



Notice of Meeting and Meeting Agenda Regional Parks Committee

Wednesday, March 21, 2018

9:30 AM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

D. Screech (Chair), B. Isitt (Vice Chair), M. Alto, J. Brownoff, C. Plant, L. Seaton, M. Tait, K. Williams,
S. Price (Board Chair, ex-officio)

1. Approval of Agenda

2. Adoption of Minutes

2.1. [18-194](#) Minutes of the February 21, 2018 Regional Parks Committee Meeting

Recommendation: That the minutes of the February 21, 2018 Regional Parks Committee meeting be adopted as circulated.

Attachments: [Minutes](#)

3. Chair's Remarks

4. Presentations/Delegations

5. Committee Business

5.1. [18-162](#) Todd Creek Trestle Closure Update

Recommendation: That the Regional Parks Committee recommend to the Capital Regional District Board that staff be directed to rehabilitate the existing 4 storey trestle structure, as planned in the 2017 approved capital project.

Attachments: [Staff Report: Todd Creek Trestle Closure Update](#)
[Attachment 1: Todd Creek Trestle Closure Update](#)
[Attachment 2: Todd Creek Trestle](#)

6. New Business

7. Motion to Close the Meeting

7.1. [18-200](#) Motion to Close the Meeting

Recommendation: That the meeting be closed in accordance with the Community Charter, Part 4, Division 3, 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality 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.

8. Adjournment

Next Meeting: April 18, 2018

To ensure quorum, please advise Pat Perna (pperna@crd.bc.ca) if you or your alternate CANNOT attend.

Meeting Minutes

Regional Parks Committee

Wednesday, February 21, 2018

9:30 AM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

PRESENT:

Directors: D. Screech (Chair), B. Isitt (Vice Chair), J. Loveday (for M. Alto), C. Plant (9:43), L. Seaton, R. Kasper (for M. Tait), K. Williams, S. Price (Board Chair, ex-officio)
Staff: L. Hutcheson, General Manager, Parks and Environmental Services; K. Morley, General Manager, Corporate Services; M. Walton, Senior Manager, Regional Parks; M. MacIntyre, Regional Parks Manager of Operations; K. St. Claire, Manager, Visitor Services and Community Development, Regional Parks; C. Stewart, Planner, Regional Parks; E. Gorman, Deputy Corporate Officer; P. Perna, Committee Clerk (Recorder)

REGRETS: Director Brownoff

The meeting was called to order at 9:30 am.

1. Approval of Agenda

MOVED by Director Isitt, **SECONDED** by Director Williams,
That the agenda for the February 21, 2018 Regional Parks Committee meeting be approved as amended to remove Delegation Items 4.1. Janet Simpson, 4.3. Carol Maier, and 4.6. Sheila Protti.
CARRIED

2. Adoption of Minutes

2.1. [18-103](#) Minutes of the January 17, 2018 Regional Parks Committee Meeting

MOVED by Director Williams, **SECONDED** by Alternate Director Kasper,
That the minutes of the January 17, 2018 Regional Parks Committee meeting be adopted as circulated.
CARRIED

3. Chair's Remarks

The Chair remarked in recognition of Dr. Mike Walton, who is retiring, and advised that this will be Dr. Walton's last Regional Parks Committee meeting.

4. Presentations/Delegations

4.2. [18-110](#) Delegation: Louis Horvat, Zebra Design and Interiors Group Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

Louis Horvat, Zebra Design and Interiors Group, spoke to the proposed Zoning Variance regarding the revised setbacks, and the floorplans of the property. He provided further design materials to the Committee, which are on file in the Legislative and Corporate Services Department.

- 4.4. [18-113](#) Delegation: Matt Johnson, Corvidae Environmental Consulting Inc. Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

Matt Johnson spoke to the Garry Oak Trees on the property advising which trees will be removed and which will be retained.

- 4.5. [18-114](#) Delegation: Virginia Errick Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

Virginia Errick spoke against the proposed zoning variance and to the negative impacts on the Gonzales Hill Regional Park.

- 4.7. [18-116](#) Delegation: Scott Chapman Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

Scott Chapman spoke against the proposed zoning variance and provided his rationale.

- 4.8. [18-117](#) Delegation: Mary Doody Jones Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

Director Plant arrived at 9:43 am.

