure project has public amenities attached. No one is talking about that. Having a great plan for such amenities at Clover Pt. might go a long way to having residents currently not in favour change their minds. On the same note, Clover Pt. makes the most obvious choice for sewage treatment for so many reasons, least of which is that the construction will directly challenge far fewer residents than any of the other locations. There are only five or six houses across the street from that site and those are the five or six voices (we all know their names) who are doing all the complaining. Time for NIMBY's to not control the fate of the project -- especially when there are so few.
166.	Please make sure the ultimate solution has been thoroughly resourced and comes in within budget. If possible, keep politics and nimby-ism out of it.
167.	Need more information and consultation and range of optional locations to be presented.
168.	Get more time from the feds, look at more innovative ways of treament, even with small local plants (eg one per municipality)
169.	Thanks for all the venues for public input.
170.	One day to survey the population (this survey closes at 9am tomorow) is too short. Many people will take the take for an online survey (like I am doing) that would not have time for a physical meeting (jobs, kids, etc.)
171.	Yes.....expropriate the land in Esquimalt and build it there if we must.
172.	Ask the federal government for an extensive to 2040.
173.	No one can tell me that wastewater plants DON'T smell !!! Every time I drive out to the ferry or come home from the mainland, on the Pat Bay Highway....I'm always aware of the plant in that area and the smell.
174.	NIMBY ' ish. Don't let this group dominate. THANKS.
175.	I believe using Clover Point and having it out of commission for two or more years and blasting the rock is not a good idea. People come from all over the world to visit out

	beautiful Dallas Road so to put the facility there is a big mistake when there are other options. Yes it might cost more to say use Rock Bay in the end it might save tourism. As two years of building will put people off visiting our beautiful City.
176.	I urge mayor and council to act courageously. Not everyone will support your choices; to me popularity outcomes are no reason to postpone action
177.	No. Just get on with it.
178.	no
179.	No to Clover Point, Ross Bay or Gonzales. Industrial area only.
180.	we elected a mayor and a council to implement policies and infrastructure that benefits the city of Victoria. I don't need to hear anymore about where or how this treatment centre will be installed. I would like to see the mayor and council make a decision and start building the plant(s) so that we can get the sewage treatment started. I own a house in Fairfield, and have walked past the treatment centre at Clover Point many times. It seems to me that that would be a good spot to develop a new/upgraded waste treatment centre
181.	Since we are mandated in having a treatment plant, let's have it at Clover Point and find ways to profit from it.
182.	I would like to see treatment happen, definitely. But if it takes the wrong form as is simply expensive and not all that much environmentally better overall, that would be frustrating.
183.	Do not build a sewage treatment plant in a park, like Clover Point
184.	Time to finish projects before new ones are started. Not in favor of losing parking in the Cook Street shopping area. NOT in favor of the bike lanes or bus lanes downtown. I voted for our Mayor but don't think she is acting for the majority of the people. Just herself. Will not vote for her again.
185.	Don't put it in Clover Point, this is a highly trafficked area with lots of tourists and citizens, and is not the place for sewage treatment.
186.	Let's get this done, but make the best decisions possible!
187.	any resistance to treatment should be based on cost effectiveness and overall evidence of impacts, not on affluent neighbourhoods that simply dislike change or construction near residences, or concern about property value. the Fairfield save clover point approach is not convincing.
188.	I support sewage treatment, get on with it you are wasting money and time
189.	thanks for asking
190.	Listen to the engineers and make one plant in the original location
191.	No.
192.	I wonder why the golf courses in Oak Bay have not been considered as potential sites. They have plenty of room and could be restored and improved following construction.
193.	Not at this time
194.	No.

195.	We need the Victoria City council to do the honorable thing and that is all of them to resign. It will be my mission to ensure that none of the current incumbents will be re-elected.
196.	Get on with things.
197.	Thanks for listening! Very well-executed survey.
198.	Please report back ASAP regarding the general direction of the 400 citizens who were attended the meeting. Which site was least popular? Which site was/were most popular. Will you be respecting the input of those who attended? If so, how will this happen? Thanks again for taking the time to see and hear your constituents! <b>personal information</b> p.s. (I agree to you (only in this case) calling me a 'shit disturber;)
199.	The solution is clear, our city government is fraught with incompetence on this issue (not to mention other huge mistakes for which we pay dearly, Blue Bridge, due to the same kind of mismanagement. This is an issue requiring intervention, if ever there was one!
200.	Pretend I am your old grandmother whom you love... Don't make her die before her time or giving her the worse last year's of her life!!!
201.	The City stated again at the April 25 public meeting that we are at the early stages of the process. This seems to be an excuse for its lack of action to date in the decades this issue has been confronting us. The discharge permits for Clover and Macaulay issued by the BC government in the late 1980s included a condition that land be set aside for future treatment plants. The City and its politicians failed to do this. Many studies have been carried out and reports written. If residents are truly concerned they can access these, read them, figure things out for themselves or ask questions, but have largely failed to do so. Now they complain they have not been consulted. I think Clover Point is an acceptable site for a sewage treatment plant - one of several in a distributed tertiary treatment system including gasification of solids from sludge and organics from municipal waste.
202.	Try to get an exemption from flawed federal regulations. We need an analysis by marine scientist on what's actually happening and what the most cost effective way to protect the marine environment is. Mayor and council should demand the cheapest option (McGloughlin Point) and ask the province to intervene.
203.	I am moving to Saanich. Between the bridge fiasco, Tent City and now the sewage debacle we are done with the city of Victoria.
204.	If Clover Point is chosen what will be the extent of disruption and for how long?
205.	Wastewater treatment plants should not be constructed in urban areas with minimal setbacks. Period.
206.	Stop all the discussion - get it done and put it in an industrial area
207.	Please protect all parks from industrial sewage treatment plants.
208.	Please, examine our situation more broadly, decide our actions with evidence, challenge the feds.
209.	Let's get on with it before the Americans boycott Victoria as a tourist destination.
210.	As an alternative, why not connect the galloping goose trail to the walkway along gorge

road to encourage an active waterway, instead of discouraging it?
211. Get on with it and go back to McLoughlin with hartland for Resource Recovery and Upgrades to Clover with the bike trail and enhanments/mitigation to Esquimalt. Barging included so less disruption to Esquimalt roads cannot have Barging from Anywhere near Beacon Hill Park so moving west of Clover will only move conveyancing to James Bay so forget those sites.nvcems=ents
212. Clover Point makes sense to me or Rock Bay.
213. The current process is an ongoing farce. This issue has been studied to death. Ten years and no better option than McLoughlin has been determined. Maybe an American tourist boycott would light a fire under the delayer's behinds.. Let's get on with building a single site plant at McLoughlin by far the cheapest and it's ready to go.
214. I am concerned about the possible increases in property taxes. Is sewage treatment necessary from a scientific perspective ?
215. DON'T RUIN CLOVER POINT1
216. I urge you to continue to lobby for a reclassification of Victoria's risk rating. I would like to read what the feds' response is to the specific scientific claims.
217. If elected officials cannot come to agreement at the Regional Board table, why would anyone imagine that citizens in respective municipalities can or will? We elected councils and regional directors to show leadership and not parochial interests. Please stop reinventing the wheel and looking for "hail Mary" plays to save the day. Years and years of intelligent, deliberate, considered research and development has already gone into this project. I should also add that finding this survey available to me with less than 24 hours to respond is a ridiculous sham of consultation/engagement. Seriously?!
218. Get on with it.
219. Please do seismic studies of where you place the main treatment part.
220. Cross Clover point off your list and select McLoughlin or Rock Bay instead
221. please dont waste this useful resource, follow the lead of Malmo Sweden or even Dockside
222. I wish you ENERGY, DETERMINATION and COURAGE !
223. We must not, for shame, distroy Clover Point Park for political one- up- manship!
224. . We should be practical
225. It is VERY IMPORTANT that the deadline and available funding are not missed, and that treatment begins as soon is possible.
226. CRITERIA (a) 1. Do NOT locate plant where a RAW SEWAGE SPILL could potentially have a damaging effect on land and property that would be exposed to great risk: This would obviously preclude for example Rock Bay because of risk to tidal Gorge Waterway; and Inner Harbours; and tourist industry. As Spills will occur for many reasons. 2. Do NOT locate plant where CONSTRUCTION will have the most serious damaging impact, for example, digging up the downtown streets to reach Rock Bay. This would be much more damaging that the mere temporary inconvenience that would be faced if near a low density residential area. As well as serious risks of many small businesses failing along

	Cook street as per their submission to CRD. The CRD has reached the conclusion for the 2 plant option ( plus westside). Go along with their conclusion for 2 plants, based on studied factors affecting the whole region. - Two sites is less catastrophic if a failure occurs - Avoids terrible disruption to businesses along Cook Street. - Construction will be severly disruptive in downtown area affecting way more voting people.
227.	Quit delaying , build one site at McLaughlin point
228.	Important to me that cost be considered when selecting a site.
229.	Please ensure that, if any other site inside Victoria is considered, that owners and residents get proper notice (not just Communitie Associations. Our family is in favour of Clover Point because of the background work already done and rom ended by the CRD.
230.	no
231.	Most communities bear some social burden/weight. Fairfield doesn't - so this could be it, our OK for the region
232.	I typed this previously but it cut me out and erased all I had written. Way to go.
233.	you aren't going to ask us where it should go??? or whether secondary vs tertiary is preferred?? Which begs the question.....what is the point of this survey????
234.	I find it incomprehensible that an intransigent population in Esquimalt can block access to wasted land 500 meters from the nearest housing resulting in municipal government seriously considering tearing apart Clover Point, one of the most-used parks in the area immediately adjacent to houses. REALLY?
235.	Mayor Helps and her council should not recommend any parks as sewage treatment plant sites.
236.	nope
237.	No to siting it at Clover Point. It doesn't make sense. The outfall is currently there, but that doesn't justify destroying a park that is well used and loved, especially when the site can't offer everything longterm that is needed.
238.	The efforts to date from all elected officials and municipal staff is admirable. I understand you're trying to find a solution that works for everyone but the time for tough decisions are upon us now. Please act boldly in the mandate given to all of you to make fiscally responsible decisions.
239.	I support a centralized STP at McLoughlin Point.
240.	If a plant might be considered elsewhere in Victoria, ensure that all the owners and residents that would be affected are consulted with. Do not just go through local Community Associations, as these may also be subject to localized politics and personalities, and may not accurately reflect the views of a broad cross section of the residents. Deal directly with owners.
241.	• All parties need to slow down and get it right. We are definitely not there at this juncture. Stop rushing to meet a percieved federal funding deadline.
242.	Do your job, obey the law and get treatment done by 2020.

243.	I'm VERY disappointed the City has chosen to waste precious time and money this way, needlessly.
244.	The leachate from Hartland Landfill contributed negatively to Tod Inlet via Heals Creek and down Tod Creek. The bottom of Tod Inlet continues to look like a moonscape nearly 20 years later and before the landfull leachate it was prime fish habitat. The leachate was rerouted to the Victoria sewer system in 1997. Almost 20 years later there are a few glimmers of life resurging in Tod Inlet under water but it will be a long item if ever to return to a healthy ecology. That same leachate has now been going into the Strait of Juan de Fuca for 19 years. It's a bigger place than Tod Inlet, but this stuff and the rest of the contributions of greater Victoria do not go magically away. They adhere to sediment that settles in various places. I firmly believe that the toxic load of the Strait of Georgia is dangerously burdened by lack of treatment.
245.	Clover Point is not a suitable location for sewage treatment and would embarrass the city and especially the leadership for decades to come. Do not make this mistake.
246.	Stop the insanity. If the federal and provincial governments want it, let them build it!
247.	Yes - I am disgusted and unhappy with the process thus far. Too much has been spent with no measurable result. There is still no evidence of benefits commensurate with cost, which is my #1 criteria.
248.	Build one plant. Build it at McLoughlin.
249.	Clover Point is NOT an appropriate site. Neither is Beacon Hill Park. Victoria and Esquimalt are both attempting to disguise a lack of leadership on this issue by seeking public input on this issue, but it is clear that they are not listening very well. If they were, then Clover Point would not still be on the table as a potential site. Clover Point is neither technically feasible nor safe nor cost-effective.
250.	POne-plant McLoughlan preferred but if 2 then Clover Point good choice
251.	Money could be better spent elsewhere. Affordable housing?
252.	Can I help in any way?
253.	get it done @ McLoughlin
254.	McLoughlin is only site that makes sence.
255.	McLoughlin only
256.	a plant at Clover Point will be a testamont to our Mayor's inability to comprehend the issue.
257.	I would appreciate feedback on the proposal in NFB's "Crapshoot: The Gamble with Our Wastes": <a href="https://www.nfb.ca/film/crapshoot_the_gamble_with_our_wastes">https://www.nfb.ca/film/crapshoot_the_gamble_with_our_wastes</a>
258.	I would like community consultation to take place however I expect that the city will make the "right" choices regarding the plan for this project. We will be getting one kick at the can. Don't fk it up!
259.	Not Clover Point.
260.	We must protect Clover Point Park and our sea life for generations to come!

261.	Nothing at this time.
262.	Get on with McLoughlin
263.	YES, Clover Point makes the most sense AND I live 1 km from Clover Point. Obviously my neighbours are not truly enlightened.
264.	Consider whole of CRD.
265.	I am very opposed to putting a wastewater plant in one of the busiest places in Victoria - Clover Point. The plant that is there already has changed the contours of the land. I oppose more change to the geography of this area.
266.	A definite NO to siting the plant next to an established residential area and destroying a park
267.	nope
268.	Take it to an unused area as in Rock Bay or McCaulay Point.
269.	Choose Clover Point as the most logical choice - cost and engineering.
270.	Another site. There was a letter in the Times Colonist a few weeks ago suggesting Beacon Hill Park. Brilliant idea. The east portion is undeveloped, no neighbours, close to the water. Bury the sewage plants and create a landscaped area over it. Everybody wins.
271.	I recommend using the Johnson Street Bridge approach as an example of how not to run this project. That was an epic disaster of project management and short-term thinking.
272.	If it comes to a choice between Clover Point or Rock Bay, council would have to select Clover Point because it has a higher duty to protect the Inner Harbour and historical cove since that is way more important than Clover Point. Locate Victoria's plant on south portion of Beacon Hill Park.
273.	Sounds like McLoughlin or Rock Bay are better options.
274.	Penticton, BC has tertiary treatments and it smells.
275.	Why is McClochlin point no longer acceptable?
276.	I believe that the plant should be at McLaughlin.
277.	A minimum setback of 200m (as per other jurisdictions globally) should be policy between existing residential and ANY industrial zoning.
278.	Tearing up the most popular seaside park in Victoria is not a sensible plan.
279.	The Mayor of Victoria should put on her corporate hat and break the tie at the CRD to impose the correct and cost effective solution at McLoughlin. Regional Districts have the authority but because by appearances the Mayor doesn't want to upset the mayor of Esquimalt because of their relationship. The time is now to break the deadlock and do what is right and fiscally responsible. The only way to meet our federal deadline is to get shovel in dirt asap!!! That would mean the huge amount of money and effort on the McLoughlin design would not be lost and we could reasonable meet the deadline with a solution the whole region could be proud of!
280.	Make it something Victoria can be proud of. Put it underground. Must be aesthetically pleasing. Must respect environmental issues. What happens to solids and medicinal

	toxins.
281.	Seriously, how can a contaminated, industrial, specially purchased site in Esquimalt be rejected in favour of lovely, heavily utilized, residential Clover Point? I feel like we are being a push over! "Already established"?? The area is being penalized for a remote, past decision. Look at our future for green space- future humans needs, why is it that people come to Clover Point from all over victoria.
282.	Don't touch precious parks, use industrial lands.
283.	Yes. Common sense tells us that the \$ should be spent in Rock Noy and the site being industrial will need no aesthetic enhancement.
284.	No.
285.	I hope that the regions in the CRD can come to a sensible decision .
286.	All efforts should be made to build a single facility at McLoughlin Point . No to any further consideration of Clover Point!
287.	Please not in Beacon Hill Park.
288.	Please try to involve opportunities to enhance and build into the project innovative ideas to maximize positive values for Victorians and visitors.
289.	No
290.	Have more community forums like this please :)
291.	I deplore the ignoring of the scientists with curent evidence of a low risk area, and the way in which you say you listen, take notice of informed input and yet you do no such thing. I am angry at the waste of money that will ensue. I challenge your insistence that the federal government's decision can't be changed.
292.	Get some real expert help. CRD staff are not qualified to lead this project.
293.	Let the industry propose decentralized system of 8 plants.
294.	Why can it not be mcloughlin point if the land is already owned and is under used, not pretty and in need of improvement, not affecting residences.
295.	Sewage swirl.
296.	If it needs doing, just do it.
297.	There seemed to be a pretty short timeline for this survey. We received a letter in the mail- don't know if it mentioned it. It was very text-heavy and hard to read and used lots of "weasel words", too.
298.	I find the lack of easily digestible information annoying. What will be produced as a result? Are the biosolods safe to be used for fertilizer?
299.	I am not opposed to clover point ( I live a 9 min walk on oxford st) but I want the best decision made with the best information for any site. If it gets built at clover point, I would like sitelines not to change. Regardless of where it goes, all my above stated priorities remain important. I'm tired of NIMBY on every issues. We need to get over ourselves.
300.	Clove Point is one of the most sensitive places in the CRD. Huge #'s of visitors every day

	and over the year, very close to population, a long period of disruptive and if rezoned to industrial/ sewage it becomes the location for further development in the future.
301.	No profit businesses or commercial. Area outside near Heartland or off shore where treatment plant can grow. No casino. Park only as it exists. All underground. Trucking of waste. Why not simply build treatment near site it will be trucked to?
302.	Do a better job than on the bridge-think local and Canadian.
303.	Keep it accountable to the public as a public utility, not for profit.
304.	This should have been an open discussion. The workshop format was initiated to diffuse the anger you knew you had stirred up and to treat us like children. We came to speak our minds not to help you put your solution into place with a rubber stamp.
305.	Victoria should consult (vote) residents with full detailed info of feasible sites (Not clover point!!)
306.	I'm not a NIMBY. If clover point could be proven that it is the best site from an engineering/science stand point, I would support it. However, I believe Macaulay point is the best from engineering, science and cost point of view.
307.	I have lots of ideas to add. I will be pleased to be a part of the process going forward. My sincere hope is that we actually have someone in the city who is listening and that this is not an exercise in placating citizens.
308.	Thank you for this opportunity to add my input to the discussion!
309.	Go back to Plan A. At McLoughlin Pt.
310.	Let's not destroy clover point for 3 years at a huge added cost, for really no good reason. Please let the political will of the people of Victoria, mean at least as much as those of Esquimalt!
311.	I am not opposed to a treatment plant in any site that makes sense financially. What I do not want to see are decisions being made because politicians can't get their acts together. A dual site does not make sense.
312.	McLoughlin and clover point are the sites. Move forward.
313.	Why is this on the table now after the extensive consultation year and over the previous decades. I approve a treatment plant at clover point.
314.	Get on with the project. Do not let CRD or municipalities run it!
315.	Ask province to intervene. The lowest cost, most technically feasible is mclaughlin point. Should have been done there years ago.
316.	Ask province to intervene. CRD proved to be ineffective. McLaughlin is the cheapest and technically most feasible. Public opinion will force intervention and save tax payer money. Request interventio now.
317.	Do not locate the plant in beacon hill park.
318.	I came to this meeting to support the objection to the ridiculous idea of disturbing clover point. I needed more information from this meeting. Why the last minute about face change. Did business on cook street start crying?

