



DECISIONS AND ACTIONS

Steering Committee
 Tuesday, December 09, 2014
 Colwood Municipal Hall

Present: Jason Nault, Cindy Moyer, Beth Mitchell, Joe Richardson, Ken Morgan, Judy Nault, Sue Askew, Gayle Johnston, Nancy Wilkins, Phil Lambert, Cynthia Day, Kitty Lloyd

Guests: **Pacific Landing:** Dale Fish, Ray Parks; Jeremy Gye, Patrick Lucey, Tracey Motyer
Ocean Grove Jim Aalders
Others: Lilja Chong (Colwood Councillor), Dave Blundon (Camosun College),
Coast Collective: Belle Leon, Carolyn Mohr, Ken Faulks, Anne Miller, Sheila Lintaman, Kathryn Fudge, Deborah Glover

| DECISIONS | | | | |
|----------------------|------------------------------------------------------------------------------------------------------------------|-------------|----------------|-----|
| 1 | 2015 ELSI work plan accepted as drafted (some items are funding-dependent) | | | |
| 2 | Patrick Lucey offered to lead a regional tour of riparian projects that Aquatex has worked on over past 25 years | | | |
| Next Meeting: | | | | |
| ACTIONS | | | ACTION BY | DUE |
| 1 | Send copies of Pacific Landing site plans and tree plan to Kitty for distribution to ELSI members | Dale Fish | ASAP | |
| 2 | Write a summary report of 10 years of lagoon creek fish monitoring data for submission to DFO | Kitty | Winter | |
| 3 | Contact HAT about Good Neighbours program as relates to Canada geese | Kitty | Winter | |
| 4 | Look into the status of the CD6 zoning of Pit House Park (Ocean Grove) | Jason | ASAP | |
| 5 | Coordinate with Patrick Lucey regarding a tour of riparian and wetland projects in the region | Kitty | January | |
| 6 | Organize a sign for the dune grass planting plots at the lagoon | Sue/Cynthia | ASAP | |
| 7 | Send new RRU 5-year Sustainability Plan to ELSI for review | Nancy | When available | |

INFORMATION

Actions from last meeting:

Decisions and actions from last meeting: minutes were corrected and re-sent

Memorial benches: Beth reported that Colwood Parks putting in a spot for benches near Royal Bay, in a place with spectacular views, would be a great location for memorial benches

Development Updates:

Pacific Landing

Presentation: Dale Fish, Accu-Pro Construction Ltd

- Involved with project since August, realizes how important this property is to many people
- Has developed many properties since 1982 for this company in Canada, USA and Mexico, including other sensitive areas such as Banff and Sun Peaks
- Research done for this project has shown this is very unique site.
- Has been through all issues that have been brought up in the past with Colwood, province and federal government
- Submitted application for a development plan to Colwood last week
- Multi-phase, multi-year project, starting with Phase 1: 33 units, 3 separate buildings above ground level parkade
- Consulting with Patrick Lucey (Aqua-Tex Scientific Consulting) regarding environmental site concerns, and Jeremy Gye (Gye and Associates Urban Forestry and Arboriculture) for tree inventory. Discussions with them influenced decision to move some buildings; adjusted overall siting of buildings and parking areas to remove all of footprint out of the 15m riparian setback
- Parkade on east end will be couple of feet below grade, on a 3ft rock mat, will end up digging down 6 feet during construction
- Geotechnical report states that water table is 5 - 12m below surface
- Water will be picked up on upslope side of building, routed around building; it's groundwater, not contaminated
- Won't change the volume of water entering site, just displace it around the building

Questions:

