Public Hearing Binder

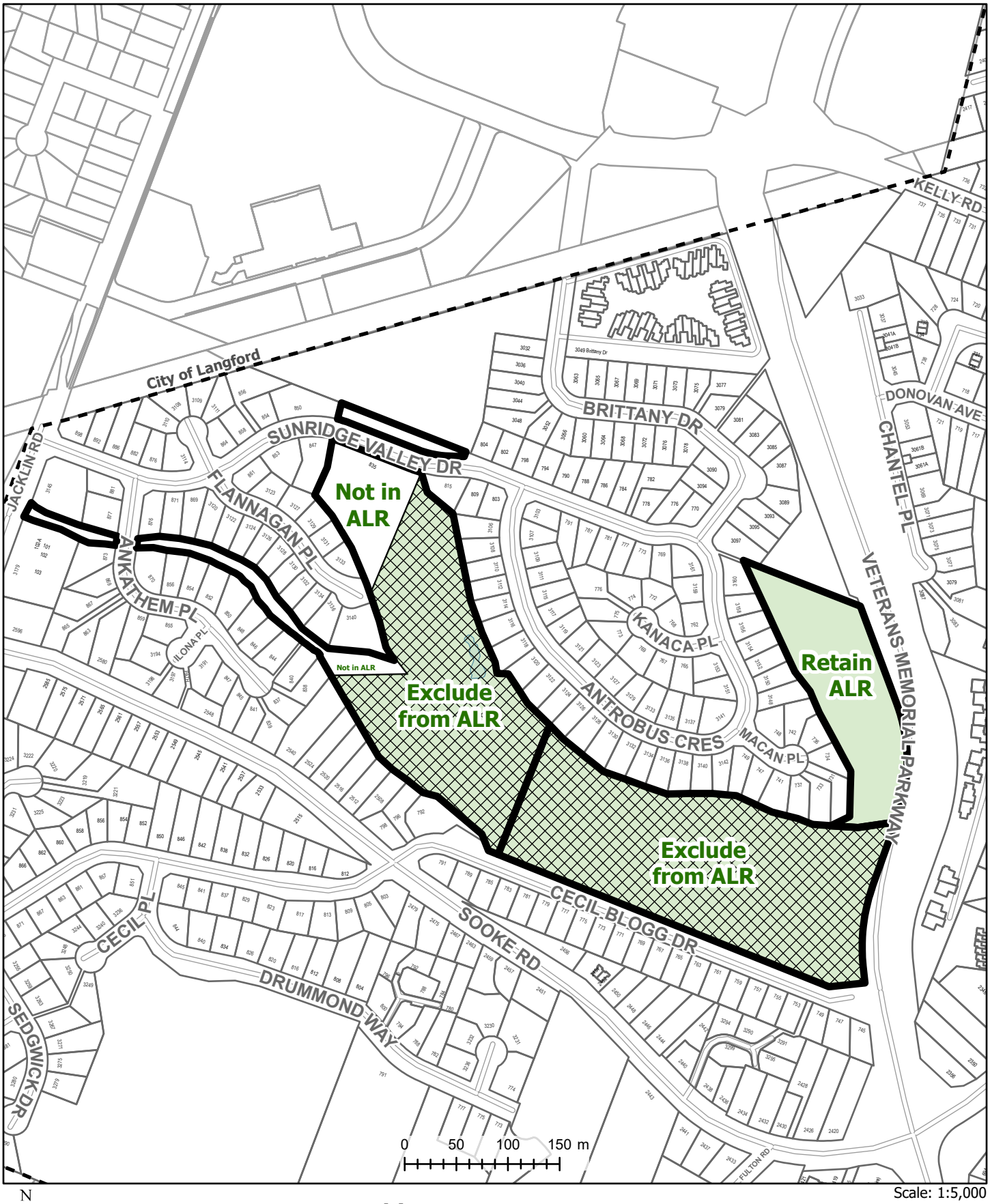
NOTICE IS GIVEN that Council of the City of Colwood will hold a Public Hearing on Monday, June 22, 2026, at 6:30 pm in relation to the proposed partial exclusion application of Colwood Creek Park from the Agricultural Land Reserve (ALR). This application proposes a partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR) to enable the construction of a public washroom and other park improvements.

Within the electronic binder, please find a copy of:

1. ALR exclusion and retention proposal map
2. Staff Report to Council (December 8, 2025)
3. Staff Presentation (December 8, 2025)
4. Council Resolution (December 8, 2025)
5. Land Capability for Agriculture (LCA) Assessment
6. Colwood Creek Park Management Plan
7. Staff Report to Council (May 11, 2026)
8. Council Resolution (May 11, 2026)
9. Notice of Public Hearing

Minutes and videos of Council are publicly available and can be accessed through the following link:

- City of Colwood - Home (civicweb.net)



Scale: 1:5,000
June 2, 2026

Subject Property Map
Colwood Creek Park

Colwood

STAFF REPORT

Council Meeting Date: December 8, 2025

To: CAO – Jason Johnson
Submitted: November 24, 2025
From: Gord Beauvillier, Manager of Parks
RE: Colwood Creek ALR Update

RECOMMENDATION

THAT Council direct staff to make an application to the Agricultural Land Commission (ALC) for the partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR);

AND THAT Council direct staff to explore community agricultural and educational uses for the non-excluded part of the park.

SUMMARY AND PURPOSE

The purpose of this report is to seek Council direction on applying to exclude most of Colwood Creek Park from the Agricultural Land Reserve (ALR), while retaining the eastern portion for community agricultural and educational uses.

On May 26, 2025, Council deferred an exclusion application and directed staff to return with more information on alternatives. In response, staff retained Madrone Environmental Services Ltd. to complete a Land Capability for Agriculture Assessment (**Appendix 1**).

STRATEGIC PLAN

• *Strengthen Community + Sustain Nature*
• *Invest in Infrastructure*

Strengthen Community + Sustain Nature

- Enhance parks, trails and recreational opportunities for all ages
- Support programs that strengthen community safety and social connection

Invest in Infrastructure

- Enhance active transportation networks (trails, sidewalks, cycling routes)

RELATED POLICIES

Colwood Creek Management Plan

The Colwood Creek Park Management Plan (the Plan, 2022) identified the values of park users and explored ideas to create a healthy, safe and thriving park for the future. The Plan outlined three guiding principles for Colwood Creek Park:

1. Improve Park Connectivity and Accessibility
    a. Add park furnishings and gathering areas to support community use
2. Protect and Restore Natural Areas and Riparian Ecosystems
    a. Locate new and existing park infrastructure and high-use areas with consideration for sensitive ecosystems areas (e.g. siting of new pathways, furnishings)
3. Encourage Our Community Health + Wellness
    a. Add supporting amenities and infrastructure to prolong and diversify park use (e.g. washroom / change room buildings, furnishings)

Parks and Recreation Master Plan

Colwood Creek Park is classified as a Community Park within the City's Parks & Recreation Master Plan (2021). Colwood Creek Park is the City's largest developed park area (Havenwood Park is a larger but classified as a nature park). Community Parks are typically large destination spaces that benefit broader community and visitors through a diverse collection of features and facilities. Typical elements include amenities for children (e.g. playground, splash pad) and plazas or gathering spaces.

BACKGROUND

Colwood Creek Park (the Park) encompasses approximately 11.68 hectares, with 9.40 hectares (80.5%) located within the Agricultural Land Reserve (ALR). The Park has remained within the ALR since the mid-1980s, when subdivision approvals granted by the Agricultural Land Commission (ALC) allowed the creation of the park but did not include provisions for long-term maintenance or future park improvements. At this time, when Colwood Creek Estates was being developed, the City acquired Colwood Creek Park from the Capital Regional District to protect and maintain it for its environmental benefits and the enjoyment of the public. As recently confirmed in the Madrone Agricultural Land Capability Assessment (**Appendix 1**) and historic ALC correspondence, only the initial playground, trail network, bridge, and lighting were explicitly authorized in the 1984 and 1985 approvals for the Park.

Since park acquisition, the City has maintained and enhanced the Park with additional amenities, such as the expanded trail system, splash pad, and a second bridge. In early 2025, the City received clarification from the ALC that current improvements or any future park improvements, infrastructure upgrades, or even routine maintenance activities in ALR-designated areas, such as the Park, require formal ALC authorization, either through a non-farm use application or another regulatory process. This significantly limits the City's ability to undertake planned improvements and imposes continuous application requirements for even basic upgrades. As such, recent improvement projects for the Park were paused.

On May 26 2025, Council considered a staff report recommending that the City pursue exclusion of Colwood Creek Park from the ALR. At that time, Council did not support proceeding and instead adopted the following motion:

"THAT the Agricultural Land Commission Exclusion Application for Colwood Creek Park be referred to staff to return to Council with additional information on alternatives to protect the park and to provide amenities affordably."

In response to Council's direction, staff retained Madrone Environmental Services Ltd**.,** along with Tritrin Agrisoil Solutions as supporting agrologists, to undertake a Land Capability for Agriculture (LCA) Assessment (**Appendix 1**); this report provides further technical evidence in order to protect and enhance the Park.

Madrone's report (October 2025) concludes that the vast majority of the Park possesses low to very limited agricultural capability, with major limitations including stoniness, drainage constraints, seasonal flooding, and poor soil moisture retention. Even with significant intervention, most of the site within the Park would remain Class 6P or Class 3W/I under ALR classification, meaning it is unsuitable for viable agricultural use and largely unimprovable due to hydrology, soil composition, and water-licensing constraints.

This technical information provides clarity not available during the earlier Council discussion: farming is not feasible on most of Colwood Creek Park. As a result, exclusion of the majority of the Park from the ALR would not diminish regional agricultural capacity and would instead remove regulatory barriers that currently prevent the City from maintaining, restoring, or upgrading core community park amenities. Refer to **Appendix 2** for a map of the proposed ALR exclusion area of the Park.

At the same time, opportunities remain to support community agriculture on the portion of the park that retains some limited capability. The Colwood Community Garden Society (the Society) has submitted a proposal (**Appendix 3**) for a multi-site community garden hub, orchard, compost education area, and gathering space that could be accommodated within the eastern non-excluded portion of the park. The Society intends to pursue funding through the Local Food Infrastructure Fund – Small Scale Projects program, offering $25,000–$100,000 in 100% funding for eligible initiatives. This aligns with Council's prior interest in exploring alternatives that protect the park while enabling affordable community amenities.

OPTIONS / ALTERNATIVES

Option 1: (Staff Recommendation) THAT Council direct staff to start the process of partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR);

AND THAT Council direct staff to explore community agricultural and educational uses for the non-excluded part of the park.

Option 2: THAT Council direct staff to start the exclusion process for the entire park, and that staff explore agricultural opportunities within the park.

Option 3: THAT Council direct staff to keep the park in the ALR and use non-farm use applications for the existing park improvements in contravention to the ALR agreement, and that all future park improvements go through the non-farm use application process.

COMMUNICATIONS & ENGAGEMENT

In alignment with Public Notice Bylaw No. 1933, the City will advertise two publications in a local newspaper and highlight the notice on the website. In addition to City notification requirements, an ALR exclusion application requires the following per Part 6 of the Agricultural Land Reserve General Regulations:

- give notice of the application not less than 3 days and not more than 10 days before the date of the public hearing;
- give a copy of the application to any local government or first nation government that has jurisdiction over land that shares a common boundary with the agricultural land that is the subject of the application;
- include with the application a copy of the notice;
- post a sign, in a form and manner acceptable to the commission, on the land that is the subject of the application.

TIMELINES

May 2025, Council	Oct-Nov 2025	Dec 2025, Council	TBD ALC application and decision.
First report to council for ALR considerations, deferred for more information.	Madrone Environmental and Tritrin Agrisoil Solutions hired as ALR consultants. land capability for agriculture assessment done and report.	Report to council for updated ALR considerations.	Application and negotiations with ALC with decision on application. ALR exclusions may take anywhere from 4-12 months for a decision.

CLIMATE CONSIDERATIONS

Climate Action Plan objectives for sustainability, community well-being, and local food resilience.

FINANCIAL CONSIDERATION

The fee for local governments to make an ALR Exclusion Application to the ALC is $750. In addition, the City of Colwood would be responsible for the costs associated with the application including any technical information that may be required to support the ALR Exclusion Application such as an agrologist study and public hearing signage.

