

**The Dallas Road Waterfront Trail
and Clover Point Park**

Keep it Natural...

But add some small enhancements

**A report from the Fairfield Gonzales Community Association Land
Use Committee to the Capital Regional District Wastewater
Management Project**

July 2017

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Introduction

Why was this report done?

In January 2017, the land use committee of the Fairfield Gonzales Community Association conducted a community meeting on the rezoning of the Clover Point wastewater treatment plant. At that meeting, many concerns were raised by residents about the amenities and rehabilitation following construction of the plant and the construction of the Clover Point Forcemain (the pipeline from Clover Point to Ogden Point).

The committee promised then that a further meeting solely about amenities and rehabilitation would be conducted in the near future.

Later that same spring, in a conversation with project leader Jane Bird, the committee was encouraged and advised that the project team would look forward to receiving the advice of the community. There was also a commitment that a public consultation would take place at the 50 percent design stage of the project, expected mid-fall of 2017.

The CALUC launched the project to consult the community and engaged the assistance of local residents Robyn Swanson and Jane Mertz, both who spent considerable time and effort working to protect Clover Point Park from becoming the site of a future sewage treatment plant. Their expertise, contacts, dedication to the area and, most importantly, passion for this were immensely helpful in this current project. The CALUC expresses their gratitude for the work on this project.

The consultation with the community took two forms:

1. An online survey was emailed to 1,300 members and supporters of the Fairfield Gonzales Community Association, along with a mail drop to approximately 800 residences in an area encompassing Dallas Road to May St. and Cook Street to Memorial Drive. A total of 675 responses were received, and the weighted results are available in Appendix 1.
2. A community meeting was held June 27 and attended by 50 people. They reviewed the survey results and emailed comments, added some new concepts, debated all of these and then spent time creating a prioritized ordering of all suggestions.

The committee reviewed all of this work, and the report you have now is a compilation of all of the above. The report is not meant to be the ultimate review of what could be done but points in a direction, suggests some possible lines of investigation and isolates some issues where there is a lack of community consensus and where we believe some design work would be useful in achieving that consensus.

We all look forward to reviewing the report with you and to further consultations later in 2017. All of us, during this process, have increased our understanding of the area.

Submitted by the **Fairfield Gonzales Community Land Use Committee**: Alice Albert, David Barlow, Megan Parry, Don Monsour, David Wales, Andrew Brownwright, Robin Jones, Susan Kainer and David Biltek, Chair -- with much appreciated leadership from Jane Mertz and Robyn Swanson.

Suggestions from the Community

The Dallas Road Waterfront Trail, Clover Point Park and surrounding area – or, as one fellow wants to call it, the Dallas Commons -- is perhaps the most loved area in Victoria. It attracts many visitors from across the City of Victoria as well as visitors from elsewhere, but none love it so much as the immediate neighbours.

And as with love, there is feeling among some that “I love you; do not change,” while others feel “I love you; now change, and I will love you even more.”

There is a substantial feeling by a significant number of people that not much should change, that we should keep perfection as it is. Then there is another somewhat smaller group who would like to add signage, picnic tables and more. But even the “do no harm and change nothing group” would accede to some initiatives.

Following are some initiatives that rank among the top suggestions, which come from the survey, dozens of emailed submissions and the June 27 community meeting. Details of each of these are located in the appendices attached to this report.

A. Top Suggestions

1. Maintain off-leash dog areas from Clover Point to Douglas Street.
2. Preserve and enhance existing native plants (native Sea thrift (*Armeria maritima* that is growing in large patches around the Clover Point pump station) and reintroduce other native species.

3. Erect signage to include images and descriptions of area ecology, geography and history. Strong support for recognizing indigenous sites and heritage and previous occupation sites.
4. Install public washrooms at Clover Point, to be maintained by the city with fixed hours similar to those in Beacon Hill Park and Ross Bay Cemetery. The major issue here is location. Suggestions include by entrance to pump station, beside the boat house or built into the hill and not visible from Dallas Road.
5. Maintain the existing green space, with no fencing, benches or artwork, in order to accommodate a range of activities and user groups and create two grass open-spaces areas west and east of the plaza.
6. Install more recycling and garbage bins at strategic locations.
7. Bury utility wires underground along Dallas Road, while road construction is underway, to enhance the scenic drive and/or reduce any undesirable electric and magnetic fields.