- Is a wetland being built?
 - Proposing one to be built at NE of property
 - Area is largely dominated by turf lawn and agronomic grasses, has natural gradient that would allow installation of a wetland adjacent to but separate from Bee Creek
 - Spoke to colleagues in Canadian Wildlife Service, had a site visit this morning; natural landscape lends itself to a feature like this; would only need a small berm 30-40cm high to separate from creek
 - Moving away from concept that all runoff water is stormwater and needs to be improved; small quantities of runoff has pollutants, but much of it is the same as runoff from forest floor. Propose to deal with groundwater and rainwater separately for this proposal
- How would you describe the marsh you will create?
 - Would probably have standing water throughout the year, there is an interception channel upstream on DND land fed by natural spring up higher;
 - Highly vegetated wetland feature 50m long, triangular in shape, perched higher than the creek; physically and hydrologically separate from Bee Cr; lots of archaeological features in area, want to minimize any digging
- Reason for removing dam on Bee Creek was silt build-up, will this be like a filtration or settling pond?
 - Dam was dredged three times, last time it was actually removed (safety issue)

- Enormous sediment load, but this is not an issue in this creek due to constant flow, highly unusual; function of a stream is to transport sediment in balance with the landscape setting – this system is in balance now that dam has been removed
- Wetland will be very different landscape feature than the creek, this wetland will have no sediment source, unlike Bee Cr
- Where will sediment from construction be channeled?
 - It will go into proposed wetland
- What will be effect of construction on existing building regarding water flows?
 - Looking at that issue during building permit phase, how renovations would be done, or repairs (flooding in basement occurs now)
 - Creek lies between Pendray House and new proposed building, probably no near-surface effects; water onsite will be treated as an asset rather than liability
- Plans for stewardship around wetland area? There are many invasive species on the site, including plants in existing wetlands (eg iris). Are there plans to maintain/manage rare or threatened species?
 - Owner is an investor, he is purchasing some units for his own use, wants to be here long term, maintenance schedule will be put in place; Phase 1 will be under a strata title, it will be up to owners to maintain the site features
 - Goal is to make constructed wetland as maintenance-free as possible, acknowledges that invasive species are a challenge to manage; Patrick's experience has shown that constructed wetlands he's been involved with are functioning at least at some level
- Could you summarize the whole proposal?
 - Phase 1: 33 condos in 3 buildings 2 – 4 storeys, combination of commercial, residential space; zoned C15, no zoning variance being requested
 - Subsequent phases could have higher buildings, that's not determined yet
- There are Sitka spruce in SE and NE corner of the site – are these on the property? This is a rare tree in this area, although they may have been planted at this site
 - Those are mostly on DND land
 - Property line is 5m inside the fence on north side of driveway
- What about the Japanese water garden? It's a cultural amenity on the site, same garden designer as the Hatley Castle gardens.
 - Parkade of Phase 1 would be displacing it
- Is the row of cedar trees along the driveway entrance on this property?
 - These are likely on DND lands
 - Road will be moved to avoid the row of cedars when road is widened, although some of the smaller trees will be removed, and replaced with healthier specimens
- When construction starts near septic field, will this affect existing system that Pendray House uses?
 - Septic field is upstream of Phase 1, so won't be affected; eventually sewage from all the buildings onsite will be pumped up to Heatherbell Rd and into municipal system
- What is the time frame for "shovels in the ground"?
 - Anticipating receiving the development permit by the end of Jan 2015, few more months to get drawings done, building permit application could be in by end of March; approvals could be received by mid to end of April if all goes well. Construction could begin at that point.
- Will removal of trees happen around end of April?

- Construction start time depends also on water flow through the site; recognize the need to do more bird studies. They are trying to be sensitive to these and other issues.
- April is the start of bird nesting season, so it would be better to remove trees either before April or after the nesting season
 - Jeremy (arborist) said that they are working on a development in Cowichan Valley, and were able to go ahead with tree removal work there before all permits were in place so they could complete work before eagle nesting season
- Concerns expressed by Coast Collective re accessibility to gallery during construction
- How will onsite bridges be protected during construction, so that Bee Creek is not damaged?
 - Bridges will have to be enhanced and upgraded to take the anticipated loads during construction, one of the first things to address
- Time frame for bridge upgrade at entrance to the site?
 - Plan to compress time frame for bridge upgrading to maintain access as much as possible but could be 4 – 5 days with no site access
- Sidewalks on Heatherbell Rd. during construction?
 - Trying to address everyone's concerns, including safety.
- What is the state of zoning approvals, any changes from earlier development plans?
 - All zoning has been approved
 - Amenities offsite were part of the rezoning; covenants are in place that address roads and sidewalks
 - Only change from original zoning is that the buildings will all be outside the 15m setback from the creek (extra 5m was set by Colwood, federal and provincial regulations are 10m)
- Can we get copies of plans to send out to the ELSI committee?
 - Yes, will send them to Kitty for forwarding

