



## DECISIONS AND ACTIONS

**Steering Committee**  
**Wednesday, July 18, 2018**

Victoria Canoe and Kayak Club

**Present:** Julian Anderson, Rick Daykin, Alaina Dowling, Michelle Wood, Brad Proctor, Jacques Sirois, Ian Booth, Vicki Blogg, Ann Klein, Bill Thomas, Dorothy Chambers, Jack Meredith, Yogi Carolsfeld, Sara Stallard, Bruce Bevan, Brianne Czypyha, Brian Koval, Angela Hanes, Morley Eldridge, Jim Maxwell, Kitty Lloyd, Natalie Bandringa

**Guests:** Erica Sangster, D'Ambrosio architecture + urbanism

DECISIONS				
1	GWI will hold a volunteer appreciation BBQ at Nature House, with other initiatives coordinated by CRD (ELSI, BCI)			
Next Meeting: 19 September 2018				
ACTIONS			ACTION BY	DUE
1	Send out contact info for Jason Baird at Stantec		Kitty	ASAP
2	Contact CRD Parks about condition of Selkirk Trestle pilings		Kitty	ASAP
3	Coordinate with GWAS and WFT to arrange a BBQ in September at Nature House, for GWI, ELSI and BCI volunteers		Kitty	August
4	Help promote concept of installing eagle perch and osprey nest platform along the Gorge		All	Fall/ winter

## INFORMATION

### Agenda review:

- Update on Elk/Beaver Lake Initiative from Natalie, not Jill Robinson

### Introductions:

- Welcome to Angela Hanes, new representative from View Royal Community Development Advisory Committee

### Review of action items from last meeting:

- All actions complete; Eva Riccius not able to come to this meeting.

**Presentation:** Updated plans for Scottish Cultural Centre at Craigflower Manor; Jim Maxwell, Victoria Highland Games Association (VHGA) and Erica Sangster, D'Ambrosio architecture + urbanism

Jim:

- Craigflower Manor site is about 3 acres, used to have a gas station, restaurant and motel on this site, manor house was used for overflow guest rooms
- Province bought the property in 1960s, and restored the manor to how it was when first built in 1860s, designated it as a Heritage Site
- 4 years ago VHGA took on a 30 year renewable tenure with the province for use of heritage site, in exchange for doing all the maintenance
- VHGA wants to build a community centre for their activities here
- Brought their earlier concepts to GWI meeting in November 2017, followed by on-site visit with some GWI members
- After that, decided to revise the concept and engaged D'Ambrosio architects to come up with a 3<sup>rd</sup> design, presented here

Erica:

- New concept developed, to be located at the corner of Craigflower and Admirals, rather than on waterfront as in previous concepts
- Currently zoned as Park with no allowance for assembly hall use
- Crown land, not municipal land, but they are going to go through the regular rezoning process, have had initial discussions with View Royal about this
- Ideal place for a community amenity, contributes to several OCP goals
- Want to make a gateway marker for View Royal, destination for community gatherings
- Contemplating a round flat-roofed building that would fit into the corner of property, provide a backdrop and preserve views toward manor
- Could incorporate photovoltaics on roof in future
- 25 – 48 parking stalls, keep access where it is, maintain existing parking boundaries
- 2 main entrances: from bus stop, from parking area
- Central hall space will seat 200 people banquet style plus outdoor patio
- “floating roof” with two partial arcs housing other facilities on 2 sides (meeting rooms, washrooms, kitchen, etc)
- Wood structure with exposed wood ceiling
- Lots of natural light; manor will be main view from inside the space
- Q:– What kind of surface on parking lot?
  - A: will tackle those details at development permit stage, plan to do stormwater management onsite
- Consider adding a rain garden? Yes
- Vegetation on the roof?
  - Their contact at the Heritage Branch is not in favour of green roofs (too much maintenance)
- The manor house itself does not bring more people to the site, hoping that the new centre will make it come alive, bring people to the site continually

