

**MINUTES**  
**ENVIRONMENT AND NATURAL AREAS ADVISORY COMMITTEE**

Held electronically via MS Teams

**March 16, 2022 at 6:02 pm**

Present: Councillor Karen Harper (Chair), Braedan Drouillard, Kaden Calleberg (Youth Member), Kurban Ali Keshvani, Jennifer Grant, Sarah Anderson, Spencer Gillis (Youth Member).

Staff: Eva Riccius, Senior Manager Parks; Harley Machielse, Director of Engineering; Stacy McGhee, Program Manager of Strategic Facilities Planning; Adriane Pollard, Manager of Environmental Services; and Austin Winters, Committee Clerk.

Regrets: Ryan Senechal

---

**MINUTES**

**MOVED by K. Ali Keshvani and Seconded by S. Anderson “That the Minutes of the Environment and Natural Areas Advisory Committee meeting held January 19, 2022 be adopted as circulated.”**

**CARRIED**

**CHAIR’S REMARKS**

The following was noted during the Chair’s remarks:

- Council has decided to engage in further consultation with respect to the Cadboro Bay Local Area Plan on the issue of greater density in the Cadboro Bay Village specifically.
- At the April 20<sup>th</sup> ENAC meeting, a member of the Resilient Saanich Technical Committee has been invited to do a presentation for the Committee on biodiversity in Saanich parks.
- There is going to be a special ENAC meeting on May 3<sup>rd</sup> at 4:30 p.m. to deal with the ENAC award nominees.

**BOWKER CREEK DAYLIGHTING FEASIBILITY STUDY**

The Manager of Environmental Services delivered a presentation on the Bowker Creek Daylighting Feasibility Study. The following was noted:

- In September 2020, this daylighting feasibility study was first brought to ENAC.
- At that meeting the Committee recommended that Council adopt the Bowker Creek Daylighting Feasibility Study.
- The Study has not been brought to Council yet for their consideration due to the scope of the Study expanding.
- Much of Bowker Creek is underground with only 2.5km of the 8km above ground.
- The Bowker Creek Initiative is a partnership between the Capital Region District, UVic, the community associations in the watershed and the three municipalities the Creek runs through.
- The Initiative was established in 2004 and the three municipalities fund the Bowker Creek Coordinator position which is housed in the CRD.

- The Plan that was made was a Watershed Management Plan in 2003 which established the four goals and objectives.
- Much of the Plan had to do with water quantity and the state of the riparian areas.
- There was an Implementation Plan established in 2005 which laid out which individuals will complete specific roles.
- In 2007, there was a Master Drainage Study to address goal 2 of the Plan which is to manage flows effectively.
- In 2011, the Bowker Creek Blueprint was created and it established an action plan of what should be done and where it should be done.
- The 2020 Feasibility Study lays out how everything from the previously established plans and studies will be completed.
- The 2020 Study goes into so much detail that the Bowker Creek Blueprint is now out of date due to the newly obtained information.
- The areas of Bowker Creek that have had the least and most amount of progress have also been identified within the Feasibility Study.
- The Bowker Creek Blueprint 10 Year Achievement Report has also been recently created to outline what has been accomplished since the initial implementation of the Blueprint.
- There is also an updated Terms of Reference for the Bowker Creek Initiative which includes a new quarterly meeting schedule, new media guidelines and new membership opportunities.

The following was noted during discussion with committee members and staff:

- There was questioning over what amount of Bowker Creek should be day lighted.
- Staff clarified that the daylighting feasibility study outlines the various areas that could be day lighted and it does give more information about how achievable the implementation of more daylighting in various areas throughout Bowker Creek is.
- An inquiry was made over whether there would be criteria outlining what constitutes more probable areas for daylighting.
- Staff clarified that once the Blueprint is updated, priorities will then be established for daylighting.
- An inquiry was made over the potential to obtain funding from the federal government to complete some of these daylighting projects throughout Bowker Creek.
- Staff noted that while federal grant funding is desirable it has not been investigated at this stage of the project.
- There will a public engagement process with respect to updating the Blueprint which in turn will help establish priorities.
- The Bowker Creek Blueprint has a 100 year timeline and 10 years have already passed.