The 2025-2029 Financial Plan contains a number of capital improvement budgets in Colwood Creek Park that are precluded by the ALR status, including park detailed design ($160k), picnic shelter ($90k), dog park ($165k), washroom ($360k), playground / splashpad upgrade ($1.2M). Several of these improvements have been shifted to other parks and all other Colwood Creek improvements have been deferred until 2027.

CONCLUSIONS

Staff recommend that Council support the partial removal of Colwood Creek Park from the Agricultural Land Reserve (ALR) to enable a balanced approach that meets both community recreation and urban agriculture objectives.

Colwood Creek Park serves as a key community space for recreation, environmental stewardship, and social connection. However, the Park's current inclusion in the ALR restricts the City's ability to maintain and enhance park amenities and fully realize its potential as a multifunctional public asset. A partial exclusion would provide the flexibility needed to improve park infrastructure, accessibility, and community programming on a portion of the site, while preserving the remainder of the park for active agricultural and educational use such as the Community Garden HUB Proposal.

This approach demonstrates Colwood's commitment to sustainable land use planning, local food systems, and community well-being. It retains a meaningful agricultural component within the city while allowing for thoughtful park development that supports the needs of a growing urban population.

Staff believe that a partial exclusion, paired with continued collaboration with community groups such as the Colwood Community Garden Association, represents a pragmatic, balanced, and forward-looking solution. It upholds the spirit of the Agricultural Land Commission Act by ensuring ongoing agricultural activity, while enabling the City to deliver inclusive, accessible, and community-oriented park amenities for Colwood residents.

Attachments:

Appendix 1: LCA Assessment Colwood Creek Park October 30, 2025
Appendix 2: Colwood Creek ALR map
Appendix 3: Community Garden Hub Proposal
Appendix 4: Colwood Creek Park Management Plan-FINAL

Approved by:	**Status:**
John Rosenberg, Director of Engineering & Public Works	Approved - 03 Dec 2025
Heather Power, Deputy Corporate Officer	Approved - 03 Dec 2025
Marcy Lalande, Manager of Corporate Services	Approved - 03 Dec 2025
Kathy McLennan, Director of Finance	Approved - 03 Dec 2025
Jenn Hepting, Deputy Chief Administrator Officer	Approved - 03 Dec 2025
Jenn Hepting, Deputy Chief Administrator Officer	Approved - 03 Dec 2025
Jason Johnson, Chief Administrative Officer	Approved - 03 Dec 2025

Agricultural Land Commission Exclusion Application – Colwood Creek Park

Gordon Beauvillier, Parks Manager

Dec 8, 2025

Regular Meeting of Council

Background

- Designated as Agricultural Land Reserve (ALR) land
  - Approx 11ha
  - Approx 1985
- Zoned AG1
  - Bordered by R1
- Colwood Creek Management Plan
  - 2022

Agricultural Land Commission

- Core objectives:
  - Preserve agricultural land
  - Promote farming in collaboration with communities
  - Support local governments with agricultural land use
- Currently classified as open land where passive recreation is permitted with limitations

Colwood

Land Capability for Agriculture assessment (Madrone Environmental)

- Assessment by Madrone Environmental Services (Oct 2025)
- Low to very limited agricultural potential across most of park
- Limiting factors:
  - Stoniness
  - Poor drainage
  - Periodic flooding
- Classified as Class 6P or 3W/I despite potential improvements
- Not suitable for viable agricultural production

Colwood

Discussion

1. Submit an ALR Exclusion Application for part of the park (Recommendation)
   - Remove the western side of the park from the ALR allowing for full and unrestricted use of it while keeping the eastern side along the VMP for community agricultural opportunities.
2. Pursue a Non-Farm Use Application
   - Seek approval for proposed park improvements and amenities. Likely reduce scope of park plan.
   - Staff will need to make applications for all previous parks' improvements (Splash-pad, trails, lights, playground, fencing)
3. Revise the Colwood Creek Park Management Plan
   - Focus improvements in the 0.8ha portion of the land near Sunridge Valley Dr.

Colwood

ALR exclusion for part of park

Colwood

Recommendation

Staff recommendation: THAT Council direct staff to initiate an application under Section 29 of the Agricultural Land Commission Act to exclude part of Colwood Creek Park from the Agricultural Land Reserve. AND THAT Council direct staff to explore agricultural and educational uses for parts of park still in ALR

Option 2: council direct staff to start the exclusion process for the entire park, and that staff explore agricultural opportunities within the park.

Option 3: Council direct staff to keep the park in the ALR and use non-farm use applications for future improvements. All the existing park improvements in contravention to the ALR agreement, will need to go through the non-farm use application process.

Colwood

Communication and Engagement

Public Hearing required before ALC application submitted.

- 2 notices in newspaper
- Signs posted in Colwood Creek Park

If Council directs staff to proceed, a Public Hearing will be scheduled.

Colwood

Financial Consideration

No Financial Amendment required. Existing budgets can accommodate requirements:

- $750 application fee
- Agricultural Land Capability Assessment (Agrologist Report)
- Public Hearing notification requirements

2025-2029 Capital Plan includes several planned improvements that cannot proceed while the lands remains in the ALR:

- Detailed Park Design - $160,000 (On Pause)
- Picnic Shelter - $90,000 (moved to Ocean View Park)
- Dog Park - $165,000 (On Pause)
- Washroom Facility - $360,000 (Moved to Herm Williams Park)
- Playground and Splash Pad Upgrade - $1.2 million (On Pause)

Colwood

Thank you!

Colwood

CITY OF COLWOOD
MINUTES OF
REGULAR COUNCIL MEETING
Monday, December 8, 2025 at 6:30 PM
Council Chambers
3300 Wishart Road, Colwood, BC

PRESENT	
Mayor	Doug Kobayashi
Councillors	Cynthia Day
	David Grove
	Dean Jantzen
	Kim Jordison
	Misty Olsen
	Ian Ward

ATTENDING	
Chief Administrative Officer	Jason Johnson
Deputy Chief Administrative Officer	Jenn Hepting
Director of Engineering and Public Works	John Rosenberg
Director of Finance	Kathy McLennan
Manager of Engineering	Joshua Baylis
Manager of Parks	Gord Beauvillier
Manager of Corporate Services	Marcy Lalande
Recording Secretary	Tiffany MacDonald

1. CALL TO ORDER

Mayor Kobayashi called the meeting to order at 6:30 pm and acknowledged meeting on the shared traditional lands of the Lekwungen speaking people represented by the Xwepsum and Songhees Nations.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR JORDISON
SECONDED: COUNCILLOR GROVE

R2025-275 THAT the Agenda of the Regular Council meeting of December 8, 2025 be adopted as amended:

- Remove: Colwood Economic Action Plan from the Consent Agenda and to return to a future Committee of the Whole date

MOVED BY: COUNCILLOR WARD
SECONDED: COUNCILLOR OLSEN

R2025-277 THAT Staff continue to engage with Evolve to develop a detailed roll out plan for Colwood, including identification of proposed station location and visual examples of the stations.

CARRIED

8. CONSENT AGENDA

8.1 Proposed Amendments to Terms of Reference
Capital West Accessibility Advisory Committee

MOVED BY: COUNCILLOR JORDISON
SECONDED: COUNCILLOR JANTZEN

R2025-278 THAT the Capital West Accessibility Advisory Committee Terms of Reference be amended to include a public participation portion to the meeting.

CARRIED

MOVED BY: COUNCILLOR JORDISON
SECONDED: COUNCILLOR JANTZEN

R2025-279 THAT the Public Participation portion be allotted a time limit of 30 minutes, with 5 minutes allotted to each speaker.

CARRIED

8.2 Bylaw Activity Update
Rick Smith, Senior Bylaw Officer
Byron Grant, Manager of Building and Bylaw Services

MOVED BY: COUNCILLOR JORDISON
SECONDED: COUNCILLOR JANTZEN

R2025-280 THAT the Quarterly Bylaw Activity Report for the period January 1 to September 30, 2025 be received for information.

CARRIED

9. NEW BUSINESS

9.1 Colwood Creek ALR Update
Gord Beauvillier, Manager of Parks

Jason Johnson, Chief Administrative Officer, introduced Gord Beauvillier, Manager of Parks, who presented an update on the Colwood Creek Agricultural Land Reserve. Susan Van Der Ende, Senior Agrologist, Madrone Environmental Services Ltd, made themself available for questions.

Council discussion ensued regarding:

- *Community garden locations*
- *Soil quality and land capability*
- *Access getting to the garden*
- *Compost programing and education*
- *Access to water*
- *Alternatives if declined by Agriculture Land Commission*

MOVED BY: COUNCILLOR JANTZEN
SECONDED: COUNCILLOR GROVE

R2025-281 THAT Council direct staff to make an application to the Agricultural Land Commission (ALC) for the partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR);

AND THAT Council direct staff to explore community agricultural and educational uses for the non-excluded part of the park.

CARRIED

9.2 Westshore RCMP Detachment Expansion Municipal Consent for Bylaw No. 4692 and Bylaw No. 4693
Jason Johnson, Chief Administrative Officer

Jason Johnson, Chief Administrative Officer, provided information on the municipal consent for the Westshore RCMP detachment expansion.

Council discussion ensued regarding:

- *Timelines for reports to return to Council*
- *Building size and lifespan*
- *Ownership and establishing a Development Cost Charge*
- *Costs and financial updates*

MOVED BY: COUNCILLOR WARD
SECONDED: COUNCILLOR GROVE

R2025-282 THAT Council defer providing consent to the Capital Regional District Board adopting Bylaw No. 4692, "West Shore RCMP Detachment Expansion Service Establishing Bylaw No. 1, 2025," and Bylaw No. 4693, "West Shore RCMP Detachment Expansion Loan Authorization Bylaw No. 1, 2025," until an

LAND CAPABILITY FOR AGRICULTURE (LCA) ASSESSMENT

Colwood Creek Park, BC

FOR:
City of Colwood
3300 Wishart Road
Victoria, BC
V9C 1R1

BY:
Danielle Ganaway, M.Sc., B.I.T
Susan Van der Ende, B.Sc., B.Tech., P.Ag.
Harry Williams, M.Sc., R.P.Bio.

October 30, 2025

Madrone Environmental Services Ltd.
#201-470 Trans Canada Highway • Duncan • BC • V9L 3R6
Tel 250.746.5545 • www.madrone.ca

TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

1 Introduction

The City of Colwood (hereafter referred to as the 'Client' and the 'City') retained Madrone Environmental Services Ltd. (Madrone) to complete a Land Capability for Agriculture (LCA) Assessment for areas within the Colwood Creek Park (the 'Park') which overlap with the provincial Agricultural Land Reserve (ALR). Regions of the Park which coincide with the ALR are governed by the Agricultural Land Commission (ALC) in addition to City bylaws and provincial/federal policy and legislation.

The *ALC Act*[1] and associated regulations permit non-farm use of land within the ALR primarily on a case-by-case basis. Madrone understands that a 1984 and 1985 subdivision agreement between the City and the ALC permitted infrastructure development in areas of the Park, including the installation of a trail network, a small playground, a bridge, and lamp standards. These historic agreements are presented in ***Appendix A***.

Provisions concerning the ongoing maintenance or installation of additional infrastructure were not included within the original agreements. The City has communicated that these features in the Park have received ongoing maintenance and upgrades without notifications to or approvals from the ALC. Unauthorized activities include the installation of a recreational splashpad and an additional bridge, expansion of the trail network, and maintenance to trails and bridges within the Park. Without ALC approval, these additions to the Park are technically in contravention of the *ALC Act* and, therefore, may be subject to compliance and enforcement actions up to and including removal.

Madrone understands that the City received clarification about the Park's applicability to the *ALC Act* requirements in early 2025. The City wishes to make additional land improvements within the Park to modernize and further enhance its benefit to the Colwood community. Planned improvements for the Park include new recreational water features, washroom facilities, and improvements to lawns, trails, bridges, and riparian habitat. The City has since deferred these planned significant recreational upgrades[2] to assess the implications of past unapproved non-farm use activities and evaluate the options going forward.