- This concept really captures the vision that the heritage branch as well as the VHGA want to promote
- 10,000ft<sup>2</sup>, estimated cost \$2 million
- Walkway at the water? No
- Not sure whether all existing trees will remain, but the ones that may be removed are European cypress (i.e. non-native)
- Any shoreline treatment?
  - In the future, not part of this project, this building will generate revenue that will be put into this kind of thing
- Building will be available for rent to the general community
- Want to develop a relationship with Shoreline School about using the building
- # parking spots is close to what's required already
- Community gardens?
  - Usually takes up a large space, and they have removed lots of irrigation, so not likely
  - Want to put historic things on site, examples of what the manor community was doing back in the day

**Update: McKenzie Interchange** from Joanne Letkeman, Regional Manager Environmental Services via email, see Appendix 1; copies provided at the meeting

Comments:

- 5 years, \$15K total for invasive species management, basically only enough for 2 people for a week/year
- 30m buffer intrusion into the park will be an ongoing trespass, will make amends elsewhere
- Valuation report was done for two areas where Garry oak and Trembling aspen were removed (forwarded to GWI in May)
- Puts a monetary value on what was destroyed, some think value is too low
- MoTI is considering this, and is requesting adjusted figures from consultant
- Julian has met with Joanne, that has gone well, Sean Wong (MoTI fisheries biologist) has been brought on board, that is positive

**Bald Eagle perches and Osprey nest platforms** – Jacques Sirois (see plans in Appendix 2)

- Would be good for GWI and partners to put up at least one perch and one platform as an enhancement of the MBS
- Hancock Wildlife Foundation has a Victoria representative, Jacques has discussed this idea with them
- Developed a concept for a sign on a pole, art piece, with perch on the top
- BC Hydro has been helping Hancock Foundation put up poles on the peninsula
- Suggestion: send recommended locations to CoV – e.g. the new Vic West park at the Johnson St bridge, or Fishermen's Wharf
- Community grants available for place making for this kind of thing
- Osprey nest platforms can be a real tourist attraction

- 10 eagle nests around the Victoria Harbour MBS, sometimes 4 or 5 are used by one pair of eagles, they move around year to year

## Partner Updates

- **Peninsula Streams:** Beach cleanup at Pat Bay, Brentwood and Bazan Bay in coming weeks, look on their website for details; also doing cleanups in upland areas of watersheds, not just the beaches
- **Friends of Swan Cr** starting enhancement next week on Swan Cr; several projects underway
- **World Fisheries Trust:** Events with mobile Seaquaria and GWI display, generally well attended; still working on how to enhance the displays; with Esquimalt Anglers and Peninsula Streams, submitted a proposal for cutthroat trout survey in Portage Inlet; historically PI produced largest runs of CT trout in the region. Enhancing habitat which will also enhance habitat for coho
- **Saanich:** – swan lake boardwalk being replaced, phase 2 will be finished this year; env services developed a naturescape display, interactive, involves kids, learn about ecosystems, how to attract wildlife, this resource is available;
- **Gorge Swim Fest:** Swim Fest is on Sunday, July 22, 12 – 4; water in the Gorge is warmer than ever seen; brought in an extra dock yesterday, there will be food trucks, crafts, games, etc; received a grant from CoV to consult with Gorge users, how to improve swimming infrastructure without interfering with paddlers, other waterway users; will be consulting with GWI about how members use the Victoria section of the waterway
- [www.Victoriaweather.ca](http://www.Victoriaweather.ca) – temperature at surface and 1m depth at Bamfield Park, and air temp graphs; water was 24.5<sup>0</sup> this afternoon; water quality (fecals) are lower here than the lakes around including Thetis
- Go to [www.gorgeswimfest.ca](http://www.gorgeswimfest.ca) to get the temperature results
- **Gorge Waterway Action Society:** Nature house open every day, getting busy, small shoreline restoration project through UVic, along the creek – intertidal marsh; fundraiser at Heckler's Bar comedy night; \$15 Aug 4<sup>th</sup>, 8:00pm, 50/50 raffle
- **Esquimalt:** restoration project in Gorge estuary, there a white poplar at the upper bridge, will remove and replace with native trees and understorey; expanding the works yard, should be done in 10 days; Lampson Little League park playground, habitat playground; amenity fund going well, 560 votes for projects, hoping for 1000 before survey ends around 20 Sept; good time to provide comments on the survey about what parks you want amenities in
- **View Royal:** worked to prevent BC Transit from putting a fleet maintenance facility for HandiDart buses on Craigflower Cr; would have had 112 employees, 90 buses; they pulled the proposal, so it hasn't expired, not a dead deal although on hold for now;
- **Friends of Cuthbert Holmes**– Saanich amended parks bylaw to align with current case law; in line with Victoria's; can no longer camp in ecologically sensitive areas so no more camping in Cuthbert Holmes Park; this is encouraging, will consider remediation at a later time, meantime keeping the area clean
- **Friends of Vic Hbr MBS:** American Avocet – new record for MBS, 270<sup>th</sup> bird spp; restoration in trial IS continuing; harbor master contacted JS re removal of old pilings in