Mary Doody Jones spoke against the proposed zoning variance and to the science and effect on the trees if the variance is allowed.

- 4.9. [18-118](#) Delegation: Cheryl Shoji Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

Cheryl Shoji spoke against the proposed zoning variance and to the make up, species at risk, and history of Gonzales Hill.

- 4.10. [18-119](#) Delegation: Philippe Dore Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

Philippe Dore spoke against the proposed zoning variance and to the benefits of the park to the neighbourhood, which would be impacted by the proposed development.

- 4.11. [18-120](#) Delegation: Brad Atchison Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park
- Brad Atchison spoke against the proposed zoning variance and to the risk to the ecosystem of the park. He advised of the importance of the Garry Oak ecosystem and its benefits to the environment and human life.
- 4.12. [18-121](#) Delegation: Liane O'Grady Re: Agenda Item 5.6 and 5.7 - Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park
- Liane O'Grady spoke against the proposed zoning variance and to the impacts to the park and view that the park provides.

5. Committee Business

- 5.1. [18-066](#) Bylaw No. 4227 - Capital Regional District Parks Services and Facilities Fees and Charges Bylaw No. 1, 2010, Amendment Bylaw No. 8, 2018
- L. Hutcheson provided an overview of the report.
- MOVED by Director Seaton, SECONDED by Director Isitt,
That the Regional Parks Committee recommend to the Capital Regional District Board:
That Bylaw No. 4227, Capital Regional District Parks Services and Facilities Fees and Charges Bylaw No. 1, 2010, Amendment Bylaw No. 8, 2018, be introduced and read a first time, read a second time, read a third time and adopted.
CARRIED**
- 5.2. [18-068](#) Repealing and Replacing of Regional Parks Regulation Bylaw No. 3682 and Ticket Information Authorization Bylaw No. 1857, Schedule 18
- MOVED by Alternate Director Kasper, SECONDED by Director Williams,
That the Regional Parks Committee recommend to the Capital Regional District Board:**
- 1) a. That Bylaw No. 4225, "Capital Regional District Parks Regulation Bylaw No. 1, 2018", be introduced and read a first and second time;
b. That Bylaw No. 4225, "Capital Regional District Parks Regulation Bylaw No. 1, 2018", be read a third time;
c. That Bylaw No. 4225, "Capital Regional District Parks Regulation Bylaw No. 1, 2018", be adopted.
- 2) a. That Bylaw No. 4226, "Capital Regional District Ticket Information Authorization Bylaw, 1990, Amendment Bylaw No. 63, 2018", be introduced and read a first and second time;
b. That Bylaw No. 4226, "Capital Regional District Ticket Information Authorization Bylaw, 1990, Amendment Bylaw No. 63, 2018", be read a third time;
c. That Bylaw No. 4226, "Capital Regional District Ticket Information Authorization Bylaw, 1990, Amendment Bylaw No. 63, 2018", be adopted.
CARRIED

- 5.3. [18-069](#) Gulf Islands Regional Trails Plan
- M. Walton provided an overview of the report.
- MOVED by Director Seaton, SECONDED by Director Isitt,
That the Regional Parks Committee recommend to the Capital Regional District Board:
That the Gulf Islands Regional Trails Plan be approved.
CARRIED**
- 5.4. [18-070](#) Matthews Point Regional Park Management Plan - Initial Public Participation Report
- L. Hutcheson provided an overview of the report.
- MOVED by Alternate Director Kasper, SECONDED by Alternate Director Loveday,
That the Regional Parks Committee recommend to the Capital Regional District Board:
That this report be received for information.
CARRIED**
- 5.5. [18-086](#) 2017 Regional Parks and Trails Resident Survey
- M. Walton spoke to a presentation on the Regional Parks and Trails Resident Survey and advised of the purpose of the survey.
- Discussion ensued on the following:
- upcoming studies on adjusting the direction of funding
 - rates of growth projection
 - continuation of the acquisition fund and the purpose of those acquisitions
- MOVED by Director Seaton, SECONDED by Alternate Director Loveday,
That the Regional Parks Committee recommend to the Capital Regional District Board:
That the Regional Parks and Trails Resident Survey staff report be received for information.
CARRIED**
- 5.6. [18-072](#) Motion with Notice - Development Application Adjacent to Gonzales Hill Regional Park
- Director Isitt spoke to a slide presentation regarding the distribution of regional park land and the Gonzales Hill Regional Park and he spoke to the impacts on the park and the surrounding neighbourhood.
- Discussion ensued on variance procedures.
- MOVED by Director Isitt, SECONDED by Alternate Director Loveday,
1. That the Regional Parks Committee recommend that the Board provide the following comments to the City of Victoria Board of Variance in relation to the property at 1980 Fairfield Place, adjacent Gonzales Hill Regional Park, to supplement comments provided by CRD staff:
a. Gonzales Hill Regional Park is the only regional park located within the boundaries of the City of Victoria and District of Oak Bay, comprised of 2 hectares**

