

February 18, 2022

Ryan Painter, Board Chair
Greater Victoria School District No. 61
556 Boleskine Road
Victoria, BC V8Z 1E8

Dear Chair Painter,

Thank you for this opportunity to share Victoria Hospice's plans to expand access to compassionate end-of-life care in our community.

For more than 40 years Victoria Hospice has provided quality palliative and end-of-life care to patients and their families. Thanks to our partnership with Island Health and generous donor support, we have grown over the years. But there is more to do. By 2035, the population of people aged 75 and over on Vancouver Island is expected to double.

To meet the individual and system needs, and to ensure a good quality of life for people who are dying and their loved ones, we desperately need a new facility. For more than 15 years, we have researched dozens of possible locations to build a new Centre of Excellence for expanded services including grief support, community education, and practical programs for people on their end-of-life journey as well as increasing our current capacity of beds from 18 to 30.

In October 2021, Victoria Hospice entered into an agreement with the Greater Victoria School Board to potentially purchase 1.9 acres adjacent to SD61's Lansdowne Middle School South Campus site. After numerous consultations and a stated commitment to remediate this section of Bowker Creek, Victoria Hospice is proposing the property line on the west side of the creek, resulting in an estimated total land size for development of 1.3 acres. This will benefit the School District as it means an increase in their land size from 6.1 to 6.7 acres and assured access to the creek.

Restoring and stewarding this part of the very important Bowker Creek Watershed is a priority for Victoria Hospice. The natural attributes of Bowker Creek and proximity to Royal Jubilee Hospital make this location a perfect fit for the needs of our clients.

We have hired a registered professional biologist, a storm water engineer, and a landscape architect. We have thoroughly reviewed the Master Drainage Plan and the *Bowker Creek Initiative Blueprint* (BCIB) prepared by the Bowker Creek Initiative. As you'll see in this letter, our proposal meets the initiative's objectives and allows for a diverse array of environmental and social benefits including multi-use green spaces for Hospice clients and families, an outdoor classroom, and an opportunity for public greenway access.

Proposed upgrades to meet the Bowker Creek Initiative Blueprint

The BCIP defines sections of the creek by reaches. Our project site is located within Reach 9, which runs southwest from a culvert outlet near the corner of Townley Street and Pearl Street to Newton Street just west of Richmond Road.

Victoria Hospice proposals for BCIP Reach Actions No. 9-2 to 9-4 are below.

Reach action No. 9-2 (Pearl Street to Newton Street): “Create a greenway along the creek. Most of this proposed greenway is through the former Richmond Elementary school grounds, which already has a right-of-way for this purpose, and the remainder could be created on the Townley Street right-of-way. If channel relocation occurs (see 9-4), the greenway location could be modified as appropriate.”

- ✓ Victoria Hospice proposes to create a publicly accessible greenway with a multi-use trail, benches, and information signs within the SD61 property. The project team will work with the District of Saanich to design and provide the infrastructure required to complete the greenway. The location of the multi-use path is proposed to exist within the Saanich and CRD rights of way which runs parallel to, and east of, the Creek.

Reach action No. 9-3 (Former Richmond Elementary): “Replace and reposition fence that is falling over.”

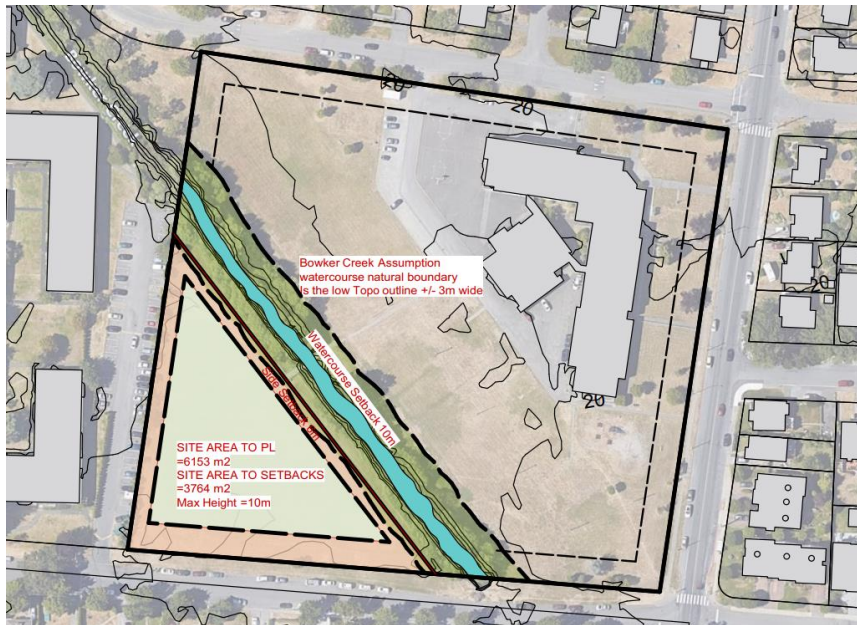
- ✓ Victoria Hospice will replace and likely relocate the fallen fence farther from the creek.