West Bay where there are purple martin nest boxes; 1000s of birds in east end of MBS, feeding on sald lance etc

- **Dorothy:** GV Harbour Authority contacted her about dead birds that wash up, she documents it; in contact with harbor ferry captains, they will contact her if they see a dead bird in the waterway; Saanich Parks and DFO met with Dorothy and Sara – invasive removal near the fish counting fence, installing another deck for salmon viewing, remediation of trails in area, DFO will replace top of the fish fence; Pt Hope Shipyard graving dock proposal: Jason Baird at SNC Lavalin got in touch with Dorothy to get input about possible fish and other marine life impacts

**ACTION** – Kitty send out contact info for Jason Baird

- **Victoria:** GWI sign near Selkirk Trestle has been replaced; bridge lighting – thank you to all who provided input to Stantec report, information in that letter was integrated into updated report; changes being made: updates to how to manage the lights, under-bridge lights will be on a separate control and will have shielding to reduce light shining into the water, lighting measurements are included into future monitoring to study impacts of lights; report not public until October after council has seen it; Brianne will send the report to GWI as soon as it's public
- **Esquimalt Anglers:** Craigflower Creek – summer low flow: 14 l/s, very low! HandiDart issue was a big win; water in the Gorge is clearest he's ever seen it; no algae blooms; sticklebacks are very abundant; trestle bridge pilings are looking very eroded – CRD parks should be alerted

**ACTION:** Contact CRD Parks about condition of Selkirk Trestle pilings

- **South Island Sea Kayak:** – On July 22, 12 – 4pm at Point Ellice House – Archaeology Day showing artifacts from the house and other sites around BC

### **CRD Harbours Program Updates** – Natalie Bandringa

- Regional Invasive Species Coordinator Jenny Eastman, preparing a contract for treating invasive species available for municipalities; the public can suggest places that need treatment; knotweed and hogweed are the primary focus species identified (Early Detection Rapid Response or EDRR); whatever municipality the species is in, there is a shared contractor; bullfrogs? Maybe in future
- Disposal is a big issue, need to have a common approach
- Workshop in the fall for municipal staff, may include residents
- Elk/Beaver Lake Coordinator – Jill Robinson – working on a treatment for Elk Lake; Speece Cone for aeration is being considered; pilot study originally planned for Beaver Beach, now being done just off rowing club facility at Eagle Beach, want to kill off the milfoil; improve water quality; bring down the cyanobacteria counts
- Baseline survey to assess milfoil at its maximum extent in the summer; may use a drone for the survey

### **Coordinator Updates** – Kitty Lloyd

Do we want a BBQ with other area initiatives (ELSI, BCI) in Sept. like we did last year?

