



DECISIONS AND ACTIONS

Steering Committee
Wednesday, November 15, 2017

Victoria Canoe and Kayak Club

- Present:** Melissa Huston, Jacques Sirois, Morley Eldridge, Craig Elder, Tom Morrison, Dorothy Chambers, Sara Stallard, Tricia DeMacedo, Jillian Martin, Cathy Carolsfeld, Julian Anderson, Jack Meredith, Brianne Cзыpyha, Jody Watson, Kitty Lloyd
- Guests:** Jim Maxwell, Ian Booth – Scottish Community Centre Society
Mark Harper – Esquimalt Public Works
Jody Zwicker, Ben Chow

DECISIONS				
1	GWI will submit comments to City of Victoria regarding the Vic West Neighbourhood Plan draft			
2	GWI will write to Esquimalt Mayor and Council praising the work done to discover and clean up the contamination source in Gorge Creek			
Next Meeting:				
ACTIONS			ACTION BY	DUE
1	Meet with Scottish Community Centre Society members for onsite tour of the waterfront at Craigflower Manor – opportunity for Green Shores		Jody/Kitty	Nov/Dec
2	Write a letter to Esquimalt council congratulating on the good work of public works dep't in identifying the contamination in Gorge Creek		Kitty/All	ASAP
3	Submit comments re Vic West Neighbourhood Plan draft to CoV		Kitty/All	January
4	Follow up with Chris Coates re CoV court case		Kitty/Jody	ASAP
5	Next meeting – discuss GWI Terms of Reference – can an individual be a member of GWI?		Kitty	Jan. 17
6	Request a new representative from GTCA		Craig	ASAP

INFORMATION

Review of Action Items from Sept meeting:

Via email from Marc Cittone:

- **CoV long term lease of Banfield Park:** *The city owns the park, but there is a lease on the water lot adjacent to the park. The water lot is leased from the Province and the period of the lease runs from 1960 – 2042. It appears the reason for this was to prevent*

boats from approaching too close to the park, and we expect that renewal of the lease would be by the Province.

- **Vic West Neighbourhood Plan:** *we will be consulting at the start of next year on the proposed plan (which results from analysis of the public input and changes made to the plan) and any Official Community Plan amendments that arise from it.*

Update regarding berm construction at McKenzie Interchange – Julian Anderson:

- On Oct. 2, MoTI made a presentation to Saanich council regarding 2 options for the proposed berm to be constructed partly within Cuthbert Holmes Park
- Option 1 was to have 35m setback from Colquitz Creek, and shallower slope to the berm,
- Option 2: same as the one proposed earlier (30m setback and steeper slope)
- Saanich voted for option 2, very disappointing after all the lobbying to reduce the impacts in the park and on the creek
- This construction project has encroached within the 30m setback for a second time; he recently measured the silt fence at 28m from Colquitz River in at least one spot
- Julian will write to the Minister about this

Presentation: Scottish Cultural Centre proposal at Craigflower Manor: Jim Maxwell and Ian Booth (see attached slide presentation)

- Victoria Highland Games Association established 1937
- 2018 Highland Games will be 155th, held over 10 day period in May
- Craigflower Manor: originally a 900 acre farm established to provide food for the Hudson's Bay Co. fort and the Royal Navy
- Largest of 4 HBC farms established in 1860s, but only operated for 10 years
- Operated as a variety of enterprises over the decades;
- 1960s: gas station where front yard is now, manor was used as an annex to the motel that was along the waterfront area.
- BC Heritage bought the property in late 1960s, tore down gas station and motel, restored the manor house
- The Land Conservancy later took over management
- 2014 – TLC gave up management after financial difficulties, Highland Games Society took over management
- Maintain the property as a "house museum", keeps manor to specified heritage standards and is open to the public by appointment and on special occasions (e.g. Canada Day)
- Society wants to build a Scottish community centre on the site; throughout the past, they've had to rent facilities all over the city to hold all their dance competitions, performances, music and social events
- Would build community centre on footprint of motel, in discussion with Heritage Branch to ensure the new structure fits the desired character of the site, will not dominate existing manor house and views of it from road or waterway
- 2,500 – 4,000 sq ft building, looking at concepts at this point – considering a one storey building with a green roof, wall of windows facing the water
- Parking for 30 – 60 vehicles, considering a second parking area on the corner
- Need to follow a business model that will generate enough revenue to support the maintenance of the building and property