As the Park is still within the ALR, any new non-farm use activity will require adhering to the ALC's application and approval process, which can include Notices of Intent or Soil and Fill Use Applications. It is anticipated that ongoing applications will be required to continuously improve existing Park features. Fees, environmental monitoring, and extended timelines are associated with these processes.

An alternative route is to exclude the Park from the ALR, an action permissible for local governments under Section 29(1)(a) of the *ALC Act*. This would remove the requirements currently restricting non-farm land use and allow the City to maintain and upgrade the Park without requiring approvals from the ALC. This LCA Assessment will be used to facilitate an application to exclude the Park from the ALR or, if this is not possible, to request expanding the definitions within the existing non-farm use designation to allow and maintain future Park improvements.

[1] King's Printer (2025). Agricultural Land Commission Act. Retrieved October 23, 2025, from https://www.bclaws.gov.bc.ca
[2] Further outlined in the Colwood Creek Park Management Plan. Retrieved October 23, 2025, from https://colwood.civicweb.net

Madrone has conducted this LCA Assessment in areas of the Park included within the ALR (the 'Assessment Area') to evaluate the current site conditions and inform its suitability for agriculture. The Park (approximately 11.68 ha) is primarily within the ALR, and thus the Assessment Area is approximately 9.40 ha (80.5% of the Park). Based on spatial review of the extents of the ALR[3], the Assessment Area is the only land within a one (1) km range that is within the ALR. The Assessment Area relative to the Park is depicted in **Figure 1**, which also provides an inset overview map of the non-ALR properties adjacent to the Park.

The LCA Assessment was completed by Susan Van der Ende, B.Sc., B.Tech, P.Ag., Harry Williams, M.Sc., R.P.Bio., P.Ag., and Danielle Ganaway, M.Sc., B.I.T. of Madrone. All Qualified Environmental Professionals (QEPs) are registered to practice with the British Columbia Institute of Agrologists (BCIA) and/or the College of Applied Biologists (CAB) and are in good standing with their respective professional organizations.

Madrone's assessment determined that the soils within the Assessment Area are significantly limited for agricultural use due to a combination of soil moisture deficiencies, stoniness, excess water, and inundation limitations across the area. A large portion of the soils in the Assessment Area have a very high coarse fragment content, indicating they inherently have a low water and nutrient holding capacity. This makes supplemental irrigation and nutrient applications during the growing season challenging. Many of these same areas flood during the winter, which is not feasible to control as the common management strategy (diking) would result in unintended negative impacts downstream of Colwood Creek. Furthermore, other regions of the Assessment Area suffer from an excess water limitation that would require significant land management strategies to drain and improve the land for sustained agriculture.

While some of these limitations are theoretically improvable via land amendments and management strategies, it is anticipated that this would require substantial financial investment to implement and that that improving the Assessment Area's agricultural capability to the maximum extent possible would result in lands that still experience significant impacts to agriculture. Furthermore, the methods required to improve limitations in the Assessment Area are likely unfeasible due to the broader context of the region and effort that would be required. Therefore, ***it is the professional opinion of Madrone that the majority of the Assessment Area contains a complex of agricultural capability limitations that are largely unfeasible to be improved due to the nature of the limitations***.

Madrone understands that the City would like to request to exclude the Assessment Area from the ALR to gain additional autonomy over future decisions for improving the Park, which is used extensively by the Colwood community for recreational purposes. The Assessment Area is the only ALR land in the immediate region and it has not been used for agriculture within recent history. Given these factors and the Assessment Area's poor agricultural capability potential, Madrone concludes that the Park's exclusion from the ALR would not negatively affect the region's agricultural capability or culture.

[3] Agricultural Land Commission (2025). Is my Park in the ALR? Retrieved September 22, 2025, from https://governmentofbc.maps.arcgis.com

PROJECT: Land Capability for Agriculture Assessment – Colwood Creek Park, Colwood, BC		**LOCATION:** Colwood, BC	**CLIENT:** City of Colwood	**DOSSIER:** 25.0092	
ASSESSED BY: Susan Van der Ende, B.Sc., B.Tech., P.Ag; Harry Williams, M.Sc., R.P.Bio., P.Ag.; Danielle Ganaway, MSc., B.I.T.	**FIELD VISIT:** September 9, 2025	**MAP SCALE:** 1:3,600	**MAPPING DATE:** October 21, 2025	**DRAWN BY:** Richard Tomkinson	

Figure 1: Overview of Colwood Creek Park, Colwood, B.C., including the Assessment Area in the ALR and an Inset Map Visualizing the Assessment Area's Positioning Adjacent to Neighbouring Non-ALR Properties

2 Background Information

2.1 Location and Park Description

The Park (11.68 ha) is in the northwest region of the City of Colwood. Civic information for the Park, provided by the City[4], is summarized in **Table 1**. The Assessment Area is zoned as Agricultural (AL1) and is entirely within the ALR. The remainder of the Park is Residential (R1).

TABLE 1. CIVIC INFORMATION FOR COLWOOD CREEK PARK, CITY OF COLWOOD, BC

CIVIC ADDRESS	Colwood Creek Park, Colwood, B.C.
PID	001-071-483
AREA	11.68 ha, 28.86 acres
LEGAL	Lot 39, Section 76, Esquimalt District, Plan VIP41983 Lot Park, Section 76, Esquimalt District, Plan VIP43853 Lot Park, Section 76, Esquimalt District, Plan VIP48292 Lot Park, Section 75, Esquimalt District, Plan VIP46479
ZONING	AG1 (Agricultural), R1 (Residential)
ALR?	Yes (80.5%)

Based on the assessment of recent satellite imagery[5] and City mapping, the Park is bordered by primarily RU-3 Residential properties on all sides, some Commercial properties to the west, and Institutional (park and open space) zoned property to the north. The Park is irregularly shaped, with the long axis oriented east to west. It is accessible on foot from all sides, with designated parking lots available along the Park's south boundary on Cecil Blogg Drive and off Sunridge Valley Drive to the north. Both parking areas are outside of the ALR and the Assessment Area. Cement paths originating at these parking lots provide access throughout the Park and the Assessment Area. The Assessment Area is comprised of maintained grass fields with patches of deciduous-dominated forests and a few wetland areas. A playground and recreational splash pad exist northeast of a dog park in the central region of the Park and Assessment Area. Colwood Creek is mapped as flowing through the Park from northwest to southeast, originating from Glen Lake approximately 250 m northwest of the Park and ultimately terminating into the Pacific Ocean.

Based on earliest available historical imagery from Google Earth® and City mapping, the Park has remained in a similar state since earliest available imagery (2010). The north parking lot was established between 2017-2018 and the south parking area was established prior to 2010.

2.2 Adjacent Land Uses

Based on aerial imagery and mapping from the City, many of the properties that are adjacent to the Park are zoned as Residential, Multiple-Family Residential, Commercial and Institutional. Surrounding land uses are summarized in ***Appendix B.***

[4] City of Colwood (2025). City of Colwood web mapping application. Retrieved September 22, 2025, from https://colwood.maps.arcgis.com/
[5] Google LLC (2025). Google Earth Pro version 7.3.6.10201 (64-bit).

2.3 Climate

The nearest Government of Canada climate station with complete climate data is Victoria Airport [ID 1018620], located 26.64 km to the north-east at an elevation of 20 meters above sea level (masl). The available data pertaining to Climate Normals (1981 to 2010[6] and 1991 to 2020[7]) for the area are presented in **Table 2** below.

TABLE 2. 1981 TO 2010 AND 1991 TO 2020 CLIMATE NORMALS REPORTED BY VICTORIA AIRPORT WEATHER STATION (ID 1018620)

Parameter	1981-2010 Climate Normals	1991-2020 Climate Normals
Annual precipitation (mm)	882.9 mm	901.2 mm
Seasonal precipitation; May to September (mm)	140.9 mm	145.1 mm
Frost Free Period (FFP, Days)	211	213
Growing Degree Days (base temperature >=5°C)	2,008.7	2055.5
Growing Degree Days (base temperature >=10°C)	820.6	860.3
Daily Average temperature (°C, over the year)	10	10.3
Days of precipitation (yearly; days with >=5mm rain)	53.3	54.6

Climatic Capability Classification is a shorthand ranking of specific limitations denoted by letters and preceded by numbers between the ideal (ranking of 1) and untenable (ranking of 7) indicating the severity of the limitation and consists of a thermal class and moisture class. Based on the above climate information and historical records, the City of Colwood area has been mapped as having a combined Climate Capability Class of 4A[8] whereby the main limitation is lack of moisture (A). It is additionally mapped as Climate Capability Thermal Class 1 due to having a frost-free period greater than 150 days and effective growing degree days (EGDD) greater than 825 in coastal areas.

According to this thermal classification, the general area can grow a wide variety of fruits, berries, legumes, vegetables, cereal grains, and forage crops. However, the lack of moisture (A) limitation occurs between May 1 and September 30, resulting in a moisture deficit from 191 mm to 265 mm. This moisture (A) limitation restricts the range of crops that can be grown. The improved (i.e., irrigated) Climate Capability rating is moisture Class 1, but this rating will vary according to local conditions and the availability of water for irrigation. Note that is Class 4A limitation is based on data from circa 1981 for the Saanichton CDA area. Further details are presented in **Section 3.2.**

[6] Government of Canada (2025) 1981-2010 Climate Normals – Victoria Int'l A. Retrieved October 16, 2025, from https://climate.weather.gc.ca/climate_normals/results_1981_2010

[7] Government of Canada (2025) 1981-2010 Climate Normals – Victoria Airport. Retrieved October 22, 2025, from https://climate.weather.gc.ca/climate_normals/results_1991_2020

[8] Ministry of Environment (1981). *Climate Capability Classification for Agriculture in British Columbia*. Table 2. Retrieved October 6, 2025, from https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/climatic_capability_for_agriculture_in_bc_1981.pdf

2.4 Topography and Geology

The topography of the Park is mostly level with minor undulations occurring throughout. Elevations range from approximately 60-65 meters above sea level (masl) as per elevation profiles in Google Earth, City mapping, and iMapBC contours[9]. Geological mapping[10] indicates that the Park overlies the Metchoisin tectonic assemblage of the Metchosin Igneous Complex – Metchosin Formation. This assemblage consists of basaltic volcanic rocks including submarine basaltic pillowed flows, hyaloclastite breccia, tuff, massive basalt, and rare limestone. Above this, quaternary geology mapping[11] indicates that the Park overlies a complex of surficial material due to its positioning within the Colwood Delta and Outwash Plain. This includes sand and gravel <30 m thick overlying bedrock, a few meters of late stage glaciofluvial channel deposits consisting of fine sand and silts, and peat generally less than 4 m thick.

2.5 Mapped Hydrology and Drainage

Colwood Creek is mapped as flowing through the length of the Park and Assessment Area, originating from Glen Lake to the northwest and ultimately terminating into the Pacific Ocean off property.

Policy 11.2.5.1 of Colwood City's Official Community Plan[12] (OCP) protects shorelines, including those of freshwater streams. Additionally, the City protects riparian areas according to the provincial Riparian Areas Protection Regulation (RAPR) and has additional requirements for known streams (including Colwood Creek).

2.6 Provincial Soils Mapping

Provincial mapping[13] indicates two (2) soil polygons over the Assessment Area comprised of the following:

1) Polygon 1 (northwest, west, south, east, and northeast of the Assessment Area)
    a. 80% Quamichan
    b. 20% Metchosin
2) Polygon 2 (central north in the Assessment Area)
    a. 100% Quamichan

The areal extents of these soil series are visualized in **Figure 2**. Agricultural capability mapped in this area is also visualized in this figure and explained in further detail in the next section. Note that provincial soils and agricultural capability mapping was done over a large area at a small scale (1:20,000) and was likely not field verified. Field investigations that involve detailed soil descriptions are considered more accurate than these generalized mapping products. The broad interpretation of soils and agricultural capability in this section does not take precedence over the site-specific field assessment in this report.