- Yes, will coordinate with GWAS and WFT to choose a date that works at Nature House

**Adjournment: 9:45pm**



## Appendix 1 – Email from Ministry of Transportation & Infrastructure RE McKenzie Interchange Project Update

**From:** Letkeman, Joanne TRAN:EX [<mailto:Joanne.Letskeman@gov.bc.ca>]  
**Sent:** Wednesday, July 18, 2018 12:06 PM  
**To:** Kitty Lloyd <[klloyd@crd.bc.ca](mailto:klloyd@crd.bc.ca)>  
**Cc:** Traverso, Mark TRAN:EX <[Mark.Traverso@gov.bc.ca](mailto:Mark.Traverso@gov.bc.ca)>; Dinney, Michael TRAN:EX <[Michael.Dinney@gov.bc.ca](mailto:Michael.Dinney@gov.bc.ca)>  
**Subject:** McKenzie MOTI update

Hi Kitty,

Over the last few months, Mark Traverso and I have been meeting with Julian, Mick and Dave Polster to discuss some previous and current topics associated with the McKenzie interchange project. Please find below a short project construction update as well as a breakdown of discussion topics.

### Project Construction Update

- In late May, the northbound Highway one traffic was switched onto what will become the future interchange ramps on the McKenzie side of the highway.
- The contractor is currently working on excavating and building retaining walls on the Admirals Road side of the interchange.
- Later this fall, southbound traffic will also be switched onto the future interchange ramps.
- Over winter 2018/2019 the new highway bridge will be constructed.

### Environmental Audit

- The most recent environmental audit results indicate only minor issues such as hydrocarbon staining from minor equipment leaks, catch basin protection maintenance, and clarification of baker tank operation procedures.
- The Ministry performed a documentation audit on the contractor in May and identified some opportunities for improvement including tracking of environmental orientation and training of workers, making sure environmental plans are readily available on site, and communications procedures around completion of action items.

### Berm

- To address concerns regarding sediment and erosion control around the berm, the contractor is performing regular inspections of the sediment fence.
- The proposal to adopt the “rough and loose / large woody debris / alder seeding method on the lower part of the berm that interfaces with the park has been agreed to by the Ministry and the District of Saanich. Plan drawings incorporating the method will be issued this week. Dave Polster has agreed to supervise the implementation of the plan. I’ll forward the plans to Julian and Dave when I receive them.
- Another suggestion is to post some educational signage regarding the natural method of regeneration.

### Cloverleaf Outfall

- A site meeting was held on June 19 to discuss the design of the culvert outfalls from the stormwater treatment facility. Mick and Julian attended, as well as the contractor's environmental monitor, the MOTI fisheries biologist Sean Wong, drainage engineer-in-training Andrew Anderson, construction supervisor Udo Sommer and myself.
- We discussed possible options and agreed that a design that can accommodate the required flows and incorporate natural features to provide extra "polishing" of the stormwater would be optimal. We also agreed that removing mature riparian vegetation to construct the outfall is to be avoided as much as possible. Sean Wong, who is very experienced in fisheries habitat construction, and Andrew Anderson will gather some flow and water level data over this summer and next winter to inform the design of a constructed wetland/rain garden type outfall area with riparian restoration planting. Sean has also suggested that there could be signage posted in the area to educate park users about the riparian area and the function of the design.
- We acknowledge that there is an intrusion into the 30m buffer of the tributary in this area. We'll be looking to the stream keeper groups for help determining appropriate offsetting options for this impact.

#### Habitat Valuation

- There are still outstanding questions regarding the valuation report methods and results. I propose to set up a meeting with Julian and Matt Fairbarns so that Matt can answer the technical questions about the report.
- I've noted from my discussions with Julian that there is some concern that the offsetting amount put forward by the Ministry is too low. This has been communicated to the project team and I will further discuss the reasoning for this number with Janelle, Mike and the project team once they return from summer holidays.
- The second step in mitigation planning, the options report, is currently being written by Matt Fairbarns. When the draft is complete, I will coordinate meetings with interested stakeholders to discuss the options and solicit feedback.

I'm available after 3pm today if you would like to connect before your meeting tonight.

