



DECISIONS AND ACTIONS

Steering Committee
Wednesday, May 17, 2017

Victoria Canoe and Kayak Club

Present: George and Vicki Blogg, Don Monroe, Melissa Huston, Jack Meredith, Doug Critchley, Dorothy Chambers, Yogi Carolsfeld, Cathy Carolsfeld, Bill Buckley, Mick Collins, Terry Eckstein, Julian Anderson, Adam Steele, Jody Watson

Guests: Shawn Lees (PIPS), Bob Drew (VWCA Harbour Committee)

DECISIONS				
1	Respond to Mayor Screech's letter and invite him to a future GWI meeting to discuss the Christie Point development and to address concerns			
Next Meeting:		19 July 2017		
ACTIONS			ACTION BY	DUE
1	Respond to Mayor Screech letter and invite him to next, our position is clearly expressed, invite him to come to our next meeting		Jody	
2	Send comments on the Annual Report to Kitty		All	May 31
3	Send Green Shores links and a copy of the Homeowner credits sheet to committee for information		Kitty	June 15
4	Let Dorothy know about your projects for Shaw Community TV segments on the Gorge		All	

INFORMATION

Review of Action Items from last meeting

- Meeting held with MOTI environmental auditor Golder – presentation at CRD office by Lee Nikl, MoTI reps there too
- Email update received and forwarded to GWI from Ben Martin re Elk/Beaver Lake sewer upgrades (see email from Brad Drew)
- All items completed, leave #4 on (re Shaw TV)

Green Shores Presentation

- Jody gave a presentation about the Green Shores Program, an approach to restoring shoreline form and function as part of coastal development.
- Jody is a member of the Green Shores Local Government working group and works to promote the use of Green Shores approaches throughout the Capital Region.
- Green Shores for Coastal Development (large developments) has 5 prerequisites that must be met for a project to be certified under the program. The level of GS certification achieved is dependent upon the number of points obtained for a variety of credits in addition to meeting the 5

mandatory prerequisites. Green Shores program is providing training to several professionals to become verifiers. Once a development is completed, the applicant submits a report outlining all of the different credits they think they have achieved and this is verified through a 3rd party to achieve certification.

- Christie Point Development has registered the site in the Green Shores program and intend to get certification. It is not known what level of Green Shores certification (Gold, Silver, Bronze) they are aiming for.
- Green Shores for Homes is meant for residential landowners and contains 22 different credits under which points can be awarded. Certification can also be obtained by homeowners (Steelhead, Sockeye and Coho levels).
- The local government working group is looking to apply for FCM Climate Adaptation grants to incentivize homeowners to engage in the program.
- Jody will update the GWI on any further information around the grants.

Christie Point Update – Doug Critchley

- Developer is not releasing the natural boundaries. PIPS concerned due to the setbacks and need to understand the natural boundary in relation to the setbacks for the property
- Concerned about the building infringing within the setback area, riparian area is only 2.8 m wide in one section
- Consulted with Robbie Macdonald, DFO Scientist at Institute of Ocean Sciences, regarding erosion
- Flood area should not have any buildings on it at all
- Flood construction level of 3.5 m has been determined for the project. So this means that the developer will have to raise the land up 3.5 m then put the parking then put 6 stories on top of that. PIPS remains very concerned about the actual height of the buildings. Realstar maintains that the building will be max 26m in height.
- Visit the Christie Point advocates website (www.christiepointadvocates.com) which has some very good information on it
- Despite GWI referral letter, planners state that environmental implications are not significant
- VR asked for a land lift valuation (value of land today compared to the value of the land once it has been rezoned to higher density). PIPS feels as though this valuation will provide a significant profit for the developer.
- Environmentally Realstar has done their homework – employed FLAP to mitigate bird strikes, there will be some replanting of native vegetation, they quote they will only lose 14 trees, however, PIPS analysis suggests closer to 100 trees could be lost or impacted,
- Community is working to align with others, concerned about height, density and traffic issues
- A petition signed by 550 residents has been presented to View Royal council
- Encouraged other groups to write letters to council or speak at council. The application for rezoning will be in front of council in June.
- Perception is that the Mayor is in support of rezoning, community amenities should be provided, there will be an increase in property taxes and development cost charges so there will be monetary value to the Town of View Royal
- Density, height and traffic problems are the key issues for PIPS
- Need someone to speak about herring, oysters, onsite stormwater detention, best practices, etc.
- Important that council hears new voices so PIPS is really encouraging other groups to attend the council meetings and have their voice heard
- Size and scope of the project overwhelms the piece of land they are trying to put such a large development on
- Also concerns expressed regarding the displacement of the current 161 residents

Speaking on behalf of the GWI

- Jody indicated that she received a letter from the Mayor of View Royal expressing concerns over some recent email correspondence from a member of the GWI. The Mayor asked that his letter and concerns be discussed at the GWI meeting.