- The society has a renewable 30 year nominal rent tenure on the property, the building being proposed will belong to the crown
- Q: what do you need from View Royal?
- A: It's zoned P4 now which already allows a community centre; they will need a development permit, there will be a public hearing
- None of the foreshore will be disturbed, although they want to maintain a view of the water
- They're hoping to have a bar – so noise bylaws and regulations required for any similar enterprise will apply
- Timeline: fundraising for 3 years (to 2019), not borrowing money for this, or depending on revenues to pay capital expenses
- What about a traffic study?
 - There were 2 traffic studies for Christie Pt, they plan to meet with CP developers soon to discuss
- Have you considered Green Shores?
 - Have not heard of GS program, but after explanation from Jody, they are interested in learning more
- **ACTION:** Jody, Kitty and other GWI members meet onsite at Craigflower Manor and look at the foreshore area; great opportunity for Green Shores approach
- Suggestions from GWI:
 - Valuable habitat along here; this is one of the few remaining undeveloped waterfront areas in Portage Inlet;
 - 3 perch locations for herons and cormorants
 - Look at the habitat value of the pastoral area around the manor
 - What about a “condo unit” for purple martins?
 - What about a stormwater detention/rain garden for the proposed parking area? Described as a low, wet area in winter

Presentation: Sewage spill in the Gorge from Gorge Cr, summer 2017 - Mark Harper, Esquimalt Public Works

- 21 km of pipe, 9000 connections tied to it in the Gorge Cr watershed
- Sewage showed up in the Gorge in mid-summer, causing cancellation of Gorge Swim Fest – but there was no sign of toilet paper, saw an algal mass, white-looking bloom or chemical; appeared to be non-human source?
- Took samples, was it algae? Fecal tests (4-5 days) indicated high fecal count
- Where was it coming from?
- 5' diam pipes near the Gorge Vale golf course
- Dispersed crews to look for tell tale signs of human source of fecals: toilet paper, corn, smell test
- Thought maybe someone dumped something – but there was nothing floating
- Set of box culverts under golf course – fecal counts were 14 million, then soon after down to few thousand, what was going on?
- Cameras in the pipes: accumulation of debris – water entering the system caused things to churn up, muni's can't clean out large pipes, as that can create a worse situation, when everything is churned up, have to collect everything that could flow into receiving environment
- 175,000 litres of water to flush, tanked it for 2 months
- discharged to sewer through authorization, unable to dilute to prevent sending huge plume of contamination into the Gorge

- seawater coming into the system from incoming tide, caused chemical reaction
- source of discharge was supercharging the fecal count
- no caffeine in the tests, byproduct was sodium dimethyl, smells like sewage
- identified a business that was part of the problem, but not all of it
- 175 lab tests throughout this process, no sign of heavy metals
- Process has been stopped – contaminant source was acting as a feedstock for fecals
- Business had no idea there was a cross connection, have been very cooperative since, they had the proper licenses
- No records of how/when this cross connection happened
- Combination of very low water level in the pipe, no rain, (no flushing action) and something went wrong with their processing system
- Esquimalt is also sampling a lot on Gosper Cres (along edge of Esq. Gorge Park)
- We know there are sewers along there that are tied to the creek
- Q: Any kind of permitting or testing that should be done when a property is for sale?
- Should be some dye testing during a home inspection, put a dye tablet in perimeter drain, check nearby storm drain
- Going to council, asking who should pay for this?
- Esq has spent \$175,000 so far on this problem, annual budget for this is \$150,000
- There was no intention to do this, business owner had no idea
- Old sewer systems were designed so that overflows went into storm drains so that storm events wouldn't cause back ups into peoples' houses
- Esq has combination drains
- Pipes were very hot during the contamination, lots of bubbles
- It's good that this was considered as an environmental disaster rather than an infrastructure issue by council
- Golf course is planning to develop around the perimeter of the course, the way that the Ironwood area is, possibly mixed housing and retail
- Development would provide Esquimalt with opportunity to obtain some land where creek crosses under the Craigflower Rd – for habitat, rain garden? Some kind of treatment potential
- Collaborating with Island Health and it's now safe to swim in the Gorge again
- GWI could write a letter to Esq council praising public works for their efforts
- Importance of looking for cross connections and fixing these
- Mark suggests looking at the creek in Esq Gorge Park, how could the creek be changed so that it will function better as a water conditioner? Add plunge pools, etc. Fecal testing above and below the settling pond showed that the pond and cobbled section of the creek acts as a filter to reduce fecal counts
- Development in the golf course is an opportunity to do a land swap
- **ACTION** – Write a letter to Esq council congratulating on the good work of public works, urge them to continue to clean up the Gorge Creek watershed