[9] Province of British Columbia. (2020). *iMapBC*. Contours 1:20,000 layer. Retrieved Oct. 6, 2025, from https://maps.gov.bc.ca/ess/hm/imap4m/.
[10] Province of British Columbia. (2020). *iMapBC*. Geological Bedrock layer. Retrieved Oct. 6, 2025, from https://maps.gov.bc.ca/ess/hm/imap4m/.
[11] Monahan P.A., Levson V.M. (2000). Quaternary Geological Map of Greater Vancouver. Geoscience Map 2000-2. BC Geological Survey Branch. Retrieved Oct. 6, 2025, from https://cmscontent.nrs.gov.bc.ca/geoscience/PublicationCatalogue/GeoscienceMap/BCGS_GM2000-02.pdf
[12] City of Colwood (2025). City of Colwood Official Community Plan. Retrieved Oct. 6, 2025, from https://colwood.civicweb.net/document/131567/
[13] Government of British Columbia (2025). BC Soil Information Finder Tool – Soil Survey. https://www2.gov.bc.ca/gov/content/environment/air-land-water/land/soil/soil-information-finder..

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PROJECT: Land Capability for Agriculture Assessment – Colwood Creek Park, Colwood, BC		**LOCATION:** Colwood, BC	**CLIENT:** City of Colwood	**DOSSIER:** 25.0092
ASSESSED BY: Susan Van der Ende, B.Sc., B.Tech., P.Ag; Harry Williams, M.Sc., R.P.Bio., P.Ag.; Danielle Ganaway, MSc., B.I.T.	**FIELD VISIT:** September 9, 2025	**MAP SCALE:** 1:3,600	**MAPPING DATE:** October 21, 2025	**DRAWN BY:** Richard Tomkinson

Figure 2: Provincially Mapped Soil Series and Agricultural Capability for the Assessment Area

LEGEND

- Park Boundary
- Assessment Area
- Watercourse
- Soil Polygon 1
- Soil Polygon 2
- Agricultural Capability Polygon 1
- Agricultural Capability Polygon 2

0 50 100 150 m

"All features on this map are approximate. Features measured in the field were located using a handheld GPS and accuracy can only be guaranteed to 15m"

The physical properties of these soil series are provided in **Table 3**. Data presented in this table is derived from the *Soils of Southern Vancouver Island* MOE Technical Report 7 and the Government of Canada's soil description pages for Quamichan[14,15] and Metchosin[16,17] soil associations.

TABLE 3: CHARACTERISTICS OF PROVINCIALLY MAPPED SOIL SERIES IN THE ASSESSMENT AREA

Soil association	Classification	Defining Characteristics
Quamichan	Orthic Dystric Brunisol	• High coarse fragment content (35% minimum, typically over 50%). • Very rapidly drained, slowly pervious. • Gently undulating with slopes between 1-3%. • Water and nutrient-holding capacity is low.
Metchosin	Typic Humisol	• No coarse fragments. • Very poorly drained. • High organic holding capacity but low nutrient holding capacity. • Soils have developed from strongly acidic shallow organic deposits derived from mosses, sedges and other hydrophytic vegetation. • Found in depressional areas with a perched water table or surface ponding, especially in wetter months.

2.7 Provincial Land Capability for Agriculture Mapping

Agricultural land capability in B.C. is classified according to the accepted standards by the Ministry of Agriculture and Food (MOAF)[18]. Lands are classified on a scale of 1 through 7. Class 1 land have little to no limitations that impact agricultural capability, and Class 7 land have severe limitations that greatly impact agricultural capability and crop selection. Classes are further described by the type of limitation that exists, which could include soil fertility (F), excess water (W), or others.

Land capability is further classified as having "unimproved" and "improved" ratings. The unimproved rating is associated with capability of the land during the time of assessment, without any amendments. The improved rating describes the best land capability class once changes have been made to the land that alleviate the limitations to the farthest extent practicable. Lands that have an unimproved Class 4 Excess Water limitation (4W) may be improved to a Class 3W limitation once sufficient drainage is implemented. Class 6 and 7 lands are generally not considered to be improvable. A full description of Land Capability Limitations and Classes and information pertaining to the soils associated with this site is in ***Appendix C.***

[14] British Columbia Ministry of Environment (1985). *Soils of Southern Vancouver Island – MOE Technical Report 17*. Retrieved Oct. 6, 2025, from https://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/bc44_report.pdf#page=134

[15] Government of Canada (2019). Description of soil BCQUA~~~~~N(QUAMICAN). Retrieved Oct. 6, 2025 from https://sis.agr.gc.ca/cansis/soils/bc/QUA/~~~~~/N/description.html

[16] British Columbia Ministry of Environment (1985). *Soils of Southern Vancouver Island – MOE Technical Report 17*. Retrieved Oct. 6, 2025, from https://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/bc44_report.pdf#page=121

[17] Government of Canada (2025). Description of soil BCMET~~~~~N(METCHOSIN). Retrieved Oct. 6, 2025, from https://sis.agr.gc.ca/cansis/soils/bc/MET/~~~~~/N/description.html

[18] Ministry of Agriculture and Food. (1983). Land Capability Classification for Agriculture in British Columbia. Retrieved September 11, 2025, from https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/land_capability_classification_for_agriculture_in_bc_1983.pdf

The agricultural capability for the Assessment Area identified by the *BC Soil Information Finder Tool*[19] (SIFT) is summarized below in **Table 4** and visualized in **Figure 2**. Land capability may not be improvable based on the nature and characteristics of the soil or surrounding conditions. *Note: only the most restrictive limitations are captured in the capability ratings; other limitations may exist. Improved capability ranks may showcase new limitations that were not evident under the unimproved capability rating*.

TABLE 4: PROVINCIALLY MAPPED AGRICULTURAL CAPABILITY CLASSES WITHIN THE ASSESSMENT AREA.

Approx. area; % of land in the Assessment Area	Associated Soils	Unimproved Capability	Improved Capability	Limitations
6.67 ha, 16.48 acres, 71.0%	Quamichan and Metchosin	8:5MP-2:4M	8:5P-2:3M	Moisture (M) Stoniness (P)
2.73 ha, 6.75 acres, 29.0%	Quamichan	03W	02W	Excess Water (W)

The Assessment Area has two provincially mapped agricultural capability polygons which correspond loosely to the previously identified soil associations. Limitations mapped as existing in the Assessment Area range from Class 3 to Class 5. Typically, lands in Classes 1 to 4 are considered capable of sustained agricultural production of common crops with varying levels of required management inputs. Class 5 lands can sustain perennial forage or specially adapted crops. Class 6 lands can produce forage for grazing livestock and Class 7 lands are not considered capable of supporting agricultural production.

Agricultural Capability Polygon 1 has Quamichan and Metchosin soils with an unimproved capability rating of **8:5MP-2:4M**; i.e., 80% of the polygon is impacted by Class 5 Moisture (M) and Class 5 Stoniness (P) limitations, and 20% of the polygon is impacted by a Class 4 Moisture (M) limitation. This can be maximally improved to 8:5P~2:3M, i.e., the Moisture (M) limitation impacting 80% of the polygon could be alleviated and this limitation in 20% of the polygon could be improved to Class 3, but the Stoniness (P) limitation is considered unimprovable. Agricultural Capability Polygon 2 has Quamichan and Metchosin soils with an unimproved capability of **O3W**; i.e., the entire polygon has a Class 3 Excess Water (W) limitation. This can be maximally improved to O2W, a Class 2 Excess Water (W) limitation.

The *Land Capability Classes for Mineral Soils* manual[20] and the *Land Capability Classification for Agriculture in British Columbia* manual provide definitions for the above limitations. The Moisture (M) limitation was replaced with a more comprehensive assessment of moisture deficiency in the *Land Capability Classification* manual. Soil Moisture Deficiency (A) applies to crops impacted by drought via insufficient precipitation or low water holding capacity of the soil. The Stoniness (P) limitation applies to soils with enough coarse fragments to significantly hinder tillage, planting, and/or harvesting operations. The Excess Water (W) limitation applies to soils where excess free water limits their use for agriculture, other than from inundation (flooding). The excess water occurs because of imperfect to very poor drainage due to a high-water table, seepage, or runoff from surrounding areas.

[19] British Columbia Soil Information Finder Tool (2018). B.C. Soil Survey Map. Retrieved September 11, 2025, from https://governmentofbc.maps.arcgis.com

[20] Agricultural Land Commission (2013). *Agricultural Capability Classification in BC. Land Capability Classes for Mineral Soils*. Retrieved August 13, 2025, from https://www.alc.gov.bc.ca.

3 Field Investigation

A field assessment on the Park was completed by Susan Van der Ende, Harry Williams, and Danielle Ganaway of Madrone on September 9th, 2025. Weather was sunny and warm, and conditions did not impact the field assessment. No precipitation occurred the week prior to the field visit[21].

The LCA investigation of the Assessment Area included the detailed characterization of soils from three (3) soil test pits (SP1-SP3) dug by hand with a shovel, accompanied by three (3) smaller scratch pits dug to confirm soil consistency across the site (**Figure 3**). The Assessment Area was largely a maintained grass field with forested land close to wetted areas.

The density and depths of soil pits, and observation of soil characteristics, meet the requirements under *ALC Policy P-10: Criteria for Agricultural Capability Assessments*[22]. Soil profile descriptions are summarized in ***Appendix D*.** Photos taken during the field assessments showing the landscape and current land-use on the Park are within ***Appendix E***.

[21] Government of Canada (2025). Daily Data Report for September 2025 – Esquimalt Harbour. Retrieved October 17, 2025, from https://climate.weather.gc.ca/climate_data/daily_data

[22] Agricultural Land Commission. (2017). *Policy P-10 – Criteria for Agricultural Capability Assessments*. Retrieved Oct. 6, 2025 from https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/policies/alc_-_policy_p-10_-_criteria_for_agricultural_capability_assessments.pdf.

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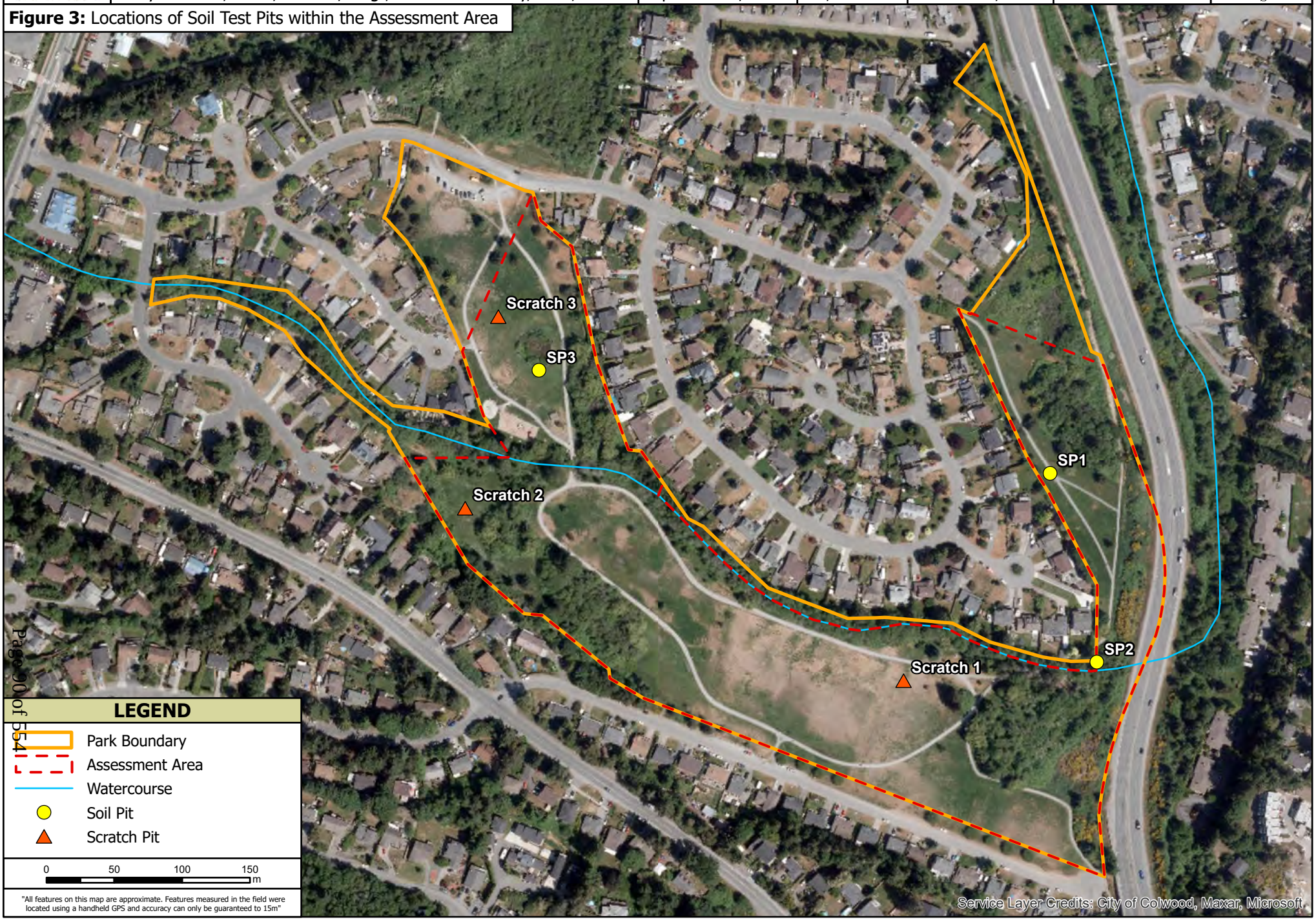
ASSESSED BY: Susan Van der Ende, B.Sc., B.Tech., P.Ag; Harry Williams, M.Sc., R.P.Bio., P.Ag.; Danielle Ganaway, MSc., B.I.T.	**FIELD VISIT:** September 9, 2025	**MAP SCALE:** 1:3,600	**MAPPING DATE:** October 21, 2025	**DRAWN BY:** Richard Tomkinson