319.	Why isn't the original recommendation made by engineers at considerable expense being shelved and several years later we are still asking for public input?
320.	Endless consultation gets us nowhere and costs us money. We should go to court to overrule Esquimalt's veto.
321.	Clover Pt pumps vibrate my home, especially at night.
322.	Thank you for your thoroughness, clarity and inclusiveness. Last time I participated with city hall open forum an individual of management took my email address and did not respond as promised. FYI.
323.	CRD and City of victoria Council have proven themselves quite inept in their management of the Johnson St. Bridge replacement project. If treatment is required, Province of BC should manage and build.
324.	Please listen to the people you represent i.e. the residents of Victoria.
325.	Use Beacon Hill Park for the sewage treatment plant; bury as much of it as possible; send the clean water by new pipelines to Clover Point for discharge.
326.	I am not stating no sewage treatment in the city of victoria, just because i live in the city. The most logical and cost effective site is at McLoughlin Point in the CRD.
327.	Options for each community having its own plant.
328.	Please do not put it at clover point, one of the most beautiful areas, when there are more appropriate and less expensive options.
329.	How is it that we are sending our waste into the ocean? Already acidity is killing scallop industry, the ocean is full of life which we are blatantly disregarding. How about composting toilets? Revolutionary.
330.	Yes. Please consider DND land in Esquimalt and private land such as victoria golf club. Also please examine beacon hill park for a possible site.
331.	Stop proposing sites without having a well thought out plan. Every community with hate it.
332.	Hire some people who know how and what to build.
333.	Not clover point. Too near neighbourhood/tourist site. Are we truly a democracy??
334.	Nobody trusts you.
335.	Get it started ASAP. Keep it public. No private partnerships please.
336.	This meeting should have been conducted by elected officials.
337.	Beacon Hill Park may work. Clover point will not.
338.	Review the science.
339.	I am tired of NIMBYism. It has to be somewhere and if properly constructed and managed it should not have a negative impact. However, if possible, an already industrial location is preferable.
340.	Why can't the federal government reverse the high risk classification.

341.	Forget clover point. You will have a revolt on your hands.
342.	My taxes are already way too high- have more than doubled since we have been in the house. Doesn't seem like anything ever gets done or solved from the bridge to tent city to the deer...
343.	Enough consultation and studies!! Get on with the program now.
344.	Move this process forward. And don't get deflected by opposers.
345.	Perhaps the provincial government needs to step in and bang heads or make the decision itself.
346.	Victoria needs this completed by 2021.
347.	Control the large construction sites that are excavating into the sediments that hold heavy metals.
348.	We do not need this facility. We need to stop and re-examine the project.
349.	An industrial area makes more sense than neighbourhoods. Put it at Rock Bay for all!!
350.	Build it in Oak Bay at the Golf Course. Expropriate the land.
351.	Do not build at clover point.
352.	We already have good water supply through Sooke Lake system. Beacon hill park, soccer field corner is ideal location and better than clover point, lots of room, close to outfalls.
353.	Find an industrial site!!
354.	Let's not have to wait another 10 years to start. The value of the money on the table is only shrinking.
355.	Control of cost- much waste already it appears.
356.	I support a facility at clover point...don't tell my neighbours :)
357.	How many millions have been spent to address all of this?
358.	Consider ogden point. Combine the new cruise ship terminal with the sewage treatment in one project. Sewage treatment could be under the parking lot in the terminal.
359.	Please listen to the masses who stood up and told you we do not want this facility in clover point!!
360.	Need a referendum.
361.	Don't do it at clover point. Too much to be lost.
362.	Keep your hands off Clover Point!!
363.	Clover point is not the best site.
364.	Location--South of Dallas rd between flagpole and totem. No residential concerns will be returned to enhanced parkland.
365.	The site at the south end of beacon hill park west of the existing city yard.
366.	Consider impact on residents/businesses.

367.	Disturbed that this seems to have been foisted on us by certain groups in the CRD.
368.	Please stop representing Victoria as the haless, victim of senior governments. It is demeaning and hypocritical.
369.	Rock Bay may be more expensive, but the loss of the unique precious values of clover point should be given more weight.
370.	It will impose a crushing tax burden on the citizens of Victoria for no good reason.
371.	Clover point is a migratory bird sanctuary. I want to know if the jagged rock formations around the point will be left intact.
372.	Get this over with!
373.	This is leftover from the 2010 olympic bid.
374.	Why spend 250 million extra for 2 treatment systems when 1 will do the job and land in esquimalt that is already zoned for that purpose? Not have to use park land in the city next to residential property on the main tourist sight seeing route.
375.	Cancel this project.
376.	Are you trying to distract us?
377.	Mandate a percentage of apprentices required to be on site.
378.	Save our park!
379.	No.
380.	Take a look at the science, and ask if we are being bullied into a sewage treatment system that may not be necessary.
381.	You can't make everybody happy - unfortunately. So just pucker a spot and go for it. As long as the end result is no raw sewage in the ocean we're all better off.
382.	Clover point is a bad idea
383.	Please do the ecologically and politically sensitive thing and put the treatment plant in a zone that is already (and has long been) industrial.
384.	Do not destroy our beautiful waterfront
385.	Horribly expensive, but necessary and it is the mature thing to do.
386.	Please stop wasting my money. My pocket is not a bottomless pit. We cannot afford another gong show like the "Blue Bridge."
387.	This is a bad idea!
388.	I would rather pay more to have the plant at Rock Bay. It makes no sense to disrupt a popular park.
389.	Try to put it in industrial area not residential area
390.	I find it irresponsible of the CRD to not adopt an evidence-based approach, as opposed to caving in to political whims that are not supported by scientific evidence.
391.	Stop wasting money and stop being swayed by people outside of Victoria telling us what

we need to become a "better" city!
392. The current process should be halted until more basic scientific research on the need for treatment is completed.
393. I despair about this matter as it will be another debacle which will lead to dramatically increased property taxes when it goes 30, 40, 50% or more over budget.
394. I am completely disappointed by the lack of responsible decision making by our elected representatives. It is just stupid and is taking way too long!
395. Don't build this at Clover Point. It is a tourist destination, and it would ruin the landscape of such a pristine beautiful environment.
396. Please
397. There are many dogs in the Fairfield Clover Point neighbourhood. Many more dog owners park and exercise their dogs at Clover point if they work in town. Where would you shunt these groups to go? Off leash dog training is essential for well behaved dogs. Many an owner at Clover Point take the responsibility for taking on the puppy years of training guide and assistance dogs for the disabled. It would be a shame to remove or impeded a resource (an expansive open space BELOW the level of the road) for these people who are giving back the the community.
398. good luck
399. Let's get this DONE and done well. So we can all be properly proud of our city and its beauty.
400. No to Clover Point as an industrial sewage plant.
401. Please listen to the residents- really listen and not just to these public consultations for show. Thank you.
402. Business case!
403. Working with the public must be tough!
404. Thanks for dealing with this mob of challenging people.
405. I'm looking for a cost effective, practical solution.
406. All steps should be taken to allow Beacon Hill park to be used as a site.
407. Change city policy to allow all parks, including beacon hill, to be considered as potential sewage plant sites.
408. There is nothing special about clover point. The ringroad gives the same views-even better.
409. You can never go back when you make a decision about a special place. It will be a negative legacy for generations to shake their heads at.
410. The gentleman running the meeting said over and over, "we are at the beginning". You are doing a community workshop TEN YEARS into the process?! Get real Pathetic.
411. Not an impressive process.

412.	Why change the debate name from sewage treatment to wastewater treatment? Name change doesn't change the issues-well documented the issues are.
413.	How will this be easier to fix in 2040-24 years?
414.	Clover Point is an area enjoyed by all of Victoria, not just the Fairfield neighbourhood. It would be scandalous to destroy it.
415.	Awaiting provincial intervention. As city and CRD obviously cannot complete the process.
416.	We need better engagement with those who will either benefit from the sewage treatment in 20 years (younger), or who are too busy with young families and enjoying the outdoors to come to a town hall meeting. Please innovate so we hear more from the young and active outdoor enthusiasts.
417.	Save Clover Point it is enjoyed by thousands of locals and visitors alike every week.
418.	Why is public engagement happening this late in the game? Why not earlier when other sites were being considered?
419.	No to clover point.
420.	Is there a specific reason why the south side of beacon hill park can't be used? Second site?
421.	Find the middle way and don't be swayed by agitation for extra bells and whistles.
422.	Do what is in the best interest of the majority and not the often louder minority
423.	Find an industrial or rural area for this placement. Think about the people who elected you - and whose neighbourhoods you will be destroying, the tax base you will lose, and the ridicule you will bring to the city if you place a sewage treatment plant on the waterfront.

## Wastewater Open House Comments April 25, 2016

### Opportunities

#### Technology

- Use best/cutting edge technology for recovery- consider waste as an asset
- Leading technology to reduce waste and produce revenue from by-products
- Undertake full cost effectiveness and consider long-term social implication (e.g. power generation, fertilizer)
- Incorporate advanced features that offer environmental benefits e.g. energy production, heat
- Energy reclamation
- Re-use waste
- Energy capture
- Jobs for homeless
- Design for future needs
- Use public/private partnership
- Use tertiary treatment as a means to reduce environmental impacts – do it right
- Opportunity to stop considering sewage as waste but rather as untapped resource
- Paradigm shift in thinking

#### Site design

- Consider beautification in and around the site
- Have an above-ground site – lower cost
- Buffer zone from residential areas
- Clover point option is irresponsible – stall tactic
- Single plant system - above ground
- Use amenity goals to compensate businesses that are adversely impacted by disruptions

#### Site Selection

- Consider offer to purchase VanderKurkoff land near Helmken hospital
- Buy Esquimalt's love
- Share the municipal burden – Oak Bay has got it easy
- Get statistical facts regarding the public's use of potential sites
- Explore the other green light options: Beacon Hill, Public Works yard, Soccer field, Coast guard site

### Questions

- Why are you having a public conversation when you don't have answers to very important questions?
- Why are we at the beginning? This has been in the works for 10 years!
- How are you going to ensure health and safety?
- When does the decision have to be made?
- Who makes the final decision?
- How will people be informed about the process going forward?
- How can Victoria incorporate, implement and benefit from the latest wastewater treatment technologies?
- What are the City's criteria for engineering, environmental, social and economic?
- What do First Nations think?
- Why have other suitable sites been taken off the table for discussion?
- What happens to the solids?
- Will trucking impact the neighbourhoods?

- How long to build?
- Address public apprehension with Facts
- Need to better explain difference between secondary and tertiary treatment and what is mandated by the Federal Government
- If Clover Point is chosen – how big will this be and what will it look like?

## **Issues/Concerns**

### **Safety/Social/Health**

- Safety of neighbourhood
- Not in a residential neighbourhood
- Safety
- Safety of Marine ecosystem and loss of bio diversity
- Social impacts
- Health and safety
- Health and safety
- It's a long term decision that will affect our children
- Wastewater needs to be fully treated before being discharged – regardless of cost
- NIMBYism is occurring because of lack of available information which leads to process paralysis and the on-going environmental destruction
- Minimal impact siting without taking away from the charm of Victoria – we survive on tourism
- Consider best practices

### **Design and Operation**

- Odour
- Smell/noise in residential areas
- Noise and smells
- No Trucking waste
- Concern that cutting edge technologies will not be considered
- Has to be scalable for future population growth
- Do not allow private ownership and operation – P3 should only be used for construction only
- There is no proven underground technology in North America
- Will the technology be the latest – How can we guarantee that?
- Anything that is huge, bulky, etc. will destroy the ambiance of Clover Point

### **Financial/Economic**

- Cost, efficacy, impact on public and commerce, time/duration, future flexibility of design
- Is there really a cost benefit to the facility?
- Can we justify the cost of this process?
- Cost
- Cost
- Huge costs
- Cost to taxpayers
- What will be the cost?
- Will tax increases force me out of my home?
- Building a Taj Mahal
- Passing on cost to future generations
- Negative impact on surrounding property values
- May lose Fed/Prov funding if a timely decision is not made

- Increased tax base along with taxes to pay for Johnson St. Bridge
- Whatever the cost, just do it!
- Do not waste taxpayer money on unpopular sites i.e. Clover Point
- Builder should be on a fixed-price contract (learn from Blue Bridge problems)
- Undertake business analysis on impacts to Cook St. merchants
- Do we really need the treatment facility? – Science says otherwise...
- Has there been a cost benefit analysis to justify sewage treatment plant?

#### Site Selection

- No to Rock Bay
- Don't take Macaulay Point off the table
- We know there is an industrial site that would cost less and be appropriate for a one plant system
- Build It, but don't rezone parks to industrial site
- Use an existing industrial site
- Use an existing industrial site that does not require solids to be shipped
- Not in parks, use industrial sites
- Don't rezone parks to industrial
- Do a site feasibility first
- Need a feasibility study first
- Underground system in a similar context to Clover Point has not been proven
- Use a provincial mediator to select best site with regard to people, safety and environment
- Create buffer zones
- Locate in industrial area/zone
- Buffer zones to residential
- Buffer zone
- Do not locate in iconic areas
- Not in residential areas
- Proximity to residential areas – noise, odour, construction, operation impacts
- Listen to scientific evidence when choosing a site
- Find the very best site
- Force the political will to locate it at Macaulay point
- Underground facility in an earthquake and tsunami zone does not make sense
- Community should have veto right regarding the location
- Preserve seaside park
- Seismic vulnerability of Clover Point (Devil's Fault)
- Site that allows for future expansion and resource recovery that can be used nearby
- Site with least impact on the public as a whole
- Undertake a comparative study between Victoria and major European cities without a coastline (incl. cost comparison)
- Clover point would be unavailable to the public for years while construction is occurring. Loss of access to view special events such as Swiftsure.
- The unoccupied corner of Beacon Hill Park should be considered

#### Government

- Victoria is not benefitting from available funding due to inability to make decisions and move forward to meet deadline
- Inefficiency of the government
- No leadership – why are we back at the beginning after 20 years?
- Need to petition the Federal Government to change the 2020 deadline
- Need political leadership and will

- Need political leadership
- Provincial and Federal government should be engaged to solve this politically dysfunctional problem
- Fairness and balance in decision making
- Decision is dependent on the will of other municipalities
- Negative reputation for the City of Victoria if the plant is not built
- Process is too political, solution may not be technical in nature
- Need better communication from the City

#### Environmental Risks

- Resilience to account for sea level rise
- Use best technology to treat waste as an asset
- Sea level rise at Clover Point
- Trucking waste – carbon footprint
- Explore other routes to Rock bay to reduce disruption (e.g. pipeline on seabed along Ogden Point and through Inner Harbour)

Too much concentration of facilities. Should be more smaller plants. (Biodiversity of technologies).

Other concerns include the odour. What are the responsibilities of developers to mitigate the waste in the first place?

Opportunities: Victoria might be seen as greener but at what cost.

My concern about the Clover point Site is visibility and in an earthquake zone. Also its size is a concern – 10 times the present size.

Earthquakes damage infrastructure. What do we do with our poop after the earthquake. We would have to build these two sites all over again.

How do you come to a cost breakdown before a choice is made?

Please don't put a toilet in our living room!

What is the political recourse to dismiss the Clover Point site?

We need a really well organized public exposition of all the possible tech and sites that would be open to the public. (am to 9pm seven days a week for one month. People will make good choices if given real honest and up to date information (I hope).

Concerns: Clover point is well used in the middle of a residential context and smack down in the earthquake/tsunami zone.

- Cost, cost cost
- Is this going to be a union shop?

Dallas Road is part of the scenic drive for Victoria. Clover point is an integral part of the scenery for tourists and residents. Local activities at CP include international events 10k bike races, kite festival, swiftsure yacht race. What happens to those if CP closes for construction.

The storm system is already impacted by high tides at Clover Point. Has rising water levels due to climate change been considered. in the 30 year plant at Clover point.

Opportunities: Turn Rock Bay into a sewage treatment plant and park. Clover point is already a well used park – no opportunities there.

Beacon Hill park by the works yard should be considered. No houses no view disruption lots of space, close to Clover Point.

CONCERNS: No disruption of Victoria activities due to construction. At least 100m buffer zone.

CONCERNS: Structural damage to homes due to blasting.