ACTION: Dale Fish will send drawings presented at this meeting for review by ELSI

Ocean Grove

Presentation: Jim Aalders, CEI Architecture

- Two years ago, Seacliff Properties purchased balance of unsold units and properties at former Aquattro site, and is going through rezoning amendment process with Colwood
- Requesting additional density, units being planned are smaller (existing large units have not sold well); total building area has marginally increased, 795 total units planned, 88 are already built; more units but smaller in size
- Riparian feature through centre of site [Selleck Cr], 3 existing buildings: 4 storey condos, and 2 storey town houses
- Additional 4 and 6 storey apartment and town houses in south part of property, increasing to 8 and 12 storey at the back of the property, to be at same height as tree line behind on DND land; single family homes in area adjacent to Pit House Park
- Riparian area – introduced and designed in earlier development; portion has been built but is in disrepair; within 12 months of getting permits, this would be improved, with riparian work continuing as more units are built
- Fire pond built for construction phase has now become a well-loved feature by community, and will be retained in creek restoration; working with Craig Barlow for riparian works that are required

- Public trail network part of off-site improvements from Anchorage Ave through site to Seafield Rd, with 3 pedestrian bridges over Selleck Creek
- Type of access: bikes and pedestrians
- Two proposed viewing platforms near lagoon in Pit House Park

Questions:

- There is a bifurcation in creek below the fire pond, and there are fish there (cutthroat). Must be careful not to allow sediment to enter the creek or lagoon during construction.
 - Yes, this will certainly be looked at during construction
- Is riparian area currently vegetated in some manner, and is it native?
 - It's basically overgrown with blackberries, broom etc. Neglect resulted from lack of funds put aside by strata to look after it. This will be addressed in new plan.
- Tree height in riparian area?
 - Architect not sure of exact height of trees, understanding is that viewsapes must be maintained, so trees will not be allowed to get above a certain height
 - Patrick Lucey: Colwood has a high standard for riparian vegetation within their OCP.
- Do plans take into account wind tunnels with high buildings and tall trees on DND property behind, and high volumes of water in soil?
 - In rezoning process currently, this level of detail would be dealt with in development permit phase
- Showed trail map, and character study of buildings: contemporary design, glass, wood, stone, classic clean lines
- Roof line flat or sloping? Asking this because of possibility of gull "problem" on roof, that could later lead to requesting permits to control gulls
 - Sloped for drainage but generally flat
- Consideration given to number of cars on Ocean Blvd?
 - Traffic studies were done by Boulevard Consulting
 - Sidewalks along Heatherbell, Lagoon Rd improvements to Goldfinch Rd, some on Seafield.
- What about traffic calming on Ocean Blvd, and 3 traffic circles that were required by Colwood for the Aquattro development? ELSI did not support traffic circles, but was in favour of traffic calming in some form. What about raised pedestrian crosswalks that act like speed bumps?
 - Looked at latest staff report, but this wasn't mentioned. Ian Porter is the one in charge of negotiating amenities with Colwood
 - Beth provided the drawings of traffic calming on Ocean Blvd. that was negotiated with former Aquattro developers
- What about parking and what type of road surface will be used?
 - Parking for multi-family residences will be underground, single family units will have garages and driveways
 - Regular asphalt roadways and concrete sidewalks
- Scheduling?
 - One year behind, submitted rezoning amendment in early 2014
 - Could be another 3 – 4 months to have rezoning complete
 - Lower density townhouses would be built first, taller ones built last
- Dealing with broom in the meantime?
 - Within 12 months of getting rezoning, the riparian area will be cleared
 - Broomin adjacent area would be cleared at same time

