

DECISIONS AND ACTIONS



Steering Committee
 Tuesday, October 11, 2016
 Colwood Municipal Hall

Present: Phil Lambert, Judith Cullington, Gayle Johnston, Beth Mitchell, John Furney, Jason Nault, Kitty Lloyd, Ivo van der Kamp, Sandra Russell

Guest: Michael Baxter, Colwood Engineer

| DECISIONS | | | |
|---------------------------------------|--|-----------|-------------------|
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| Next Meeting: 13 December 2016 | | | |
| ACTIONS | | ACTION BY | DUE |
| 1 | Send updated Royal Bay environmental development permit to all when ready | Kitty | When available |
| 2 | Send draft of Urban Sanctuary project hand-out featuring 3 regional MBSs | Kitty | When available |
| 3 | Send summary of current status of Colwood developments | Ivo | ASAP |
| 4 | Send notice of Urban Sanctuary Speakers Series at Bateman Centre when finalized | Kitty | ASAP |
| 5 | Send Bee Creek 5 in 30 sampling report with meeting notes | Kitty | ASAP |
| 6 | Ask Colwood Parks and Recreation Committee to add signage at the lagoon to their agenda | Jason | ASAP |
| 7 | Ask Ben Mycroft from Royal Bay developments to come to an ELSI meeting to discuss waterfront development at RB | Kitty | Winter/ Spring |

INFORMATION

Approval of Agenda:

- Change to Agenda – Barri Rudolph is not available to attend today's meeting. She does not have any new data to share at this time. She will attend December's meeting instead.

Review of minutes and action items from 9 Aug. 2016 meeting:

- Draft beach log signs were sent to Colwood, reply was that issue will be discussed with CAO and they'll get back to us. No reply as yet
- Urban Sanctuary Project hand out almost ready, will be sent out when finalized. All Buffleheads Day events are Oct 14 and 15 in Sidney.

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- ELSI did not participate Seaside Festival at Fort Rodd Hill after looking into it more; we will look into it for 2017
- Green Shores Level 2 Training Workshop registration info was forwarded to members by e-mail
- Eats & Beats festival - Feedback received from ELSI members included: do not put picnic tables in the dunes next year; some noise and parking issues.
- Jason said he received no comments from ELSI members about impacts from Beach Food Fridays

Update on the Coburg Peninsula sewer pump station: Michael Baxter

- Kerr Wood Leidal (consulting engineers) hired to study location for new pump station for Ocean Blvd; looking at sea level rise predictions and how that would affect the suitability of various sites
- Consultants will identify 3 sites based on 1m and 2m sea level rise and another site to be chosen after Colwood has seen where those 2 are; report on cost and risks in each case; reports on 2 phases of protection for the pump station will then go for public input where they will be able to give feedback (public consultation in January)
- Colwood's aim is to go no longer than 2 winters without solving the problem; temporary protection has been implemented by raising the berm by a full block – the temporary protection is to get them through the 2 years; also working on sealing wet wells in case water washes over wet wells, affecting the pump and sealing the doors so water can't get into the station; air intake for generator is still an issue as it is facing the ocean
- There was discussion about the Province's 1m by 2100 projections vs. more recent 2m by 2100 projections which may be more realistic
- Pump station's life span is until 2065 [includes the pump station's internal workings (piping etc.)]
- Pump station's protective berm is designed to absorb energy rather than deflect it – this will be monitored in the upcoming storm season
- Most likely place for the pump station would be Pit House Park (at corner of Goldfinch/Lagoon)
- Logs causing sand erosion at dune area during storms – Michael explained it's the waves causing the damage/erosion, not the logs. Dune erosion varies depending on the direction of the storm
- At Goose Spit in Parksville, vertical row of logs like a palisade were placed parallel to the shore at high tide line. Emmet McCusker is enquiring with the people who did the work there about the reasoning for log placement and what the results were. Info will be passed along to the consultants for consideration at the lagoon.

