

June 21, 2013

0400-50
5225-20 CAWTP

Distributed by email

Mayor Barbara Desjardins and Council
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, BC V9A 3P1

Dear Mayor and Council:

McLOUGHLIN POINT REZONING APPLICATION

The Capital Regional District (CRD) has applied for a rezoning of the McLoughlin Point site, in part, to ensure that local input is given due consideration, notwithstanding the CRD's legal obligation and authority to implement the approved Core Area Liquid Waste Management Plan. As the Mayor of a similar sized community, I can appreciate Mayor Desjardin's recent submission to the Core Area Wastewater Treatment Program Commission, regarding the important role of a municipal council in determining the public interest of the community and the "significance of the rezoning process".

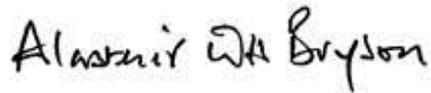
It is acknowledged that while all of the municipalities participating in the Core Area Liquid Waste Management Plan share the responsibility for the project, the Township of Esquimalt will carry direct impacts as a result of the treatment plant being located within its boundaries. Although the CRD has limited legal flexibility to consider providing additional amenities, the current zoning process provides a vehicle for the Township and the CRD to work together on reasonable mitigation measures. To that end, in response to some of the comments we have received, including those from your advisory committees, CRD staff have identified a number of mitigation measures which could be considered as part of the rezoning process (Attachment 1).

I understand that questions have been raised about the projected longevity of the McLoughlin Point treatment plant. CRD staff advise that given the safety factors used for the key design criteria, it is expected that additional treatment capacity will not be needed until 2040, or 22 years after acceptance of the facility and that future capacity will most likely be provided in the Westshore area, which is experiencing the highest population growth.

To date, the CRD and its agents have received input from a variety of sources, including meetings with specific neighbourhood associations, chamber of commerce, and public and virtual open houses. It is to be expected that both the Township of Esquimalt Council and the CRD will benefit and gain additional public perspective and input through the public hearing process.

Please be assured that the CRD is committed to working with all of its member municipalities, and looks forward to working with the Township of Esquimalt on this important regional facility.

Respectfully,



Alastair Bryson
Chair, Capital Regional District Board

Attachment 1: Mitigation Measures for Consideration in McLoughlin Rezoning Process

cc (distributed by email):

Bill Brown, Director of Planning, Township of Esquimalt
Denise Blackwell, Chair Core Area Liquid Waste Management Committee
CRD Board Members
Brenda Eaton, Chair, Core Area Wastewater Treatment Program Commission
Robert Lapham, Chief Administrative Officer, CRD
Jack Hull, Interim Program Director, CRD

MITIGATION MEASURES FOR CONSIDERATION IN MCLOUGHLIN REZONING PROCESS

- a) A significant contribution to upgrades of the bikeway system along Lyall Street.
- b) Viewscape mitigation: the CRD has undertaken a special design charette process to develop design guideline obligations for the designers/builders of the project to follow.
- c) Acknowledgement of Esquimalt's heritage, and earlier military use in and around the site to be included as part of the interpretive displays and public art commitment. This could include a water feature.
- d) The design requirements will include provision for a future public walkway to ensure a connection from West Bay is possible should the opportunity arise.
- e) The design criteria for the treatment plant will include a conference room for students and the public to learn about wastewater treatment and management.
- f) The design requirements for the treatment plant will include sustainability considerations, including heat recovery, rain gardens within the site, LEED Gold for the primary operations building, a green roof, and other considerations. Seawall design requirements specifically call for special treatment.
- g) Building design, including setbacks from the water, will be subject to rigorous review and evaluation and outside experts will be involved in the collaborative sessions with the proponents prior to their final submissions.
- h) A tripartite consultation agreement with the Province and the three local First Nations is in place. This agreement commits to ongoing dialogue and resolution of issues that might arise.
- i) A draft agreement with the Department of National Defense (DND) is in place, and formal agreements are in the process of being finalized.
- j) Design requirements commit to noise and odour mitigation measures that will not impact neighbours. All components of the treatment facility will be enclosed, and an odour purification system will be installed.
- k) Traffic impacts during construction are recognized. Proponent selection criteria include a bonus for transportation alternatives by water. A traffic management plan is a requirement, approved by the Township, and will include not only consultation with the DND, Lyle Street and West Bay neighbourhoods, and the municipality, but specific protocols around contacts, regular meetings and reviews of the transportation plan.