- There were insufficient funds from the strata fees to adequately maintain the riparian up to this point
- Considering density: should have a road through the property for emergency egress
 - Can't recall when there's been a mass evacuation in past
 - There's an opportunity to take traffic through alternate routes around the site
- Has either of the developments (Ocean Grove and Pacific Landing) approached RRU about opening up their property for emergency egress?
 - About a year ago, Ian Porter had some discussions with RRU Facilities, but they weren't interested
 - Clarification from Nancy Wilkins, that a proposal came from BC Transit to put a bus route diagonally through the property, but it wouldn't service any RRU sites so it was not endorsed.
- Kitty had an email from a resident at Ocean Grove who was concerned that their community association will soon be taking over responsibility for maintenance of the riparian area. He was asking about what plants would be appropriate, etc. So are all stratas going to be responsible for maintaining the riparian area, and what about the riparian area through the park below?
 - Stratas will be responsible for the riparian areas through the Ocean Grove site, and Pit House Park will be Colwood's to look after.
 - There have been comments from some strata members that they want Colwood to take over management of all of the riparian, but Colwood does not want the responsibility of the section through the development
 - There will be a full management plan for the stratas to follow after the riparian area is restored/constructed according to the plan by the developer
 - Patrick: fundamental issue in urban creeks is trampling by people and pets.
 - Riparian area of creek will be fenced off throughout the development, and inaccessible to the public (except for maintenance)
- Cynthia – Access in riparian areas of other creeks (e.g. Colwood Creek) has always been an issue between pet owners who want their dogs to have access the creek, and others are very concerned about wildlife protection. It's very hard as a local politician to balance such competing interests in the parks.
- Is everyone going to become a member of the strata and be responsible for contributing to maintenance of the riparian?
 - Yes, the developers will be involved as well, for as long as it takes to build out the development, likely for 10 years.
- Does each building constitute a separate strata, and what about the fee simple properties near Pit House Park?
 - Basically one strata per building, and not sure about the fee simple properties
- In Pit House Park, will developer be clearing the broom etc and restoring the area of the park outside the 15m riparian corridor?
 - No, only the 15m corridor
- Cynthia clarified that the area adjacent to the lagoon will technically not be a park, but a green space. The difference is that there is less protection than for a park, there are fewer restrictions on a green space. Area zoned as Park has a no net loss policy attached, but not so with green space.

ACTION: Jason will look into the status of the CD6 zoning of this area at the next Colwood council meeting

- What is widest point of riparian area?
 - About 45 - 50m

- Will riparian area be handed off to strata with a plan for maintenance?. How is that plan being designed and who is vetting it?
 - Plan is being developed by Craig Barlow of Applied Ecological Solutions, reviewed by DFO
- There is a real need for clear understanding of what is to be expected of the community association. Need for understanding of how the creek system operates. Residents should be engaged sooner rather than later, need an opportunity for people to get informed, and to have a sound plan to work from.
 - Community Association at OG would be responsible for engaging with community and adhering to management plan
- Huge amount of fresh water will be going into poorly flushed lagoon, this should be considered. This will have an impact on salinity. Also need to make sure buildings are bird-friendly.
- Question for both developers: What about market research regarding the salability of units? Royal Bay is a large development with deep pockets, in competition with these developments. Market research is really important, seems each time a development goes bankrupt, the community amenities are lost.
 - **Ocean Grove:** Developers are cautiously optimistic that first phase of build out will be good and that will test the waters for rest of development. Expect a 10 year build out
 - **Pacific Landing:** There are already people lined up to buy Phase 1, at this point they can go ahead financially; they will be testing the waters for viability of Phases 2 and 3 during the construction of Phase 1, hard to say what can happen in a few years' time
- For both developments, riparian and wetland construction will be done in phase 1, so community will be served by this
- Any money set aside for future conservation, maintenance?
 - No, it would be up to individual stratas to maintain the riparian, including control of invasive plants
- Patrick: as a society we don't put a value on "natural capital" as part of the infrastructure, although Colwood is ahead of many regions in this regard
- There may be more of a gardening approach rather than stewardship approach to maintenance program
- Maybe this is an opportunity for ELSI to get involved with the new community association to help set up the ongoing stewardship and maintenance for the sites