Reach action No. 9-4 (Alternative) Former Richmond Elementary (School Property Only): “Widen the Creek corridor within the current alignment. If the width is constrained, a retaining wall could be installed on the east bank to create a planting bench. Create a more gently sloping west bank and increase the width of the riparian areas. Remove invasive species and plant native species. Create a greenway along the creek in the current right-of-way alignment.”

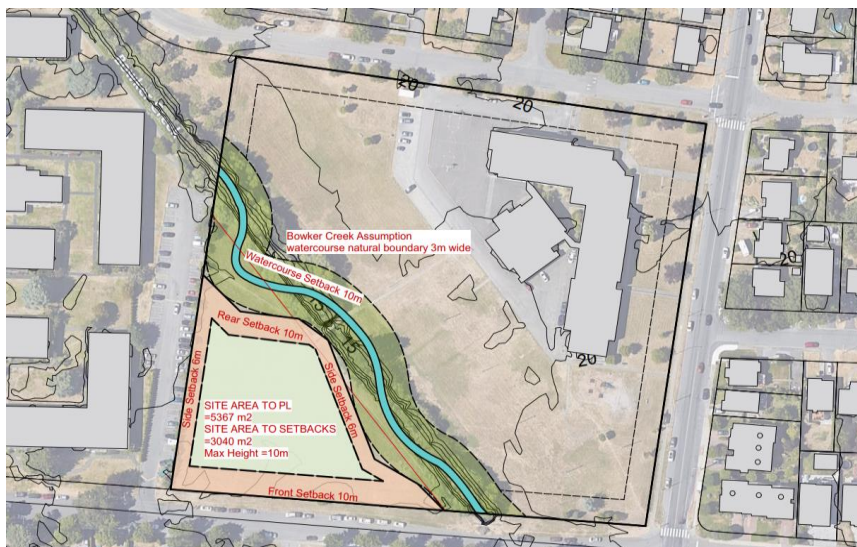
- ✓ Victoria Hospice proposes to widen the creek to 4m wide with more gently sloping sides, as per the Bowker Creek Drainage Master Plan. We propose to create a bench on the east side by lowering the CRD sewer right of way by 1.0 – 1.5m, which will increase the cross-sectional area of the channel for major runoff events, as well as provide the opportunity of sloping the east side of the channel more gently than the 1.5:1 slope.
- ✓ The creek will meander, and an area provided at the northeast side of the creek for an outdoor classroom.
- ✓ Invasive species will be removed and replaced with native riparian plantings as specified by the project environmental consultant.
- ✓ We are committed to minimizing the non-pervious footprint where reasonable.
- ✓ A greenway will be created as mentioned in item 9-2 above.
- ✓ The current proposed cross section of the creek will increase the floodplain storage volume by approximately 4968 cubic meters (4.9 million litres) over the existing condition.

Our proposed upgrades meet the described actions for the project’s section of Bowker Creek. The project will work with School District 61 (as the property owners on which the creek passes through), the District of Saanich (with respect to improvements to the creek and proposed greenway), CRD Engineering (with respect to working in and around their statutory right of way), and the Bowker Creek Initiative and Friends of Bowker Creek.

Aerial illustration of original proposed site (October 2021):



Aerial illustration of the current proposed design (February 2022):



The site plan illustrates the proposed development for Lot A, a 1.28-acre triangular plot bounded by Townley Street to the north and Newton Street to the south. The plan includes the following features and annotations:

- Townley Street:** The northern boundary of the site.
- Newton Street:** The southern boundary of the site.
- Proposed Lot A (1.28 Acres):** The central area of the site, shaded in pink.
- Proposed High-Water Level:** Indicated by a dashed line within the lot.
- Top of Bank:** Marked with a dashed line and arrows pointing to the creek banks.
- Proposed Creek Realignment:** Shown as a dashed line with arrows indicating the flow direction.
- Remove Existing Bridge:** A callout pointing to a bridge structure on the creek.
- Existing 10m x 5m Tunnel Entry Pit:** Located at the southeast corner of the lot.
- Existing Headwall:** Located at the southeast corner of the lot.
- Topography:** Contour lines are drawn across the site, with elevations ranging from 140 to 180 feet.
- Orientation:** A north arrow is located in the upper left corner.
- Other Labels:** "SPCA" (Sanitary Protection Area) is labeled near the creek, and "EX. EAC" (Existing Easement Area) is labeled near the Newton Street boundary.