of land serving a population of 103,000 people (27% of the regional population, with 0.015% of the land base of regional parks located within these municipal borders).

b. The requested variance to increase the total floor area of each floor in the building will substantially affect the use and enjoyment of the general public accessing Gonzales Hill Regional Park, due to the proximity of the subject parcel to the park boundary, the prominent location of the building site adjacent to the park boundary, and the small size of the park, by permitting a larger building with a larger upper floor, and therefore greater massing adversely effecting the public's use and enjoyment of the regional park.

c. The requested variance to the total floor area of the building will adversely affect the natural environment in the immediate vicinity of Gonzales Hill Regional Park, authorizing a building with a larger footprint than is permitted under the existing zoning, and which will have a correspondingly greater encroachment on the biological diversity of this natural area.

d. As per section 542(1)(c) of the Local Government Act, the Board of Variance may only grant a minor variance if is of the opinion that the variance does not:
(ii) adversely affect the natural environment;
(iii) substantially affect the use and enjoyment of adjacent land.

DEFEATED

OPPOSED: Board Chair Price, Directors Screech, Seaton, and Alternate Director Kasper

5.7. [18-097](#)

Proposed Zoning Variance for Residential Development Adjacent to Gonzales Hill Regional Park

MOVED by Alternate Director Kasper, **SECONDED** by Director Williams,
That the Regional Parks Committee recommend to the Capital Regional District Board:

That this report be received for information.

CARRIED

6. New Business - None.

7. Motion to Close the Meeting

7.1. [18-105](#)

Motion to Close the Meeting

MOVED by Director Seaton, **SECONDED** by Director Williams,
That the meeting be closed in accordance with the Community Charter, Part 4, Division 3, 90(1),(e), the acquisition, disposition or expropriation of land or improvements, if the board considers that disclosure could reasonably be expected to harm the interests of the regional district.

CARRIED

The Committee moved to the closed session at 10:52 am.

The Committee rose from the closed session at 11:15 am without report.

8. Adjournment

MOVED by Director Plant, **SECONDED** by Director Williams,
That the February 21, 2018 Regional Parks Committee meeting be adjourned at 11:15 am.

CARRIED

Chair

Recorder



Making a difference...together

**REPORT TO REGIONAL PARKS COMMITTEE
MEETING OF WEDNESDAY, MARCH 21, 2018**

SUBJECT **Repair or Replacement Options for the Todd Creek Trestle**

ISSUE

To seek direction on the preferred option for the repair/replacement of the Todd Creek Trestle on the Galloping Goose Regional Trail.

BACKGROUND

The Todd Creek Trestle, located on the Galloping Goose Trail near Sooke Potholes Regional Park (Attachment 1), was closed to the public pursuant to recommendations of engineers in August 2017 due to a post failure in one of the structure's towers. At the September 20, 2017 Regional Parks Committee meeting, committee members were notified of the closure and staff indicated that they would update the Regional Parks Committee on the results of further assessment and on proposals to repair, modify or replace the trestle.

The Todd Creek Trestle was initially built in 1917 as part of the Canadian National Railway (CNR). The all-wood timber structure was upgraded in 1956 and 1984 as part of the CNR before the right-of-way was abandoned by the railway. In 1994, the trestle was upgraded to allow cycling and walking use of the trestle as part of the Galloping Goose Regional Trail.