B. Suggestions needing more consultation or development

8. Install a two-way bike path from Clover Point to Ogden Point. There is some concern about how and where this is built This is a concept where more design work would be useful in a further public consultation. It is closely related to the next item.
9. Create cyclist and pedestrian viewing plaza, bike maintenance facility, water fountain. Again, more design work would help create a consensus.
10. Install picnic benches along the Dallas walkway to create gathering places and/or install seating-only benches to encourage conversations.
11. Install split-rail fencing along the roadway, with pedestrian and pet access points, to prevent accidents between dogs and vehicles and/or bicycles. Presently, the community is “on the fence” about this. This idea needs more consultation or design. Questions abound. Where is it located? Next to the cycle path? Next to off-leash areas? What is the purpose -- to keep dogs in/out or cyclists safe or walkers safe? More design and consultation will lead to a consensus.
12. Block off vehicular traffic around the circular portion of Clover Point, limit parking to the upper entranceway, and reserve the area for pedestrians and recreational users. Although this would increase more natural areas, some people were concerned about blocking access to people. The notion is to put the parking higher on the slope. This would also allow a proper pathway extension around the point.
13. Paint a mural on the tower at the beach access near Cook Street to deter graffiti and reduce city staff clean-up time.

14. Increase enforcement of city bylaws banning roller-blading, smoking, idling vehicles, cycling on the pedestrian path, out-of-control dogs and late-night disturbances.

C. The following Items received little support

15. Build an amphitheatre in the slope of Clover Point Park to accommodate local theatre and musical productions.

16. Install temporary public art works in Clover Point Park and/or along the Dallas Road walkway similar to those in Oak Bay and Esquimalt.

17. Install permanent public art works in Clover Point Park and/or along the Dallas Road walkway similar to those in Oak Bay and Esquimalt.

18. Erect signage, such as “Welcome to Clover Point Park” and “Welcome to the Dallas Road Walkway.” Improve signage that lists park hours, encourages litter collection, etc.

D. New Ideas which may need some more exploration

19. Food Services: everything from a simple café to a floating barge restaurant to food trucks located at Cook and Dallas or on Clover Point.

E. The following items should be referred to other jurisdictions for comment

20. Lower speed limit along Dallas Road.

21. Three-way stop sign at Cook and Dallas.

22. Roundabout at Cook and Dallas.

Appendix 1 Summary of Survey Responses

The bolded number is the ranking of the question, and the number in parentheses is the number in the survey. The average score is a weighted calculation of all rankings (1 – 5) as given by survey respondents. In some cases, details of the scoring have been added so as to provide a clearer understanding of the average score. Overall, 675 responses were received. Everyone did not vote on all questions.

- 1.** (5) Maintain off-leash dog areas from Douglas Street to Clover Point. How important is that to you?
669 responses
Avg Score: 3.91
61% selected Most Important
- 2.** (15) Preserve and enhance existing native plants and reintroduce other native species, such as Springbank Clover (*Trifolium wormskjoldii*) that once grew naturally at Clover Point. How important is that to you?
664 responses
Avg Score: 3.84
37% selected 5 Most Important
31% selected 4 of 5
- 3.** (14).Install more recycling and garbage bins at strategic locations. How important is that to you?
658 responses
Avg Score: 3.83
38% selected 5 Most Important
32% selected 4 of 5
- 4.** (2) Bury utility wires underground along Dallas Road, while road construction is underway, to enhance the scenic drive and/or reduce any undesirable electric and magnetic fields. How likely is it that you would support this?
666 responses
Avg Score: 3.75
44% selected 5 Most Important
21% selected 4 of 5
- 5.** (21) Install public washrooms at Clover Point, to be maintained by the city with fixed hours similar to those in Beacon Hill Park and Ross Bay Cemetery. How important is this to you?
666 responses

Avg Score: 3.50
29% selected 5 Most Important
30% selected 4 of 5

- 6.** (8) Maintain the existing green space, with no fencing, benches or artwork, in order to accommodate a range of activities and user groups. How important is that to you?

662 responses

Avg Score: 3.29
25% selected 5 Most Important
22% selected 4 of 5
28% selected 3 of 5

- 7.** (10) Erect signage that provides images and descriptions of ecological, geographic and historical area highlights, including old waterways, in Clover Point Park and along the Dallas Road walkway. How interested in this are you?

668 responses

Avg Score: 3.09
17% selected 5 Most Important
27% selected 4 of 5
24% selected 3 of 5

- 8.** (6).Install picnic benches along the Dallas walkway at strategic locations to create gathering places. How important is that to you?

666 responses

Avg Score: 3.07
28% selected 4 of 5
19% selected 1 of 5 Not Important
21% selected 3 of 5

- 9.** (4) Install split-rail fencing along the roadway, with pedestrian and pet access points, to prevent accidents between dogs and vehicles and/or bicycles. How important is that to you?