How do we determine costs for a 30 year treatment plant at Clover Point if an underground facility has never been built in North America.

If a plant is underground how deep would it go? How much of the existing landscape would have to be disturbed to install it? I understand that under public parks has been eliminated, why?

More information is needed about the land use requirements?

Will the treatment plant be underground?

What will happen at any proposed location if there is an earthquake?

How much land is required for a treatment plant?

Do we have technical specs that allow us to make an informed decision re: location, buffer zones, \$\$\$

I am concerned about the amount of time and money already spent about the amount of time and money already spent in the CRD process with seemingly little useful result. The process seems dysfunctional. Despite the process so far, I feel woefully uninformed as to the science and technical complications.

1. Ruining a natural area
2. What was wrong with Rock Bay? Industrial site looks good to me?
3. Always an odour , always noise

What is the political ? to dismiss the Clover Point site?

What about property values of homes near Clover point if a treatment site is built?

How much money do we need to spend before decisions are made!

If a plant was built at Clover point a beautiful place to walk would be lost – totally not in favour of Clover point treatment plant.

It's a travesty to suggest building a sewage treatment plant on a beautiful piece of coastline. Clover point is a mecca for thousands of people who appreciate it as a place for recreation and peaceful contemplation. Clover point attracts thousands of tourists every year as well. It's a regular stop for many tour buses. That should be a financial consideration.

Is not comparing treatment systems for Seattle and Portland to a facility in Victoria misleading? They have much larger populations and Seattle is still very much an industrial city.

1. My greatest concern for Clover Point is the odour.
2. Why so near a residential area?
3. Any idea of cost at different locations?

Zero odour – clover point is a marine/waterfront park area of which there are very few. There must not be any resulting odours from the plant.

Zero noise – again Clover point is a park area and plant noise would spoil it.

Traffic noise – will be significant during the build phase of the project

1. Priority that whichever is built does not destroy the view of the cascades
2. Certainty that foul odours will not be spread into the surrounding community
3. Structures that would not decrease property values on surrounding area

Federal Government military land to be used?

How do

What happens when the site needs new upgrades/maintenance? Will we lose our park again and again?

Why does Fairfield once again have to shoulder the City's wastewater?  
No plant at Clover point!

Traffic/noise dust  
Upgrades in the future and further unknown disruptions.

Loss of the most spectacular spot in the city for years!!!!

Has anyone considered that Fairfield has already had the system for years – another communities turn now!

Long term disruption of an area/park and use literally everyday.  
Odour  
Length of time this construction will take.

Will my view be disrupted for years? Will I be compensated for depreciation of my home? My lawyer says I should..

Positive: None

Concern: plant noise after construction

Concern: Trucks and other maintenance vehicles on Moss and Dallas Road after construction  
Safety for pedestrians and cyclists, speed, road breakdown, noise.

Beacon Hill park seems to have made itself on to the list of sites being considered . MISTAKE.

Concern about heavy truck travel through residential neighbourhoods!

Concern: Tourism – Dallas Rd a highlight, construction a 2 year problem and ongoing concern.

Concern: Trucks on Dallas Rd and Moss St during construction – loud, too fast, weight breaking up road, safety for cyclists and pedestrians.

What does ongoing maintenance look like i.e sludge removal.

Blasting? For how long will that be?

If cost is the only consideration, the sewage plant inevitable ends up on land that does not generate tax revenue – PARKS!

Use Existing industrial sites.

Ogden Point makes some sense!?

Avoid using and disrupting existing park spaces!

This is a highlight area for local residents and tourists – don't mess it up.

Question: Why was proposal to have plant on forested acreage in Saanich turned down? Vander Kerkoff land.

Does our voice really count?

Odour – concerns

After 10 years of meetings and presentations we are only at the beginning???

What business case for sewer treatment

Our parks are so precious and limited why we live near them

Concern \$\$\$\$

Parking for workers in local neighbourhoods

Cost to do treatment plant in a park much more costly \$\$\$

Cost of project? Put project only in commercial land not in neighbourhoods.

Loss of park use for individuals and for several functions T/O the construction period.

How do you come to a ?? even before a choice is made?

Side setback at least 150m

Possible site for tsunami – we are in an earthquake and tsunami zone

No odour, no roads no traffic, no structure ruining a beautiful park site

Issue of whether it is even needed – no social licence

Costs – ironclad guarantee on budgets

Not looked far enough to see what is possible in other parts of the world outside North America

They haven't done their homework or thoroughly canvassed the private sector

Environmental impact – leaching into soil, the water

Don't confine to just two sites

More project oversight

Worried about lifespan of the project

Need lifecycle analysis in full

Look at facilities we have and use use other sites and pipes

Digging up area – business concerns

Use industrial area

Not being transparent with the public in meetings etc

Opportunities

-Integrated resource management

Pick a facility that is fiscally responsible

Proper setbacks from homes

Health and safety

Protect Clover point as a park

No to Clover point

Tsunami risk at Clover point

Save \$\$\$ Beacon Hill park has logical location

There could perhaps be more than two or three smaller plants. Nothing fancy or avant guard. It must be a proven design.

Address question of whether 2040 standard is viable instead of assuming current category is appropriate.

Concerns:

Earthquake/tsunami risk

Assumption during the building process

Efficiency (reuse of infrastructure, use of process by products)

Impact on neighbourhood (traffic and smell)

Impact on tourism

Do we know what is needed (really necessary)?

Are we confident in the technology?

Need more specifics of costs and criteria of complete design options. Too little information to judge now.

We need true leadership by experts (scientists, engineers, architects and policy makers) once we have that we can deal with the politics.

CONCERNS

1. It must be placed in an area that will have the minimal impact on a residential neighbourhood.
2. It must be attractive

Opportunity

Beautify an unattractive area and create park land

Info Needed:

A draft policy or plan that the public can review and provide input (need some significant detail so can provide constructive feedback).

Surely engineers, scientists and policy makers can arrive at some consensus as to what is needed and list places that the public can have a confidence over.

We need to know whether it will be secondary or tertiary treatment

Concern. Don't use area where there is current high volume of public use

Esquimalt had to much power to overturn a major capital project!

We need a mock up plan with a pricetag for plants that have been proven and built in other places and then decide where the plant could go.

The site at Clover Point is far too small for the excavation required . It would probably collapse

As Albert Einstein said: " Keep it as simple as possible but not simples.

We are here to say no to Clover Point

Keep it a public project

Secondary treatment

Back to Mcloughlin point

3 or 4 or 5 treatment plants

We were to be informed regarding Clover Point. Nothing else. What we got was obtuse general verbiage.

Any industrial zone should be 200m+ away from residential

Would like more specific information about proposed plants (i.e clover point, McCauley Pt and elsewhere before commenting further.

Concerns?

1. What will happen to the sludge? How will it be taken from Clover Point?
2. 4.2 acres at Clover Point is a very small area for the whole of Victoria?
3. Why not expropriate part of Victoria golf club?
4. Cost

Opportunities:

be a model city for reuse/recycling of materials generated/produced by a wastewater treatment plant e.g. agricultural use of treated water, biofuels, electricity generation).

1. Victoria must treat wastewater secondary and tertiary as able
2. it must be financially responsible (cost effective and efficient)

1. Is single site at Mcloughlin still an option? If not why not?

It seems like Clover Point is an unnecessary additional site. A huge extra cost and disruption to a beloved park space for no good reason when Mcloughlin point is a perfectly good location for treatment for the whole region. Why two?

Tertiary treatment is terrific! Lets lead the country in our wastewater treatment. Let have the best most top of the line plant capable of handling the regions waste for generations to come @ Mcloughlin!!

Opportunities

1. Compost
2. electricity
3. amenities
  - a. bike paths
  - b. kite flying area
  - c. play ground

What about the sludge

What about a cost benefit analysis

Human health and safety demands adequate health and safety setbacks from residences.

Concerns

- a) That the plant be built on a site large enough to allow public space around it, preferably not in a residential area.
- b) That priority is given to public safety sound and odour control
- c) That significant attention is given to architectural design that is harmonious with the existing natural surroundings (disturb the natural surroundings as little as possible)
- d) Re greening of the area around the plant should be required

Go fly a kite #save cloverpoint

Will the stress associated with this be considered?

Going for innovation is risky - need room for error

The only good reason seems to be that's where the pipe ends

Why not compensate impacted Cook St village business for Rock Bay

Why are we spending more tax payers money debt to do a two plant solution

Military families deserve better housing why not build housing for those impacted a safe buffer zone away?

Health and safety matters

Workers

Park users

residents

Mcloughlin is the most logical solution – why go for a second best?

Can Government legislate the best solution!

All solutions need to be on the table we should not be bullied by Esquimalt!

Why not one plant at Mcloughlin?

We're going to spend \$250 to \$500 million more building two plans – huge opportunity costs there!

Reuse of material irrigation, amenities

Make it a world class facility to be an educational/tourist destination

Added benefit to tourism

long term jobs

Project amenities to the City i.e recreation facilities/common areas public art.

Beacon hill fields work for me

Tax and utilities discounts work for me

There's an opportunity to use underutilized parts of Beacon hill park

All weather field

Checkers pavilion

Education regarding sustainability for schools and the public

I cant think of any opportunity that outweighs the risk and the unknowns being presented

Victoria residents pay zero costs in exchange for hosting sewage plant\

Maximise improvements if Clover Point chosen, parks, launch pt for kite flyers

Tie the project to infrastructure upgrades and improvements

Educational (teaching opportunity on environmental and water issues

Something we can be proud of

Clean ocean clean environment

Is there a drop dead decision date?

Are there potential tax breaks?

Will other municipalities have to step up and pay their fair share?

Other communities could pay premium for community accepting site

Cost sharing by all municipalities who will use the facility

When will we see info on design and technology?

Are other Municipalities e.g., Oak Bay having the same thoughtful look at their potential sites?

Look for a cost effective practical solution

Beacon hill is best soccer field S/w corner is ideal

Not Clover point

I do not trust our elected officials to represent and defend our best interests. Look how badly they screwed up the Johnson St bridge.

Impact on local residents and businesses

Poor governance model

Victoria mayor = CRD wastewater chair

Whose interests are more important Victoria residents or CRDs? Whose interests are being represented?

Odour

Pollution

1. Cost
2. Is it really required based on scientific evidence
3. How to leverage (IMBY) what benefits?
4. Traffic to move sludge

Use current infrastructure to full extent possible (cost/disruption)

Economic value (cost vs value) to community

Efficiency, effectiveness, esthetics (visual no odour)

Cost of project

Cost of effectiveness

Esthetics of structure surroundings

Environmental protections

Smell/odour

No one community should host waste treatment site for all CRD communities

Cost, community consultation disruption of residents and businesses

Increased traffic that could result from transporting some waste from one site to another

Disruptions to community during construction

Trucking and bin noise

Venting gasses from plant

Hauling the bio solids (poop) down Moss St

Willing to pay more in taxes to put in a better location  
Our children around poop trucks

Wont the cost of two plants add up to more than one plant

Can leakage occur into our Clover point water?

Who is going to pay for it? \$

What will happen to traffic?

More renewable energy projects

How long will it actually take to build (not on the blue bridge timeline

Can we use grey water? golf course irrigation?

If privatized where? Who builds who is responsible?

If we appeal to the private sector for solutions to this issue, is there a chance that the land will be sold to a private entity?

I am very interested to hear about the water quality at Clover Point and how it could be improved

Don't let this be another blue bridge

If this becomes privatized who is looking out for resident environmental interests

What level of excavation outside of the proposed site will we expect? Will the current lines leading to clover point need to be improved?

How much area of Clover point is closed off? How will traffic be rerouted?

Can we create green energy or space with this project?

Is this recycled paper?

Can I still fly kites walk dogs? What part will be closed to public for how long?

Integrate renewable energy aspectys/tech into facility

Can we swin at Clover point after the facility is built during construction?

If clover point is chosen what are environmental impacts for surrounding area?

The rising sea level 20' minimum consideration to 50'

Residents are the ones whose voices are heard during the land use process

Keep it public

Smell doesn't impact residents

Clover point is used by residents of much more than Fairfield- they come from around the city and the world.

Guiding principle: Money should not be the deciding factor it is only one factor.

Clover point is a world class recreational area – it is not suitable for wastewater treatment facilities.

Principle: Have a location that could benefit from ancillary developments associated with the facility

Does wastewater treatment lead to further development?

What are the impacts to community and business?

What is the environmental impact of treatment toxicology

Can the mayor Chair of CRD wastewater treatment and represent our City of Victoria interests?

Guiding principle: Industrial uses should be in industrial areas, not residential areas or parks

Why not beacon hill field?

No Clover point

Sewage treatment plant need to be sited with factories major utilities etc remote from residential areas

How was decision made from Rock Bay to Clover Point

Why did the preferred location change from Rock Bay to Clover point in one month?

What proportion of CRD wastewater will be flushed through Victoria?

Wastewater treatment should be in an industrial area

Fundamental land use planning does not put industrial activities in a park

Policy should include timeframes for decisions so it wont take years

Policy must guide the decision making of Council, suggest you examine the policy guides from other communities

What is the long term understanding of Climate change on the water levels in Clover Point and how this affects the long term sustainability of an "plant" here

Clover point is a world class tourism area, it does not need further development – other areas need development.

Do not put a plant in a place that is in a world class recreation area.

How will Clover Point be impacted, 3 years is a long time

Is Clover point actually going underground or will it just have a green roof

Why are we doing this when experts have already assessed Mcloughlin as the most appropriate cost effective site?

Have studies been done on prevailing wind patterns

What about minimum setback

In the event of an industrial accident how will residents be impacted

How will the odours and toxic gas be handled?

Is Clover Point appropriate for resource recovery.

The most cost effective site has to be chosen

### Opportunities

- Show the tax payers a full implementation example with actual numbers:
  - property value change
  - proximity to ocean
  - previous sewage concerns and how they were addressed by the plant
  - scientific evidence of betterment to the environment
  - how many plants in earthquake zones
- Introduce small treatment centres in many areas – e.g. Dockside Green has its own water treatment system for its residents; Oaky Bay has a number of the same
- For real leadership based on enlightened discussions and ability to build consensus and move into action
- An opportunity to do it right the first time!! Let's get tertiary; let's look and think about the next generation
- There are no opportunities
- Provide increased public amenities, parks etc.
- Remediate contaminated land
- Restore Victoria's reputation?
- Composting toilets per household
- Delay is more pollution; you have project, ready, so use it!
- Near Beacon Hill Park works yard
  - An opportunity for public use for families
  - an opportunity for green house heating and water for Beacon Hill use
- Given the appropriately sized site:
  - Energy recovery
  - Water recovery
  - District hearing
- Change Clover Point and connected area back to a people park! The City is for people!
- Develop more green space at site
- An accountable operation model
- A plant that will allow local companies to participate
- Improve recreational facilities in area/site
- Environmental benefits
- Put a World Class Rec centre above sewage treatment facility
- We live on Dallas Road and understand the sewage treatment needs to go somewhere; the community amenity package will help influence our decision
- Community education of the facts to citizens
- Identify clearly systems and approaches, then relate costs to options and sites
- Source all materials from Canada; No Chinese steel

- Potential jobs
- Publically owned, publically operated; create good jobs with liveable wages to feedback into our local economy

#### Technology

- Opportunity to install a tertiary system (which will eventually be required in the future anyway).
- Process the solids (bacteria) and other solids to create commercially viable methane gas that could be used to pay for the treatment facility; this would safely use the methane gas
- Determine the technology/type of plant(s) first; then decide on sites

#### Site design

- Micro waste treatment plants to be included in new housing developments
- Reference city: Malmö, Sweden
- Must be a health system
- Environmentally healthy
- Public health requirements
- Canadian engineers and landscape architects to design site

#### Site Selection

- Depending on the site chosen, it may provide an opportunity to do a remediation of a currently contaminated site
- No net loss of public land after construction is complete
- If Clover Point is chosen, then amenities; people before cars, accessible to all abilities and ages
- regardless of site – no net loss of public use and enjoyment; public access aspect retention

#### Financial

- Employment? Might be too automated for that. But I know where there are a bunch of young people just lying around waiting for work or something.
- Put the train back in the Station – save the billions of dollars – we don't need a sewage treatment plant; scientific research supports this fact; put the \$ into public transportation; structure to reduce our carbon footprint
- Mitigation of cost overrun – the Bridge situation will cause anxiety on any numbers quoted
- Generate methane and use to generate \$
- All engineering company proposals posted on internet with costs
- No poop for profit
- 

#### Suggested solutions

- Bury the sewage site as much as possible into Beacon Hill and run the cleaned water by pipeline underground to Clover Point for discharge.
- Create a facility that burns the waste on site (without air pollution) but creates energy that can be fed into the electrical grid
- Beacon Hill site – pump from Clover Point to south end of Beacon Hill park
  - make traffic calming area between Clover and Douglas and connect with Cook Street bike lane as part of

#### Questions

- What is the relative overall risk to the surrounding land values and the associated tax base surrounding the proposed sites?
- Need more information on
  - other sites
  - What engineering firms are approaching CRD?
  - What feasibility studies have been done?
- What is the residential population that would be impacted within 500 metres of each proposed site?
- How much higher would the area adjoining Clover Point have to be built up to accommodate a sewage plant?
- How can we decide if Clover Point is ok without an architectural mock-up of how it would look?
- How much disruption will there be and how long will it last?
- What will be done about the mustard gas canisters sitting at the bottom of the Strait?
- Can our City afford to spend an extra \$300 million for a less than ideal solution (assuming both plants are built on budget)?
- What is the risk of having a \$300 million plant in a tsunami high risk flood zone?
- Which site presents the least risk of a class action lawsuit should the plant not meet its promises in terms of smell, aesthetics, and reduced property values?
- Why send a planner and present only one option? This is engagement??
- Where are the politicians who are accountable for this process?
- Who will be responsible for delivering the project?
- What population designed for?
- Will Victoria waterfront end at the "Sewage Works"? Esquimalt warned about the view for visitors – is Victoria worried?
- Why & when & who did Victoria become an agreed site?
- Why are there no studies?
- Where do the numbers come from?
- Can we rely on what has been costed?
- What would be the impact on tourism between all proposed sites?
- Why does Victoria have to take on another massive project and bill? Let another community take it on.
- What is going to happen to the functioning of the current Clover Point treatment plan if you are getting the area to build a new plant?
- Why is all credible science being ignored to push forward with this hugely expensive project?
- Can we find a site where the by-products can be used? Solids, methane, fertilizer, water, heat
- How do we pay for our \$1 billion share?
- Did you listen to the mass disapproval from the crowd when they all stood up and clapped?
- What about Seaterra?
- Have you lost it here? Get real!
- Have you read all of the emails sent to you? Look there for more ideas.
- What will the operating costs be annually compared to now?
- How will existing sewage treatment be affected by the new construction of Clover Point?
- Is CRD in the driver's seat?
- Why is Victoria City not in the driver's seat since this is a Victoria City issue – not affecting the other surrounding cities – Saanich, Oaky Bay, etc?
- Isn't there a newly discovered fault 5 km away?
- Is there not a place that does not impact on such a large number of people? i.e. an industrial site i.e. Rock Bay
- Why build within 30 metres of current residents?
- What will carry the money of taxpayers furthest?
- Why is a top tourist site being considered for sewage treatment?
- What precedent do we set when we re-zone park land for industrial use?
- What will be the cost impact of a waste water facility on individual residents of Victoria?