**MOVED by S. Anderson and Seconded by K. Ali Keshvani “That the Environment and Natural Areas Advisory Committee recommend that Council endorse Planning, Engineering, and Parks staff resources be allocated to partnering on the updating of the Bowker Creek Blueprint and that allocation of \$15,000 for cost sharing of consulting services be forwarded to the one time resource request process during 2022 budget deliberations.”**

**CARRIED**

## SAANICH OPERATIONS CENTRE REDEVELOPMENT

The Director of Engineering and the Program Manager for Strategic Facilities Planning delivered a presentation on the proposed Saanich Operations Centre redevelopment. The following was noted:

- Over 300 staff work from the current Saanich Operation Centre.
- Most of the buildings within the current site date back to the 1950's and late 1970's.
- The site organization will be greatly improved through planning that addresses vehicle circulation, storage, and work locations.
- Most staff work areas are at their end of life and substandard which limit growth.
- The current buildings contain a concerning number of issues including:
  - Not complying with life safety requirements of the Building Code;
  - Large unsprinklered wooden buildings;
  - Structures that cannot withstand an earthquake of even modest magnitude;
  - Facility inaccessibility for disabled staff or guests; and
  - A vermin outbreak.
- Delivery of services must meet minimum levels and delivered sustainably long into the future.
- The District has committed to significant environmental targets which include a focus on the reduction of greenhouse gas emissions and a target to reach net-zero.
- The work place design objectives would incorporate Building Code and Work Safe BC guidelines and practices.
- The site context includes neighbourhoods; residential centers; immediate adjacencies to the Quadra and McKenzie corridors; and a proximity to the Lochside Trail.
- Given the number of fleet vehicles frequenting the site the current layout poses numerous traffic and circulation issues.
- Multi storey buildings must be considered for operations and parking due to the site constraints.
- The planning process has identified that accommodating additional uses on the site is possible.
- The estimated project budget range would be between \$183 million to \$212 million and this estimate class could have a plus or minus 20% variance.
- The projects current implementation schedule would see tendering in the second quarter of 2026, thus the budget number includes price escalation to that time.
- The estimated cost includes constructions costs, site development, consultant fees, associated development costs, and contingency.
- The numbers do not include potential revenues generated from the proposed site.
- Should the business case be approved further detailed planning is needed to refine the design.
- Within the next two years the project objective is to determine the project budget to much greater certainty through a Class B estimate.
- Through increased certainty in the budget, the District will then go through several months of educating the public in order to have an alternative approval process completed.
- That public process will be seeking permission for the District to borrow money to fund the realization of this project.
- This project represents a shared opportunity that builds operational resiliency and seeks to maintain and secure Saanich residents' high quality of life.

The following was noted during discussion with committee members:

- There was questioning over how the changes would be implemented without impacting those working at the site currently.
- Staff clarified that the site is large enough to support a phasing strategy with respect to staff on the site during construction.
- An inquiry was made over whether there has been any discussion over the appropriate recycling or disposal of the buildings when they are being demolished or deconstructed.
- A minimum of LEED gold is being set as the standard design target.
- LEED is a credit-based system that gives points based on a building's level of compliance with various aspects of sustainability with Gold being the second highest certification level.
- An inquiry was made as to whether the parking requirements would be adjusted for this project.
- A majority of the parking demands for this site are fleet related, but with regards to the staff parking the parking requirements may be adjusted as it is unrealistic to have a 1:1 parking ratio within the site.
- There was questioning into the ability of staff to work from home until the conditions improve at the current site.
- The site is very operationally based, thus requiring the staff to come in person to complete their work.

### **ENAC AWARDS UPDATE**

The Manager of Environmental Services delivered an update on the Saanich Environmental Awards process. The following was noted:

- The nomination period for the ENAC awards is officially open.
- Committee members and the public are able to submit nominations online through this link:
  - <https://www.saanich.ca/EN/main/community/natural-environment/saanich-environmental-awards/nominate-someone-for-an-environmental-award.html>
- Those not eligible for the Awards include the current mayor & Council; Saanich staff, and ENAC members.
- Nominees do not have to be a Saanich resident to win an award, but the impacts the nominee have undertaken have to be felt in Saanich.

### **ADJOURNMENT**

The meeting adjourned at 7:30 p.m.

### **NEXT MEETING**

Next meeting is Wednesday April 20, 2022.

---

Councillor Karen Harper, Chair

I hereby certify these Minutes are accurate.

---

Austin Winters, Committee Secretary