Figure 3: Locations of Soil Test Pits within the Assessment Area



3.1 Climate Capability and Soil Moisture Balance

Site-specific climatic capability for agriculture was determined using field observations from SP1 and is assumed to be representative of the climatic influence on soils distributed throughout the Assessment Area. As calculations for soil moisture deficits are based on guidelines specific to mineral soils, data from SP2 were excluded from climatic capability calculations because the soils were organic. SP3 was likewise excluded because the water table was encountered prior to reaching the 50 cm depth and the soil horizons could not be assessed below approximately 30 cm.

To determine the climate capability ratings and soil moisture balance of soils at the Park, estimates for coarse fragment content and soil moisture class were used in conjunction with regional climate data to calculate the available water storage capacity (AWSC) and soil moisture deficit (SMD) values for the upper 50 cm the soil profile. The results were used to determine site-specific climatic and soil capability ratings for agriculture which have been summarized in **Table 5**. A description of the agricultural/climatic capability classifications are found in ***Appendix C***.

TABLE 5. SOIL MOISTURE BALANCE AND CLIMATIC CAPABILITY RATINGS (UPPER 50 CM).

SOIL MOISTURE BALANCE									CLIMATE CAPABILITY RATING[7]	
Soil Pit	Horizon Total Depth	Matrix Texture	Matrix AWSC[1]	Matrix Fraction[2]	CF* Adjusted AWSC[3]	Interval AWSC[4]	CMD [5]	Soil Moisture Balance[6]	Unimproved Moisture Balance Class	Improved Moisture Balance Class
	cm	FIELD	mm/cm	FIELD	mm/cm	mm	mm	mm		
SP1	8	Silt loam	2.1	0.65	1.37	10.96				
	27	Loam	1.7	0.25	0.43	11.61				
	50	Sandy loam	1.2	0.35	0.42	21				
						43.57	**-202**	**-158.43**	**4A**	**3A**

*CF = Coarse Fragments > 2.0 mm diameter

1. Based on MOE Manual 1 *Land Capability Classification for Agriculture in British Columbia*, pg. 46
2. Based on Field Estimation of Coarse Frags (%) (100%-Estimated% = Amount capable of storing H2O)
3. AWSC of fraction <2.0 mm = Matrix AWSC x Matrix Fraction
4. AWSC of horizon/interval = Depth x Adjusted AWSC
5. Based on MOE 1981's Saanichton CDA (P-PE) data[23] (similar proximity and elevation)
6. Climate Moisture Deficit; upper 50 cm soil texture-based AWSC. Climate Moisture Deficit + Interval AWSC = Deficit (negative) or Surplus positive.
7. Based on *Land Capability Classification for Agriculture* pg. 15

3.2 Soil Characteristics

According to provincial mapping, a combination of Quamichan and Metchosin soils are within the Assessment Area. Soil classification based on field test pits (**Appendix D**) indicate that the field-verified soils align with Quamichan (SP1 and SP3) and Metchosin (SP2). This determination was based on the presence of course fragments (gravels, cobbles, and stones) and dry conditions throughout SP1 and SP3,

[23] Ministry of Environment (1981). Climate Capability Classification for Agriculture in British Columbia. Table 2. Retrieved September 15, 2025 from https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/climatic_capability_for_agriculture_in_bc_1981.pdf

characteristic of Quamichan soils. SP2 had organic soils found in a depressional area with no coarse fragments, corresponding with Metchosin soil characteristics.

3.2.1 Quamichan Soils [24] [25]

Quamichan soils are found in generally flat regions throughout the Coastal Grand Fir – Western Red Cedar Forest Zone, occurring at ranges from sea level to approximately 300 masl. These mineral soils have formed in deep, sandy gravelly fluvial, fluvioglacial, and/or marine deposits. Quamichan soils have a high coarse fragment content of at least 35%. The textures of upper horizons are very gravelly to gravelly loamy sand, with subsoils comprised of very gravelly loamy sand or very gravelly sand. This facilitates rapid draining characteristic of this soil type. A weak to moderate cemented layer is typically present between 50-90 cm, and parent material is encountered at 1.5-2 m.

3.2.2 Metchosin Soils [26] [27]

Metchosin soils occur in depressional areas in the Coastal Grand Fir – Western Red Cedar Forest Zone and, like Quamichan soils, occur at ranges from sea level to approximately 300 masl. Although they are found in depressions, sites are usually level or very gently sloping. These organic soils have formed in very strongly to strongly acidic, shallow, organic deposits derived from organic material including mosses, sedges, and hydrophytic vegetation. Metchosin soils are at a humic stage of decomposition and organic material is 40-160 cm in depth, with areas of deeper organic material occurring. These soils are very poorly drained and are generally saturated with water at or near the soil surface for most of the year.

3.3 Revised Land Capability for Agriculture

Descriptions of all LCA agricultural classes and limitations are defined in the *Land Capability Classification for Agriculture in BC*. These classification and limitation definitions have been compared to field data collected to assign ratings. The revised LCA for the Assessment Area was determined by information collected from all three (3) soil test pits, assessment of local landforms, drainage, and vegetation.

Quamichan soils are present throughout the park area except for in wetland areas adjacent to Colwood Creek. Quamichan soils were found in SP1, dug in an open grassy area in the northeast of the Park, and SP3, which was dug on the periphery of a small wetland in the northwest of the Park. Soils assessed in these pits have a high coarse fragment content, and the main difference between SP1 and SP3 was a water table being present in SP3, due to its proximity to a wetland and dense cover of wetland plants. Scratch pits performed to assess consistency of soil presentation all had Quamichan soil characteristics, indicating that much of the Assessment Area has Quamichan soils. An interview with City staff [28] provided additional

[24] British Columbia Ministry of Environment (1985). *Soils of Southern Vancouver Island – MOE Technical Report 17*. "Quamichan Soils. "Retrieved Oct. 7, 2025, from https://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/bc44_report.pdf#page=134

[25] Government of Canada (2019). Description of soil BCQUA~~~~~N(QUAMICAN). Retrieved Oct. 6, 2025 from https://sis.agr.gc.ca/cansis/soils/bc/QUA/~~~~~/N/description.html

[26] British Columbia Ministry of Environment (1985). *Soils of Southern Vancouver Island – MOE Technical Report 17.* "Metchosin Soils". Retrieved Oct. 6, 2025, from https://www.env.gov.bc.ca/esd/distdata/ecosystems/Soils_Reports/bc44_report.pdf#page=121

[27] Government of Canada (2025). Description of soil BCMET~~~~~N(METCHOSIN). Retrieved Oct. 6, 2025 from https://sis.agr.gc.ca/cansis/soils/bc/MET/~~~~~/N/description.html

[28] Zoom meeting on October 22, 2025

insight that even though SP1 and presumably all upland Quamichan areas were very dry during the assessment, a large extent of the Park floods near-annually, which impacts the classification of these soils.

Metchosin soils in the Park were found in SP2, dug near a wetland connected to Colwood Creek. Plant residue in the upper horizons had a thin layer of silt blending into the organic soils. Lower horizons were organic and moderately decomposed. Although no scratch pits dug indicated Metchosin soils, it is assumed that the wetlands and riparian areas near Colwood Creek likely have at least pockets of Metchosin soils based on the findings at SP2.

In total, ***three LCA polygons have been delineated for the Assessment Area*** and have been assigned unimproved and improved ratings (**Table 7**). The revised LCA polygons do not fully conform to what has been previously mapped in the area by the province (See **Figure 4**). ***Based on our observations pertaining to the soil and LCA ratings determined for the Park, excess water (W), stoniness (P), inundation (I) and soil moisture deficiency (A/M) limitations exist in the Assessment Area.***

TABLE 6: OBSERVED SOIL CHARACTERISTICS AND REVISED LCA RATINGS BASED ON FIELD ASSESSMENT.

Characteristics	Soil Polygon Size (ha) and % of total Assessment Area		
	Polygon A 6.9 ha, 73.4%	**Polygon B** 1.45 ha, 15.5%	**Polygon C** 1.04 ha, 11.1%
Predominant soil association	Quamichan	Metchosin	Quamichan
Soil classification (subgroup)	Orthic Dystric Brunisol	Typic Humisol	Orthic Dystric Brunisol
Texture and coarse fragment content* in upper 25 cm	Silty loam to loam. High to very high coarse fragment content (35-75%).	Organic. Moderately aggregated. Loose plant residue with friable consistency and plentiful fine to very fine roots present. No coarse fragments.	Silty loam to sandy loam. Very high coarse fragment content (60-75%).
Distinguishing characteristics and drainage	Found on flat areas across the Park and floods near-annually. Well drained to very rapidly drained single grain soils.	Within depressional areas adjacent to Colwood Creek. A thin layer of silt blended into the upper organic horizon. Lower horizons were saturated; yielded turbid brown water and peat when squeezed.	Adjacent to wetlands in the Park. Soils have a high coarse fragment content but exhibit a high-water table due to the proximity to the wetland and dense cover of wetland plants.
Unimproved LCA rating**	6P (4A, 3I)	3W	6P (5W)
Improved LCA rating	6P (3AI)	2W	6P (4W)

* Coarse fragment content, as defined by the for the purpose of the BC Ministry of the Environment for LCA assessments, include coarse gravels, cobbles, and stones
** When reporting LCA ratings, the syntax only includes **the most severe limitation**.
Source: Land Capability Classification for Agriculture in BC (MOE 1983)

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Figure 4: Revised Soil Series and Agricultural Capability for the Assessment Area

3.3.1 Soil Moisture Deficiency (A/M)

As previously mentioned, the Ministry of Environment's *Land Capability Classification for Agriculture in British Columbia* does not formally describe the Moisture (M) limitation; therefore, the Soil Moisture Deficiency (A) limitation is used. This limitation is defined as a deficit in water due to local climate or occurs because the soils have a low water holding capacity, the latter of which was originally the focus of the Moisture (M) limitation. There is no direct translation between A and M limitations under the MOE 1983 classification; rather, soils with a climatic limitation should be further downgraded with an M limitation based on their low water holding capacity under Environment Canada's 1972 classification[29]. There is also no described improvement of the M limitation by either 1983 or 1972 classification.

Based on the calculated available water storage capacity (AWSC) and soil moisture deficit (SMD) values for the upper 50 cm of soils in the Assessment Area, a Class 4 Soil Moisture Deficiency (A) limitation exists. Soil moisture deficiency limitations at the Park are primarily due to the presence of rapidly draining Quamichan soils. Additionally, the increasingly inconsistent precipitation throughout the province may exacerbate drought conditions during the growing season. Soils with Class 4 limitations may only be suitable for a few crops, may provide low crop yields, may have high risk of crop failure, or may require special development and management practices.