- What is the cost to build and cost to maintain?
- Will new technology guarantee no additional smell as what comes from Clover Point already?
- What environmental studies have been done to show the current impact of our system?
- Is there an advantage to the City of Victoria for putting its hand up to build a waste water treatment plant versus locations that want a plant?
- Why can't the facility be built at base in Esquimalt? It is remote and empty.
- What is the scope, purpose, size, appearance, ongoing issues, traffic, and odour issues?
- Why use a path that is frequented by so many people for so many events?
- What activities will no longer be suitable for the park?
- Can we avoid tearing up Cook Street? This could be disastrous for merchants and residents
- Why not Rock Bay?
  - Because of piping through Cook Street?
  - How long is Cook Street Village actually going to be closed for? 6-8 weeks?
  - How much business is Cook Street Village going to lose if Clover Point is closed for 3 years?
- What activities will no longer be suitable for park? What activities were happening at **McLoughlin** Point or Rock Bay at the same time?
- Can the decision re: McLoughlin point be overruled or overturn?
- Can Esquimalt be bribed with goodies i.e. free sewage treatment
- Genuine long-term solution needed, expandable site; not 30 years solution
- More info needed: What "Project Criteria" has CRD set?
- How much of a difference to this will the new system make?
- Is this measurable and even probable?
- What are the other core municipalities willing to commit to?
- What are the other key sites being considered – we could offer to help – would help decide our positions?)
- How much is this going to cost?
- What percentage do each levels of authority pay? Taxpayer increases?
- Will the Clover Point site be appropriate for resource recovery/for future growth? Why not in an area that is?
- What term of use? How many years would a multi-site plan have over a single site plan?
- What are the "Certain conditions" referred to in your slides?
- How do we know that a project of this size will be managed better than the Blue Bridge?
- Can the sewage be piped from Clover Point to Rock Bay by routing along Dallas to Ogden Point (as per McLoughlin plan) and then along the ocean floor through the inner harbour.
- Why should CRD residents accepted less appropriate, more costly site?
- What are the appropriate buffer zones?
- Is Victoria bound by CRD's conditions and criteria?
- If rezoning is required can Victoria refuse to rezone?
- What is the precedent set by an industrial facility less than \$25 million from homes?
- Can it fit at Clover Point and be able to expand as needed; sustainable growth?
- What about impacts to events and festivals?
- Why chose the space before the technology?
- Why are we looking at a more expensive option?
- Why did you wait until now to have this meeting?
- Where are the economic studies and expert opinions? Contract bidders are not experts, they have profit motives
- How will the sludge be dealt with to keep it from leaching into ground water and creating a more concentrated and therefore toxic environment?
- Will chemicals that are actually doing the greatest harm to the oceans be removed in the sewage treatment that is proposed?
- Where will the sludge go?

- Why is scientific input being ignored?  
Clover Point? A narrow very tourist-friendly area being impacted by many trucks
- Is this facility the safest location seismically/tsunami or is McLoughlin more safe? Or even in a big storm?
- Setbacks – we need the XX metres; what is the minimum? What is safe?
- Given its size cannot be expanded, how many years will the Clover Point facility be useful for before another facility needs to be built to supplement it? At what cost?
- What are the appropriate buffer zones? Minimum buffer zones from homes should be at least 150 metres.
- Why risk turning a Park (Clover Point) into an industrial zone instead of risking turning an industrial zone (McLoughlin Point) into a park?
- What type of treatment?
- Conceptual design?
- What is the footprint?
- What are design/siting limitations by piping that exists and can piping change direction to move to more flexible sites?
- What is the money deal? Cost allocation formula for various municipalities?
- What area would Clover Point serve and is there expansion potential?
- How long is existing screening plant going to take?
- How much of the environment be excavated to construct plant?
- Can sewage be treated in satellite locations before outflow (as is) on Clover Point?
- Is there a model that totally parallels Victoria's situation? Similar proximity of residences, park use, stunning location, tourist attraction, multi-activity, walking dogs, kites, parasailing, parades??
- Could several smaller locations be created rather than one large?
- How do we protest deadline set by Federal government?
- What is the disaster plan?
- What are the financial implications to the community (housing cost changes, tourism, quality of life changes, integration with Beacon Hill, Dallas Walk/drive)
- Would Vancouver so this to Stanley Park?
- Why was Clover Point picked?
- Regarding information needed, what are the requirements of CRD and why/how is the City of Victoria responsible for meeting them? No info was supplied about how sites were chosen.
- Clover Point is solid rock
- Many of the options shown from other locations are underground. Would proposed Clover Point site be built above ground?
- Could a private industrial space (not attractive) be converted to an attractive public site (with wastewater treatment)
- Why is Victoria the solution for the Region?
- What are the standard for what comes out of the pipe? Surely in Canada there are some objectives for sewage. Also, what are other considerations – seismic, health, safety, explosions?
- Clover Point: What studies have been undertaken by the City to determine what an appropriate buffer zone would be?
- Why can't we look at a site for resource recovery?
- Is the cost of Rock Bay too expensive?
- What about the environmental issue of trucking sludge to another landfill – is this actually a better solution than allowing the sludge to be dispersed by the ocean?
- How do you know that an undefined site at Clover Point and one of the sites will cost less?
- Why are we considering multiple treatment sites?
- Why does there need to be a treatment site within the City of Victoria?
- Why select the only residential developed area? All other areas are undeveloped.
- Will the CRD manage it or is public/private partnership an option? Shared, who will have the majority?
- What level of treatment do we need?
- Is Clover Point large enough for future needs?

- Will residents be indemnified if need to be evacuated?
- Is the city ready to face a civil disobedience action over the construction at Clover Point?
- What's the tax bite (our assessment went up \$100,000 in one year – What will this project do to our taxes)
- What kind of tax relief can the City offer to seniors?
- What happens if we expand down the road?
- Hasn't the DND got any land that would be suitable, away from residential properties?
- Are we going to benefit from our waste like they do in 3<sup>rd</sup> world countries? They use it as fertilizer or fuel for their cooking
- I need more information about the need for a wastewater treatment plant? The advantage of tertiary and secondary? And the cost of these?

#### Issues/Concerns

- Lack of scientific evidence
- A genuine long-term solution needed – we don't want to get another site in a few years
- 
- Aesthetics – odour, appearance and noise
- Expertise to build plant
- The scale of examples are not relevant to Victoria – noise in residential neighbourhoods; we are not a golf course
- Terrorism target
- Secondary or tertiary?
- Short term versus long term cost of treatment plant
- Ridiculous Idea: unproven, un-researched, too costly, another Blue Bridge X10
- Safe healthy setback
- There should be a general consensus within the communities being proposed
- The most important considerations is that no treatment is needed
- There is no health or environmental benefit to spending \$1 billion for no good reason
- Whatever you decide – make it Tertiary!
- Disruption of traffic and site use during construction is a key concern
- re-classify Victoria's sewage system
- This is a method of crowd control – how to control the masses then do what you want!
- A bloody waste of time – a way to dissipate the crowd energy
- Great manipulation and I for one don't like it
- Making decision based on no info – an emotional issue
- We came here to express our concerns, not to be "part of it".
- Afraid that this is already decided?
  - Or not? McCauley Point seemed to be a done deal and then it was stopped
  - We came here and did not realize it had been decided that there would be one in Victoria
- Optics
- NOT reasonable to truck 6 or more truckloads of sewage through town on a daily basis.
- We do not need a sewage treatment plant
- Do we need it?
- Too small a footprint
- My greatest concern is the location and local impact and impact to recreation
- There is no way to predict the number of obstacles that will be encountered as built; should build in a place where least people will be affected in process and product
- A green roof is not a park
- Will have an impact on home prices along with property tax increase, to pay for the project.
- Clover Point Park and residential – not industrial

- need tertiary treatment
- Expansion in future
- Spend the money now for treatment
- Victorians have been paying and paying for City and CRD disasters (arena, Blue Bridge)
- Community Impact
- Underground noise – I have listened to Clover Point pumps for 18 years particularly at 2 am and getting louder; Clover Point is too small a location for tertiary treatment plant
- Wherever you put it, can you guarantee the work will go to local people? very scared/public/private enterprises
- We have some questions about whether treatment is needed at all; Other members pointed out that other scientists feel strongly it is required AND if it is necessary, let's make sure it is not a partial solution – new problems that postdate current solution – e.g. plastic beads and starfish
- Clover Point would be a blight on neighbourhood
- Deadline of 2020 is artificial because our sewage system is misclassified as high risk

#### *Process*

- Very difficult endless decision making process; leading to unnecessary costs
- Time estimates will run over
- A major concern is the inability of elected officials to come to a decision about sewage treatment
- More input info from City that was relevant on the site you have no earmarked as a possibility
- The City has lacked clear info and cost on what it wants to do
- More relevant comparisons to what you are proposing
- No confidence in CRD efficacy in any large project!
- Loss of faith in our administration; To take due care of our treasured Clover Point Park
- There should be a public presentation of this proposal.
- 

#### *Safety/Social/Health*

- Other jurisdictions have rules about proximity to residential homes
- Set back from residences
- Need to consider future population, not just present in design capacity
- Will disrupt Cook Street village
- Family activities diminished
- If it is a private enterprise i.e. CRD oversee and operate
- Greatest concern: health and safety – Clover Point site is far too close to houses (30 metres); minimum requirement if 170 metres
- trucks running solids through neighbourhoods day and night
- Clover Point: Loss of three years of activities: 3km runs dog walks, kite flyers, school, walkers, not to mention tourists and B&B businesses. So many people use this park all the time
- Long term impact – noise and odour
- Health Hazard during construction phase: Those who have asthma and other breathing problems could be really sick during the operation
- Show that sewage treatment is required when seven public health officers say it is not required
- Fear of methane gas explosions resulting in home evacuations
- Facility should not be near where people live or play
- Don't take our Dog off-leash area
- Policy should state: Costs other than strictly financial must be considered – social, disruption to those who live, play
- We are very concerned about safety/health issues (methane gas, air quality, fumes) and noise odour at Clover Point
- The technology isn't there yet to ensure no emission of toxins into the environment

- proximity to houses, health and safety
- Health and safety risks for nearby Fairfield neighbourhood
- Too close to our homes, dangerous
- Loss of popular park for 16,000 Fairfield residents for years!
- Impact on Tourism
- Odour when trucks take solids away
- Impact on Long time events like TC10K, marathon, Swiftsure and hundreds of other events
- There should be a vote by Victoria residents as to where the plan should go – only technically sound, safe locations, should be evaluated.
- Minimum setbacks/buffers are required (minimum 150 metres; other jurisdictions in Canada/Europe (150-300 m); e.g. Alberta, Sask, Ont)
- Halifax – bad example! Cost overruns and impact to residents
- Must have acceptable setbacks from residential homes (150-200 metres)
- existing land use – to be respected and maintained ... follow OCP
- Noise and vibration are health concerns – impact on local residents, health, sleep, etc
- Sea Rise/tsunami risks to plant
- security of facility
- Odour control
- Odour
- Dangerous gas build up in underground plant (further reason for setback min)
- CRD health officer imposes 7 metre buffer for a single? from a building
- Industrial accident would have serious life and limb risks for residents
- building site construction impacts on residents – winds blow from water –land
- Peninsula population ever increasing, heavier demand and maintenance
- Most popular – use friendly accessible to all; do not take it away from future generations; do not manipulate us; we have spoken. We do not want it on Clover Point Park!

### **Construction**

- Earthquake risk from shake and tsunami
- Fix the leaking pipes underground first
- During construction – How much required at Clover Point?
- What are the alternate sites?
- Truck Traffic/Noise – hauling solid waste products out; trucks per day? Route taken?
- Is Ogden Point a contender?
- How is sludge disposed of?
- Why doesn't Council already have a policy in place? Stop wasting time and money.
- Will there be a temporary impact on tourism?
- A continuous parade of trucks to Hartland along Dallas Road
- Construction of facility should impose minimal disruption to residential and recreation areas.
- Ocean access corridor even during construction and operation
- If it is a technical process (r.o. reverse osmosis), I am guardedly optimistic but if it is an industrial process with heavy transport of sludge I'm not in favour; details needed
- Engineering nightmare: underground facilities are usually built in a rock cave
- Post construction: certain activities will be curtailed due to trying to affect them on the roof of a \$400 million industrial facility that processes toxic gases 24/7
- Traffic closures (long term); solution permanent: close/calm traffic in area along Dallas Road (link to Cook St. bike corridor)
- Venting
- Insulate the pumps to deaden the sound, please!
- Concern: increased construction equipment, noise, dust on Dallas Road
- 3 year construction of a well-used park now
- Will have no impact on storm water run offs after storms

- Pipes at Joseph and Bushby already old and are being cleared regularly as it is and are not suitable as existing infrastructure
- Trucking increase
- Noise
- Construction Time
- Dust and diesel fumes from the large construction site and massive excavation will pose health hazards to nearby residences for 3-5 years of construction
- Tourism affected by construction
- Noise levels during construction; big trucks running our already marginal roads
- Major concern: 3++ years of construction
- Pipe from Clover Point to McLoughlin Point underwater along shoreline; no need for Dallas Road
- Biggest concern is loss of use of current public space during construction (i.e. Clover Point)
- Need to know where all the related construction activities will take place
- There will be light pollution from working at night during construction
- There is no underground facility in North America

### ***Design and Operation***

- Construction issues
- Trucking through our streets is a problem
- Expandability
- Architectural design is really important
- Need cost/benefit analysis of existing natural tidal system vs. land-based system
- Need storm water drainage
- publically owned and operated infrastructure that is accountable to the taxpayer
- Smell – we already get the smell from the city yard composts
- Run-off problems with heavy rains and old drainage system needing replacement are more of a concern than treating water
- Setback of 30 metres from residences at Clover Point is unacceptable: 150 m in other jurisdictions for enclosed plant.
- Low key facilities
- Vibration
- Noise, construction, trucks

### ***Financial/Economic***

- Esquimalt has waste money and time for tax payers re: **McLoughlin Point**
- Property values
- Cost and funding
- Corporations should not be allowed to profit off of wastewater
- No corporate control ownership
- Affordable solution
- Need most cost-effective choice
- Need to know operating costs of different options
- Cost to taxpayers
- Cost of viable use
- Must safeguard tourism industry
- Expense must be managed so we are not paying for this forever
- Cost: of untested underground plant at Clover Point; underground plant of this magnitude; other sites more suitable for above ground, tried and true technology
- Cost – what assurances do we have that budget won't skyrocket like the Blue Bridge with multiples sites?

