

[REDACTED]

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**From:** mary munro [REDACTED]  
**Sent:** Saturday, July 31, 2021 8:18 PM  
**To:** Public Hearings  
**Subject:** Comment on Zoning Regulation Bylaw, Amendment Bylaw (No. 1258) - No. 21-072

Hi there,

Here are my comments on the proposed amendment:

- how can I say I am in favour or against this if I don't know what you are fully proposing? I would like to see the plan
- the current dock is already extremely busy, as is the park around the dock
- it's so busy that the water around is very silty; I wonder about the cleanliness of it, or if there are environmental concerns around this.
- the dock has been extended in the past with another floating dock attached to the current dock. This has been done for the Vic West Swim Fest. This is acceptable to me. It expanded the crowded dock, and allowed for people to dive off the end. Diving is currently unsafe.
- 
- the street is extremely busy, and **parking is at capacity**. The street parking is usually full, as it serves the residents, the people at the dog park, the kayaking clubs, the dock users, and the mental health facility staff. It is only one block
- A larger parking zone is a bad idea. It would look ugly and replace something that was *very* recently completed. The natural look of the area should be maintained.
- A much better direction would be to redirect people to the other docks and access points along the Gorge, with appropriate parking nearby. There are less used public docks by the RailYards and Dockside Green, for example, plus other points off Selkirk St and Portage Inlet.

My name is Mary Munro, my partner is Chris Burd, and we live at 1220 Styles St. You can reach me at [REDACTED] if needed.

Thanks,

Mary

[REDACTED]

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**From:** Brian Brandon [REDACTED]  
**Sent:** Sunday, August 1, 2021 9:49 AM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1258) - No. 21-072

GWP Zone, Gorge Waterway Park District

My wife and I have discussed the proposed changes to allow for public docks, wharfs and piers which would be in addition to the existing swim dock. We both feel that these docks, wharfs and piers would be a very positive contribution to the recreational use and enjoyment of the Gorge Waterway Park.

We are very much in favour of this application being approved.

Thank you,  
Brian Brandon and Rebecca Simrose  
#315, 365 Waterfront Cres  
Victoria, BC V8T 0A6

Mailing address:  
2001 – 22 Avenue SW  
Calgary, AB T2T 0S4

[REDACTED]

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**From:** ndanyluck [REDACTED]  
**Sent:** Sunday, August 1, 2021 8:41 AM  
**To:** Public Hearings  
**Subject:** Changes to Gorge Waterway Park

I live at 1231 Styles St so this has direct affect on my property. I am not opposed to the new docks but there needs to be some sort of parking put in the park to accommodate all the extra cars. Currently we have residential parking on the street and people are parking there and not obeying signs. If you are going to add public docks, etc. to allow more people to come you need to put in some sort of parking to accommodate them. There is a constant stream of vehicles going down our road to the beach from early in the morning to late at night. We currently have the canoers coming daily, the children's day programs with canoes, the beach people the workers from the Styles where there is no parking there except on the street. There is currently only 12 residential parking spots on Styles St for 8 homes and The Styles. There are up to a maximum of 7 parking spots at the bottom of the street and about 8 to 10 at the top of the street for people coming to the park. Some days there are fifty to 100 people in the park. Please consider the people who reside here and put in some parking for visitors..

Thank you  
Nadine Danyluck  
1231 Styles St.  
[REDACTED]

Sent from my Galaxy

[REDACTED]

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**From:** richard grimsdell [REDACTED]  
**Sent:** Monday, August 2, 2021 11:04 AM  
**To:** Public Hearings  
**Subject:** Proposed Zoning RegBylaw. Amendment Bylaw (#1258) No.21-072.

Good idea.

But not if this creates a need for more Car Parking, inside the park, at some future date.

And removal of permanent Live-Aboard boats in Gorge Waterway Park is the First Priority ...for sanitary conditions if swimming is to be endorsed by the City.

Richard Grimsdell  
406-365 Waterfront Crescent  
V8T 0A6

CRD Staff Referral Response Form

Referral No.: Proposed Changes to Gorge Waterway Thursday August 5, 2021 Public Hearing – Zoning Bylaw Amendment No. 1258 No 21-072

