



## DECISIONS AND ACTIONS

**Steering Committee**  
 Tuesday, February 09, 2016  
 Colwood Municipal Hall

**Present:** Beth Mitchell, Judith Cullington, Joe Richardson, Phil Lambert, Jason Nault, Nathan Fisk, Ken Morgan, Judy Nault, Gayle Johnston, Dean Ridley, Ivo van der Kamp, Jody Watson, Kitty Lloyd

**Guest:** Jeff Townsend, Dan Spinner - Dwight School Canada; Patrick Lucey, AquaTex Scientific

DECISIONS				
1	Final design of ELSI display panels accepted, with minor changes as suggested below. Photo of Northern Pintails is preferred image.			
<b>Next Meeting:</b>				
ACTIONS			ACTION BY	DUE
1	Ask DND how the bio-control on Scotch broom worked		Jody	ASAP
2	Contact Colwood staff at Parks, Engineering, Planning to request an onsite meeting with ELSI members to discuss erosion and other issues at Coburg Peninsula		Kitty	ASAP
3	Contact Greater Victoria Green Team to coordinate a spring broom pull date		Kitty	ASAP

## INFORMATION

**Presentation: Dwight WestShore Independent School proposal, by Jeff Townsend**

- Founders: Jerry Salvador (30 years at Pearson College) and Dr Graham Brown, a prof from University of Victoria
- Location: 1939 & 1945 Sooke Rd beside Colwood Creek where it flows under Sooke Rd; tried to purchase Royal Roads Café property as well but that did not work out
- Dwight School is now operating at Shawnigan Lake (former Maxwell International Baha'i School)
- Dwight is an independent school, offering International Baccalaureate (IB) Diploma Programme, it operates as a registered charitable non-profit
- 300 students would be accommodated at this site, 150 international, 150 local
- 30,000 sq ft classroom and assembly space; 30,000 sq ft for dorms
- Early design concept was for a 10 storey dorm building, since changed to low rise buildings
- Want to create a campus feel to the site, with an emphasis on environmental aspects of the surroundings, environment is a key focus of the education model
- Like the idea of the adjacent creek, hope to incorporate that into curriculum
- The IB program at Shawnigan site includes water quality testing, Streamkeepers program; would want to partner with ELSI to do some volunteering

- Admin building would be at the edge of the 15m riparian setback, have to remove 6 – 8 trees out of 130 on site
- Lengthy project approval process means project opening may be pushed back to 2018
- Application for a C2 zoning text amendment to include boarding school as a permitted use in this zone has had third reading by Colwood council, need to get that finalized before starting on the development permit process
- Private schools are now tax-exempt, but a payment in lieu of taxes has been agreed on with Colwood
- Riparian Areas Regulations (RAR) Assessment has been completed, want to protect the creek in its natural state and use it for educational purposes
- Trying to leave landscape largely untouched, lots of second growth trees on site, want to minimize tree removal
- Footprint – dorm will be in 2 wings, male and female; 4 storey dorm to be built over fitness rooms, laundry, common area and cafeteria
- Second 4 storey building would house the classrooms
- 80 two-person dorm rooms for 150 boarders; teacher will live on each floor
- Circular pathway joining buildings on the site: visitors will check into the admin building, path in a loop around site with 2 bridges over creek; want to maintain walkability
- Service vehicle access only around back side of buildings and on existing roads, not near creek
- Currently negotiating a long term lease with West Shore Parks and Recreation to accommodate needs during their off-peak times
- Current facility at Shawnigan Lake has 100 students boarding; 80% international 20% local; they would transfer to this location when this school opens (2017 or 2018)
- Currently 4,000 students in Westshore area in 12 – 18 yr age bracket to fill the 150 local student need
- Nearest private schools are over an hour away (e.g. Glenlyon Norfolk School, St Michaels University School, St. Margaret's School)
- School will create up to 75 full time high paying jobs, \$10 million annual impact to the community
- 400 person assembly hall would be available to public when not in use by the school
- Hope to get building permit application in by March 2016; start construction July, school opening Sept 2017 or 2018

**NOTE:** When application for development permit comes in, ELSI will get a referral for comments. Dwight School is hoping that will be in March.