- Comparative costs to secondary and tertiary water treatment? What are they?
- Spending millions for untested technology
- massive open-pit constructions for three plus years
- Cost!! lifetime cost – best bang for the buck in the long term
- Cost (2)
- Cost: we need what we can afford – construction cost and annual cost, at least 10 years and maybe 25 (like a mortgage)
- Two plan options: less \$\$ than other options
- Covered plant more expensive option
- Impact of \$1.1 billion plants on all CRD residents (increased taxes for all, fiscally irresponsible)
- CRD should impose McLoughlin as it was the original and best option for Region
- Regional districts have right to impose (CBC interview or CRD Director Blackwell solution for the benefit in the Region).
- Lack of adequate consultation before selecting Clover Point; except for a minor 2 week consultation in 201; Clover Point was always earmarked as a storm surge; increased outflow; Not a WWTP!!
- Cost: look at how poorly the bridge has been handled – handing out contracts. Should we be handing this over to private enterprise? No!
- We have no idea what costs are involved (blasting, etc)
- Taxes going up when I can barely afford to live in Victoria now
- Millions of tax payer dollars are being spent when scientifically it has not been proven necessary to have a treatment plant
- CRD thinks Rock Bay site is too costly.
- Federal Government is offering \$253 million; provincial government is offering \$248 million totalling \$501 million.
- Unnecessary costs\am positive this will run over budget
- Runaway costs attached to any big project
- Cost? Short and long term impact
- Residential versus rural
- Project management – cost overruns
- Victoria does not have a good record for controlling costs? e.g. Johnson Street bridge
- Costs estimates will likely run over

### **Site Selection**

- If it is not good for an industrial site, why is it good enough for the most used/beloved area of Victoria?
- Proximity to residences
- Do not build on park
- Put it at Beacon Hill – and build over it – landscaping
- Put it in South end of Beacon Hill Park, not Clover Point
- DND lands in Esquimalt need to be investigated as a location for our regional site
- It may be cheaper to re-locate DND than to carry-out extensive extra cost construction at Clover Point
- Unightly @ Clover Point; sound/odour and disturbed
- If site was to expand McCauley Point would give an opportunity to clean up an area already surrounded by contaminated sites.
- A sewage treatment plant should go in an industrial area no residential
- Beacon Hill is much preferable
  - large space
  - lightly used for recreational purposes

- well above sea level
- already home to City yards
- least used major City park in Canada; shame on the Friends of Beacon Hill
- Clover Point
  - school athletic day, kite flying, paragliding, Shakespeare by the Sea, jogging, hiking, dog walking, storm watching by handicapped from vehicles, start of Swiftsure
  - No Sewage Plant
  - Just too small
  - Chosen for maximum disruption of recreational activities
  - the most heavily used recreational park in Victoria
  - one of the most heavily used park
  - close proximity to residential houses
  - major tourism route (tour buses, whale watching, boats)
- Albert Head Facility #pipethepoo
- Ogden Point cruise ship/Coastguard station area
- Beacon Hill
  - top of the cliff, high above Tsunami risk level
- Clover Point – too close to residents 30 m
- Other sites are available for more immediate construction
- Park land west of Clover Point “subterranean”
- There is already a consistent hum at Clover Point; the new project would be worse
- McLoughlin setback to residences is 500 metres; few military homes within that could be replaced with \$350 million less cost
- disruption for neighbours and community
- Loss of use of Park – yes, this is Parkland for the myriad of events: kite festival, school races, storm watching etc
- Build it at Clover Point
- If it is on Clover Point, it must be beautiful
- less attractive to spend time for locals – so many depend on Clover Point for fun/fitness
- should be located on industrial land
- Tourist impact at Clover Point – cannot use site for 2-3 years
- Beacon Hill Park – not Clover Point (close to infrastructure but not on water)
- Not Clover Point – finite, well used, too close to homes
- Odour – many people live close; many people walk and enjoy park
- there is no access to our most used waterfront park for 3+ years
- Please do not put a sewage treatment plant on the most beautiful part of our waterfront and the most visited 3+ years of construction
- Strong winds (habitually) at Clover Point ensures transfer of foul odour
- We have no information on alternative sites to Clover Point
- McLoughlin Point is the most appropriate, cost-effective site. Please put aside politics and do the right thing for CRD residents.
- Classification of Victoria system as a high risk site needs to be re-investigated in conjunction with the federal government.
- There is vibration/noise and odour at Clover Point now – how can you guarantee there won't be with plant 12X larger?
- Need 50m setback from houses; Clover Point site only has less than 30 metres.
- Not enough room for this facility at Clover Point let alone for expansion
- South end Beacon Hill Park, west of the City yards (beside yards)
  - Not close to houses
  - Close to Clover Point pipes
  - Gravity Feed to pumping station, reduce cost of building pipelines
  - beautify the Park for more use for citizens and families
  - Water output to be used by City yards
  - recovered heat for City greenhouses

- Opposition from "Friends of Beacon Hill Park" can be offset by a well thought out plan to use the facility and grounds for family use, kid's bike lanes, etc etc. Family picnics to expand the existing use of the park
- A site at Clover Point would destroy the south Fairfield neighbourhood
- My main concern is that this plant not be on Clover Point: I wish to be convinced that this plant will do what the public expects and lead to the protection of all species
- Build a plant somewhere in Victoria in tandem with a plant in Oak Bay
- I think the cost to our city's culture, natural beauty and recreational use will be too high to risk using Clover Point as a site. it is a short-sighted decision to ruin one of our most beautiful and popular parks
- My major concern is having an incredibly beautiful spot on the coast is going to be permanently damaged. Clover Point in particular is a world class view and park. WE would have to have a very short term view to potentially destroy this spot. '
- In order to decide if any place is a good option, I think that a complete construction plan is required
- Pick a site away from recreational and residential areas and tourist areas. The disruption just to build it would be totally unacceptable (including the re-routing of pipes). For this reason Clover Point should never even have been proposed.
- Rock Bay or McCauley Point could also be good as we must be responsible for our own waste.
- The ocean is definitely not an option
- Need to know usage of each proposed site: i.e. number of people visits per day, average length of visit per day.
- Pick a low usage site outside of Victoria, not one of the most used spots in Victoria such as Clover Point
- minimize the number of sites and therefore impact to residents
- overall cost to CRD and Greater Vic residents
- Note: that the majority of Victoria residents were against putting the current facility at Clover Point
- I am in favour of using Clover Point digging deep down and also creating the facility which CRD proposed last year
- The Ocean is not an option; try smaller stations, architecturally excellent and well landscaped. Is that a possibility? We must take responsibility for our own waste
- Show us McLoughlin
- The site is unquestionably McLoughlin Point
- Eliminate park use for thousands of local and visitors
- I want the treatment plant to be at McLoughlin Point as there is no residential area nearby; However, I will consider a plant in the Admin area of Beacon Hill Park (south and the solids piped under to McLoughlin water
- Impractical location in face of rising sea levels
- Clover Point has not enough room; expansion is out of the question
- Rock Bay option could avoid Cook Street Village by bypassing pipe through Vancouver
- McLoughlin has proper setbacks (lower cost, even original design without variance would handle Region's needs into the 2030s)
- Underground at Beacon Hill Park would work better; more setback on sewage line, fewer Health and Safety (or close); higher ground; better earthquake site
- Force a solution on Esquimalt; McLoughlin Point is the sensible and cost effect site; Get on with it! You are driving me crazy!
- \$20 million into Beacon Hill Plant (as an optional site)
- Beacon Hill Park is a good possibility. One Plant!
- Clover Point pumps and pipes over half century old – same with pumps
- Tertiary location – not Clover Point
- Clover Point is a Victoria landmark – will you have to change guidebooks? Trip Advisory, Swiftsure, Kite festival, May Day celebrations, kids activities, school races, car rallies, visitor, etc)
- Not at Clover Point because :

- multiuse area, activities, Tourism, buses, money, school runs, dog walkers and children; they'll say in 3-4 years people will be back, but we doubt it
- too close to residential areas; 30 metres is not "several hundred"
- we already get odour on occasion from the current plant
- Close to sea level (concern with rising sea levels)
- McLoughlin was selected by a scientific committee as the best place
- Disruption of business, neighbourhoods, family life, during construction and then continual disruption with trucking
- This Park is land – you do not zone parks to be industrial
- 
- Yes – to Beacon Hill Park as there are no homes close by
- Put wastewater treatment underneath Beacon Hill Park
- None of the places from USA, England, France, are in actual neighbourhoods, so far as I can tell. Clover Point is a part of a neighbourhood that is why so many people are here tonight. This is one of the most popular areas in Victoria. Old people, young people, dogs, windsurfers and events such as the 10K, the Snowbirds benefit last summer attended by hundreds; do not desecrate this very very lovely spot and turn it into 3 years of noise and barricades and 2) an eternity of a wastewater complex we cannot want
- An important neighbourhood and tourist site! This site must be left alone. There is no confidence that City of Victoria can manage any project within budget or time. The McLoughlin Point or Rock Bay would be preferable as less disruptive and intrusive for the next 6 years.
- Loss of access
- Clover Point is a highly used leisure site in the midst of a residential area, houses across the street!
  - Storm watchers, dog walkers, joggers, bikes, kite flyers, tourists, school field days, Shakespeare, Swiftsure weekend
  - boat races
- Dallas Road is one of Victoria's most used parks – tearing it up for years of construction seems ridiculous considering other sites
- Smell, Odour
- Disruption to the neighbourhood and the park area during he years of construction, noise, eyesore
- Concern about appearance and view of beautiful ocean area
- Prefer that the plant be underground to reduce visibility
- 
- Traffic: Trucks involved in sewage disposal should not be on Dallas Road where tourist busses are constant
- Malfunctions: do not put site in area where pollution of waterways could occur
- If the Federal government wishes this to happen the military land in Esquimalt should be considered as a site
- Put it on military land! It is a federal government mandate. Make them cough up the site. Least impact.
- Noise
- Truck traffic
- The locations in the world that were presented took less beautiful locations and made them more beautiful and architecture (unlike Clover Point).
- Big concern is the constant trucking of sludge and the smell
- Clover Point – will devalue the property
- What is the City's position on Beacon Hill south?
- When will there be full disclosure of expert studies/input?
- Biggest concern: horrible eyesore for both residents and visitors. It's an industrial project which should be in an industrial area
- 4 inches down or 4 inches up is totally inappropriate for Clover Point; an eyesore on a Victoria landmark

- A wise man once said "Don't build your house on sand!" or on the ocean.
- McLoughlin Point was the first and best choice; Barb Desjardins must be overruled
- The crisis at Clover Point are already eroding. Is it even possible to build an underground facility at this site given the depth that would be necessary?
- Trucks coming and going
- we are losing parkland to industrial
- We won't accept grade change of existing grade at Clover Point
- Is the plot beside the courthouse suitable? If so, please start tomorrow and make it a place we can hold wedding receptions across from the church. It is already ruined thanks to BC/Victoria governments.
- Find a site that is not affecting negatively residential communities; use funding and develop Rock Bay
- Have a mini dockside green treatment plants with any new development/building
- The length of time for implementation
- Impact on the residential community in close proximity to site chosen
- Clover Point is a destination for family activities, tourism and is a beautiful seaside area enjoyed by many
- Go back to the table considering Rock Bay site; it is more an industrial area – don't pursue Clover Point
- Beacon Hill Park
- Consider Beacon Hill Park or a treatment by the City yard – close to Cloverdale; already used by the City of Victoria; compost and green houses are there
- McLoughlin Project NOW – get on with it
- Sites under consideration - choose a more rural location instead of residential; if residential, more details required regarding impact to residents such as the need for relocations.
- Should not be in an area that has high visitor traffic
- Impacts on neighbourhoods must be tolerable and fair
- Clover Point may be less expensive but it is a world class site for many uses and not compatible with industrial/sewage use and all alternatives must be sought!
- Clover Point is not a viable option; present use is widespread; used by all Greater Victoria residents; no an issue of NIMBYism; too close to residential neighbourhood
- Issue with rising sea level
- Clover Point is used for countless community activities and negatively affects tourism
- Health and safety issues
- Needs to be placed in an industrial site
- should be in industrial area
- Since we have to pay for a facility, let's build a new one in a new location (preferable an industrial location)
- The existing plant at Clover Point is old – no real advantage to putting it there
- An underground plant of this magnitude has never been built in North American 30 metres from residences. This is untested and unproved.
- **McLoughlin Point**
  - primary
  - secondary
  - oxidization
  - sludge goes to Hartland for gasification (helps reduce garbage as well as generates electricity)
  - has working blue prints, engineering and approval of federal and provincial governments as well as \$70 million spent
- Disruption of Lives who live nearby
- Location has effect on neighbourhood and recreation and tourism
- Has benefit to environment

- Odour? Traffic increase
- Methane gas
- People near Clover Point already experienced disruption in their lives when current facility was built
- Use existing industrial property for the treatment facility
- Not at Clover Point
- Clover Point:
  - Is a beautiful part of Victoria, People come from all over the world to visit and walk along Dallas Road. Lots of bird watchers come here as many different species of birds can be seen from this area! Many people live in this area and spend many hours walking to and fro from home to Clover Point. Walking dogs, flying kites, para-gliding and just walking along the beach!
  - This area will become a mess of diggers and construction workers for years. It will take ages to construct a sewage treatment. The area will be unable to be visited while under construction. Birds will leave! The birds want come back!
  - Area used by lots of people from all over Victoria area
  - Fault line – earthquake or tsunami
  - Make a public/private partnership build a Casino in Rock Bay and put the treatment plant underneath it
  - effect on tourism
  - sludge disposal
  - too small a footprint
  - Should be placed in an industrial part of Victoria, not in a beautiful spot!
- Use appropriate in-place zoning
- A treatment plant should be downwind from residents

Clover Point – will be disrupted for 3 years no matter what the result is	McLoughlin Point
Construction disruption – 3 years	Unknown – but shorter because not underground
Utility Disruption – 3 years	0 years (not being used)
Useful life – 20 years and non-expandable	Expandable

- Clover Point is a highly used green space used by the entire community, all the time, not just those in Victoria.

### **Government**

- Victoria is not benefitting from available funding due to inability to make decisions and move forward to meet deadline
- We are at the beginning of federal government's green infrastructure initiative; need to study and track new ways of sewage treatment that take less water, recover energy and biomass and efficiently remove toxic chemicals
- I would like CRD to make an effort to convince the federal/provincial governments of the scientific research that shows that our current sewage treatment (relevant to the ocean current mixing); off Clover Point is an effective and environmentally safe way to dispose of sewage.
- Please lobby the province to overrule Esquimalt
- The government has not given us the parameters for the levels of treatment; cost, what each would do
- Need a referendum!

### **Environmental Risks**

- Vindication of Victoria's international reputation as an environmentally sensitive community. But it would be based on faulty assumptions and not worth \$1.45 billion.
- Seismic activity impacts, flooding impacts due to seismic and sea level induced global warming
- Treatment without tertiary treatment is pointless

- Away from Ocean; concern for tsunami; raised water levels due to climate change
- Migratory birds
- Must remove toxins, metals, chemicals, pharmaceuticals resulting in reusable water and generate \$; fear that \$ will lead to compromise or building the correct plant that eliminates toxins
- When would it be cost effective i.e. pay for itself
- Changes to shoreline during construction will offset for habitat be considered?
- No other industrial buildings in that area
- Climate change – think about the future – we may need the water for irrigation, etc.
- impact on environmental and human health
- Natural shoreline
- No fill
- Overflows to local beaches not addressed in this plan
- Proof of the treatment plants is necessary by the scientific community
- What all i.e. chemicals will be dealt with by the proposed treatment plant?
- don't pollute the inner harbour
- Geology: sea level rise?
- Ecology disruption
- Growth impact – on footprint
- Tsunami – Which site least affected?
- With an underground plant, most will be at or below sea level
- Rising sea level
- Environmental studies must be done at any cost!
- No plant at Clover Point
- Water safe enough to swim
- too close to natural disaster potentials
- No fill on shoreline
- Clover Point: How will bird, mammal habitat be affected?
- Odour – in residential area, 30 m away from homes; prevailing winds when doors open to transport sludge in particular
- Access to shoreline
- Otter habitat
- Pollution
- The big earthquake will rupture all there extra sewage pipes and the areas near then will be uninhabitable
- Concerns over rising ocean levels and tsunami risk at Clover Point
- Are we concerned about improving the environment? We need to be careful about what we are putting into the ocean
- Sea level – tsunami risk
- Forced over flow dumping
- General ugliness and smell
- What would be the environmental impact if we did not build a water treatment plan?
- Rising sea levels
- Earthquakes and tsunamis – not taking this into consideration at Clover Point (another potential fault line found); this fault line runs right by Clover point
- Saltwater intrusion: This could be an issue if climate change is correct and the seal level rises
- Potential explosion with an underground system of gas; Houses are very close to this site; too close!
- It must deal with bio-solids as well as waste water: stockpiling them at Hartwood is not an environmentally sound answer
- Toxic chemical removal is more important than a sewage treatment plant
- Carbon emissions during construction must be considered
- The system to be planned for future and to be designed to be added to if possible (secondary to tertiary or greater volume) etc

- aesthetics
- Must be environmentally sound, sustainable, economically viable for health oceans and our children
- Wind power available
- consider Trial Island
- Maximum water flow for dispersal

### **Scientific**

- Scientific studies are showing that there is no problem with Victoria waste
- Science indicates the existing system is not a threat – discharge into salt water
- Need science to support the need
- More scientific studies of current impacts of untreated primary system compared to relief provided by secondary or tertiary
- Does the science suggest a need for their secondary or tertiary treatment? Should this be determined before applying to federal government?
- There is no scientific evidence that what we are doing now is harmful to the environment except for dumping untreated toxic metals and chemicals
- Not enough discussion about alternatives (i.e. Norway)
- We need the data
- Healthy oceans, sustainable, economically viable, environmentally sensitive
- science driven requirement
- The system must be approved by scientists and be shown to be necessary re: better than what we have.
- There seems to be a scientific reason to treat Victoria sewage
- Water quality tests 10, 50, 100 metres downstream from outfalls need to be conducted to establish what contaminants need to be treated.
- We want technical data and source cited

# A Better Site for Sewage Treatment in Our Area



## 8.5 Acre Site

### Ideal for Victoria's sewage treatment and bio solids energy centre.

Attention: BC Government, Board of Directors of the CRD & concerned citizens and taxpayers.

There is a vacant 8.5 acre waterfront site located at the end of Hallowell Road in View Royal which is ideally suited for use as a sewage treatment site.

The 2010 Core Area Liquid Waste Management Committee Report #EWW 10-82 recommended this site as being compatible for the Wastewater Treatment Program. This site met 9 out of the 10 criteria for selection surpassing all other identified sites.

This report can be found on the CRD web site at:

<https://www.crd.bc.ca/docs/default-source/crd-document-library/committeedocuments/corearealiquidwastemanagementcommittee/20101013/2010-oct-13-item-08-aww-10-82-land-suitability-study-for-a-biosolids-energy-centre---cawtpB.pdf?sfvrsn=0>

Please read this report. It was written by engineers but you don't have to be an engineer to understand it. It plainly states the criteria for an ideal sewage treatment plant site.

The CRD report considered: - elevation - land use compatibility - ecological integrity - geotechnical conditions - transportation and access - and archaeological heritage.

Location and elevation are paramount as they most dramatically affect the direct costs to taxpayers for capital expenditure, operations and maintenance costs. Presently one of the two major sewer trunk lines serving the CRD runs down Admirals Road, effectively adjacent to this property.

The site is close to trucking routes but the barge and rail access provide the potential to reduce or eliminate truck traffic. Pipelines could be laid in Esquimalt harbour. This would provide further efficiencies and minimize on land disruptions.