666 responses

Avg Score: 3.06
29% selected 5 Most Important
25% selected 1 of 5 Not Important
18% selected 3 of 5

- 10.** (18) Create two grass open-spaces areas west and east of the plaza. How important is this to you?

654 responses

Avg Score: 3.07
32% selected 3 of 5
27% selected 4 of 5
15% selected 1 Not Important

- 11.** (17) Create a cyclist and pedestrian viewing plaza on top of the expanded Clover Point pump station, with street furniture, a bike maintenance facility and a water fountain. How important is this to you?

667 responses

Avg Score: 3.03

- 12.** (3) Increase enforcement of city bylaws banning roller-blading, smoking, idling vehicles, cycling on the pedestrian path, out-of-control dogs and late-night disturbances. How important is that to you?

666 responses

Avg Score: 3.02

- 13.** (13) Paint a mural on the tower at the beach access near Cook Street to deter graffiti and reduce city staff clean-up time. How important is that to you?

668 responses

Avg Score: 2.91

- 14.** (20) Establish a new pedestrian path along the north edge of the zoned area, continuing off-site to the west. How important is this to you?

661 responses

Avg Score: 2.83

- 15.** (7) Install seating-only benches in group arrangements to encourage interaction. How interested in this are you?

661 responses

Avg Score: 2.74

- 16.** (16) Build an amphitheatre in the slope of Clover Point Park to accommodate local theatre and musical productions. How interested in this are you?

666 responses

Avg Score: 2.72

- 17.** (19) Install a two-way bike path from Clover Point to Ogden Point. How important is this to you?

667 responses

Avg Score: 2.69

18. (11) Install temporary public art works in Clover Point Park and/or along the Dallas Road walkway similar to those in Oak Bay and Esquimalt. How interested in this are you?

668 responses

Avg Score: 2.68

19. (1) Block off vehicular traffic around the circular portion of Clover Point, limit parking to the upper entranceway and reserve the area for pedestrians and recreational users. How likely is it that you would support this action?

662 responses

Avg Score: 2.49

20. (9) Erect signage, such as “Welcome to Clover Point Park” and “Welcome to the Dallas Road Walkway.” Improve signage that lists park hours, encourages litter collection, etc. How important is that to you?

667 responses

Avg Score: 2.38

21. (12) Install permanent juried art works in Clover Point Park and/or along the Dallas Road walkway. How interested in this are you?

666 responses

Avg Score: 2.33

Appendix 2 A Review of the meeting held on June 27th

Listed below are the suggestions from the June 27 meeting in order of ranking. The first number is the “points” received during the meeting’s prioritizing process. The second number in parentheses is the ranking the suggestion received in the survey.

Following each suggestion are comments made by participants, retained here to increase an understanding of the sentiments. They are presented in a rough ranked order.

255 (7) Erect signage that provides images and descriptions of ecological, geographic and historical area highlights, including old waterways, in Clover Point Park and along the Dallas Road walkway. Comments:

- Generally, more signage was not welcomed, but when asked if people would consider honouring the previous use of the land by the LEKWUNGEN peoples, there was overwhelming support.
- Strong support for recognizing indigenous sites and heritage and previous occupation of site at the meeting.
- If signage, describe First Nations significant heritage sites.
- Have Clover Point to Douglas Street become a national Historic Site (enabling restoration to pre-colonial conditions).
- Physical map for direction and orientation
- Recognition of Indigenous people at Cook Street, commission a welcoming figure or house post (a totem pole was suggested but it was explained that is not culturally appropriate for the Coast Salish). A sign in the grass would be also good.
- Very clear signage for dog owners, reflecting both areas of welcome and restriction (note: currently there are signs for this purpose).

255 (4) Bury utility wires underground along Dallas Road, while road construction is underway, to enhance the scenic drive and/or reduce any undesirable electric and magnetic fields. Comments:

- It rated quite high with the meeting attendees. Ask BC Hydro to cover the costs of burying power lines to create a true scenic drive, free of ugly poles. Locals and tourists would benefit.
- A question of whether the utility wires on the north side of road would be considered as part of CRD project.

- Residents of Point Street wanted any new power lines or upgrades to be buried along Point Street, if that is where the upgrade is going.

175 (1) Maintain off leash dog areas. Comments:

- Keep dog park area active.
- Keep dogs under control or take them somewhere else.
- Build a very large, enclosed area, with gravel and large boulders to climb on, similar to what is in Esquimalt.
- Leave the area as is for dogs off leash. Wide open spaces needed for children's school activities and for kite flying.
- More fencing would ruin the view.