Colquitz fish fence - Dorothy Chambers:

- No fish, very grim, last year at this time we had 1,100, have only had 275 to date
- Concerned that there might have been some netting done (this has happened on Craigflower and Goldstream)
- Wondered if creek was netted and only small ones could get through, but apparently not the case; no evidence of nets and had some adult fish through today

- Dorothy met with Eva Riccius, (senior manager of Saanich Parks), legal counsel Michael Hargraves – to talk safety concerns in Cuthbert Holmes Park with DFO
- Campers, drug use issues, unpredictable behavior all have been an ongoing challenge
- Erratic behaviour, there was a police take-down in front of a bunch of school kids, very traumatizing; some of the campers have been living in the park for years
- DFO said that if safety issues are not addressed, they will remove the fence
- Dorothy cancelled all the pre-booked classes at the counting fence at the suggestion of DFO
- This fish fence and popular education program there has been featured in national fishing magazines, also birders come from far away – this is very concerning
- Went through area with Saanich councilors, some wouldn't come without a police escort
- DFO – Dale Desrochers, - new community advisor for the whole island
- Tricia – Does the Gorge Tillicum Comm. Assoc know about this?
 - Craig will take this back
- Saanich Parks and legal counsel are all aware of the problems
- Basically left for the community to deal with
- Have there been incidents – community doesn't bother telling the police any more
- Conversation was about liability around the fence
- Saanich legal counsel very new to the position – 3 weeks on the job

Coordinator Updates:

- **2018 meeting schedule** was distributed with the agenda; let Kitty know if you have a conflict with being the facilitator or providing refreshments
- Do we want to submit a formal response to **VicWest neighbourhood plan**? There's still time (Marc Cittone)
- YES – address the wild side of the waterfront, not just commercial opportunities, water quality, wildlife needs, MBS is not identified very well, waterfront is identified as the main asset, MBS is not even on the map
- Planners do not seem very interested in MBS
- Important to recognize that the neighbourhood plan does not trump the OCP
- Should have more of an action focus – OCP has motherhood statements, but the neighbourhood plan should identify specific actions
- Request that certain
- **Abandoned boat program** - submitted application to assess 10 boats in Tsehum Hbr, Vic Hbr, Is View Beach
- Other groups (e.g. Is Trust) are working on inventorying other areas of the Gulf Is, Dead Boat Society has identified 23 boats in GI
- Cadboro Bay, District of OB, took 5 or 6 boats off Cadboro Beach, 2 or 3 more are now on the beach after last week's storm
- Have not heard from CoV re court case, waiting for court injunction, in court Oct 31 for a couple of days,
- **ACTION:** Follow up with Chris Coates about CoV court case
- Applied for funding through ABP Education and Awareness
- Need to inventory boats in Sooke Basin
- Communicating with John Roe (Dead Boat Society) to ensure we're not overlapping
- Once we have assessment report can then fill out the funding application for the disposal
- Jody explained the funding application process

