

MINUTES OF MEETING
Planning and Zoning Committee
Fairfield Gonzales Community Association
December 16, 2013

Members of FGCA Planning and Zoning Committee:

George Zador (chair), Jim Masterton, Chris Schmidt, Bill Rimmer and Paul Brown

Subject Property:

1122-1124 Leonard Street; to permit the strata titling of an existing duplex

Presenter: Michael Cronquist

Proponent will repair roof and stucco siding, redo stoop, windows and masonry; establish parking in the front yard

4 attendees

Attendee Questions & Comments:

- Two neighbours with adjacent properties expressed support for the proposal and indicated other neighbours also support it.
- Other neighbour in close proximity also expressed support
- General consensus was the poor condition of the property needed attention and were pleased proponent is proposing to fix it up
- One neighbour questioned whether a masonry wall would undergo strengthening aka seismic upgrading. The proponent indicated that would depend on his contractor's assessment of the condition of the wall

Subject Property:

1303 Dallas Rd. – Clover Point Pump Station. The existing pump station is to be expanded as part of the overall CRD wastewater handling proposal, and requires a change to its present zoning of R1B, permitted non-conforming.

Presenter: Malcolm Cowley

Estimate 90 attendees, 80% from the community and 20% from outside the community

Owing to the large turnout and anticipated broad range of questions regarding the CRD wastewater treatment project, attendees were reminded to direct their questions only to the specifics of the rezoning proposal.

It was most helpful to hear the announcement from the presenter that arrangements were made for an Open House on Jan. 25, 2014 as a step in further public engagement about the wastewater handling program, where all other questions will be entertained.

Attendee Questions & Comments:

- Expression by many that this is another example of poor community engagement by CRD and not in step with CRD stated public engagement standards; aka only 16 notices to residents were sent out.
- Neighbours in close proximity expressed concerns regarding noise, odour, diesel exhaust and traffic safety (pedestrians, cyclists and vehicles). Suggestions that some safety measures need to be addressed during and post construction. How will noise and odour be mitigated? Might some form of traffic calming be considered such as a crosswalk? How is noise measured? Will things be better or worse regarding noise and odour?
- Questions as to why no public engagement before seeking rezoning
- Questions as to why rezoning application submitted to city prior to this CALUC meeting...proponent indicated they were told to do so by City
- What steps have been taken to consult with first nations.....both Songhees and Esquimalt First Nations have been consulted with
- Questions regarding what would be impact if City refuses to rezone property. Is there a plan B? Is the City really willing not to proceed with the rezoning or is this just a process that needs to be followed and rezoning is a given? No answer available from presenter, it will be up to the City.
- When complete, what is the increased flow? Proponent stated there will be a small increase and this will be mitigated by local government efforts to reduce infiltration of storm water into sanitary sewers.
- Will electric power requirements for pumps increase and could power lines be put underground?
- What environmentally friendly steps be taken to reduce electrical power requirements and could other methods to power the pumps be considered? Proponent indicated only practical source of power is electricity; however they are pursuing environmentally initiatives such as green roofing.
- What is the total cost? Answer: budget is \$20 million for the pumping station
- A great deal of questions and discussion regarding the trenching along Dallas Road and extension of pipe across entrance to harbor to the McCauley Point Treatment Plant. These questions were out-of-scope for the rezoning of the pumping station at Clover Point, however people expressed frustration there has not been a public forum to discuss such. Issues included impact on parking, erosion of slopes, whether piping could be put off-shore, pipe maintenance, barriers between cycle path and dog off-leash area....
- Question regarding attention to impact of potential tsunami considered in design...answer, yes it is being accounted for in the design.
- Question as to why upgrading of pumping station is necessary if no increase in flow projected. Answer, existing equipment is old, new equipment will not fit existing structure and must pump sewage much further (McCauley Point) than existing pumps (outfall). Designed for the next 75 years.
- Questions regarding actual size of pumping station and setbacks and difficulty in providing comment without these specifications. Proponent stated these were still

being determined and indicated present proposal shows maximum size of pumping station (actual could be less) and that setback will be about 8 meters from high water.

- Comments regarding difficulty in providing meaningful input on pumping station in isolation, without consideration of impacts all along Dallas Road waterfront
- Comment that parking should not be impacted
- Comment that parking should be eliminated at Clover Point and revert to only parkland
- Comment that future CRD-Seatterra public engagement meetings should be held in the same format as this meeting, with on the spot question – answer opportunity
- Question as to when this will go to council
- Question as to why Amendment 8 does not speak to expansion or upgrading of pumping station. Proponent stated Amendment states remove of grit and ability to handle 3X average flow.

George Zador

Planning and Zoning Chair

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