The Class 4A limitation may be improvable to Class 3A with irrigation to increase soil moisture during the growing season. However, this limitation can only be improved partially (if at all), as regardless of the amount of irrigation used, the soils can only retain a maximum amount due to their low water holding capacity. Furthermore, if irrigation were applied to improve this limitation, a water source would need to be secured. This may be unfeasible when considering the location of the Park within the larger context of Vancouver Island, where available water licenses for irrigation are typically fully allocated.

3.3.2 Stoniness (P)

The Stoniness (P) limitation applies to soils with significant amounts of coarse fragments in the upper 25 cm of mineral soil which hinder tillage, planting, and/or harvesting options. High coarse fragment content occupies potential rooting space for crops and restricts nutrient uptake. For the purposes of this LCA, note that coarse fragments considered include coarse gravels (rocks between 2.5-7.5 cm in diameter), cobbles (7-25 cm) and stones (>25 cm) as per the suggested guidelines in the *Land Capability Classification for Agriculture in BC*.

Based on the assessment of coarse fragments across soil pits, Polygon A and Polygon C receive a Class 6 Stoniness (P) limitation, which applies to lands where coarse fragments are sufficiently numerous to make improvement impractical, and total coarse fragment content is 61-90% of the sieved soils. Lands impacted by Class 6 Stoniness (P) limitations may only provide forage and grazing for livestock. Although the Stoniness (P) limitation can be moderately improved through mechanical stone picking or sifting, significantly stony soils are considered unimprovable as plowing or frost action may continuously bring coarse fragments to the soil surface. Therefore, this Class 6 limitation is considered unfeasible to improve.

[29] Environment Canada (1972). *The Canada Land Inventory. Soil Capability Classification for Agriculture*. Retrieved March 17, 2025, from https://www.alc.gov.bc.ca/assets/alc/assets/library/agricultural-capability/canada_land_inventory_soil_capability_classification_for_agriculture_1972.pdf

3.3.3 Excess Water (W)

The Excess Water (W) limitation applies to soils in which excess free water limits their use for agriculture. This limitation is not caused by flooding but instead occurs due to the imperfect to very poor drainage of soils, high water tables, seepage, or runoff.

The Metchosin soils in Polygon B were wet throughout the lower horizons. It is anticipated that Polygon B has a Class O3W limitation as mapped by the province, which impacts soils that have occasional occurrence of excess water during the growing period (causing minor crop damage) or the occurrence of excess water during the winter months (impacting perennial crops). This limitation is considered improvable to a Class O2W with proper drainage management (drain tile installation, ditching). However, the proximity to Colwood Creek and the presence of a high water table, may dictate this improvement as unfeasible.

The Quamichan soils in Polygon C had a visible water table within 30 cm. As the field assessment occurred in early September at the end of the growing season, the presence of this water table indicates a more severe Class O5W limitation. This limitation is defined based on the frequent or continuous occurrence of excess water during the growing period making the land suitable for only perennial forage crops, and/or pasture. Class 5 lands contain limitations that restrict their ability to produce perennial forage crops or other specially adapted crops. They can be cultivated and used for field crops provided intensive management and/or the crop is well-adapted to the site conditions, but crop failure is common. Water control, such as ditching or subsurface drainage tile should generally improve this limitation by one class if conditions allow the movement of water away from the impacted soils.

3.3.4 Inundation (I)

The Inundation (I) limitation applies to soils where overflow by streams, lakes, or marine tides causes crop damage or restricts agriculture use. The Assessment Area and surrounding regions have a history of consistent flooding during winter months, which imposes a Class 3I limitation on the land where an Excess Water (W) limitation does not exist (i.e., Polygon A). Soils impacted by a Class 3I limitation are subjected to frequent, brief overflow during the growing period causing minor crop damage but no crop loss, and/or are flooded until mid-spring, forcing late seeding and adversely affecting perennial crops during the winter months.

Typically, such a limitation may be completely alleviated to Class 1 following effective diking. For the Assessment Area, improving the Inundation (I) limitation is considered unfeasible as diking would have numerous downstream impacts and require approvals and permits that are unlikely to be accepted.

3.3.5 Limitation Summary

Some land management practices, such as irrigation, ditching, and deep tilling, are often used to improve agricultural limitations. Many of the limitations within the Assessment Area are anticipated to be difficult or unfeasible to improve given their extent and/or external factors.

Polygon A covers an area of 6.90 ha or 73.4% of the Assessment Area. ***Based on field observations, the best improved rating for Polygon A is Class 6P with the existing soil moisture deficiency improvable to Class 3A and existing inundation limitation of 3I considered unimprovable.*** The Stoniness (P) and

Inundation (I) limitations are considered unfeasible to improve. The Soil Moisture Deficiency (A) limitation may be improvable by one Class with adequate irrigation, However, receiving the required water allocation is considered unlikely because the area is impacted by two Water Allocation Notations (IDs NO19852 and NO197983)[30] labelled as such due to Possible Water Shortage (PWS), indicating that there is limited unrecorded water available for additional authorizations (i.e., the source is nearing full allocation or has insufficient water at critical periods).

Polygon B covers an area of 1.45 ha or 15.5% of the Assessment Area. ***Based on field observations, the best improved rating for Polygon B is Class O2W*** if appropriate drainage management is used. However, the high water table located in this polygon will likely render drainage management unfeasiable.

Polygon C covers an area of 1.04 ha or 11.1 % of the Assessment Area. ***Based on field observations, the best improved rating for Polygon C is Class 6P with an Excess Wetness (W) limitation improvable to Class 4W.*** Like with Polygon A, stone picking and coarse fragment removal strategies are considered impractical and ineffective for the Assessment Area. Like in Polygon B, the Excess Wetness (W) limitation may be improvable by one Class with the introduction of adequate drainage.

3.4 Disclaimer and Limitations

The information and conclusions presented in this report are limited to information collected and available before and during its development. Agricultural land capability ratings are dependent on the data collected at each soil pit and the time of year. The locations of the delineated Polygons are drawn based on locations of soil pits, topography, and site conditions observed during the field assessment. It is possible that a complex of soil types exists between these polygons, or the transition boundary is different than depicted. Their boundaries should not be relied upon for land planning, and additional soil testing is recommended to more accurately define these boundaries should it be necessary. Furthermore, additional limitations may exist where their confirmation requires additional testing (e.g., soil laboratory analyses for Fertility or Salinity limitations) which were not performed in this LCA Assessment.

[30] Received from BC Water Resources Atlas, retrieved October 24, 2025, from https://maps.gov.bc.ca/ess/hm/wrbc/

4 Closure

Madrone's assessment of the Park found that the Stoniness (P) limitation is most restrictive in Polygons A and C. Both Polygon B and Polygon C exhibit an Excess Water (W) limitation due to their organic soil composition (Polygon B) and/or their proximity to water features (Polygon B and C). Polygon A is additionally impacted by an Inundation (I) limitation during periods of high precipitation.

While some of these limitations are improvable, the maximum improved agricultural capability would still present significant impacts to agriculture and would require substantial effort and financial investment to implement. A large portion of the soils in the Assessment Area have a very high coarse fragment content, which inherently have a low water and nutrient holding capacity, making supplemental irrigation and nutrient applications during the growing season challenging. Many of these same areas experience flooding through inundation during the winter, which is not feasible to control as the common management strategy (diking) would result in unintended negative impacts downstream of Colwood Creek. Additionally, other regions of the Assessment Area suffer from an excess water limitation that will require significant land management strategies to drain and improve the land for sustained agriculture.

Even when maximally improved, limitations within the Assessment Area restrict the suitability of many crops. Furthermore, it is anticipated that even where it is theoretically possible to improve the limitations, the methods required are likely unfeasible due to the broader context of the area and work that would be required. For example, the lack of available natural resources (e.g., water source for irrigation), and/or the anticipated high amounts of labour and/or cost (stone picking) may mean that plausibly improvable limitations are not feasible for this area.

Therefore, ***it is the professional opinion of Madrone that the majority of the Assessment Area contains a complex of limitations that are largely unfeasible to be improved due to the nature of the limitations.***

Madrone understands that the City would like to request to exclude the Assessment Area from the ALR to retain autonomy over future decisions for improving the Park, which is used extensively by the Colwood community for recreational purposes. The Assessment Area is the only ALR land in the immediate region and it has not been used for agriculture within recent history. It is the professional opinion of the Qualified Professionals at Madrone that excluding the Assessment Area from the ALR will not negatively impact the agricultural culture or capability of the region.

If there are any questions about the statements and/or recommendations contained in this report, please contact the undersigned authors.

Sincerely,

MADRONE ENVIRONMENTAL SERVICES LTD.

Prepared by:

Susan Van der Ende, B.Sc., B.Tech., P.Ag.

Harry Williams, M.Sc., R.P.Bio., P.Ag.

Danielle Ganaway, M.Sc., B.I.T.

APPENDIX A

HISTORIC ALC APPLICATION APPROVALS

British Columbia
Agricultural
Land Commission

Telephone: (604) 294-5211

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

Royal Bank of Canada
1079 Douglas Street
VICTORIA, B.C.
V8W 2R7

RECEIVED
JUL 12 1984
PLANNING DEPT.

July 3rd, 1984

REPLY TO THE ATTENTION OF:
Guy Young

Dear Sirs:

AL 12-84

Re: part of Section 76, Esquimalt District Except Parts in Plans 1205 OS, 354 RW, 11805, 18419, 18706, 19454, 32654 and 35287 and Except that part bounded on the west by Plan 525RW on the North by Plan 354RW and on the Southeast by Plan 112RW and the production Southwesterly of the Northwesterly boundary of said Plan 112RW, Part of Section 76 Esquimalt District included in Plan 354RW lying southeast of 1205 OS
Application #21-C-84-18181

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding the above described lands.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution #862/84 allowed your application to define by subdivision a ± 5.06 ha area of this property for dedication to the Regional District as a community park.

This approval is granted provided that your subdivision is in substantial compliance with the sketch plan attached hereto and outlined in red.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of a municipality or regional district and decisions of responsible authorities which may apply to the land.

Before your development can proceed, other approvals such as public road requirements, highway access permits, sewage disposal permits, etc. may be required and we urge you to check with the responsible authorities.

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office. For "organized" areas contact the Municipality; for other areas contact the District Office of the Ministry of Transportation and Highways.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

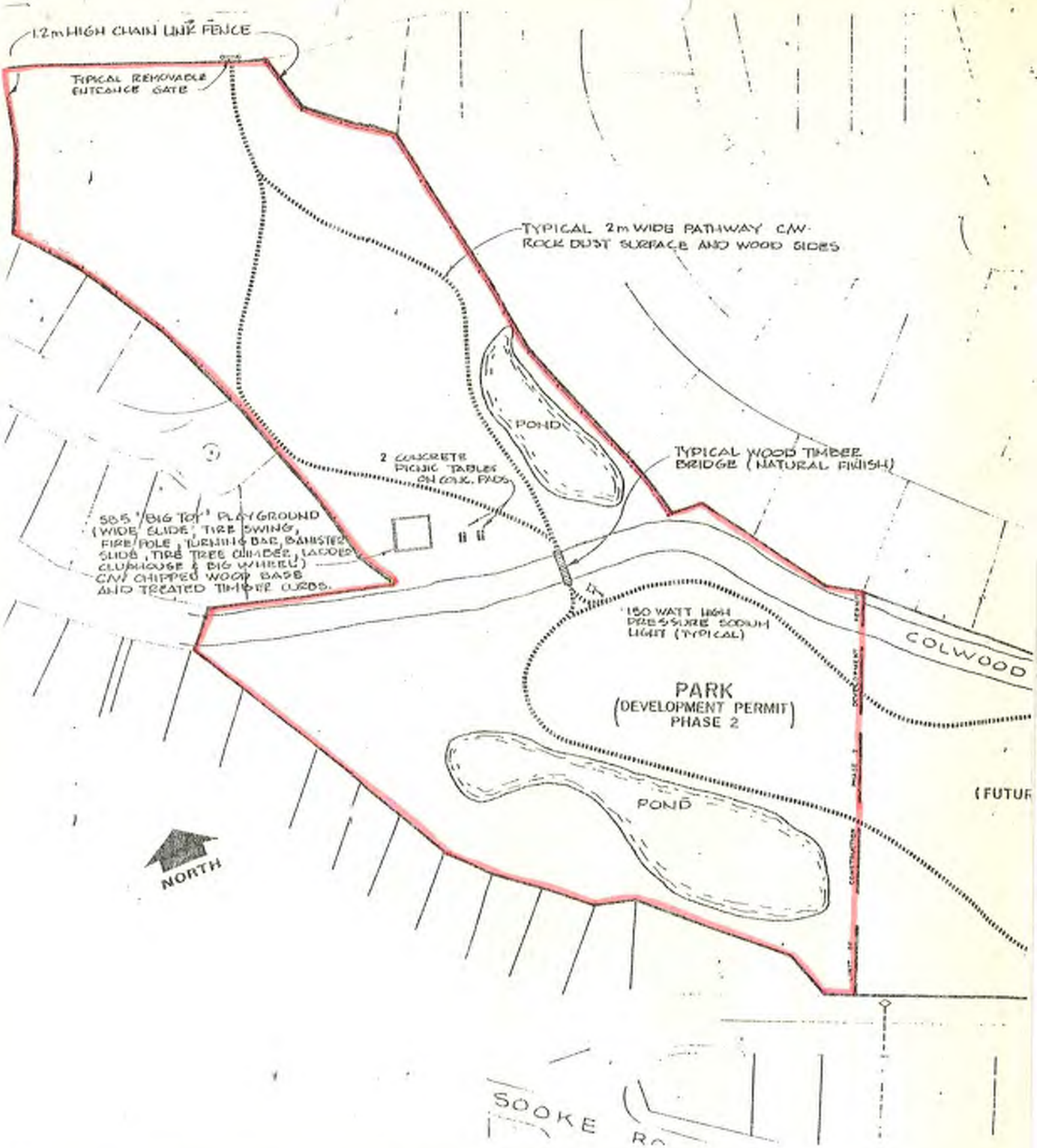
Please quote Application #21-C-84-18181 in any future correspondence.