Victoria Hospice is committed to remediation of the creek and will undertake restoration work in a timely manner. To date no remediation of the creek has occurred. Our vision for the riparian area habitat creation will bring community together, including students and neighbours, with a natural environment to enjoy and learn in, and learn from. It will turn a currently hazardous space into a safer, natural habitat for wildlife and people.

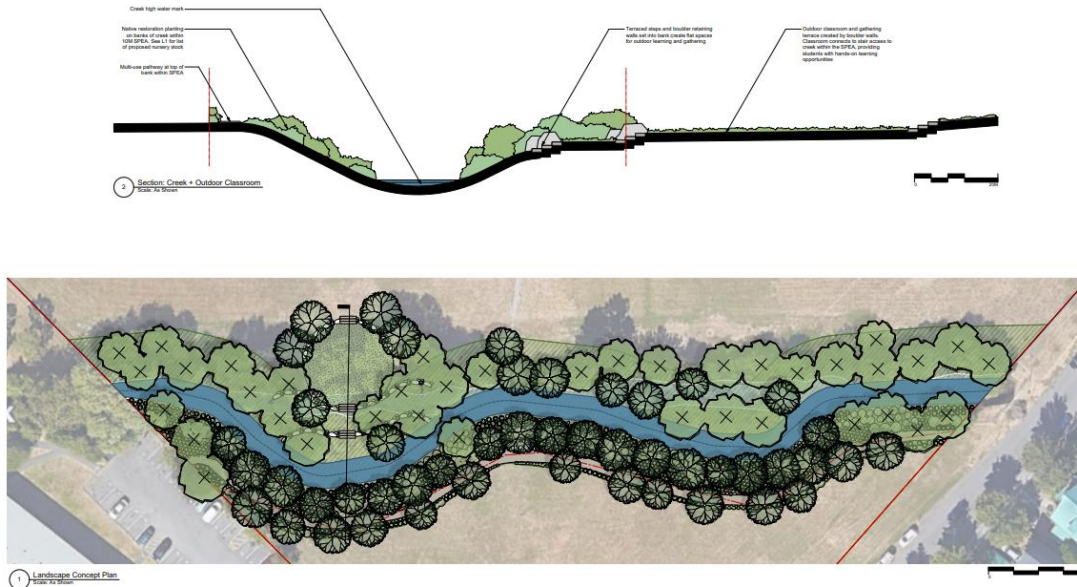
As noted, Victoria Hospice will remove invasive species and replace the fallen fence.



The current site is hazardous; Victoria Hospice commits to improving the safety of the creek.



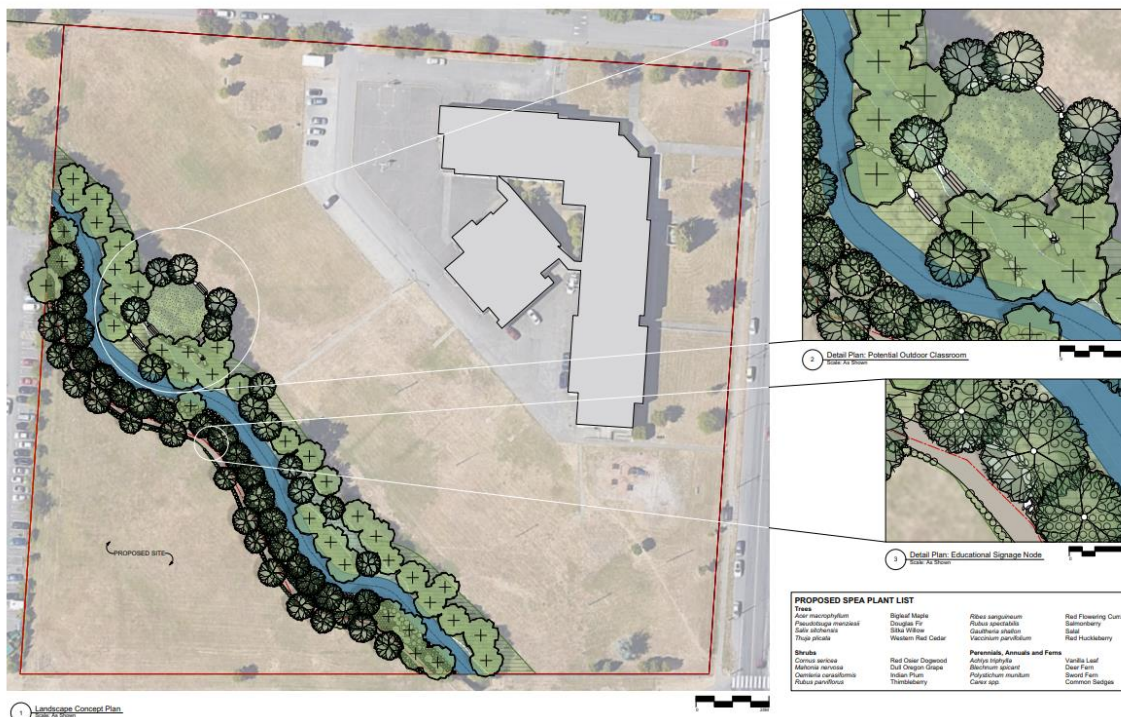
Illustration of engineered sloped banks to slow erosion and alleviate flooding.