This site has a gentle slope and virtually no remaining natural ecological characteristics, it is presently vacant, undeveloped and has a certificate of compliance from the Ministry of Environment. An Archeological Impact Assessment was done in 1996 with no archeological concerns being identified.

The site has never had residential development and its historical use has always been industrial.

There are no residential units adjacent to the property. Residential units to the east are buffered by the CRD pathway and the E&N rail corridor.

To the north of the property is parkland. To the west is the Esquimalt harbour.

To the south is the Esquimalt First Nations Reserve (EFN) where Trio Ready-Mix has a concrete batch plant and Gravel Mart. Immediately adjacent to the Hallowell property AllTerra Construction & Environmental Ltd. has constructed a bio-remediation plant and jetty. This facility will process contaminants dredged from the Esquimalt and Victoria harbours. The presence of this industrial plant has already diminished the appeal of the site for residential uses, and further industrial use of the EFN lands is beyond the control of the CRD or View Royal.



**So here's the problem:** Although it has never been used for residential purposes this site is currently zoned residential. As with Clover Point, Macaulay Point, McLaughlin Point and other sites, no municipality wants the treatment within their boundaries and have balked at rezoning. The Hallowell Road site is no different in this regard.

The required change in zoning, from its present residential zoning BACK TO its former industrial zoning, will require the co-operation of the municipality of View Royal or the intervention of the Provincial Government.

Modern sewage treatment plants do not have to be eyesores. The Hallowell property could operate as a sewage treatment site and still offer significant amenities to the people of View Royal. View Royal could be fairly compensated for the required change in zoning.

**Selection of the proper site for sewage treatment in the CRD has been the main stumbling block to this process for many years now. It has become a billion dollar question.**

**We submit that the Hallowell Road property is that solution.**

The BC Government, the CRD and Individual municipalities are requested to visit this site and reconsider its potential for sewage treatment. Especially so in light of the current industrial and bio-remediation uses of the adjacent property.

We all share responsibility to find solutions which benefit all citizens of Victoria.

\* The above is a paid advertisement by the owner of the property, 0948052 BC Ltd. The information and representations above are assumed to be from reliable sources but interested parties are encouraged to independently verify all facts. Photo above is not an exact depiction of site boundaries and potential purchasers should verify boundaries via site survey.

**From:** [Frank Nicol](#)  
**To:** [cawtpb](#)  
**Subject:** Clover Point Sewage Plant Proposal  
**Date:** Wednesday, August 03, 2016 9:54:53 PM

---

It is Wednesday night 8 pm and my wife and I have just returned from a walk to Clover Point. In the space of the fifteen minutes we were there we counted in excess of two hundred cars ( mainly with two or three occupants ) either at the point or parked along Dallas Road facing the Straits. The pedestrian traffic along the front was too large to count. People with dogs, children and aged parents all enjoying the beauty of the park, the sunset, the Olympic Mountains, the Sooke Hills and the ever-changing seascape with it's marine traffic. Admittedly some nights are busier than others but please remember there was no special event to attract people tonight, just the natural beauty of the spot.

Please don't deprive the citizens of Victoria of this absolute gem.

In addition to the social and environment implications of such a proposal consideration should be given to the impact on tourism and those who earn their living from this sector.

It appears as though the cost of this project is far in excess of that at other suitable locations.

Most of my friends and neighbours concur with these views which I respectfully submit.

Yours sincerely

Francis C. Nicol

**From:** [Tailwaggers](#)  
**To:** [cawtpb](#)  
**Subject:** Clover Point Sewage Plant  
**Date:** Tuesday, August 09, 2016 6:51:43 PM

---

To Whom It May Concern,

A major treatment centre at Clover Point is a very bad idea for so many reason: economic and aesthetic being the most predominant.

My wife and I are strongly opposed to any and all expansion or re-zoning at this site. We are long time taxpayers and home-owners in the immediate area of the considered Clover Point site. This treatment plant was not part of the equation when we purchased here, you can't just re-zone from R1 to Industrial, it is not just or fair.

We have taken to calling the proposed treatment facility the Shit Factory, because that's what it is. Please locate it in an appropriately zoned area.

Sincerely,  
John Eccles  
40 Wellington Ave.  
Victoria, BC

**From:** [cheryl](#)  
**To:** [cawtpb](#)  
**Subject:** Clover Point Sewage Treatment  
**Date:** Wednesday, August 10, 2016 8:47:04 AM

---

Please take Clover Point off the list of considerations for sewage treatment plant.

Building a sewage treatment plant of this scope is almost laughable if it wasn't up for serious consideration as a site. No underground system has ever been done in North America. Yet, Victoria is willing to gamble with taxpayers money to see if they can do it.

Surely based on climate change alone, rising seas and earthquakes, it is unfathomable you would further the risk of residents living near this proposed site.

Not to mention all those citizens who use the park on a daily basis.

So please vote no on Clover Point!!

Sent from my iPhone

**From:** [barbaraann@integrity.com](mailto:barbaraann@integrity.com)  
**To:** [cawtpb](#)  
**Subject:** Clover Point's Pumping Station  
**Date:** Wednesday, August 03, 2016 8:32:54 AM

---

Respectfully Honourable Members,

Our BC Growth Strategy Act will help with Clover Point's future.

"The Government Growth Strategy Act is one of a series of initiatives designed to accommodate growth while maintaining the livability and Natural Environment of the province. A key principal is to maintain an environment that continues to make BC an attractive place to invest and live." In the case of Clover Point Park, to visit and enjoy for generations to come.

The Purposed Industrial Tertiary Sewer Treatment Complex needs to go somewhere else because the Clover Point Park, is a Park that should be maintained and allowed to continue in it's natural state...

Typically an Industrial site (not a Park) is for toxic wastes to be condensed and then deposited of properly..

Clover Point Park is considered to be one of the farthest away from the dump site for trucking any manufactured waste toxins that will travel throughout the neighbourhood, along a park, through the city before reaching the final destination..

Clover Point Park, is considered to be the most actively used park in Victoria for Kite flying. Please reconsider tearing up this Park, which will result in discontinuing this area as a Park forever..not only for the community, but for our daily visitors from around the world, and for its annual recreational uses.

Upon building the considered under ground Sewer Treatment Plant, much of this valuable low lying area will be permanently lost due to the impact of a sizeable treatment plant partly underground along with the, potential for smell and hazardous waste leaks etc.

The original Clover Point sewer line and pumping station, was designed for minimal filtering and never intended for industrial purposes.

The industrial use of a cherished Park goes against the BC Act which requires us to protect and to maintain the livability of the Clover Point Park's Natural Environment..

When the 1970's sewer pumping/filtering station was put in, no one believed this would become an industrial treatment plant.

Sadly, upon constructing the 1970's sewer station, the removal of the Red Clover, after which the Park was named, was destroyed and lost. Fortunately, since that time, our community and province has written laws preventing permanent environmental losses.

Please save our Park from another loss, the purposed permanent topographical losses.

With kindest regards, Barbara Ann

**From:** [grovesj@shaw.ca](mailto:grovesj@shaw.ca)  
**To:** [cawtpb](#)  
**Subject:** Contact Us - Submission  
**Date:** Tuesday, August 02, 2016 2:13:34 PM

---

The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=wwproject-board>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**

Jane Mertz

**Your Email Address:**

grovesj@shaw.ca

**Message:**

Dear Project Board Chair and Members:

Regarding siting of secondary treatment plant.

As a resident in the Clover Point area, I would like to the board to consider the following as reasons why not to site the treatment plant at Clover Point:

Buffer zones unacceptable, too close to homes

Soils and erosion to an already sensitive ecological area - the cliffs.

Restoring to a functional "park" vs green roof

Clover Point Park is a highly used park, offers excellent accessibility for all ages and mobility.

Used by countless festivals and events, at least 20 at latest count just this year.

No space for resource recovery - a waste of resources.

No space for expansion - it won't fit in this site to begin with let alone room for expansion for a growing population.

Where should it go? Right where \$74 million worth of tax dollars recommended it to go in the first place - McLoughlin Point.

Kind regards,

Jane Mertz

Victoria, BC

---

Submitted at: 8/2/2016 2:13:30 PM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/46.0.2486.0 Safari/537.36 Edge/13.10586

User Host Address: 24.108.176.27

**From:** [KevinRBrown@shaw.ca](mailto:KevinRBrown@shaw.ca)  
**To:** [cawtpb](#)  
**Subject:** Contact Us - Submission  
**Date:** Wednesday, August 03, 2016 10:32:56 AM

---

The following message was received through the form at 'https://www.crd.bc.ca/contact-us?r=wwproject-board'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**

Kevin Brown

**Your Email Address:**

KevinRBrown@shaw.ca

**Message:**

I encourage the Core Area Waste Water Treatment Board to support and build on work done by CRD staff and committees toward applications of IRM / "gasification" technologies for processing sewage sludge. I was pleased to see the July 14 2016 article in the Times-Colonist indicating what the Project Board is doing. It seems an appropriate time to submit comments for your consideration.

I am a forest nutritionist and ecologist who served on the CRD Sludge Management Advisory Committee in 2004-6, just prior to the CRD switch to planning for secondary treatment. I've continued to maintain an interest in how sewage sludge can be processed to minimize costs and environmental and health impacts, while maximizing recovery of energy and other resources and carbon sequestration. I have participated in public outreach initiatives and follow peer-reviewed research pertaining to processing of sewage solids and its end uses. Processing of sewage solids is a critical part of the sewage treatment process, but more attention is typically directed at where and how liquid wastes will be treated.

We used to assume that the only proven method of processing sewage sludge was to anaerobically digest it and then apply it to land after further processing, to landfill it, or to incinerate it and capture some of the remaining energy. Each approach has significant environmental problems. Fortunately, the technologies for IRM processing of organic wastes such as sewage sludge have advanced greatly in the last 5-10 years. For example, thermocatalytic reforming (TCR) is an intermediate-temperature pyrolysis process developed in the UK and Germany which can process sewage sludge, with or without other carbon-containing (food, biomass, plastic) wastes, to produce bio-oil, bio-gas, and biochar. The proportions of each can be varied and be adjusted to meet markets and needs; any or all of those products can be used directly or to generate electricity. If heavy metal contents are acceptably low, the biochar may be a good soil amendment with potential to increase soil carbon sequestration and soil productivity. One company I've learned about is applying the technology in a variety of locations and situations including a large sewage plant in Germany, as part of Birmingham (UK)'s "thermal ring" to generate power from biomass and sludge in small power plants, in rural India, where biomass is frequently incinerated, and in Alberta. The footprint of each TCR unit is relatively small and a given facility can be easily scaled up over time as necessary by adding units. Process conditions can be optimized for waste streams of different composition. Other companies may have similar technology. My point is that, with such technologies, we really should not, in the 21st century, be satisfied with anaerobic digestion of sewage sludge and landfilling or incineration of the residual material. We can and should do better. We have to know what is possible and do what is best for the near- and long-term future, not settle for what was

adequate in 1970.

Since January 2015, the CRD has had several initiatives to examine the potential of IRM for sewage sludge processing. This includes presentations by a few providers (one specifically dealing with solids) to Westside Innovation Days in spring 2015; some attention to IRM in the Urban Systems/Carollo report Wastewater Treatment System Feasibility and Coasting Analysis of fall-winter 2015; presentations by 4 invited providers to the Task Force on Integrated Resource Management in January-February 2016 in their effort to show that the concept of IRM for solids was feasible; and the ongoing efforts of the IRM Select Committee beginning in April 2016. These efforts have led to a somewhat better understanding of what is possible with IRM management of sewage solids.

That said, the information-gathering process for IRM technologies and providers so far seems haphazard and not in-depth. From my "outside" perspective, the CRD has not systematically examined what technologies and companies exist worldwide that could supply CRD needs. The first initiative (Westside Innovation Days) drew few respondents, possibly because the liquid waste treatment plans were so uncertain. The second initiative (the Urban Systems / Carollo report) oversimplified what gasification technologies are capable of and gives no references for their discussion of IRM technologies. It's unclear what research they did. To their credit, they did argue for the CRD to issue and widely advertise a formal request for statements of interest (RSOI) by IRM providers which might provide a better sense of what IRM technologies might be best suited to the CRD situation. The third initiative (the Integrated Management Task Force) was given a short time frame of 6-8 weeks and (seemingly) arbitrarily invited four providers to present. These providers seemed to be available at the time and had representatives or facilities in the Pacific Northwest or Northern California. That effort may have confirmed that providers of IRM technology exist, but it was hardly a systematic, wide-spread, and unbiased process of information-gathering and evaluation. The fourth initiative (the CRD IRM Select Committee) is one in which the committee is attempting to develop a process for a RSOI for a pilot IRM project and for a subsequent broader full-scale IRM approach. However, that committee is rushing to develop an approach to the pilot study that is both cheap and fast, not knowing what the Project Board might recommend. They seem to be relying on the same inadequate information generated in the previous three IRM initiatives and that is influencing the discussions. This is not a logical approach to such a complex problem. Not adequately knowing (a) what technologies and providers exist, (b) their advantages and disadvantages, and (c) evidence of their experience is a recipe for costly mistakes. RSOIs may be based on incorrect assumptions and directors may make inappropriate decisions involving where plants can be sited, what materials can be processed, what resources can be recovered, and the environmental and economic costs and benefits associated with each. The IRM process for sewage solids management should not be rushed. Better to be thorough and systematic rather than to rush and overlook potentially better technologies and providers.

So, while I think the CRD initiatives to-date have helped directors understand what is possible with IRM of sewage solids, their process has been flawed. Consequently, directors have been incompletely informed or misinformed about what is possible with IRM. A more logical immediate approach would be to (1) conduct an up-to-date systematic review of technologies and providers, followed by (2) issuing an RSOI for an in-region pilot plant in order to objectively evaluate operability of the most attractive technology. It is important to begin that process as soon as possible. I hope the Treatment Board can facilitate this process.

Thank you for considering these comments.

Sincerely,

Kevin Brown, PhD, RPBio, PAg

Certified Senior Ecologist, Ecological Society of America

Saanich BC

---

Submitted at: 8/3/2016 10:32:50 AM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (Windows NT 6.1; WOW64; rv:47.0) Gecko/20100101 Firefox/47.0

User Host Address: 24.68.106.194

**From:** [tom@ttres.com](mailto:tom@ttres.com)  
**To:** [cawtpb](mailto:cawtpb)  
**Subject:** Contact Us - Submission  
**Date:** Thursday, August 04, 2016 5:21:18 PM

---

The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=wwproject-board>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Thomas Maler

**Your Email Address:**  
tom@ttres.com

**Message:**  
Hello

Here are few of my comments about the Sewage project.

I have B.Sc. in chemistry, M.Sc. in cell biology, Ph.D. in biochemistry and extensive postdoctoral and research experience in Molecular Biology. I think I can safely say that I raised the local awareness of the Superbugs breeding in all sewage treatment plants in 2014 (<https://www.youtube.com/watch?v=Gw-FnHssf2U>)

and I am also one of the founding members of the RITE Plan. I have spend the last 3 years educating myself on the various levels of sewage treatment, since I love living in Victoria and so naturally I want the most economical and best environmental solutions to the current situation.

I would like to focus on 3 areas that I consider important and I hope that you will agree and take them into consideration in your decision making.

1) I have long accepted that we have to treat our sewage, even though many oceanographic scientists disagree.

see SCIENTISTS TO CRD: PETITION THE FEDS FOR RECLASSIFICATION

However, I do agree that our classification as High risk is wrong, because it does not take into account our unique receiving environment, and the regulations upon which the point system is based that are tailored for lakes and rivers and not for the ocean, especially our local Juan de Fuca currents. So if the board could convince the Feds to reclassify the CRD discharges (either as low or operate risk) as suggested by the scientists in the above reference, then we would have time to design and implement state of the art systems that

would be the envy of the world. Apparently Justin Trudeau was in full agreement with that when he campaigned here couple of years ago.

2) Our I&I problem will force us to treat approximately twice the necessary peak flows than we should have to do, so it makes sense that we should fix this problem first before building any over-sized sewage treatment systems. This would also address the related problem of combined sewer overflows. Rain water runoff does not need to be treated and the sewage treatment system won't fix the problems of sewage overflows, polluting our beaches from their many outlets that spill sewage on the beaches.

We should use our common sense instead of blindly following politically driven regulations.

I am sure you are familiar with David Broadlands excellent two articles:

WASHINGTON'S PHONY SEWAGE WAR WITH VICTORIA

VICTORIA'S SEWAGE FIASCO AND THE POLITICS OF CONTAMINATION

3) Tertiary distributed/decentralized sewage treatment systems must be considered within an IRM context on the basis of full life cycle costing.

It is quite obvious that minister Fassbender took charge and pushed the CRD into giving him the powers to take the project over while we were watching the a rare 2 plant agreement go up in flames because the Fairfield NIMBYS started screaming NO to Clover point plant, even though it would have been build underground and the area above ground would have probably looked better than it does now.

A prime example of a good looking, non-smelling and environmentally friendly treatment plant is our own Dockside Green plant and one can enjoy bakery goods and cappuccino on the roof of that plant, right beside one of the best bakeries in town - Fol Epi.

The RITE Plan has always advocated for distributed tertiary treatment for the CRD as a cost effective, socially and environmentally innovative solution. Conceptual plans have been prepared for about 7-8 smaller, modular tertiary plants built around the region where the sewage is being generated to maximize the use of existing conveyance infrastructure and increase the options for reuse of reclaimed water. The advantages of that are many, both environmental and economical, as well as minimizing impacts on neighbourhoods adjacent to massive construction sites. The tertiary treatment process would include Advanced Oxidation (UV+ H<sub>2</sub>O<sub>2</sub>), which would destroy the vast majority of soluble chemicals as well as disinfect the effluent. In addition, the dewatered sludge mixed with municipal solid waste would be treated in a gasifier to produce heat and syngas. The gasification is the only safe disposal method to get rid of thousand of chemicals, superbugs, viruses, micro plastics and micro fibres while it also generates energy.