Yours truly

PROVINCIAL AGRICULTURAL LAND COMMISSION

per: M. F. Clarke, Chairman
GY/tr
(Encl.)

cc: Regional District - Capital (file #ALR-12-84)
Approving Officer, Hwys, Victoria
B.C. Assessment Authority, Victoria
J. E. Anderson & Associates, #304 - 1095 McKenzie Avenue, Victoria, V8P 2L5


1.2m HIGH CHAIN LINK FENCE
TYPICAL REMOVABLE ENTRANCE GATE
TYPICAL 2m WIDE PATHWAY C/W ROCK DUST SURFACE AND WOOD SIDES
POND
2 CONCRETE PICNIC TABLES ON CONC. PADS
TYPICAL WOOD TIMBER BRIDGE (NATURAL FINISH)
585 'BIG TOY' PLAYGROUND (WIDE SLIDE, TIRE SWING, FIRE POLE, TURNING BAR, BANISTER SLIDE, TIRE TREE CLIMBER, LADDER, CLUBHOUSE & BIG WHEEL) C/W CHIPPED WOOD BASE AND TREATED TIMBER CURBS.
150 WATT HIGH PRESSURE SODIUM LIGHT (TYPICAL)
COLWOOD
PARK
(DEVELOPMENT PERMIT)
PHASE 2
POND
(FUTUR
NORTH
SOOKE

File: ALR 1-85 GS.
Copy to S4-85 Jan 20/86

British Columbia
Agricultural
Land Commission

Telephone: (604) 660-7000

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

24 December 1985

Reply to the attention of
Colin Fry

RECEIVED
JAN 6 1986
CITY OF COLWOOD

272929 B.C. Ltd.
(Royal Bank of Canada)
1209 Highrock Avenue
Victoria, B.C.
V9A 4V8

Dear Sirs:

Re: Application # 21-C-85-19601

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as Part of Section 76, Esquimalt District, except Parts in Plans 1205-O.S., 354 R/W, 11805, 18419, 18706, 19305, 19454, 32654 and 35287 and except that part bounded on the west by Plan 525RW, on the north by Plan 354RW and on the southeast by Plan 112RW and the production south westerly of the north westerly boundary of said Plan 112RW.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution # 1188/85 allowed your application to define by subdivision a ±4.8 hectare area of the above mentioned subject property for dedication to the City of Colwood as parkland.

This approval is granted provided that your subdivision plan is in substantial compliance with the sketch plan attached hereto and outlined in red.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of a municipality or regional district and decisions of responsible authorities which may apply to the land.

continued...

Before your development can proceed, other requirements such as public road dedication, highway access permits, sewage disposal permits, etc. may be required and we urge you to check with the responsible authorities.

Where the land is located in a municipality, please contact the Approving Officer of the municipality. For other areas, contact the District Office of the Ministry of Transportation and Highways

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote Application # 21-C-85-19601 in any future correspondence.

Yours truly,

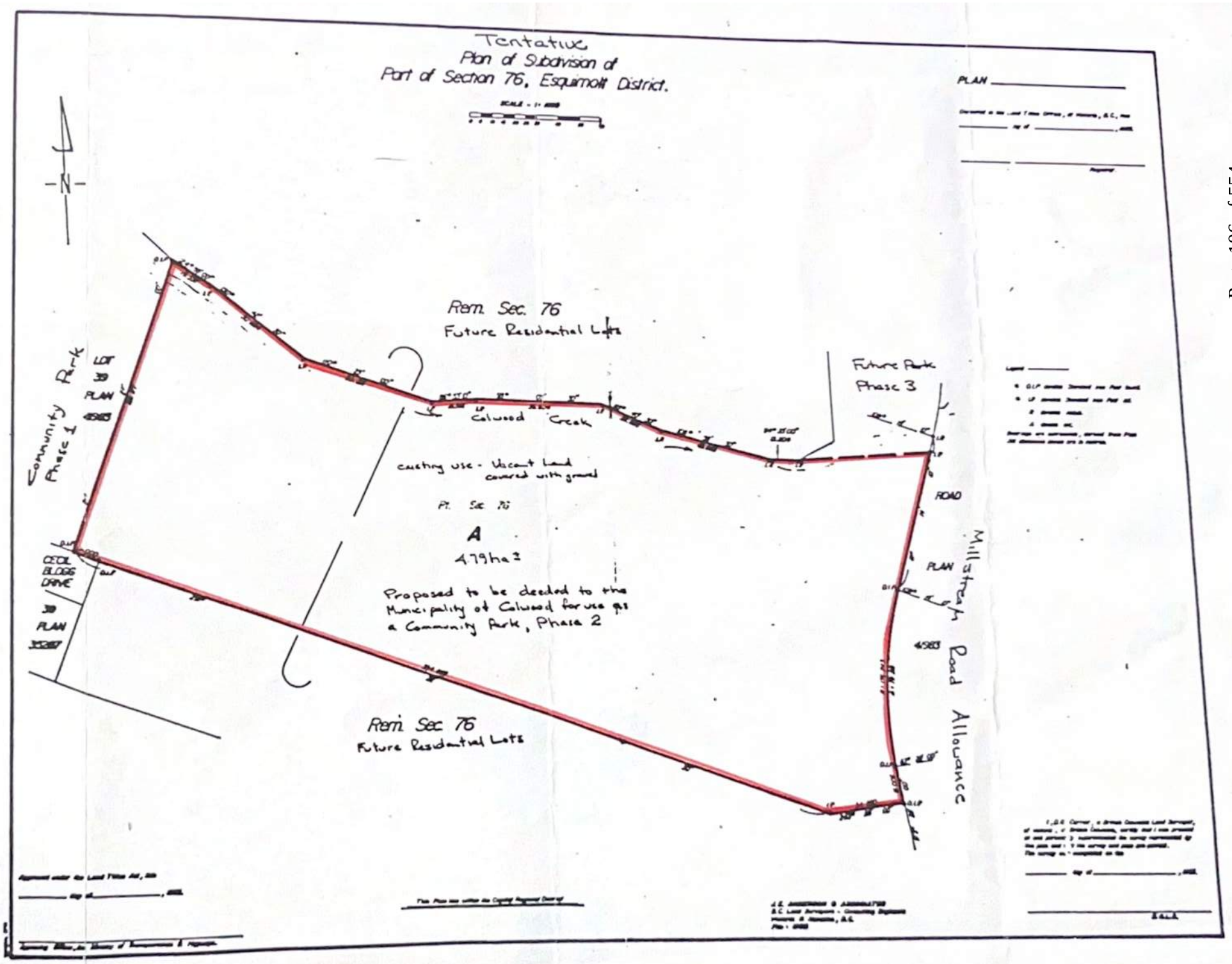
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: R. P. Murdoch, General Manager

cc: City of Colwood
Capital Regional District
Approving Officer, Highways - Saanich
B.C. Assessment Authority - Capital
J. E. Anderson and Associates,
304 - 1095 McKenzie Avenue, Victoria, B.C. V8P 2L5

Encl.

CF /so


Tentative
Plan of Subdivision of
Part of Section 76, Esquimalt District.
PLAN
Rem. Sec. 76
Future Residential Lots
Future Park
Phase 3
Community Park
Phase 1
LOT
39
PLAN
Colwood Creek
existing use - Vacant Land
covered with grass
Pt. Sec. 76
A
4.79ha±
Proposed to be deeded to the
Municipality of Colwood for use as
a Community Park, Phase 2
CECIL
BLOGG
DRIVE
ROAD
Millstream Road Allowance
Rem. Sec. 76
Future Residential Lots

APPENDIX B

ADJACENT LAND USES

Direction	Adjacent Lot Civic Address	Adjacent Lot PID	Land Use	Zoning	ALR?
North	Brittany Park	'Park'	Institutional	P4	No
	815 Sunridge Valley Drive	004-541-847	Residential	R1	No
	809 Sunridge Valley Drive	004-541-855	Residential	R1	No
	803 Sunridge Valley Drive	004-541-863	Residential	R1	No
	Even addresses between 3106-3142 Antrobus Crescent	004-541-871	Residential	R1	No
		004-541-880			
		004-541-898			
		004-541-901			
		004-541-910			
		004-541-928			
		004-541-936			
		004-541-944			
		004-541-952			
		004-541-961			
		004-541-979			
		004-541-995			
		004-542-002			
		004-542-011			
		004-542-037			
		004-542-045			
		004-542-053			
		004-542-061			
		008-556-784			
	749 Macan Place	008-556-806	Residential	R1	No
	747 Macan Place	008-556-814	Residential	R1	No
	741 Macan Place	008-556-822	Residential	R1	No
	737 Macan Place	008-556-857	Residential	R1	No
	733 Macan Place	008-556-865	Residential	R1	No
	731 Macan Place	008-556-873	Residential	R1	No
	734 Macan Place	008-556-881	Residential	R1	No
	736 Macan Place	008-556-911	Residential	R1	No
	742 Macan Place	008-556-920	Residential	R1	No
	748 Macan Place	008-556-946	Residential	R1	No
	Even addresses between 3148 - 3160 Antrobus Crescent	008-557-047	Residential	R1	No
		008-557-021			
		008-557-004			
		008-556-997			
		008-556-971			
		008-556-962			
		008-556-954			
	Odd addresses between 3081-3097 Brittany Drive	010-382-313	Residential	R1	No
		010-382-305			
		010-382-275			
		010-382-232			
		010-382-216			
		010-382-186			
		010-382-143			
		010-382-127			
	34-3049 Brittany Drive	'CP'	Multiple Family Residential	RM1	No
	Veterans Memorial Parkway	015-089-266	Residential	R1	No
	1-18 639 Kildew Road	016-491-351	Comprehensive Residential 1	RC1	No