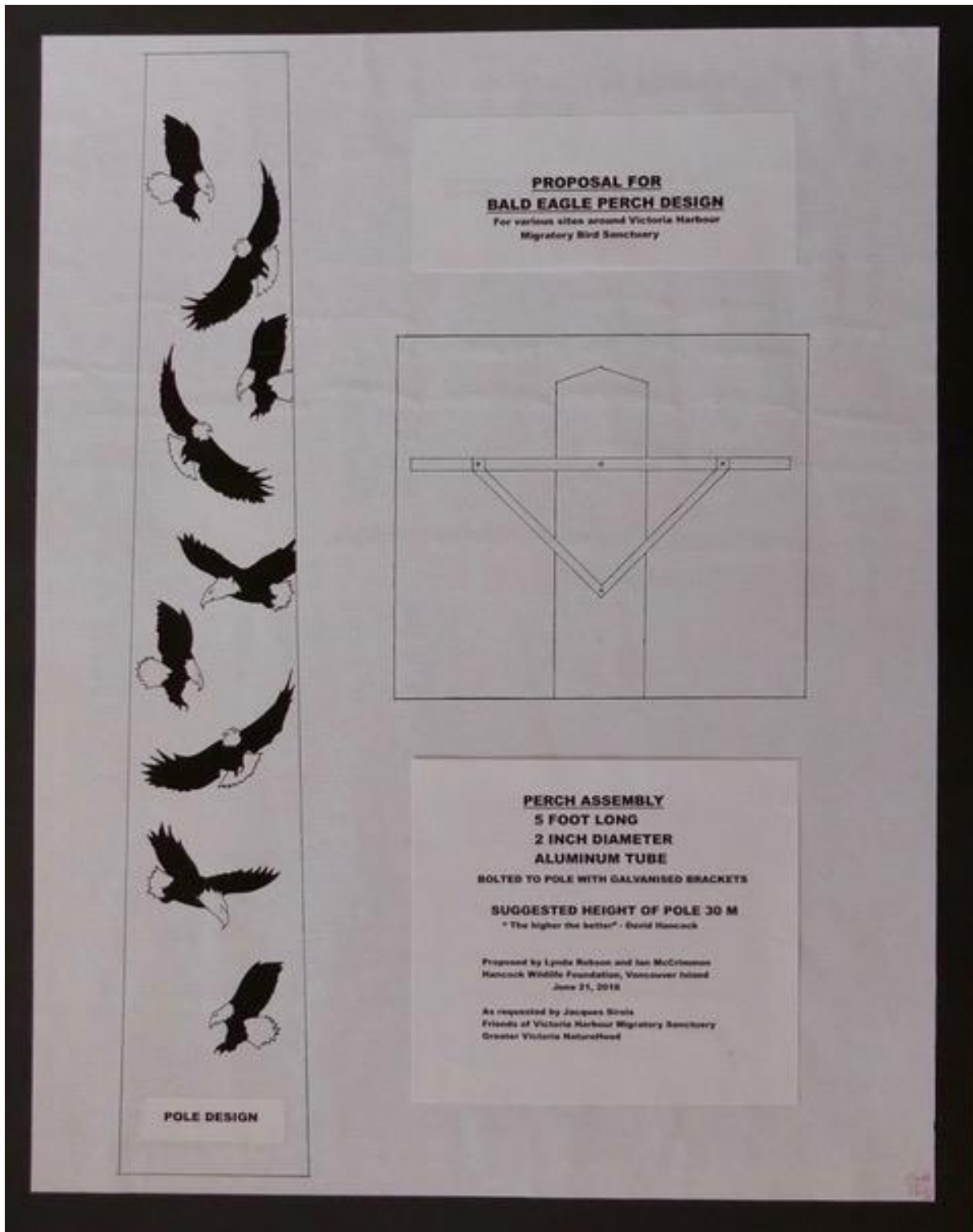
Thank you,

Joanne

Joanne M Letkeman, BSc  
Regional Manager Environmental Services  
Ministry of Transportation and Infrastructure



## Appendix 2 – Bald Eagle perch design – from Jacques Sirois



**Osprey Nesting Platform:**