VICTORIA HOSPICE | LANDSCAPE CONCEPT PLAN

FEB 16-22
LADR

Illustration of outdoor classroom opportunity at the northeast side of the creek.



VICTORIA HOSPICE | LANDSCAPE CONCEPT PLAN

FEB 16-22
LADR

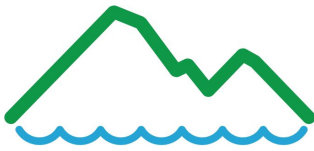
Victoria Hospice and Bowker Creek are both essential to the health and well-being of our community. Our community cares about the protection and restoration of Bowker Creek and about compassionate care for people who are dying. No one should have to choose between such important undertakings.

We ask you to join us in the protection of both treasures for years to come.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Kevin Harter', with a stylized flourish extending to the right.

Kevin Harter, CEO
Victoria Hospice Society



WESTBROOK Consulting Ltd.

February 17, 2022

Victoria Hospice Society
1952 Bay St,
Victoria, BC
V8R 1J8

Attention: Kevin Harter
Chief Executive Officer

Re: Bowker Creek – Hydraulic Improvements

Dear Sir,

The following letter summarizes the goals set within the Bowker Creek Blueprint and how our proposed design meets said goals.

The Bowker Creek Blueprint, as prepared by the Bowker Creek Initiative, is described within its executive summary as being developed to provide the "...information and guidance to manage and restore the watershed and creek corridor..."

Within the blueprint the creek has been divided into reaches, which are sections of a creek / stream of a similar hydraulic condition (such as a culvert or channelized section).

The Hospice project site is within Reach 9, which extends from a culvert outlet near the corner of Townley Street and Pearl Street to the southwest at Newton Street just west of Richmond Road.

The actions described within the blueprint, specific to the project site, are quoted below, with their bulleted number being the same as that within the blueprint, and beneath which are the actions which the project is proposing to complete in order to meet the actions.

- 9-2 **Pearl Street to Newton Street:** "Create a greenway along the creek. Most of this proposed greenway is through the former Richmond Elementary school grounds, which already has a right-of-way for this purpose, and the remainder could be created on the Townley Street right-of-way. If channel relocation occurs (see 9-4), the greenway location could be modified as appropriate. "

- ✓ *It is proposed to create a publicly accessible greenway with a multi-use trail, benches, and information signs within the SD61 property. The project team will work with the District of Saanich to design and provide the infrastructure required to complete the greenway. The location of the multi-use path is proposed to exist within the Saanich and CRD rights of way which run parallel to, and east of, the Creek.*

9-3 **Former Richmond Elementary:** “Replace and reposition fence that is falling over.”

- ✓ *The fallen fence will be replaced and likely relocated farther from the creek.*

9-4 (Alternative) **Former Richmond Elementary (School Property Only):** “Widen the Creek corridor within the current alignment. If the width is constrained, a retaining wall could be installed on the east bank to create a planting bench. Create a more gently sloping west bank and increase the width of the riparian areas. Remove invasive species and plant native species. Create a greenway along the creek in the current right-of-way alignment.”

- ✓ *The creek will be widened to the 4m wide with more gently sloping sides, all as per the Bowker Creek Drainage Master Plan. It is proposed to create a bench on the east side by lowering the CRD sewer right of way by 1.0 – 1.5m, which will increase the cross-sectional area of the channel for major runoff events, as well as provide the opportunity of sloping the east side of the channel more gently than the 1.5:1 slope.*
- ✓ *The creek will meander, and an area provided at the northeast side of the creek for the potential of an outdoor classroom.*
- ✓ *Invasive species will be removed and replaced with native riparian plantings as specified by the project environmental consultant.*
- ✓ *A greenway will be created as mentioned in item 9-2 above.*
- ✓ *The current proposed cross section of the creek will increase the floodplain storage volume by approximately 4968 cubic meters (4.9 million litres) over the existing condition.*

We feel the proposed upgrades of the Bowker Creek channel meet the described actions for the project's section of the creek. The project will be working with School District 61 (as the property owners on which the creek passes through), the District of Saanich (with respect to improvements to the creek and proposed greenway), CRD Engineering (with respect to working in and around their statutory right of way), and the Bowker Creek Initiative and Friends of Bowker Creek.

Yours truly,

WESTBROOK CONSULTING LTD.



Bruce Crawshaw, P.Eng. LEED AP
Project Engineer