The criticism of such system of 7-8 smaller plants has always been cost, however a local company called Pivotal IRM has made a presentation to the CRD in June 2015 that estimated the total cost of a similar distributed tertiary system, including the gasifiers, to be \$250 Million if optimized and a bit more if not optimized, under \$500 Million. One of the principals of Pivotal IRM is Chris Corps, an economist, and so I don't understand why the CRD has been ignoring such great information since then. Those numbers should have been verified, not ignored. Mayor Barb Desjardins was very excited about it at the time and many of us shared her enthusiasm, but did not understand why it did not go anywhere with the CRD. Even the 2 plant system proposed by Knappett Systems was going to cost under \$500 Million but again it was ignored.

However, everyone, including the media put much emphasis into the billion dollar + estimates produced this year by Urban Systems and those are the numbers that should have been ignored in my opinion. I have no faith in anything Urban Systems do, just look at their estimates for Sechelt's wastewater plant.

RITE plan advocates include a diverse group of individuals like myself with various qualifications and a common desire to promote the best overall solution. Engineers with relevant local (Dockside Green sewage treatment plant) and international (World Bank financed projects) experience have produced conceptual plans and detailed sets of schematics of how the system would function and where each plant could be located. The Project Board would be well advised to review this material with the authors in order to properly understand and appreciate its advantages.

The beauty of the RITE plan is that it would produce near drinking quality effluent that could be discharged into any local creek or body of water or used to recharge the aquifer, or reused for various purposes near the spatially distributed sites. It would include system redundancy and backup capacity for any plant that may go down for an emergency or periodic repairs, it would produce energy from the sludge and IT WOULD PROTECT OUR ENVIRONMENT, not only the marine, but also the land environment.

The single, secondary plant at McLoughlin Point was rejected by Esquimalt for many good reasons and would be rejected again by informed taxpayers and responsive elected representatives. And pumping of the sludge 18 km uphill to Hartland was sheer insanity. The anaerobic digesters they talked about include unacceptable inherent risks, including explosion, and they only get rid of half of the amount of the sludge. They had no idea what to do with the other half. And the worse possible thing for the environment is to put the sludge on land; that practice should be banned because it contaminates the land as well as water, it eventually ends up in the ocean, totalling negating the whole point of treating our sewage to protect the ocean.

So in summary, the RITE Plan, the Pivotal IRM or the Knappett Systems provide a range of less expensive and superior environmental options than the McLoughlin Point plan and they deserve our support.

Thank you for your time to read this.

Sincerely yours

Thomas Maler, Ph.D.

---

Submitted at: 8/4/2016 5:21:11 PM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (Macintosh; Intel Mac OS X 10\_11\_6) AppleWebKit/601.7.7 (KHTML, like Gecko) Version/9.1.2 Safari/601.7.7

User Host Address: 24.69.156.98

**From:** [margotucker@hotmail.com](mailto:margotucker@hotmail.com)  
**To:** [cawtpb](#)  
**Subject:** Contact Us - Submission  
**Date:** Tuesday, August 09, 2016 2:16:32 PM

---

The following message was received through the form at 'https://www.crd.bc.ca/contact-us?r=wwproject-board'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Margaret Tucker

**Your Email Address:**  
margotucker@hotmail.com

**Message:**  
I am absolutely against further sewage treatment at Clover Point. I reside across the Street within 25 meters from the site and suffered the construction of the first sewage treatment plant in the 1970's.. Please please consider the much better and less expensive option of locating the plant at McLaughlin Point where 3 to 4 years of construction traffic would not affect nearby residents..

It just makes sense!!!

Sincerely

Margo Tucker

---

Submitted at: 8/9/2016 2:16:28 PM  
Submitted via: https://www.crd.bc.ca/contact-us?r=wwproject-board  
User Agent: Mozilla/5.0 (iPad; CPU OS 9\_3\_3 like Mac OS X) AppleWebKit/601.1.46 (KHTML, like Gecko) Version/9.0 Mobile/13G34 Safari/601.1  
User Host Address: 184.66.241.48

**From:** [trudy.bailey@gmail.com](mailto:trudy.bailey@gmail.com)  
**To:** [cawtpb](#)  
**Subject:** Contact Us - Submission  
**Date:** Tuesday, August 09, 2016 7:05:56 PM

---

The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=wwproject-board>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**

Trudy Bailey

**Your Email Address:**

[trudy.bailey@gmail.com](mailto:trudy.bailey@gmail.com)

**Message:**

Dear Wastewater Treatment Project Board members,

I have lived near Clover Point Park for a long time.

I have witnessed its amazing daily ability to bring people from all walks of life together with nature, a sense of wonder and well-being, unlike any other place that I have ever encountered.

I hope this Victoria treasure will not be considered as a wastewater treatment facility.

I'm also writing to indicate my support for the single plant at McLoughlin Point. Reasons include the site is the most remote, most removed from residences and businesses, resulting in the least negative social impacts. The site is already owned by the CRD, and is zoned for wastewater treatment facilities. It's costs are hundreds of millions LESS than any other alternatives considered. The proposed "advanced oxidation " provides a very high level of removal of chemicals-of-concern. It's central location in the region allows for maximum tertiary/reuse opportunities. Coupled with Hartland Landfill for bio-solids processing, this proposal provides the most resource recovery of any option considered, at the lowest cost of construction and on-going operations, with the least negative impacts.

Clearly and objectively, this is the best project to fulfill the mandates.

Thank you for your kind consideration in this very sensitive matter.

Sincerely

Trudy Bailey

Victoria

---

Submitted at: 8/9/2016 7:05:52 PM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (Windows NT 10.0; WOW64; rv:47.0) Gecko/20100101 Firefox/47.0

User Host Address: 216.232.0.95

**From:** [Jwilliamschelsea@gmail.com](mailto:Jwilliamschelsea@gmail.com)  
**To:** [cawtpb](#)  
**Subject:** Contact Us - Submission  
**Date:** Tuesday, August 09, 2016 7:15:28 PM

---

The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=wwproject-board>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**

John williams

**Your Email Address:**

Jwilliamschelsea@gmail.com

**Message:**

Yet another voice of protest against any further development of clover point.

The reasons are many.

Most important to me personally are the possible detrimental effects to the surrounding area and the loss of one of the prime recreation areas in Canada, if not the world.

Please think carefully, before you make any decisions that can have repercussions for years to come.

Sincerely.

John williams

---

Submitted at: 8/9/2016 7:15:24 PM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (iPad; CPU OS 7\_1\_1 like Mac OS X) AppleWebKit/537.51.2 (KHTML, like Gecko) Version/7.0 Mobile/11D201 Safari/9537.53

User Host Address: 184.66.249.27

**From:** [jlightwater@shaw.ca](mailto:jlightwater@shaw.ca)  
**To:** [cawtpb](#)  
**Subject:** Contact Us - Submission  
**Date:** Wednesday, August 10, 2016 8:12:17 AM

---

The following message was received through the form at 'https://www.crd.bc.ca/contact-us?r=wwproject-board'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Judy Lightwater

**Your Email Address:**  
[jlightwater@shaw.ca](mailto:jlightwater@shaw.ca)

**Message:**  
I object to the sewage treatment facility being located at Clover Pt. Science tells us it is an unstable location and the whole area is the most widely used park in the city. It is also too close to homes. Thank you.

---

Submitted at: 8/10/2016 8:12:15 AM  
Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>  
User Agent: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/46.0.2486.0 Safari/537.36 Edge/13.10586  
User Host Address: 24.108.162.80

# Thoughts on the New Sewage Process

Prepared by Vic Derman

1. Removing the process from the rather rigid opinions present in The Core Area Liquid Waste Committee is likely a good thing.
2. The new process is absolutely correct in emphasizing the need for a complete business case. This is a very desirable step and is, of course, essential to Treasury Board consideration.
3. The new process, however, appears to have an inherent weakness in that it effectively separates scope definition from the business case.
4. The success of any process leading to an RFP is completely dependent on the existence of an appropriately defined scope.
5. In spite of this, there does not appear to be an opportunity **to compare businesses cases** when defining scope.
6. This will likely result in a traditional engineer or consultant defined scope. As seen in the past, such an approach is unlikely to attract real innovation and is unlikely to optimize progress towards the very desirable goals identified since 2009 (see appendix 1)
7. Steps to accomplish an appropriately defined scope:
  - a. As suggested, industry will not respond to a proposal call if the call is not connected to a clearly defined decision making process. On the other hand, industry will respond, and will likely respond with innovative solutions, if there is a clear path leading to final procurement.
  - b. The first step in scope definition absolutely should involve a high level performance or goal driven request for expressions of interest. Such a request would maximize opportunity for industry to offer innovative solutions that optimize accomplishment of goals and values.
  - c. The request, in turn, should identify a maximum of 3 or 4 preferred (qualified) proponents who would then be invited to produce complete business cases. These business cases would be used to define the scope of the project going to RFP. Competitive Negotiation can be a useful process at this stage.
  - d. Essentially, this process would allow for a comparison of business cases **during scope definition**. Comparison in this manner assures confidence in the assumption that the final scope is the best approach for optimizing environmental and financial goals. Without such a comparison, this level of confidence cannot exist.
8. By precluding the ability to broadly canvas private sector expertise and innovation, the new process likely limits opportunities for a successful outcome. This is unfortunate. The CRD needs broadly based private sector expertise and innovation to define an appropriate project scope. Also, all partners in this project will benefit from an outcome that maximizes environmental benefit (climate change in particular) while minimizing net cost to taxpayers.
9. Finally, leading edge technology such as advanced gasification should be allowed into this process if its performance can be guaranteed.

In summary, there is a chance to do something fiscally and environmentally remarkable with this project. That opportunity will only be realized if scope definition is optimized around goals and values.

## **Appendix 1**

### **Goals and values identified by Minister Penner:**

1. Meet the regulatory standard for liquid waste.
2. Minimize total project cost to the taxpayer by maximizing economic and financial benefits, including beneficial use of resources and generation of offsetting revenue.
3. Optimize the distribution of infrastructure based on number 2 above.
4. Aggressively pursue opportunities to minimize and reduce greenhouse gas emissions. (e.g., reduced requirement of energy for pumping purposes, and beneficial re-use of energy).
5. Optimize “smart growth” results (e.g., district energy, density, “Dockside Green” – like innovation).
6. Examine the opportunity to save money, transfer risk and add value through a public private partnership.

These goals and values were established by the Minister fairly early in the process leading to the project for McLoughlin Point. It would, however, be hard to argue that the eventual project scope was consistent with goals and values laid out by the Minister.

### **Goals and commitments identified in the CRD project charter:**

1. Meet or exceed federal regulations for secondary treatment by December 31, 2020
  2. Minimize costs to residents and businesses(life cycle cost) and provide value for money
  3. Produce an innovative project that brings in costs at less than original estimates
  4. Optimize opportunities for resource recovery to accomplish substantial net environmental benefit and reduce operating costs
  5. Optimize greenhouse gas reduction through the development, construction and operation phases and ensure best practice for climate change mitigation
- 
1. Develop and implement the project in a transparent manner and engage the public throughout the process
  2. Deliver a solution that adds value to the surrounding community and enhances the livability of neighbourhoods
  3. Deliver solutions that are safe and resilient to earthquakes, tsunamis, sea level rise and storm surges
  4. Develop innovative solutions that account for and respond to future challenges, demands and opportunities, including being open to investigating integration of other parts of the waste stream if doing so offers the opportunities to optimize other goals and commitments in the future

Again, these goals and commitments were established fairly early in the process that produced options for Rock Bay. Once more, it would be hard to argue that the project scope established was consistent with codified goals and commitments.

Past experience clearly indicates that simply recognizing goals, values and commitments is not enough to insure their accomplishment. Instead, a process must be established that will actually accomplish identified goals. For this project, that means using a process that will define an appropriate project scope by fully canvassing and actualizing private sector expertise and innovation.

**From:** [Kim Walker](#)  
**To:** [cawtpb](#)  
**Cc:** [Nick Walker](#)  
**Subject:** Development of Clover Point for Sewage Treatment  
**Date:** Tuesday, August 09, 2016 4:45:11 PM

---

To the Wastewater Project Board members:

I urge you not to recommend redevelopment of Clover Point for Sewage Treatment beyond it's current screening because this would:

- Ignore international standards on buffer zones for sewage treatment posing health and safety risks to nearby residents.
- required re-zoning land to Industrial, 25 m from established residential neighbourhoods in contradiction to any Municipality's Official Community Plan. From a time perspective this is unworkable given the unpopularity of this proposal.
- risk destroying well-used, tourist attracting , wheelchair accessible park that is all too rare in modern cities. Access need to trails for the elderly will only grow. Currently only 30% of the "CRD User Friendly Trails", are truly accessible because there is no bus service to the other 70%. The truly disabled must be afforded the opportunity to enjoy parks. <https://www.crd.bc.ca/docs/default-source/parks-pdf/userfriendly-trails.pdf?sfvrsn=2>
- choose a site that does not optimally maximize distribution of resources recovered from tertiary treatment. Clover Point is a old conveyance site to dispose of sewage, but NOT a progressive site not distribute resources recovered from it.
- Choose a secondary site so far "down stream" from the population growth projections.
- requires too technically difficult, potentially risky as well as expensive building to even be remotely aesthetically palatable.
- destroy the natural amphitheatre effect locals enjoy when the Snowbirds come to Victoria. The natural amphitheatre, this grade difference to the road effectively serves as a barricade protects free-running kids and any remotely- trained dogs, not to mention paragliders.

I am sure that your expertise will guide you to a more centralized, cost effective logical choice for a modern treatment facility.

Sincerely,  
Kim and Nicholas Walker  
1328 Clover Ave  
Victoria BC



**From:** [Sonia Santarossa](#)  
**To:** [cawtpb](#)  
**Subject:** FW: Contact Us - Submission  
**Date:** Wednesday, August 03, 2016 3:09:51 PM

---

**From:** cawtpb  
**Sent:** Wednesday, August 03, 2016 2:42 PM  
**To:** Sonia Santarossa <[ssantarossa@crd.bc.ca](mailto:ssantarossa@crd.bc.ca)>  
**Subject:** FW: Contact Us - Submission

**From:** [vanportecologies@gmail.com](mailto:vanportecologies@gmail.com) [<mailto:vanportecologies@gmail.com>]  
**Sent:** Friday, July 29, 2016 11:33 AM  
**To:** cawtpb <[cawtpb@crd.bc.ca](mailto:cawtpb@crd.bc.ca)>  
**Subject:** Contact Us - Submission

The following message was received through the form at 'https://www.crd.bc.ca/contact-us?r=wwproject-board'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**  
Richard Tennant

**Your Email Address:**  
[vanportecologies@gmail.com](mailto:vanportecologies@gmail.com)

**Message:**  
Dear CAWTP Board

As you are aware, the 'Fairness and Transparency Advisor for the project has reviewed our complaint (ID no. 398719). The subsequent decision contained a factual error, namely, that our proposal dated to 2010 when, in fact, the original proposal was submitted on June 11, 1990 (CRD Eng file L55-3). Therefore, we respectfully request that inform the FTA of this error.

Further, as anybody searching our company name on your website will be presented with a list of references that have no basis in fact (e.g that our submitted option (including the Associated Engineering Review of it) did not address treatment or economic considerations, and, that our subsequent presentation to the committee was rebuked by the chair for the stated reason) we respectfully request that you act to correct these factual errors, including by considering engaging in the immediate issuance of a Request for Proposals to build the JOR-Vic SRP and to use the results in comparison of its 'cost-effectiveness ' against all other options under consideration.

Regards,

Van-Port Sterilizers Ltd.

---

---

Submitted at: 7/29/2016 11:32:35 AM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/51.0.2704.103 Safari/537.36

User Host Address: 173.180.79.193

**From:** [Cindy Swoveland](#)  
**To:** [cawtpb](#)  
**Subject:** No to sewage treatment in parks  
**Date:** Wednesday, August 03, 2016 3:34:39 PM

---

I have and continue to be utterly opposed to any sewage treatment facilities in any park or too close to any residential area.

Clover Point has been proposed as a sewage treatment site. It is completely unsuitable. It is a well-used city park and mere feet from the homes along Dallas Rd.

Another place sometimes mentioned is an area in Beacon Hill Park...also unsuitable as it is in a park in a location adjacent to a recently-built and well-used children's playground as well as being across the street from a residential neighbourhood.

Please place this facility in an area that is not parkland and not adjacent to residences.

Cynthia Swoveland  
Victoria

Sent from my iPad

**From:** [Marne](#)  
**To:** [cawtpb](#)  
**Subject:** Not Clover Point and Publicly owned and operated  
**Date:** Thursday, August 04, 2016 2:25:03 PM

---

Dear Project Board

Thank you for a delightful informative meeting this morning. What an enormous task you have in sorting the info to achieve the best solution to a problem imposed on Victoria by American propaganda and an inaccurate Federal assessment and agenda.

I urge you to delicately , firmly and diplomatically address the concerns of Esquimalt re McLoughlin Point . Certainly the Clover Point option isn't acceptable.

I also urge you to consider the long-term benefits of this sewage treatment project being publicly owned and operated.

Thankyou for your consideration

Marne St Claire  
33 Howe St  
Victoria Bc  
2509203773

Sent from my iPhone

**From:** [Tanya Binette](#)  
**To:** [cawtpb](#)  
**Cc:** [Tanya Binette](#)  
**Subject:** Opposition to a Sewage Treatment Plant at Clover Point Park  
**Date:** Tuesday, August 09, 2016 5:11:00 PM

---

Dear Project Board Members,

First, I would like to thank you for participating in leading the decision making regarding the siting and designing of appropriate sewage treatment for Greater Victoria.

As a Fairfield resident whose home is very close to Clover Point Park, and as a parent of young children who hopes to raise my children safely in this beautiful city, I am very concerned with the proposal to include anything more than an enhanced outfall and pumping station at Clover Point.