- CRD – new re-organization in Environmental Protection: regional source control will now incorporate storm water monitoring group, Harbour Program is now with the Climate Action Program, water conservation, Hartland education and communications, initiatives
- There will be a new half-time Invasive Species coordinator position – pending funding approval from CRD board
- Elk/Beaver Lake Initiative Coordinator will report to Jody as will Invasive Species Coordinator
- EBLI coordinator Lisa Rodgers has recently given notice

Partner Updates

CoV: Vic West Neighbourhood Plan: public consultation closed in Sept; in Oct – held a workshop for council to go over recommendations and feedback, making revisions to the plan they brought to GWI at Sept meeting, providing a second report to council committee in January, then back to the community

Cecelia Ravine Park – consultation period now closed, staff report will go to council in Jan, strong desire for restoration and daylighting, looking for directions for Cecelia Cr Management Plan – develop an action plan to improve ravine water quality, enhance northern areas of the creek, infrastructure upgrades are necessary

- Q: Isn't that Saanich's part of the creek?

Want to do a daylighting study; water quality is of high importance, could install upstream green infrastructure to improve quantity and quality

SISKA – 275 members now, Yogi had asked if members could clean the Gorge reef balls, request went out in recent newsletter, several members have cleaned them

WFT: Cathy – not sure about oyster data, will ask next time; Nature House – closed for the season, still doing programming – had 30 volunteers to do training, lots of school programming, just not open to the public during winter

GTCA: Craig: – will ask them to get a new rep (**ACTION**)

Friends of Swan Cr – oil spill traced back to house near community gardens, fencing in place, no fish seen yet, doing some planting where ivy was removed, planted Nov 4th, with Saanich volunteers, worked with Peninsula Streams to add 3 riffles and spawning gravel in creek

BGCA: no report

Saanich: Tricia: planning project for Uptown Douglas corridor – includes Cecelia Cr which is underground through this area; corridor area does not go down to the Gorge, but this is in the Cecelia watershed, GWI should provide some comments

Objectives – improve Cecelia Cr now need actions and policies

Tricia – people are pushing to have daylighting, but it's 6m deep here, would require a massive corridor, should focus on cleaning and slowing the flow until such time as daylighting is more feasible

Right now – staff is meeting to discuss; GWI can provide comment regarding Cecelia on Saanich website: [Uptown Douglas corridor](#)

Other big issue – EDPA was rescinded, still have to go to public hearing, not sure when and what the issues are

Subdivision on Portage Rd was approved, no new applications in this area

SIASS: Sara: Hospital Creek: investigated sediment plume from creek, as a private citizen – last year, lots of sediment into Portage Inlet, suspected to come from Hospital Cr, plume in upper part of PI continued even when rain had stopped; high nutrients – potentially an algal bloom. When it started raining again recently, Sara looked at areas where work has been going on – Vandekerkhove lands, on Watkiss Way past West Burnside, there was a wetland that was filled in, now a newly seeded field, most of land is bare soil, erosion control and silt fence – inadequate controls in place, when big rains hit this weekend, asked a nearby resident – she sent Sara photos of a chocolate plume in PI. Took turbidity readings all around the area – construction mostly in Saanich, some on boundary of View Royal, photos and samples; had to dilute the water 4x to get the meter to register, coming directly off the Vandekerkhove property, sediment control fencing was failing, look at email that Barri forwarded; Sara sent to env monitors, to DFO as a RAPP line and EMBC, also Barri who forwarded to Saanich and VR; last year Saanich said they couldn't do anything because it was agricultural land, based on last year, this could continue all winter; at least 4 contributors (property above Vandekerkhove, Eagle Creek development at Watkiss Way, also residential construction in this area

FoVHMBS Jacques: more bird sanctuary markers have been installed, now 15 in the MBS, West Song walkway, CoV put up lots of signs, next week meeting with Canadian Wildlife Service in Delta, want to engage them more

Adjournment: 9:50pm



Craigflower Manor and Property

Presentation by Victoria Highland
Games Association
November 14, 2017

Craigflower Manor and Property



Craigflower Manor and Property



Craigflower Manor and Property Concept #1



Craigflower Manor and Property Concept #2