	Interests Unaffected	Approval recommended for reasons outlined	Approval recommended subject to conditions	Approval <i>not</i> recommended due to reasons outlined	Comments
Executive Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Finance & Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Integrated Water Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Legislative Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parks & Environmental Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div>CRD Response</div> <p>The proposed expansion of the swim dock will allow for improved public access to the Gorge, which is beneficial for residents and public engagement regarding the Gorge Waterway. When considering the installation of a new dock, or the expansion or modification of an existing dock, the following should be carefully considered to protect the aquatic environment of the Gorge Waterway (not specific to the proposed dock expansion):</p> <ul style="list-style-type: none"><li>Avoid the alteration, disruption or destruction of fish habitat by implementing mitigation measures and best management practices including:<ul style="list-style-type: none"><li>Understanding the impacts the project may have on fish and fish habitat and designing the project to avoid sensitive and/or valued ecosystems as much as possible</li><li>Implementing best management practices for docks and other overwater structures where possible. For example:<ul style="list-style-type: none"><li>minimize the footprint of the proposed structure</li><li>use light penetrating grating if the structure is proposed to be installed over aquatic vegetation</li><li>avoid the use of creosote treated wood</li><li>avoid impacts to riparian vegetation for dock approaches</li><li>use the minimum number and size of pilings required for safety</li><li>floating structures should never rest on the sea bed</li></ul></li></ul></li><li>Avoid negatively affecting aquatic species at risk</li></ul>

CRD Staff Referral Response Form

					<div><ul style="list-style-type: none"><li>Plan in water work to occur during timing windows to protect fish</li><li>Work with Fisheries and Oceans Canada through the Request for Review Process and/or Fisheries Authorization under the <i>Fisheries Act</i> where required.</li></ul><p>In addition:</p><ul style="list-style-type: none"><li>In the past there have been problems with small boats being tied up to the public dock. Has this been considered?</li><li>Ensure that water quality is safe for swimming.</li></ul><p><u>Additional comments/questions from Gorge Waterway Initiative:</u></p><ul style="list-style-type: none"><li>Does this expand the potential for there to be additional docks installed in the future?</li></ul></div> <div>CRD contact Glenn Harris Snr Manager, Env Protection : Telephone [REDACTED] [REDACTED]</div>
Planning & Protective Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Tuesday, August 3, 2021 9:59 AM  
**To:** Public Hearings  
**Subject:** Rezoning Regulation Bylaw - Amendment Bylaw (No.1258) -No.21-072 - Rezoning Application for the Property Known as Gorge Waterway Park.

We are property owners of 701-145 Gorge Rd. E., Victoria, B.C. V9A 1L1. Our property is right on the Waterway in an area identified as Chapman Point. We object to the rezoning of Gorge Waterway Park. I am not particularly opposed to expanding the existing swim dock but rezoning the entire waterway to allow for public docks, wharfs and piers is concerning. Has there been any consideration to just re-zoning the area in the proximity of the existing swim dock? Has there been any consideration of limited the re-zoning to wharfs or swim docks only? Of particular concern is that the re-zoning will provide the vehicle for the City or others to install additional public docks, wharfs and piers. Additional public swim docks is not my serious concern but wharfs and piers that allow for the anchoring of vessels is a concern. Everyone enjoys the waterway that is free of wharfs and piers and the potential addition of these structures is in my opinion contrary to the intended use of the waterway. The waterway is principally used by rowers, paddlers, swimmers and paddleboarders and the potential invitation to additional use and anchoring by powered vessels or sailboats is worrisome. The City of Victoria spent considerable time and expense acquiring the Waterway, removing anchored vessels and cleaning it up. In addition it is our understanding that the Gorge Waterway is home to salmon, seals, various other species of fish, waterfowl and migratory birds. In addition, if we understand correctly there is one area that is a protected area of for "eel grass". Re-zoning the entire Gorge Waterway Park to simply expand the existing swim dock that has the potential to change or impact on the present use and protection of the Gore Waterway just does not make sense.

Len and Daryl Bosch  
701-145 Gorge Rd. E.,  
Victoria, B.C. V9A 1L1

**From:** Victoria Mayor and Council  
**Sent:** Tuesday, August 3, 2021 11:45 AM  
**To:** Public Hearings  
**Subject:** Fw: Banfield Park Estuary

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**From:** John Roe [REDACTED]  
**Sent:** July 31, 2021 10:32 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Banfield Park Estuary

Draft Report City of Victoria

The City of Victoria (CoV) has retained Golder Associates Ltd. (Golder) to undertake a Preliminary Assessment of potential environmental effects associated with long-term anchoring of vessels in the Gorge Waterway Park District (GWP Zone) in Victoria, BC. The CoV was granted a Licence of Occupation from the Province of BC in October 2015, allowing the CoV to manage the GWP Zone for community use, recreation and the public interest (COV 2016).