- She recognized that there is a lot of passion around the GWI table and there are many people who are dedicated to protecting the waterways. There are also many large developments immediately adjacent to the waterways either underway or in the planning stages that could have an impact on the waterways.
- Increasingly there is a perception that some people are speaking on behalf of the GWI and Jody asked members to ensure when speaking in the public domain that they make it clear who they are speaking for and to refrain from comments that might be perceived as speaking on behalf of the GWI.
- The GWI is our collaborative voice and any comments from the initiative are generally provided through our written coordinated response, which contains only comments that all GWI members are in agreement with. Items where agreement is not reached, are not included in the coordinated response and individual groups are encouraged to send in those comments on their own. Every group has the ability to speak on behalf of their group but not on behalf of the GWI.
- Jody reviewed the GWI goals and mission. GWI tries to work collaboratively, we try to engage early with developers and municipalities to have a positive influence on environmental protection and enhancement as new development occurs.
- The GWI committee had an engaging discussion regarding who speaks on behalf of the GWI.
- The GWI will accept the Mayor's invitation to meet with GWI members to have further discussions

Long-term anchoring and abandoned boats: a regional approach

- CRD Harbours program has been tasked to initiate regional discussions with municipal staff regarding problem boats in the region. The intent is to develop a common approach that could be implemented throughout the region to deal with the issues surrounding problem boats
- The first meeting will be on May 29th. Regular updates will be provided to the GWI

Discussion: Create an alert for oil spills

- Brief discussion regarding recent oil spills into the Gorge
- CRD is having discussions with MOE and Emergency BC regarding the spill reporting and fan out protocol to see if improvements can be made

Coordinator Updates

GWI Outreach Events

- GWI display will be at several events throughout the summer
- World Fisheries Trust will host the display at most events, however, additional volunteers are requested to assist
- A sign up sheet was passed around

2016 GWI Annual Report

- A draft of the annual report was presented for review
- Submit any comments to Kitty by May 31

Elk/Beaver Lake Initiative Update from Lisa Rodgers, Coordinator:

The following summarizes the status of Elk/Beaver Lake water quality as of 5-May-2017, monthly sampling will continue through 2017:

Elk Lake

- Temperature data indicate that the lake has stratified:
 - Lake temperatures had increased from 3.2°C in February, to 7-8°C on 5-Apr-2017;
 - As of 3-May-2017, the thermocline was evident between 8 m and 9 m depth as indicated by a temperature difference of > 1°C per meter;
 - Temperature: 11.2°C at 8 m and 9.5°C at 9 m;
 - Surface temperature was 13.5°C and 8.2°C at 13 m (max depth of primary sample point).
- Dissolved Oxygen (DO) concentrations in the hypolimnion (deep water) have declined

- DO concentrations on 5-Apr-2017 were 9-12 mg/L;
- As of 5-May-2017, the DO concentration at 13 m (primary sample point) was 4.5 mg/L, and 0.5 mg/L at 18 m (secondary sample point);
- DO concentrations were 11 mg/L at the surface.
- Total Phosphorus (TP) concentrations were acceptable (<0.025 mg/L), except in deepest hole of the lake (18 m) where TP concentration was 0.216 mg/L.

Beaver Lake

- TP concentrations in Beaver Lake have not changed since February, and are ~0.050 mg/L at the surface and ~0.200 mg/L at 7 m;
- DO concentrations were 2.6 mg/L at 5 m, and <0.70 mg/L below 6 m;
- Water temperatures have increased steadily since February:
 - Surface temperature was 14.3°C;
 - Temperatures increased ~ 1°C per meter at each 1 m interval between 3-6 m, and ranged from 10.1-13.3°C.

Partner Updates

FCHP – lots of time spent monitoring the Highway project, Saanich is looking at the streamside protection permit, nothing decided on the berm, postponed to a later date, second plan submitted to Saanich Park (strip of berm along the highway)

BGCA – Selkirk Festival on May 27th

CoV – next Wed. is public works day, school kids will get a tour of the public works yard,

PIPS – encourage groups to come to VR council to speak to concerns about the Christie Point development

VCKC – completed 21st cleanup of the Gorge from bridge to Portage Inlet all the way up the creeks, lots of stuff under the Colquitz Creek bridge, lots of stuff along the highway in Portage Inlet, lots of kayak courses; May 28th help with a fundraiser for the Power to Be group, also do one for Big Brothers and Sisters, will also offer rides at the Canada celebrations along the Gorge

Swim Fest – July 30th this year, likely have some standup paddling, nail/sail/bail event

Golden Rods and Reels – the club sent a detailed response to MOTI regarding the height and proximity to the creek of the proposed berm along the McKenzie interchange. They are very concerned about the size of the berm and the risk to the creek. Also looking at hydrology of Elk Beaver Lake – highly productive ecology

VWCA – harbour committee, update on activities around sewage plant and the concerns about it, set up a current baseline for odour; Dockside Green – they are upgrading the tertiary sewage system, not yet fully self-sufficient, the discharge goes into the upper harbour. Want to ensure there is proper oversight.

Adjournment: 9:30pm