135 (2) Preserve and enhance existing native plants and reintroduce other native species that once grew naturally at Clover Point. Comments:

- Do not disturb vegetation on coast at Point Zero during construction of pipe.
- Keep native plants and green areas.
- How about moving the pipe construction under the road before Clover Point? Minimize damage to vegetation on coast..
- Keep dogs away from sensitive vegetation.
- Replant what was here before colonial times – Springbank Clover, Sea Thrift, etc.

130 (5) Install public washrooms at Clover Point to be maintained by the city with fixed hours similar to those in Beacon Hill Park and Ross Bay Cemetery. Comments:

- Many people in favour of washrooms, but the location was concerning.
- Many wanted it down beside the entrance to the pump station or beside the boat house.
- Building into the hill – down on the path and not visible from up on Dallas Road.
- Discreet washrooms, regularly maintained, closed from 10 pm to 6 am daily.
- Some people felt the existing washrooms at Cook and Dallas and Memorial and Dallas were sufficient and did not see the need for destination washrooms.

160 (6) Maintain the existing green space, with no fencing, benches or artwork, in order to accommodate a range of activities and user groups. Comments:

- Maintain current use of park. Green space is valuable and does not need additional structures.

5 (10) create two grass open spaces west and east of plaza...

40 (3) more recycling and garbage bins. Comments:

- More pick-ups (of garbage) no more bins.

A group of suggestions needing more consultation or development

225 (17) Install a two-way bike path from Clover Point to Ogden Point. Comments:

- Frequently favoured at the meeting, but not in the survey.
- 50 points said NO to bike lanes, as people felt there was “enough room” on Dallas to ride.
- Others felt they wanted a safer place to ride for children and seniors.
- There is some concern about how and where this is built. This is a concept where more design work would be useful in a further public consultation.

40 (11) Create cyclist and pedestrian viewing plaza, bike maintenance facility, water fountain. Comments:

- again more design work would help create a consensus
- Make plaza a green space
- Add bike parking
- Add bike maintenance station x 3
- Charging station for electric vehicles
- wifi

0 (8) Install picnic benches....

55 (9) Install split-rail fencing along the roadway (i.e., Dallas Road) with pedestrian and pet access points. Presently, the community is “on the fence” about this. The idea needs more consultation or design. The problem is that dogs in the off-leash area may run up onto Dallas Road, putting dogs, cars and cyclists at risk.

Comments on cards:

- 1) Consider alternate barriers to separate users (Dogs, cyclists, pedestrians, picnickers). Maintain “park” nature.
- 2) No split-rail fence anywhere.

120 (20) Block off vehicular traffic around the circular portion of Clover Point, limit parking to the upper entranceway and reserve the area for pedestrians and recreational users. Comments:

- Make more pedestrian-friendly on the actual point
- An idea was to make a pedestrian path beside the car asphalt -- e.g., around the outer edge, to create a safer place for pedestrians to walk. Currently pedestrians must compete with cars to walk around the point.
- Reduce the roundabout for cars and install paved pedestrian pathway. The proposer described the problem: “Cars are parked against a curb, clear of the traffic driving around the point, facing the sea across a rough grass strip and then the edge of the cliff. When people exit their cars, to walk to the beach access or the paved cliff path, they either walk on the grass in front of the cars, where there is a basic uneven trail, or on the paving behind the parked cars where there is a risk of a car backing out unexpectedly...especially difficult for handicapped people.” The proposal would result in a paved path for pedestrians in front of the parked cars.
- Reserve southern nose of Clover Point loop for nature and pedestrians and park cars farther back.
- Preserve parking...with provision for a viewing area at the point
- Pedestrian path should take precedence; don’t limit vehicle access to lower point.
- Several people spoke highly of sitting in their cars in the fall or winter to watch the waves coming in from the west or east. They were parked against the curb.

New ideas that received some support:

- Widen current pedestrian pathway to almost double. Could be done with gravel on either side of the pathway.
- Food services, like food trucks, cafes, a floating barge off Clover Point.
- Add a café or restaurant facility like at Kits Beach at the corner of Cook and Dallas.

The following items did NOT receive much support during the process

85 (16) Build an amphitheatre in the slope of Clover point Park. Comments on the cards:

- “Maintain space for Shakespeare, Kite festival etc.” (This refers to periodic events with tents, etc., that use the lower point area)
- “No amphitheatre!”

10 (19) Install temp public art.

0 (15) Install seating only benches to encourage conversations.

0 (23) Install permanent art displays.

0 (22) Erect signage: welcome to Clover Point Park.”

The following items should be referred to other jurisdictions for comment:

15 (13) Paint mural on tower.

15 (12) Increase bylaw enforcement.

Lower speed limit along Dallas Road.

Three-way stop at Cook and Dallas.

Roundabout at Cook and Dallas.