Water and sediment quality data collected by the CRD for the Gorge Waterway, Victoria Harbour and stormwater drains, suggest that active inputs from upland sources contribute to contamination to the GWP Zone, including bacteria, metals, hydrocarbons and nutrients. The limited data available indicate that water quality conditions in the vicinity of the GWP Zone are among the poorest in Victoria Harbour, the Gorge Waterway and Portage Inlet, with bacterial contamination and low dissolved oxygen levels identified as important ecological concerns. The environmental survey has not been conducted to assess whether, and to what extent, anchored vessels have contributed to these concerns in the GWP Zone <https://drive.google.com/.../1LWWwG4tXUgozGI0dseT.../view...>

*John R Roe*

- Office [REDACTED]
- Over 25 years of cleanup and restoration in the fresh water and marine ecosystems, the only value I have learned is to stop the pollution/debris before it enters the environment. source control, source control, source control, before restoration or reclamation. Amen



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, August 3, 2021 11:44 AM  
**To:** Public Hearings  
**Subject:** Fw: Banfield Park Docks Think before you continue to encourage more swimming activity

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**From:** John Roe [REDACTED] >  
**Sent:** July 31, 2021 10:27 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Banfield Park Docks Think before you continue to encourage more swimming activity

Swimming in Banfield Park, Selkirk Waters, Gorge Waterway, City of Victoria.

Studies both from Transport Canada, Capital Regional District, Province of British Columbia and Ocean Wise all indicate high levels of Polychlorinated dibenzo-p-dioxins (PCDDs or dioxins) recent discharge from sewer outfalls into, Selkirk Waters, Upper Inner Victoria Harbour.

What are they?

Polychlorinated dibenzo-p-dioxins (PCDDs or dioxins) and polychlorinated dibenzofurans (PCDFs or furans) are produced unintentionally as by-products of industrial processes such as the combustion of waste products and the manufacture of pesticides and other chlorinated substances. They are also emitted from vehicles, the burning of salt-laden wood in coastal pulp and paper boilers, and in wood treatment.

How do they get into the ocean?

In British Columbia (BC), pulp and paper mills historically released large amounts of dioxins and furans into the marine environment. Wood treatment by chlorophenol-based chemicals was also a major source of dioxins and furans to the marine environment; however, the use of these products has declined.

A current source of dioxins and furans to the BC environment is the burning of salt-laden wood at pulp and paper plants. The salt in the wood contains chlorine, which, when burned, can result in the production of dioxins and furans.

<https://pollutiontracker.org/pcdd-fs/>

<https://pubmed.ncbi.nlm.nih.gov/31554236/>

*John R Roe*

- Office [REDACTED]
- *Over 25 years of cleanup and restoration in the fresh water and marine ecosystems, the only value I have learned is to stop the pollution/debris before it enters the environment. source control, source control, source control, before restoration or reclamation. Amen*

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, August 3, 2021 11:44 AM  
**To:** Public Hearings  
**Subject:** Fw: GWP rezone no 1258 (no ) for your records.

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**From:** PW [REDACTED]  
**Sent:** August 3, 2021 11:36 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** GWP rezone no 1258 (no ) for your records.

Hello  
Hope you are all well.

Recent notice to amend a bylaw  
No. 1258 No. 12-072  
Please vote NO. The purpose is said to enlarge the existing swimming dock. ( yes needed) we see a lot more use.  
What about parking for those bringing water craft?  
We think a spot zone for this project is more appropriate and would keep a public check on further proceedings.  
There are a host of agencies VHA , Transport Canada , bylaw and Vic and Saanich PD to start.  
Then at least 10 agencies to seek approval for a dock or peers.  
This all needs to be very transparent something we do not have from city hall over the past few years.  
Victoria does not have a police boat in place for this aria. Victoria does not have a boat for bylaw. Rules on the water are regulated by transport Canada. Special bylaws made for arias add to complexities in the international collision regulations. My point is Mariners are required to know all the regs please keep bylaw changes to a minimum ( rules effecting navigation) will have a domino effect.  
At this point bylaws on GWP are very hard to find.

Perhaps fixing the storm drain outflow at the bottom of Belfor ( water side) and a floating dock to serve residents in the BG aria.

Each project should go through a spot rezone... not the proposed sweeping bylaw amendment.

Perhaps approach Ellice point house to accommodate water craft launching and an outdoor warm shower they could use the business.