In 2012, a comprehensive assessment of the trestle found that many of the supporting timbers for the trestle structure were in fair to poor condition. Subsequently, an approved capital project was in place in 2017 to repair the trestle. In July 2017, before the repair project was initiated, staff noted a failure in a post in one of the towers supporting the trestle. An evaluation of the failure by Stantec Engineering recommended closing the trestle to the public until repairs could be undertaken. At that time, the approved capital repair project was postponed to allow further assessment and consideration of possible project scope changes.

Stantec Engineering and Heritage Works, a timber trestle specialist company, reviewed the trestle to determine if remedial repairs could be made to allow the trestle to be reopened prior to the planned major repair work. Remedial efforts were attempted, but were not successful. Stantec recommended the trestle remain closed until a new condition assessment of the trestle could be undertaken by Heritage Works. Heritage Works found that other wood support posts had deteriorated considerably since the 2012 assessment.

Stantec Engineering has assessed four options, described below, for trestle repair or replacement, including cost estimates for each.

ALTERNATIVES

Alternative 1

That the Regional Parks Committee recommend to the CRD Board that staff be directed to rehabilitate the existing 4 storey trestle structure, as planned in the 2017 approved capital project.

Alternative 2

That the Regional Parks Committee recommend to the CRD Board that staff be directed to demolish the existing trestle and construct a lighter trestle in the same footprint with smaller dimension timbers and metal bracing.

Alternative 3

That the Regional Parks Committee recommend to the CRD Board that staff be directed to demolish the existing trestle and construct a new 850 meter detour trail with a new bridge crossing Todd Creek.

Alternative 4

That the Regional Parks Committee recommend to the CRD Board that staff be directed to demolish the existing trestle and construct a shorter, 2 storey trestle (7m lower than the existing trestle) with graded approaches from each side of the creek.

SOCIAL IMPLICATIONS

The consultant recommends that Option 1, to rehabilitate the existing trestle, is the best value in comparison with the other options reviewed. CRD Engineering Services reviewed the consultant's analysis and concur. In addition, giving consideration to visitor experience, the trestle is recognized as an attraction along the trail and there is merit in maintaining the current 2% grade which makes the trail accessible for all ages and abilities (this is part of a 2km section of the trail identified in the User Friendly Trails guide). Furthermore, undertaking Option 1 will allow for the trestle to be reopened to the public in 2018.

INTERGOVERNMENTAL IMPLICATIONS

CRD staff have contacted Ministry of Transportation & Infrastructure (MOTI) staff, as the owner of the Galloping Goose Regional Trail corridor, and discussed the status of the Todd Creek Trestle and proposed next steps. MOTI staff are supportive of the direction being proposed.

ECONOMIC IMPLICATIONS

Regional Parks' approved Capital Plan includes a total of \$1.2 million to complete repairs in 2018. Alternative 1 is within the existing approved budget which includes a construction cost estimate of approximately \$900,000, in addition to design completion, project management, inspection and contingencies.

Project cost estimates for the remaining three options are as follows: Alternative 2: \$1.3M, Alternative 3: \$1.4M and Alternative 4: \$1.3M.

CONCLUSION

The Todd Creek Trestle has been closed to the public since August 2017 due to structural concerns. Engineering consultants have assessed the condition of the trestle and reviewed four options to replace or repair the structure. The consultants recommend that the existing trestle be

rehabilitated in its current form. There is an approved capital project for \$1.2 million to complete this work. CRD staff support this approach. The project is expected to be complete by the end of 2018.