Development Updates – Ivo van der Kamp

Royal Bay:

- Close to registering next couple of development phases near high school – C&D (A&B are being built right now); preliminary talks about a Phase E (Metchosin/Latoria) – applications are expected by end of week; continuing construction of waterfront park (open on weekends); rezoning for Latoria North – will go to committee in November
- Jason mentioned a settlement pond shown in old aerial photo, now covered by as grove of alder trees – have they/are they going to remediate it? Discussion about it being 50 feet deep – if houses are built there, it would be prime area for liquefaction if an earthquake happened
- Article with aerial photo: ['Geology and aggregate production of the Colwood delta'](#) by the Geological Survey of Canada
- Metchosin Rd is built on a settlement pond
- Ivo – this has not come up in discussions so far

- Just above the new park they're creating, there are ponds where hydrocarbon treatment happened and erosion channels now go down to park area, this was set up before they started contouring at the site
- Likely to be making another application next year for the Commons Area, not sure how much more will be included in application
- Many things to consider, many legal charges on this property to sort out before this area gets developed

Ocean Grove:

- Received a subdivision application for 20 single family lots couple of weeks ago, reviewing this right now
- Time line for development of the 20 lots?
 - There are certain conditions of the development agreement that must be undertaken, but it's up to the developer when the lots are developed
- What's happening at the former Sales Centre in Pit House Park?
 - There was some uncertainty as to status of building, but Colwood now owns it and does the maintenance; in discussion with developer about whether they would want to use it as a Sales Centre again. Colwood moved all the furnishings from the building and it is now empty.
- Pit House Park remaining as a park space?
 - Yes, that aspect has not changed

Pacific Landing

- Started construction on first of 3 buildings
- Applied for a parking variance to reduce parking requirement from 1.5 to 1.4 spaces/unit, for a total of 178 spaces (down from 219), plus some visitor parking; going to Nov 1st Planning and Land Use Committee meeting
- Rationale for parking reduction?
 - Having a hard time fitting spaces on the property, have maximized underground parking, little space for above ground; would be similar to parking standards for Ocean Grove
- Ongoing environmental monitoring between Ivo's staff and engineering departments
- Jason was at a recent open house at Pacific Landing, saw the plans for the creek that will drain the constructed wetland that Aqua-Tex is building to receive the roof and drain water from the built area of the site. Creek will be lined with rocks and gravel, trying to make it suitable habitat for salmon to spawn in. Looks like they're doing a careful job
- None of the water from the wetland will go into Bee Creek, right now it's being directed into the meadow adjacent to Pendray House

Seafeld Cottages property:

- After lots of back and forth with the city, developer is going ahead with the original plan, moving road to middle of site, with houses on both sides; this would be a private road, doing a land swap with Colwood for the roadway
- Doing a development agreement, same conditions as before. After agreement is registered, has to go to council again for 4th reading
- ELSI's comments from a couple of years ago will still hold if the plan is the same as one we looked at earlier.
- Questions about street parking, sidewalks; there will be frontage improvements required as part of the agreement
- Once sewer system is in place for this development, will other properties on Seafeld be able to connect to sewer system?

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- Yes, property owner on Seafield and Heatherbell has committed to putting sewer line down to Matilda St, Ocean Grove would extend it from Matilda to end of Seafield. By end of this, all will be on sewer
- Timeline: sewer on Seafield supposed to be done within a year of bylaw adoption, so around next June.

Other developments:

- Illott Place – apparently 5 or 6 houses are being planned that will back against the fences of the houses on Portsmouth, into Matilda Park, where there's a park, already have put in a wider road off Illott.
- All on one communal septic field, once they are connected to main sewer, can decommission the communal septic system.
- Ivo has not heard of this development, no applications have come forward
- Three projects happening all at once, potential for a lot of impact on the lagoon

ACTION: Ivo will provide a summary report of developments to be sent out with the meeting notes

OCP update process - Sandra Russell:

- Have held workshops with staff and council
- Public open houses Oct 27 and Nov 3rd, there will be experts talking about aspects of city planning
- On-line interactive survey to get more public input, link and more information are here: <http://www.colwood.ca/city-hall/plans-reports/official-community-plan>
- Working with company called Dialogue on this process, starting to draft a plan, will bring it out for more public engagement, draft expected Nov 2017, there will be lots of opportunity for public input

Beach Food Fridays:

- The survey is still open to receive feedback about BFF, so far have had around 50 responses, 100% agree that it's a good idea; 96% like the music; some want cheaper, plainer food choices, more kid-friendly. Other issues: walkability, safety along the streets, parking
- Report will go to council first meeting in November. No commitment for next year, have not had the budget conversations
- Did you survey the food trucks?
 - Yes, talked with them weekly, majority loved the event. Promotions were tricky to handle, didn't always get the word out about who was going to be there, will have more time to plan for next year and fine tune the location and access, appropriate signage. It was economically successful for the vendors.
- Have you left the picnic tables in the dunes?
 - Yes, will leave them for the winter, people use them a lot
- ELSI already expressed disappointment to staff and Council that the tables were placed in the dunes rather than on adjacent gravel areas
 - Need to have a discussion about how will we will handle erosion at the lagoon, ELSI is the group we want to have discussion with about this. Discussion needs to happen alongside transportation discussions, hope to do this before next summer
- ELSI members like the idea of making Coburg Peninsula one-way for vehicles, other lane could be dedicated to pedestrians and cyclists.
 - Jason is on the Transportation Committee, there has been no action or firm decisions about transportation along the lagoon and how to handle improvements to pedestrian safety, etc