A major concern I have is with the safety of such a large industrial facility virtually nestled in a residential area. Can those living within meters of the proposed treatment plant be guaranteed of its absolute safety? Are there not regulations regarding the distance a potentially hazardous facility must be set back from existing residences? Would there be new implications for local residents with regards to obtaining housing insurance?

Clover Point Park is heavily used by people from all over Greater Victoria and is frequently visited by tourists as well (that the "Seaside Drive" is rated number 6 of Victoria attractions on TripAdvisor is just one example of the tourist use). It is also used for numerous events including weddings, the local school district's track and field races, the Swiftsure Race, the Kite Festival, the International Cycling Festival, the TC 10 K, and many more. Residents hold birthday parties at the point, gather to storm watch, and launch their kayaks and paddleboards. The Moss Street Paint-In ends virtually at Clover Point Park, and Moss Street is one of Victoria's most photographed streets during the cherry blossom season. My kite-boarding friends tell me that the beach from Clover Point Park west is a world-class kite boarding destination, and it is the only place I am aware of where parasailers congregate within city limits to fly. Converting this unique park to a sewage treatment plant will involve years of construction during which the area will be unusable or minimally usable, not to mention an eyesore for all those who drive/walk/bike by (including numerous tourist buses, and we all know that tourism is a major resource for the city of Victoria). The construction project would then be followed by a permanent loss of value of the remaining park space due to noise, odours, and the intrusion of manmade structures into the natural space.

McLoughlin Point remains the best solution for siting of a sewage treatment plan in Greater Victoria. An abandoned tank farm owned by the CRD, set back from residences, having no conflicting uses, and NOT mentioned as a prime tourist attraction on TripAdvisor, McLoughlin Point is the cheapest known option in the region and is the first option recommended by CRD staff and outside experts.

Again, I sincerely thank you for taking on this task and I look forward to a logical resolution to sewage treatment in Greater Victoria.

Sincerely,

Tanya Binette

**From:** [Jamie Kyles](#)  
**To:** [cawtpb](#)  
**Subject:** Sewage Processing for Victoria  
**Date:** Saturday, August 06, 2016 5:20:20 PM

---

## Ladies and Gentlemen of the Committee

I attended your Aug 4th meeting intending to make a presentation, but neglected to register ahead of time. Many of the points I wanted to make were covered by the 'NO to Clover Point gang', but I decided to write anyway after hearing several rather disturbing submissions from others.

Most presentations offered excellent, well-balanced perspectives on reasonable sewage processing options for the region. A number of presenters mentioned their technical qualifications as practicing or retired engineers. Two who claimed technical insights, Vic Derman and Chris Corps, offered no information on their individual formal technical training ... because, apparently, neither has any!!!! (In the interest of full disclosure, I am a retired professional engineer who worked with large industrial facilities (not sewage) and major project management for much of my career).

Vic is, I believe, a retired high school teacher who is one of the fanatical green crew who seem to feel that when it comes to sewage processing, cost is no object.

\*His arrogance in dismissing the entire sewage processing consultant community as "trapped in an old paradigm" was breathtaking - particularly when one considers his lack of formal technical training.

\* His statement that sea level will rise 2 to 3 meters within the life cycle of the sewage facility (30 to 50 years) is unsupported by even the most aggressive forecasts of climate scientists that I can find.

\* His vision of multiple distributed plants located in every community of the CRD is the stuff green dreams are made of. I say this firstly because capital costs for multiple plants are significantly greater than for a single facility. His claims of huge revenues from (capital intensive) resource recovery are not supportable.

Incremental clean water in this coastal rain forest region has little or no value.

Waste process heat can, indeed, be used to warm apartments or commercial buildings ... but only if the piping infrastructure already exists to convey hot water from sewage plant to residential buildings with hot water heating - a situation not commonly seen in this area.

Generating electricity from the gases produced by sewage processing requires much more complex machinery (and greater cost) than if the produced gases are simply burned to create heat required for the sewage processing system operation (according to the project manager of the \$500 million Pine Creek sewage processing facility recently constructed east of Calgary on the Bow River).

This gentleman is a personal friend and might be persuaded to offer independent consulting advice to the committee should it so-wish.

\* Derman's suggestion that the billion dollar Greater Victoria sewage processing project should be entrusted to 'some small company' (ie Pivotal IRM) because they are not "trapped in the old paradigm" displays a profound lack of understanding of the dynamics of, and risk management procedures for, large industrial projects.

Chris Corps of Pivotal IRM:

\* Was originally a realtor who has worked on P3 projects (hospitals etc) with the Provincial Government. He handled procurement for the 'boutique' Dockside Green sewage project, and now conducts economic analyses for IRM proposals.

\* To my knowledge he has never designed or constructed or operated any sewage processing facility.

\* To my knowledge Pivotal IRM has NEVER BUILT ANYTHING!!

I suggest this is not the type of company you want handling any significant aspects of the large, costly regional sewage project.

In regards to my planned presentation, I offer the following:

At first blush it does not seem unreasonable that the two major sewage outfalls – McLoughlin and Clover Points – both equipped with pumping stations, ought to be locations for a pair of sewage plants.

Digging more deeply into the issue yields quite a different perspective:

• 2 plants will cost between \$250m and \$400m more than 1, so any pretense of a business case disappears if political expediency is permitted to drive a 2 plant conclusion. Costs for the 2 plant option will be significantly higher for ALL taxpayers, **including those in Esquimalt.**

• Clover Point is arguably the most heavily used park area in the entire CRD and features prominently in most Victoria travel brochures.

McLoughlin Point has been an industrial site for decades and is currently zoned for a sewage plant.

• Clover Point would require construction and operation of a large facility within 25 to 30 meters of residences, while a McLoughlin facility would be located much further from residential areas. An acquaintance of mine who is a civil engineer, has operated large sewage facilities for much of his career and most recently was project manager for the \$500 M Pine Creek plant east of Calgary, told me, and I quote, "Nobody in their right mind would choose to build a large sewage plant only 25 m from residences."

• Clover has no space for future expansion – it is surrounded by water on 3 sides and Dallas road on the fourth, while McLoughlin is contiguous with DND lands which, presumably, offer some potential flexibility in regards to long term expansion requirements.

• Clover Point, it has been suggested, could have an 'underground' facility. The reality is that the plant would be built at the grade level of Dallas road with a turf roof and a 12 to 15 ft wall facing the ocean – not 'underground' at all. Clearly use of most of the park area would be compromised.

• So ... how did Clover Point become an apparently preferred location for the CRD's sewage committee? Without going into painful detail - with which you are no doubt already familiar - suffice it to say that a failed 14 month public consultation process put the CRD up against a funding deadline which demanded primary locations be identified.

In view of municipal challenges associated with the '1 plant at McLoughlin' plan, a politically expedient "hail Mary" two plant option - 1 facility at each major outfall - was proposed.

Although we believe the logic against the Clover Point option is irrefutable, there remains the possibility that our presentations here today might be perceived as simple Fairfield '**nimbyitis**'.

I want to allay those fears with a few brief words on a potential sewage plant location that, I suspect, is not documented at all in your reference material.

I refer to the **south end of Beacon Hill Park within the Fairfield community** – a location that happens to be about the same distance from my Fairfield home as is Clover Point.

This site involves an area that:

- Is very, very lightly used by the public.
- Is located behind the current City of Victoria municipal yard - which itself is in Beacon Hill Park.
- Is larger than that available at Clover Point.
- Would allow the facility to be at least **10 times further away** from the nearest residences than would a Clover Point installation.
- Has been studied by City of Victoria legal staff who have, as I understand it, confirmed that a sewage processing facility would **not conflict with the Park charter**.
- Is located less than 1 km from Clover Point so only a modest amount of transfer piping would be required.
- Has received the same amount of detailed engineering design work as Clover Point ... **exactly ZERO!**

To repeat a key point, **increased cost SHOULD render a multi-plant solution unacceptable.**

This is true for the 2 plant proposal and even more true for the rather silly RITE plan which would see multiple plants (5, 6, 7 ... who knows) embedded in the heart of each community. This RITE plan has been consistently rejected by EVERY professional consulting firm hired by the CRD to evaluate viable sewage processing options.

These same experts have repeatedly concluded that a single plant at McLoughlin Point is the only reasonable choice.

If, despite this fact, political nonsense forces us to a 2 plant solution, for goodness sake locate the second facility in the S end of Beacon Hill Park NOT at Clover Point.

Respectfully

Jamie Kyles P Eng (retired), Sustainable Livelihoods Consultant (Africa)

**From:** [Judy Bidgood](#)  
**To:** [cawtpb](#)  
**Subject:** Sewage Treatment  
**Date:** Tuesday, August 09, 2016 2:01:52 PM

---

You have heard it all by now so, in firm opposition to a sewage treatment plant at Clover Point, I will keep it very simple. The buffer zone between the proposed plant and residences along Dallas are highly inadequate, thus endangering the health and safety of residents. Buffer zones matter; residents matter. Period.

Sent from my iPhone  
Dr. Judith Monk-Bidgood

**From:** [Elizabeth Vibert](#)  
**To:** [cawtpb](#)  
**Subject:** Wastewater plant  
**Date:** Tuesday, August 09, 2016 3:05:03 PM

---

Dear board members,

I'm recently back from a conference in San Francisco and have been very upset by the possibility that Victoria's equivalent of Crissy Field will be built over with an enlarged sewage treatment plant.

Whether I lived near Clover Point or not, I would be aghast at this prospect. Clover Point and surrounding is one of the most iconic sites in the entire city. In my view it is \*the\* iconic site. It is truly the city's meeting place: kite festivals, dog walking, running, strolling, coffee on the beach, Shakespeare, Swiftsure, kite surfing, music ... At any given moment on a sunny day there are hundreds of people along the beaches near the point (and impressive numbers on miserable days).

Clover Point is many visitors' first impression of the city. Ferries from Washington State, cruise ships, and float plans see Clover Point first. Visitors on bicycles and vespas always take in the point. The cliff walk is one of the most beautiful outings in our whole urban setting. Disrupting access to this space for a protracted period, and building a much larger plant in a place that so defines the city, strikes me as very short sighted.

In a more practical vein, note that the city of Seattle, planning for both sea-level rise and earthquake risk, moved its wastewater facilities well inland:

<http://www.kingcounty.gov/environment/wtd/Construction/Completed/Brightwater.aspx>

Provincial guidelines on coastal flood hazard (draft) insist on the need to plan around climate change-induced sea-level rise as well as earthquake/tsunami risk:

Key arguments, of which you're no doubt aware: 'The building setback should be at least the greater of 15 m from the future estimated Natural Boundary of the sea at Year 2100 and ...';

'For coastal lands subject to tsunami hazards, the tsunami setback and elevation ... will typically exceed the "standard" setbacks and elevations determined for the Year 2100 as described in 3.5.5.1 [ie, 15 m] ... The setback must be sufficient to protect buildings and must be at least 30 metres from the Year 2100 estimated natural boundary'.

In addition to inherent physical risks, I fear a development like this at Clover Point would be something the people of this lovely city would look back on with regret for years to come.

Thanks for your attention,

Elizabeth Vibert

Franklin Terrace, Victoria

**From:** [Lex Bayley](#)  
**To:** [cawtpb](#)  
**Subject:** Wastewater treatment plant location  
**Date:** Tuesday, August 09, 2016 2:37:02 PM

---

I am writing to you, the members of the Wastewater Treatment Project Board, to voice my concerns regarding the placement and construction of a major treatment plant at Clover Point.

Though there are several reasons clamoring for first place in the queue, the most important in my mind is the disruption in quality of life that such a project would impose upon residents of Victoria and neighbouring areas. I've heard Clover Point Park called the busiest in Victoria, and though I'm not sure that's true, there is a steady flow of walkers, runners, cyclists, kite-flyers, sunset and sunrise watcher, anglers, dog owners, para-gliders, kids, wheelchair dependent people, tourists, coffee sippers etc who use the park daily. Even in stormy weather. Even before the sun comes up.. And that's just from the land side. Clover Point from the water is gorgeous, as it is from the Heli-jet, seaplane, Cruise Ship or kayak. Oh, and yes, there are the commuters, locals who want a peek at the ocean driving to or from work.. Okay, that's one.

Second, tourists. Whether driving by in rental cars, exploring by foot, or staring amazedly at our gorgeous piece of coastline, they're visiting for the view of the ocean. Covering a treatment plant with green (I've heard astro-turf, eek!) grass might be considered interesting to some visitors, but I'm going to bet that park space is more enjoyable to most.

Third, the price tag. Why build two plants instead of one? and why build at Clover Point when there is a CRD owned site at McLoughlin Point that is already designated for a wastewater treatment plant?

And last.. Safety. Families live near, overlooking, and within a stone's throw of the proposed Clover Point site. Building over multiple years, a large multi-year facility so close to an established neighbourhood (IN an established neighbourhood) is unjust, disrespectful, and dangerous. Building that a sewage treatment plant near well documented fault lines, and the decision becomes irresponsible, reckless, and potentially dangerous.

Please decide responsibly.

Sincerely,  
Lex Bayley

**From:** [Andrea Coulter](#)  
**To:** [cawtpb](#)  
**Subject:** Clover Point Park  
**Date:** Wednesday, August 17, 2016 3:00:19 PM

---

I am one of many Capital Region residents who is opposed to the proposal by the CRD to build a two plant wastewater treatment system. I cannot support paying for a two plants when one plant will service the region. I am also one of many City of Victoria residents who is opposed to the proposal to build a wastewater treatment plant in Clover Point Park. It is my understanding that a plant there would require building technology that is untested at that scale. I am deeply concerned that the use of new building technology will lead to significant cost overruns. I also feel that it is inappropriate to site a wastewater treatment plant in one of the most popular parks in the city when there is a more cost effective location available (McLoughlin Point).

I was very pleased to see that the report prepared by Amanda Farrell and Peter Milburn placed an emphasis on the importance of fiscal responsibility when preparing the business case for a wastewater treatment plant. I was also pleased to see that a independent project board was formed to move the wastewater treatment project forward. For years, decisions about wastewater treatment were tainted by municipal political interference and fiscal irresponsibility. At the end of the day, we need to build a wastewater treatment plant that is in the best interest of the Capital Region and respects the taxpayer. Despite the simplicity of this goal, the disfunction within the governing structure of the CRD has made achieving this goal, to date, nearly impossible. I remain hopeful that as members of the project board, you will be able to use your professional expertise and independent position to help us finally achieve this goal.

Thank you,  
Andrea Coulter

**From:** [Neil McAllister](#)  
**To:** [cawtpb](#)  
**Subject:** Clover Point  
**Date:** Wednesday, August 17, 2016 1:54:54 PM

---

I am writing to strongly urge you not to consider Clover Point as a possible location for a sewage treatment plant. First, this is one of the area's best used and most beautiful recreation areas. Clover Point not only increases overall livability for residents from all over the area, it also adds to our attraction as a tourist destination, with resulting income for the region. The proposed sites in Esquimalt are not public parks and are zoned industrial. It is my understanding that building multiple plants will cause very significant cost increases. I agree with those who think that Clover Point is being considered as a political solution, rather than a practical, sensible one.

Thank you for your time.

Sincerely,

Neil R. McAllister  
1010 Clare St.,  
Victoria

**From:** [ccorps@pivotalirm.com](mailto:ccorps@pivotalirm.com)  
**To:** [cawtpb](#)  
**Subject:** Contact Us - Submission  
**Date:** Monday, August 15, 2016 4:09:52 PM

---

The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=wwproject-board>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**

Chris Corps

**Your Email Address:**

ccorps@pivotalirm.com

**Message:**

Further to my presentation to the Project Board on 4th August, I have been asked whether you can please clarify whether the current intent is to seek engage a variety of proposals and delivery mechanisms and thus, whether DBFOM has been ruled out as an option.

Many thanks.

---

Submitted at: 8/15/2016 4:09:48 PM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (Windows NT 10.0; WOW64; Trident/7.0; ASTE; rv:11.0) like Gecko

User Host Address: 24.68.15.63

**From:** [gordonvh@Shaw.ca](mailto:gordonvh@Shaw.ca)  
**To:** [cawtpb](mailto:cawtpb)  
**Subject:** Contact Us - Submission  
**Date:** Tuesday, August 16, 2016 8:21:44 AM

---

The following message was received through the form at '<https://www.crd.bc.ca/contact-us?r=wwproject-board>'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

**Your Name:**

Gordon von Hollen

**Your Email Address:**

[gordonvh@Shaw.ca](mailto:gordonvh@Shaw.ca)

**Message:**

Dear CRD members

I just hope you are really committed in your hearts to bring Victoria in the 20th century and stop the dumping of your raw sewage into the ocean. How disgraceful.

---

Submitted at: 8/16/2016 8:21:39 AM

Submitted via: <https://www.crd.bc.ca/contact-us?r=wwproject-board>

User Agent: Mozilla/5.0 (Linux; Android 6.0.1; SM-G920W8 Build/MMB29K)

AppleWebKit/537.36 (KHTML, like Gecko) Chrome/52.0.2743.98 Mobile Safari/537.36

User Host Address: 24.244.32.138

**From:** [Gary Cree](#)  
**To:** [cawtpb](#)  
**Subject:** Sewage treatment plant at Clover Point  
**Date:** Thursday, August 18, 2016 2:15:50 PM

---

The question is not where to build a sewage treatment plant. The question is why build one when the science says it is not necessary?

As a former resident of the Fairfield district, who had to leave Victoria because I couldn't find somewhere with a reasonable rent, I enjoyed Clover Point on a daily basis. The money you would be spending to build the unnecessary treatment plant could be put to better use in the CRD to provide affordable housing, implement the proposed bicycle path project and many other needed improvements to the most desirable place to live in Canada.

Don't waste the taxpayer's money for political reasons. Do the right thing and shut down this project a.s.a.p.

Gary Cree