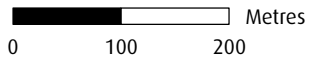
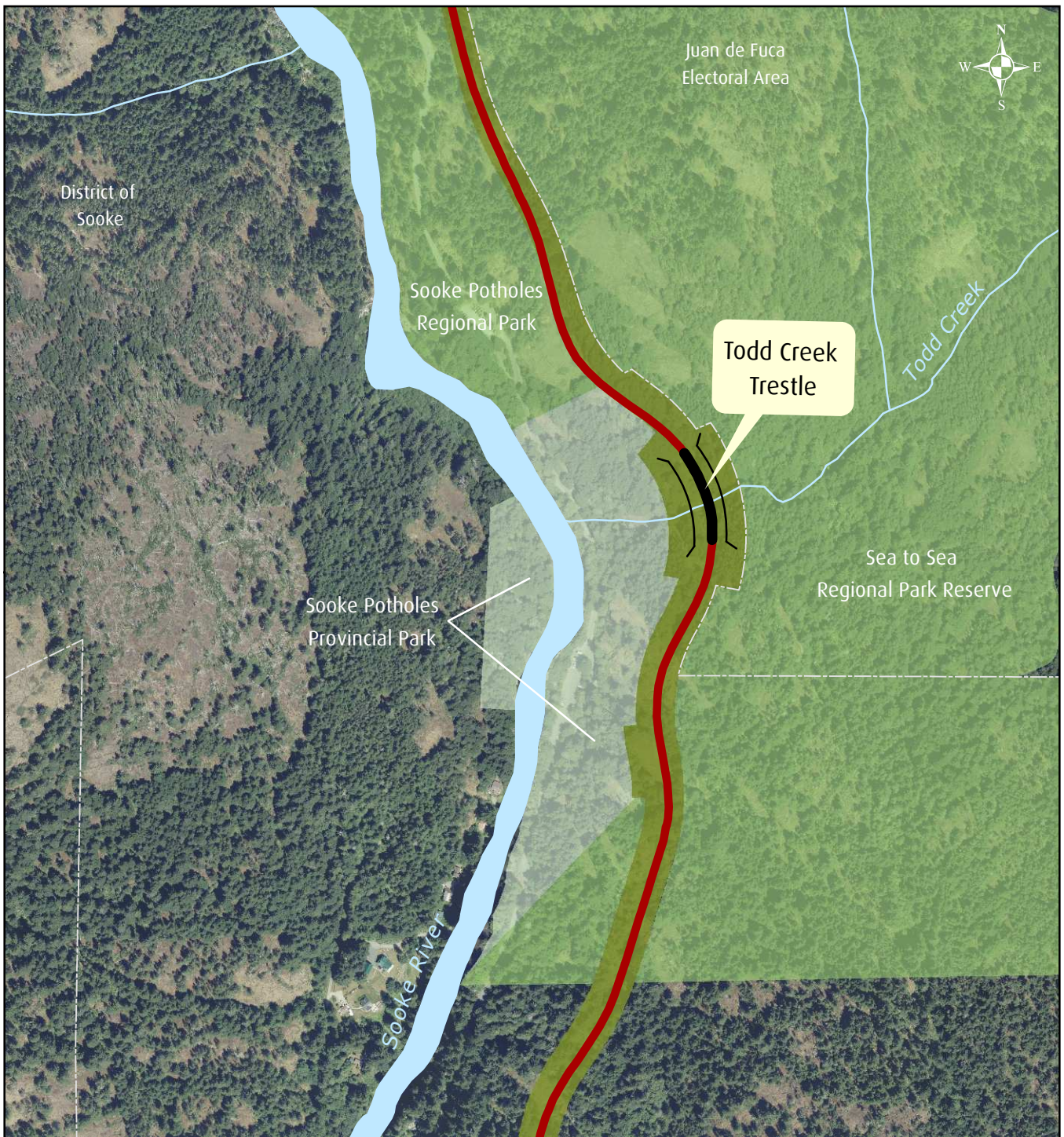
RECOMMENDATION

That the Regional Parks Committee recommend to the Capital Regional District Board that staff be directed to rehabilitate the existing 4 storey trestle structure, as planned in the 2017 approved capital project.

Submitted by:	Mike Walton, PhD, Senior Manager, Regional Parks
Concurrence:	Larisa Hutcheson, P.Eng., General Manager, Parks & Environmental Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

LW:km


Attachment: Attachment 1 – Location Map of Todd Creek Trestle



UTM Zone 10N NAD 1983

Important This map is for general information purposes only. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy or completeness of this map or the suitability of the map for any purpose. This map is not for navigation. The CRD will not be liable for any damage, loss or injury resulting from the use of the map or information on the map and the map may be changed by the CRD at any time.

GGRT_ToddCreekTrestle.mxd

-  Todd Creek Trestle
-  Galloping Goose Regional Trail
-  Regional Trail
-  Regional Park
-  Provincial Park or Ecoreserve
-  Municipal / Electoral Area Boundary
-  River / Creek

Attachment 1

Location - Todd Creek Trestle
Galloping Goose Regional Trail

Staff Report
Parks Committee
March 21, 2018





Todd Creek Trestle – Looking North