**Patrick Lucey** – Aquatic ecologist with AquaTex Scientific, providing the environmental assessment (EA) work for the site

- Has worked with City of Colwood since 1985, studied all of Colwood's freshwater aquatic environments
- Colwood Creek is one of the most studied urban creeks in the area
- Under previous development permit with former owners, did an EA for this site
- Have to maintain "proper functioning condition" of the stream, as part of Colwood's requirements for development around a creek, wetland or pond
- Colwood Cr has a pond and dam at this site
- Was a nursery at one point (Danica); legacy - many exotic plants, lots of ivy on trees

- 3 types of vegetation: large mature trees (some >1m diameter); many much smaller conifers and deciduous trees; shrub understory of 100% Daphne
- Half of the cedars are dead or dying
- Existing road (entirely within riparian zone) defines area of disturbance to east and west
- Creek is completely dry in summer, ponded above in Colwood Golf Course at Colwood Lake. Most of the water is withdrawn for irrigation at golf course, below the weir there is some spring fed water that enters creek lower down
- Thin band of sedges form a narrow riparian zone
- How to manage placing admin building here without removing all the trees? Those that are removed will be milled and used for creating properly designed trail or raised walkway
- Pond is created by a dam onsite; lots of overhanging vegetation, it's a sediment trap (75 yrs or so, never been cleaned out)
- Some erosion at corners of existing dam
- Recommends retaining existing dam but lower it; retain pond and stream environment on property
- Long term could consider restoring the creek there
- Value of not eliminating dam – it's such a small site, there will be lots of roof and driveway surface – could direct rain runoff into stream as onsite stormwater management, pond could act as a hydraulic shock absorber for the creek
- 2 setback issues: RAR, because of dam, only about 5m of classic stream habitat; south of dam there's a 30m setback – city has a 30m setback policy for Colwood Cr, but it's negotiable
- Patrick in favour of having buildings in the riparian. Could have the outer wall as a side of the classroom, like an aquarium; two other buildings in Canada where this has been done (i.e. incorporating creek into wall of a building); lots of issues to sort out before that
- Q: How seismically active is the site?
  - A: There's a fault line through there, this would be assessed by an engineer.

Patrick is a consultant for Colwood's planning for wastewater treatment. Some things being considered which link to this proposal:

- Integrated resource management plan for Colwood – water, energy, waste treatment; currently Colwood is looking at Westside solution with Langford, could treat wastewater to enable indirect potable re-use; have to meet wastewater treatment regulations; could use the water to augment Colwood Lake, eventually use to irrigate the golf course, some could be used to maintain flow in the creek
- Potential to do something innovative, integrate water and natural capital, consider it part of municipal infrastructure
- Working with grad students and UBC forestry department to put hard value on trees in riparian zones; we need to change the way we think about urban forests in the future
- EA statement about Esquimalt Lagoon will be made for whatever plan they come up with
- Will provide ELSI with info
- Site is very near possible site for west side sewage treatment site at Juan de Fuca Rec Centre; wastewater from treatment plant could be integrated into school site
- Could use treated water at Esquimalt Harbour for ship repair requirements
- Biosolids: looking at a technology from Middle East to use as an energy source
- Want to consider climate change, use cutting edge treatment options; don't get stuck using old technology for long time into future
- Q: What would flow rates be if wastewater treatment water is added to creek?

- A: Bee Cr base flow stays same all year, 75 l/s, 5 – 6 mega l/day. This would be double or triple that flow in Colwood Creek or about 7.4 mega l/day
- Comment: need to be cautious about allowing that much water to enter the creek without scouring it out.
  - A: In summer could double or triple base flows to maintain a year-round base flow
- In future could use that water in very different ways as water potentially becomes scarce in future
- Potentially interesting design options for school being planned, this can be seen as an opportunity
  - School: incorporating this will cost a lot, big consideration
- Q: What sort of nutrient removal will treatment involve?
  - A: EA studies on lagoon and creek will help determine that
- Comment: We know that nutrient inputs to lagoon cause rollover events, algal blooms
  - A: studies and modelling will help figure that out
- Q: Is there not already a lot of nutrients in the soil from past activities at this site?
  - A: currently leaching out at a slow rate, if there are excessively rich soils, analysis will show that and be remediated accordingly
- Heavy vegetation downstream and light limited conditions will help ameliorate nutrient conditions in the creek
- Q: What to do with water in winter? Allowing that much water into the creek in winter could be a problem.
  - A: One option is to only discharge during low flows; when rainfall occurs, would discharge to ground to prevent flooding. Because of natural conditions lower down the creek, there's resilience in the system
- Study will give a range of options, then an informed decision can be made
- Timing for sewage treatment: go to province with plan to make sure the application requirements are appropriate and meet provincial regulations; Colwood wants to take a truly integrated approach to resource use/treatment options
- Already doing complex water quality analysis on creek, want to get a full year of data; flow is being monitored at 5 or 6 sites on the creek
- Likely will want to meet with ELSI when more studies are complete