Proposal: Patrick offers to do a complementary tour of the region where Aqua-Tex has worked for 25 years to improve functioning of riparian and wetland areas. He would walk us through the evolution of this new way of thinking about the value (financial and ecological) of natural capital.

- Is it a good idea for Colwood to be proposing to direct the high flows of water from proposed sewage treatment plant into Colwood Creek?
 - (Patrick): Water would be reclaimed water, virtually drinkable. Creek could handle large volumes of water, especially through the RRU property.
- This would not be good for the coho fry that are in the creek

2015 Work Plan

- Some items are funding dependent
- Draft work plan was reviewed and accepted

Coordinator Updates:

- National Wetland Conservation Fund application submitted 24 November; not sure when we will hear, hopefully by early January
- Water Quality Objectives draft document was submitted to Provincial Ministry of Environment last week for their review. When the updated draft is returned, will be consulting with ELSI to make sure goals set for the lagoon are reasonable and attainable
- The fish monitoring data for past 10 years has been collated into an Excel spreadsheet, and was summarized as part of the WQO document

Partner updates:

VNHS: Updating website

Camosun College: Dave Blundon/Sue Askew: Started monitoring the dune grass restoration site in 2007; study was based on a split plot design with four study sites. Found no statistical difference between treatments (planted and unplanted). Over past couple of years, Camosun has been growing dune grass seedlings started from plants at the lagoon. Last month a total of about 450 one and two gallon pots were planted by students in the two least trampled sites. Surprised by the amount of fill from the road bed in the plots where dune grass was planted, makes very poor growing conditions for the newly planted dune grass [*see note below]. Erosion is taking big bites out of the spit, in both planted and non-planted areas.

Thank you to City of Colwood for help with transport and putting up temporary fencing around the planting sites; Bee Creek volunteers for help weeding and preparing the dune grass seedlings at Coast Collective for transport to the spit.

[*NB The very poor nature of the soil at planting plots was probably because the plots were in the reclaimed parking stalls that were planted as part of the original restoration. Total of 26 parking stalls were removed and barriers put in place along the roadside to keep cars out of the dune. These sites would have a crushed gravel road bed underneath.]

Question: Plants suffer in dry season; logs that are all along the dune absorb water from soil, but rocks don't do this. Have you considered getting rocks for landscaping there?

- Good point, but used logs as they were already onsite and would have been costly to get large rocks moved to site
- Tried to stay away from heavily used areas, where trampling has big impact
- Sue – A sign at the site would be good to let people know about the project
- Cynthia – city will make temporary signs and put them up on the snow fencing

ACTION: Sue will send text and photo to Cynthia for the sign

RRU: Recently received a gift of \$5 million cash (not in-kind); donor is interested in Global Studies and Global Peace, funds will likely go toward a new building for those programs; 75th anniversary of college/university in 2015, Snowbirds are confirmed, many activities are planned for the celebration; new 5 year sustainability plan in the works (2015 – 2020), Nancy will send copy for review by ELSI, shows positive progress with reducing emissions; enrollment is up, forecast is good; no deficit

Joe: Next project is to trap for fish in Selleck Creek in early January

Colwood Council: Cynthia introduced Lilja Chong, new councilor who will be taking over the Parks and Recreation portfolio. ELSI representative from Colwood will be decided at next council meeting.

Meeting adjourned: 4:45pm