Regards,  
Peter Willis  
Victoria

Sent from cell

## CRD Staff Referral Response Form

Referral No.: Proposed Changes to Gorge Waterway Thursday August 5, 2021 Public Hearing – Zoning Bylaw Amendment No. 1258 No 21-072

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Finance & Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Integrated Water Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Comments relating to Wastewater Infrastructure</b>  The CRD provides the following general comments and conditions with respect to the wastewater infrastructure:</p> <ol style="list-style-type: none"> <li>The proposed rezoning appears to not cross or impact existing CRD sewer infrastructure. However, please be aware of the nearby CRD sewer (and it should be shown on any drawings along with the CRD water mains). There are two 600mm HDPE sewer pipes and one 300mm Cast Iron sewer pipe that cross the Gorge Waters between Chapman point and just north of Banfield Park. There is also one 300mm Cast Iron emergency overflow outlet pipe that is located at Chapman Point and extends into the Gorge Waters in the area. These CRD sewer pipes provide service to a significant catchment area in Saanich and Victoria, so consideration to not impact or break them should be taken when planning work in this area.</li> <li>It is assumed that the wastewater generated from any swim dock expansion work will eventually be discharged into the regional sewer system for eventual treatment and disposal at the CRD McLoughlin Point Wastewater Treatment Plant. Please be reminded that the City of Victoria has an allocated capacity in the regional conveyance and treatment system as defined in Bylaw 2312, "Liquid Waste Management Core Area and Western Communities Service Establishment Bylaw No. 1, 1995". The CRD will require the City of Victoria to review and confirm that the additional wastewater flows generated from work associated with this rezoning does not exceed Victoria's total allocated capacity in the regional system.</li> </ol> <p>If you have any questions or concerns regarding the wastewater assets, please contact Malcolm Cowley, P.Eng., Manager Wastewater Engineering &amp; Planning, Integrated Water Services at [REDACTED]</p>
Legislative Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## CRD Staff Referral Response Form

Parks & Environmental Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>Environmental Services : CRD Response</b></p> <p>The proposed expansion of the swim dock will allow for improved public access to the Gorge, which is beneficial for residents and public engagement regarding the Gorge Waterway. When considering the installation of a new dock, or the expansion or modification of an existing dock, the following should be carefully considered to protect the aquatic environment of the Gorge Waterway (not specific to the proposed dock expansion):</p> <ul style="list-style-type: none"> <li>• Avoid the alteration, disruption or destruction of fish habitat by implementing mitigation measures and best management practices including: <ul style="list-style-type: none"> <li>○ Understanding the impacts the project may have on fish and fish habitat and designing the project to avoid sensitive and/or valued ecosystems as much as possible</li> <li>○ Implementing best management practices for docks and other overwater structures where possible. For example: <ul style="list-style-type: none"> <li>■ minimize the footprint of the proposed structure</li> <li>■ use light penetrating grating if the structure is proposed to be installed over aquatic vegetation</li> <li>■ avoid the use of creosote treated wood</li> <li>■ avoid impacts to riparian vegetation for dock approaches</li> <li>■ use the minimum number and size of pilings required for safety</li> <li>■ floating structures should never rest on the sea bed</li> </ul> </li> </ul> </li> <li>• Avoid negatively affecting aquatic species at risk</li> <li>• Plan in water work to occur during timing windows to protect fish</li> <li>• Work with Fisheries and Oceans Canada through the Request for Review Process and/or Fisheries Authorization under the <i>Fisheries Act</i> where required.</li> </ul> <p>In addition:</p> <ul style="list-style-type: none"> <li>• In the past there have been problems with small boats being tied up to the public dock. Has this been considered?</li> <li>• Ensure that water quality is safe for swimming.</li> </ul> <p><b>Additional comments/questions from Gorge Waterway Initiative:</b></p> <ul style="list-style-type: none"> <li>• Does this expand the potential for there to be additional docks installed in the future?</li> </ul> <p>CRD contact Glenn Harris Snr Manager, Env Protection : Telephone [REDACTED] [REDACTED]</p> <p><b>REGIONAL PARKS COMMENTS</b></p> <p>Regional Parks has the following comments on this application. Regional Parks supports the application with the following condition that it is only in support of expanding the existing swimming dock location at Banfield Park. Regional Parks would not support the addition of public docks, wharfs, and/or piers within the proposed rezoning area that would have a negative impact on the Galloping Goose Regional Trail, or that may increase the frequency of requests to raise the Selkirk Trestle.</p> <p>Regional Parks also requests that the City of Victoria refer the Gorge Waterway Park Management Plan to Regional Parks to review for potential impacts to the Galloping Goose Regional Trail and Selkirk Trestle.</p> <p><b>Megan Walker</b>, MBCSLA, CSLA   Planning Assistant Regional Parks   Capital Regional District 490 Atkins Ave. Victoria, BC V9B 2Z8 T [REDACTED]</p>
Planning & Protective Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	