**Depending on timing, ELSI may call a special meeting to discuss sewage treatment options and implications for the lagoon**

### **Development Updates:**

- **Royal Bay:**
  - building permits granted for 14 single family show homes, will register subdivision shortly, then expect more permit applications to come in
  - Bylaw for Royal Bay zoning text amendment to accommodate part of the Meadows Neighbourhood (interior of site) is scheduled for adoption at council meeting tonight
  - Development permit application for 33 townhouses near Latoria
  - Staff is expecting rezoning application for "Latoria North" in spring
- **Ocean Grove:**
  - still working on development agreement, unsure how long that will take
- **Pacific Landing:**

- Sidewalk will be on the side with all the houses, but road will not have to be raised
- Questions about culverting the flows on the RRU side should be directed to building or engineering staff at Colwood
- Development Permits are done in-house, authority has been delegated for past 6 or 7 years to Director of Planning

See Colwood Planning and Development February update for more details

### **Erosion at Coburg Peninsula:**

- Staff have been working on cleaning up, aligning logs adjacent to parking spots
- Erosion at old DND site – a big section of the chain link fence has collapsed on the waterfront side, there may be implications for the dune restoration there
- Kitty contacted Dave Blundon at Camosun College to see whether he had seen the site lately, but he has not been there since September
- Large dead sea lion on beach near DND site, who is responsible for removing the carcass?
  - DFO would be responsible, their policy is to leave them lie
- Discussion about benches at the lagoon, requests for memorial benches there keep coming in, but policy to restrict total number remains. Policy was revised in last year or two, to accommodate rising maintenance costs.
- ELSI would like to do a walk-through the area with Colwood staff
  - Suggest contacting parks or engineering. Comment that we should all be knowledgeable about issues there - parks, planning, engineering and community

**ACTION:** Contact Colwood staff at Parks, Engineering, Planning to coordinate an onsite meeting with ELSI members to discuss erosion and other issues at Coburg Peninsula

### **ELSI Display:**

- Full size draft was reviewed, with preferred photo chosen of Northern Pintails
- Suggestions:
  - remove label for Heatherbell Lands, but leave property lines
  - remove label for Royal Bay Development
  - add label for Coburg Peninsula
  - could add info about the lagoon to blue band at bottom
  - move ELSI name to middle panel, make logo larger or add white background to make it stand out

**DECISION:** Design accepted. Suggestions above incorporated as appropriate by Kitty and graphic designer

### **Outreach and Restoration Activities 2016:**

**Pit House Park:** Gord Beauvillier did not show up, so no discussion about this

**Broom Pull:** Choose a date in late April/early May coordinate with Green Team

**ACTION:** Contact Greater Victoria Green Team to coordinate a broom pull date

**New event for ELSI:** Creatively United for the Planet – this event has been held for several years in the area, this year it will be held April 15/16 at Royal Bay High School. ELSI has reserved a table for **Saturday April 16, 10am – 5pm**. Kitty will send out a reminder and call for volunteers closer to the date

**Partner updates:**

**Beth:** No fish trapping since November, will start again at end of the month

- Beth has 300 shooting star plants salvaged from Painter Rd development, still lots left if anyone would like some for a restoration project

**Judith:** Working with Nikki Wright of SeaChange Marine Conservation Society, who has funding for a beach enhancement project in Tod Inlet (off Saanich Inlet). The aim is to see whether beach enhancement will be effective in protecting the shoreline in a low energy environment, in anticipation of sea level rise.

**VNHS:** Meeting tonight regarding deer in Oak Bay, sterilization idea being put forward; sponsoring a kiosk sign at Cattle Pt about the marine environment there

**Kitty:** Lorraine Scollan from Shaw TV is doing a piece on Coburg Peninsula. Sandra Russell from Colwood and Glenn Harris from CRD will be interviewed on site on Feb 22. The focus will be on the changing ecosystem, conservation efforts, raising public awareness and what needs to be done in the future.

**Meeting adjourned:** 4:30pm