



Salt Spring Island Local Trust Committee Minutes of a Special Meeting

Date: Wednesday, January 27, 2016
Location: Lions Club, Hart Bradley Memorial Hall
103 Bonnet Avenue, Salt Spring Island, BC

Members Present: Peter Grove, Local Trustee
George Grams, Local Trustee

Member Regrets: Peter Luckham, Chair

Staff Present: Stefan Cermak, Regional Planning Manager (RPM)
Beverly Suderman, Contract Planner, Island Planning Services
Chris Hall, Contract Planner, Island Planning Services
Nancy Krieg, Landscape Architect, Whitepine Consulting
Kristine Mayes, Planning Team Assistant
Kathryn Luttin, Recorder

Media and Others Present: Matt Steffich, Host
Kathleen Johnnie, Land and Resources Coordinator, Lyackson First Nation
Karla Campbell, Capital Regional District (CRD) Senior Manager for Salt Spring Island
Kathy Reimer, Biologist
Approximately 40 members of the public

These minutes follow the order of the agenda although the sequence may have varied.

1. CALL TO ORDER

Trustee Peter Grove called the meeting to order at 4:31 p.m. He introduced himself, Trustee George Grams and staff and acknowledged that the Local Trust Committee is meeting in the traditional territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following alteration to the agenda was presented for consideration:

3.1.5 Matt Steffich to speak on behalf of Corey Johnson, Island Marine Construction Services

By general consent, the agenda was adopted, as amended.

3. BUSINESS ITEMS

3.1 Ganges Boardwalk

3.1.1 Welcome and Introductory Remarks

Host Matt Steffich welcomed attendees and introduced himself.

He provided the background of the Ganges Boardwalk project and noted that tentative goal for the project's completion is July 2017 and that the objective of the meeting was to hear from stakeholders.

3.1.2 First Nations Considerations

Kathleen Johnnie, Land and Resources Coordinator, Lyackson First Nation, spoke to First Nations considerations and highlighted the following points:

- the Lyackson First Nation are part of the Hul'qumi'num Treaty Group and noted she does not speak on behalf of other First Nations groups;
- there is a rich First Nations history in the proposed boardwalk area;
- First Nations history should be represented as well as settler history;
- she noted she is presenting general concerns that would apply to any site - a formal referral response for the boardwalk would be submitted separately;
- when choosing an archaeologist, it is very important to employ someone that is familiar with the area and its First Nations heritage;
- during key aspects of the boardwalk project, a Hul'qumi'num Treaty Group knowledge holder should be present on site;
- the site's archaeological integrity should be maintained as much as possible;
- potential design elements could utilize a west coast longhouse style to create story spaces where craftspeople can share their skills and elders can share the history and culture of the area;
- she asked that First Nations be involved in this project at a strategic level.

3.1.3 Design Considerations

Nancy Krieg, Landscape Architect, Whitepine Consulting, spoke to boardwalk design considerations. She presented a history of the evolution of seawalks and highlighted the following points:

- she noted "seawalk" is a better term to use than "boardwalk";
- the shoreline is the most sensitive area, therefore some walkways are built over the water to avoid the shoreline;
- a successful design would be responsible, responsive and intrinsic to Salt Spring Island and would instill community pride;
- design considerations should include the site, key stakeholders, linkages, accessibility, maintenance, security, and the experience itself.

3.1.4 Ecological Considerations

Kathy Reimer, Biologist, spoke about ecological considerations and highlighted the following points:

- she noted there is eelgrass in the Ganges harbour area;
- she noted the whole of Ganges harbour is herring habitat - eelgrass is important for spawning and provides shelter and food for juvenile herring;
- shading is not a concern when a boardwalk is oriented north-south;
- the Ganges Creek estuary located at the south west end of Ganges is a healthy ecosystem and is not suitable for a boardwalk;
- it should be a priority to protect the existing riparian vegetation in Ganges harbour for bank stability and filtering of road runoff - protection should extend from the top of the bank to the high water mark;
- she noted there are no rare, threatened or endangered species in the area where the boardwalk is proposed;

- steel pilings provide habitat and are better than creosote-coated pilings;
- a seawalk is better than a boardwalk because it is built further from the shoreline edge (riparian area zone);
- the slope of the bank should not be changed;
- wildlife access should not be blocked.

3.1.5 Construction and Engineering Considerations

Host Matt Steffich spoke on behalf of Corey Johnson, Island Marine Construction Services, regarding construction and engineering considerations and highlighted the following points:

- the existing boardwalk structure is in good condition except for the topmost boards;
- refurbishing and enhancing the existing structure is a viable option;
- utilizing the existing structure would have less of an environmental impact than dismantling and building a new boardwalk.

3.1.6 Process and Implementation Considerations

Karla Campbell, Capital Regional District (CRD) Senior Manager for Salt Spring Island, spoke to process and implementation considerations. She outlined the role of the CRD in this project as well as their next steps and noted that the Capital Regional District is waiting for additional information from other stakeholders before moving forward on the project.

3.1.7 Planning and Development Considerations

Planner Chris Hall, Island Planning Services, spoke about planning and development considerations. He explained the role of the Islands Trust and noted key Islands Trust policies that relate to this project. He reviewed the area's zoning and land owner considerations. He noted that land use policies support the boardwalk and that community support is essential.

A recess was called at 5:36 p.m. The meeting reconvened at 5:52 p.m.

3.1.8 Question and Answer to the Speakers and General Discussion

Host Matt Steffich facilitated a question and answer session.

The following comments and questions were highlighted:

- it was noted that it is important to explain to the public the extent of the existing structure and that a plan should be circulated showing where it is;
- it was noted an existing structure would reduce costs and rule out options;
- there was question regarding jurisdiction over the ocean;
- there was question regarding how many boats can be in the harbour at a time;
- It was noted that government support for the project is appreciated;
- there was question whether the public can contribute financially;
- there was question regarding whether the Capital Regional District will manage the boardwalk once finished;
- there was question whether businesses can contribute to help make the boardwalk special;

- it was noted no design ideas have been finalized - the community is not locked in to what already exists;
- there was question regarding a referendum to expropriate land if needed;
- it was noted some people do not support this project;
- it was noted that part of this project needs to address a shoreline cleanup;
- it was noted that rezoning and amenity agreements should be resolved with landowners before doing anything else;
- it was noted some filled areas are currently owned by the Crown but can be purchased by landowners;
- there was question whether a roundabout will be installed at the intersection of Lower Ganges at Upper Ganges Road;
- there was question regarding what the boardwalk would connect;
- there was question regarding the impact of potential incorporation;
- it was noted the existing boardwalk is fairly invisible and that there needs to be a pull to get people to go to it;
- it was noted pergolas are better than kiosks for story spaces as they are larger and enable gatherings and communication without the aid of audio equipment;
- support was expressed for carved house posts as they would fit with a longhouse concept;
- it was noted concert boats could go near the shore;
- it was noted that landowners have changed as well as the landscape and environment since the project began in the 1980s;
- it was noted that skateboarders may use the boardwalk.
- it was noted that the boardwalk needs to be accessible to the elderly and handicapped;

Host Matt Steffich thanked attendees for their participation and encouraged them to attend the next Ganges Boardwalk Community Engagement meeting scheduled for 1:00 p.m. Saturday, January 30, 2016 at the Hart Bradley Hall (Lions Club), 103 Bonnet Avenue, Salt Spring Island.

4. ADJOURNMENT

By general consent the meeting was adjourned at 6:33 p.m.

Peter Grove, Local Trustee

CERTIFIED CORRECT:

Kathryn Luttin, Recorder