- Sandra: this discussion is part of the OCP review process, using the concept of “5 Ts”: Town centres, Transportation, Trees, Topography, Tidelands (waterfront) Hopefully through this process we will gather important input from people about what they want to see along their waterfront
- Comment: We need to run some naturalist interpretation walks to let people know about the Bird Sanctuary and importance of ecosystems at the lagoon. This summer there were a lot of people mishandling sea life, feeding birds junk food; we need to provide some education there so people don't abuse the natural systems that they go to enjoy
 - Sandra: We talked earlier about a signage plan that could go along with improved pathways at the lagoon, goes hand in hand with transportation conversation
- What about the small sign drafts ELSI sent to Colwood earlier in the year, to be put up along the lagoon?
 - This has not gone anywhere yet, need a champion on staff or council to make something happen
- Jason: expressed frustration that some things such as allowing the food trucks at the beach get approved very quickly and move forward, and other issues, mostly to do with natural assets, seem to get nowhere
 - Part of problem is that it doesn't fall neatly into any municipal department, there's no strong environmental component to staff mandate, no one person on staff who can take this forward and make things happen. We need a champion to make this happen
- Colwood should decide what the most important asset is in the municipality, probably the lagoon, and decide how to protect that asset, as it's being assaulted from all sides now, not just from development, also from all the visitors coming to the beach
 - Next year will have the Royal Bay Beach Park – maybe this will be more of a focus for beach activities and other community events

First Nations Artwork:

- Mayor Hamilton wrote a letter to Songhees and Esquimalt Nations chiefs to restart that conversation, have heard back and are now planning a time to meet to discuss the artwork installation
- Also want to discuss other possible art projects with the First Nations, such as if a new sewer pump station is built, that could involve commissioning of artwork, also the upgrades along Metchosin Rd, want to start all of those conversations

Coordinator Updates:

Urban Sanctuaries Project:

- 2017 marks centennial of Migratory Birds Convention Act
- Group of partners meeting regularly, planning events for 2016/2017
- Jason Nault went to first event recently at the Bateman Centre: naturalist Kerry Finlay gave a paper on the Great Bufflehead Disaster of 1941, freak combination of storm and fog got the birds disoriented and thousands fell to their death
- Extremely punctual migrants, buffleheads return to wintering grounds around Oct 15 every year
- All Buffleheads Day Oct 15, put on by the Friends of Shoal Harbour Society
- Jason said that Judy was wondering whether ELSI or VNHS was planning any events for the lagoon, because Pacific Landing has offered the use of Pendray House as a venue for a celebration of some kind in 2017

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- Jody and Kitty are working hard to complete the Urban Sanctuaries brochure highlighting the 3 MBSs, maps and one page info sheet about each.

Action: Kitty will send a pdf when available.

Speakers Series at Bateman Centre, Dec 8th:

- Jacques Sirois, Friends of Victoria Harbour, re. Victoria Harbour MBS

Action: Kitty will send info about upcoming events when available

Partner updates:

- Jason (Colwood Council) – Pacific Landing open house was held, talked with planner – Zen Garden is being relocated elsewhere onsite, so no bridge across Bee Creek, still talking about a small boardwalk and viewing platform
- Birds of a Feather event at Bateman Centre – about 60 ppl, Bateman himself was there, gave a short talk after the Bufflehead presentation
- Jason is head of OCP review, in Dec. he's moving to Transportation and Infrastructure committee, with Cynthia Day
- Jason is frustrated with lack of action on signage at the lagoon, this is getting stonewalled at council, he will ask Cynthia Day to add this to Parks Committee agenda. Colwood has a sign budget, not specific to an area
- Beth – did the 5 in 30 sampling in Bee Creek with other volunteers. Kitty brought copies of the summary report prepared by one of the volunteers, Jacklyn Barrs, this has been submitted to Barri Rudolph to be included in stormwater dataset for the creek.
- **Action** Kitty will send the report with meeting notes
- Sightings of humpback whales near the lagoon
- Discussion about Royal Bay waterfront, Colwood does not have jurisdiction there, it's a provincial responsibility. Kitty is in contact with Ben Mycroft from Royal Bay developers, he is willing to come to a future ELSI meeting to discuss their plans for waterfront development

Meeting adjourned: 4:30pm