	Odd addresses between 3081-3087 Brittany Drive	016-491-467	Residential	R1	No
		016-491-441	Residential	R1	No
		016-491-424	Residential	R1	No
		016-491-408	Residential	R1	No
East	Veterans Memorial Parkway	016-491-491	Residential	R1	No
	1-18 639 Kildew Road	'CP'	Comprehensive Residential 1	RC1	No
South	Odd addresses between 745-791 Cecil Blogg Drive	014-155-095	Residential	R1	No
		014-368-137			
		014-368-102			
		014-368-081			
		014-368-056			
		014-368-021			
		014-368-005			
		014-367-980			
		014-367-963			
		014-367-947			
		014-367-921			
		014-367-904			
		014-367-882			
		014-367-874			
		014-367-858			
		014-367-840			
		014-367-823			
		014-155-001			
		014-154-978			
		000-336-050			
		000-336-076			
		002-604-418			
	792 Cecil Blogg Drive	002-604-400	Residential	R1	No
	796 Cecil Blogg Drive	002-604-388	Residential	R1	No
	2508 Sooke Road	002-604-361	Residential	R1	No
	2512 Sooke Road	000-336-009	Residential	R1	No
	2516 Sooke Road	000-335-991	Residential	R1	No
	2520 Sooke Road	000-335-983	Residential	R1	No
	2524 Sooke Road	000-335-967	Residential	R1	No
	2540 Sooke Road	000-335-959	Residential	R1	No
West	840 Ankathem Place	000-335-746	Residential	R1	No
	Even addresses between 840-856 Ankathem Place	000-335-738	Residential	R1	No
		000-335-720	Residential	R1	No
		000-335-711	Residential	R1	No
		000-335-703	Residential	R1	No
		000-335-690	Residential	R1	No
		000-335-681	Residential	R1	No
		000-335-673	Residential	R1	No
	870 Ankathem Place	000-335-665	Residential	R1	No
	873 Ankathem Place	000-335-941	Residential	R1	No
	3179 Jacklin Road	000-335-941	Commercial	C2	No
	3145 Jacklin Road	001-071-467	Commercial	C2	No
	877 Ankatham Place	001-071-459	Residential	R1	No
	876 Ankathem Place	001-071-441	Residential	R1	No
	871 Ankathem Place	001-071-432	Residential	R1	No
	869 Ankathem Place	001-071-424	Residential	R1	No

	Even addresses between 3210-3136 Flannagan Place	001-071-416	Residential	R1	No
		001-071-408	Residential	R1	No
		001-071-394	Residential	R1	No
		001-071-386	Residential	R1	No
		001-071-378	Residential	R1	No
		001-071-360	Residential	R1	No
		001-071-351	Residential	R1	No
		001-071-343	Residential	R1	No
		001-071-335	Residential	R1	No
	3140 Flannagan Place	001-071-327	Residential	R1	No
	Odd addresses between 3127-3133 Flannagan Place	001-071-289	Residential	R1	No
		001-071-297	Residential	R1	No
		001-071-301	Residential	R1	No
		001-071-319	Residential	R1	No
	847 Sunridge Valley Dr	002-078-554	Residential	R1	No
	850 Sunridge Valley Drive	001-071-246	Residential	R1	No

APPENDIX C

LAND CAPABILITY FOR AGRICULTURE, SOIL ASSOCIATIONS, AND SOIL TYPES

Land Capability for Agriculture Overview

The *Land Capability Classification for Agriculture in BC*[31] is a classification system that groups agricultural land into classes that reflect potential and limitations to agriculture. The classes are differentiated based on soil properties and climate conditions. The system considers the range of possible crops and the type and intensity of management practices required to maintain soil resources, but it does not consider suitability of land for specific crops, crop productivity, specific management inputs or the feasibility of implementing improvements. There are two land capability hierarchies, one for mineral soils and one for organic soils. Each hierarchy groups the land into seven classes that describe the range of suited crops and required management inputs. The organic soil class definitions are equivalent in relative capabilities and limitations for agricultural use to those defined for mineral soils.

The *Land Capability Classification for Agriculture in BC* manual also describes the land Classes as follows:

- Class 7 lands contain limitations that render it incapable of arable culture or sustained natural grazing. Class 7 lands may have limitations equivalent to Class 6 but do not provide natural forage for sustained grazing by domestic livestock due to climate and resulting unsuited natural vegetation. Also included are rock land, non-soil areas, and small waterbodies not shown on maps. are incapable of use for either arable culture of grazing. Class 7 lands are generally considered unimprovable except in cases of Excess Water (W), soil moisture deficiency (A), or Inundation (I) limitations where drainage, irrigation, and/or diking may be able to improve limitations.
- Class 6 lands contain limitations that render it nonarable but can produce native and/or uncultivated perennial forage crops, e.g., providing sustained natural grazing for domestic livestock. Land is placed in this class because of severe climate, or terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practices. Class 6 lands are generally considered unimprovable except in cases of Excess Water (W), soil moisture deficiency (A), or Inundation (I) limitations where drainage, irrigation, and/or diking may be able to improve limitations.
- Class 5 lands contain limitations that restrict its capability to produce perennial forage crops or other specially adapted crops. They can be cultivated and used for field crops provided intensive management and/or the crop is well-adapted to the site conditions. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure is common under average conditions.
- Class 4 lands have limitations which make it suitable for only a few crops or result in low yields for a wide range of crops, or have high risk of crop failure, or have soil conditions that require special development and management practices. The limitations may seriously affect timing and ease of tillage, planting and harvesting, and methods of soil conservation.
- Class 3 lands contain limitations that require moderately intensive management practices or moderately restrict the range of crops, or both. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

[31] BC Ministry of Environment and Ministry of Agriculture and Food (1983). Land Capability Classification for Agriculture in British Columbia MOE Manual 1. Retrieved March 16, 2025, from https://www.alc.gov.bc.ca/assets/alc/assets/about-the-alc/alr-and-maps/agricultural-land/land_capability_classification_for_agriculture_in_bc.pdf.

- Class 2 lands contain minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both. Soils in this class are deep, hold moisture well, can be managed and cropped with little difficulty and do not pose a threat of crop loss.
- Class 1 lands contain no to very little limitations that restrict the production of common agricultural crops. Generally, soils are level, deep, well to imperfectly drained, and can be farmed without difficulty or implementation of intensive management techniques.

LCA Classes are subdivided into subclasses based on the degree and kind of limitation to agriculture. Subclasses indicate the type and intensity of management input required to maintain sustained agricultural production and specify the limitation. For example, lands rated Class 2W have an excess water limitation that can be improved by managing water on the site. There are fewer subclasses for organic soils than for mineral soils (see below).

Most lands are rated for unimproved and improved conditions. Unimproved ratings are calculated based on site conditions at the time of the assessments, without irrigation. Past improvements are assessed as part of the unimproved rating. Forested lands are assessed assuming they are cleared. Improved ratings are assigned assuming that existing limitations have been alleviated. Generally, improvement practices considered are drainage, irrigation, diking, stone removal, salinity alleviation, intensive fertilization and adding soil amendments.

LCA Subclasses

LCA Classes, except Class 1 which has no limitations, can be divided into subclasses depending upon the type and degree of limitation to agricultural use. There are twelve LCA subclasses to describe mineral soils and nine LCA subclasses to describe organic soils, as summarized below. Mineral soils contain less than 17% organic carbon; except for an organic surface layer[32].

LCA Subclasses for Mineral Soils

LCA Subclass	Map Symbol	Description	Improvement
Soil moisture deficiency	A	Crops are adversely affected by drought either through insufficient precipitation or low water holding capacity of the soil.	Improvable through irrigation.
Adverse climate	C	Used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures.	N/A
Undesirable soil structure and/or low perviousness.	D	This subclass is used for soils difficult to till, requiring special management for seedbed preparation and soils with trafficability problems for common farm implements. Also included are soils which have insufficient aeration, absorb and distribute water slowly, or have the depth of rooting zone restricted by conditions other than wetness (high water table) or consolidated bedrock or permafrost.	Can be improved to varying degrees by amelioration of soil texture, deep ploughing or blading to break-up root restricting layers. Soil can also be amended with compost to improve structure.
Erosion	E	Includes soils on which past damage from erosion limits agricultural use of the land because of the loss in productivity and the difficulty in farming land with gullies.	N/A; usually a continuing limitation.
Fertility	F	Limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high amount of carbonates, presence of toxic elements or high fixation of plant nutrients.	Constant and careful use of fertilizers and/or other soil amendments
Inundation	I	Includes soils where flooding damages crops or restricts agricultural use.	Diking
Salinity	N	Includes soils adversely affected by soluble salts that restrict crop growth or the range of crops.	Specific to site and soil conditions
Stoniness	P	Applies to soils with sufficient coarse fragments, 2.5 cm diameter or larger, to significantly hinder tillage, planting and/or harvesting.	Remove cobbles and stones
Depth to bedrock and rockiness	R	Used for soils in which bedrock near the surface restricts rooting depth and tillage and/or the presence of rock outcrops restricts agricultural use.	N/A
Topography	T	Applies to soils where topography limits agricultural use, by slope steepness and/or complexity.	N/A
Excess Water	W	Applies to soils for which excess free water limits agricultural use.	Ditching, tilling, draining
Permafrost	Z	Applies to soils that have a cryic (permanently frozen) layer.	N/A

[32] Agriculture and Agri-Food Canada (1998). Canadian System of Soil Classification. Retrieved March 16, 2025, from http://sis.agr.gc.ca/cansis/publications/manuals/1998-cssc-ed3/cssc3_manual.pdf.

LCA Subclasses for Organic Soils

LCA Subclass	Map Symbol	Description	Improvement
Wood in the profile	B	Layers of wood in the form of trunks, stumps, and branches occur in many organic soils; wood located within 50 cm of the surface can interfere with cultivation; buried wood may be well-decomposed or solid and large.	The amount of wood present is variable and difficult to remove or manage. Therefore, the improved rating is equivalent to the unimproved rating
Climate	C	Used on a subregional or local basis, from climate maps, to indicate thermal limitations including freezing, insufficient heat units and/or extreme winter temperatures.	N/A
Depth of organic soil over bedrock and/or rockiness	H	The presence of bedrock near the surface restricts the depth of rooting and the feasibility of subsurface drainage, and / or the presence of rock outcrops restricts agricultural use.	Improvement of limitations due to bedrock near the surface and/or rockiness is not considered practical; therefore, the improved rating is equivalent to the unimproved rating
Fertility	F	Limited by lack of available nutrients, low cation exchange capacity or nutrient holding ability, high or low pH, high number of carbonates, presence of toxic elements or high fixation of plant nutrients.	Constant and careful use of fertilizers and/or other soil amendments
Inundation	I	Includes soils where flooding damages crops or restricts agricultural use.	Diking
Degree of decomposition - permeability	L	Degree of decomposition of the rooting zone probably of less importance to the overall capability than the lower part of the soil. The degree of decomposition of lower layers is important because of its effect on drainage, permeability, capillary rise of water and rate of subsidence.	Improvement of this limitation is not considered practical; therefore, the improved rating is equivalent to the unimproved rating
Salinity	N	Includes soils adversely affected by soluble salts that restrict crop growth or the range of crops.	Specific to site and soil conditions
Excess Water	W	Applies to soils for which excess free water limits agricultural use (applicable to both mineral and organic soil).	Ditching, tilling, draining
Permafrost	Z	Applies to soils that have a cryic (permanently frozen) layer.	N/A

Soil Associations

Soils in British Columbia (where soil mapping has taken place) are grouped into distinct soil associations based on typical characteristics associated with particular pedogenic (soil-forming) factors. These associations are typically spatially limited to certain areas of the province. In this report, using the collected soil data, the main soil association for the Assessment Area has been identified from *Soils of Southern Vancouver Island*, as follows:

121

QUAMICHAN Soil Association - QU

Quamichan soils are common throughout the Coastal Grand Fir - Western Red Cedar Forest Zone and occur mainly in the Nanaimo Lowland physiographic subdivision. They have developed in deep, sandy gravelly fluvial, fluvioglacial and/or marine deposits. Slopes are usually less than 5%; elevations range from sea level to about 300 m.

Quamichan soils are rapidly drained. Very gravelly to gravelly loamy sand is the usual texture in the upper horizons; subsoils consist of very gravelly loamy sand or very gravelly sand. The coarse fragment content is at least 35% and usually exceeds 50% by volume. The weakly podzolized surface and subsurface horizons are usually less than 70 cm in thickness, light yellowish brown to yellowish-brown, and strongly acid. A weak to moderate cemented layer is generally present at depths between 50 and 90 cm; relatively unweathered parent material is encountered at depths between 1.5 and 2 m. A mor layer between 1 and 4 cm thick is present on the soil surface. The usual taxonomic classification is Orthic Dystric Brunisol.

Soil Assoc.	Most Common Soil		Less Common Soil		
Component	Classification	Drainage	Classification	Drainage	Comments
QU1	Orthic Dystric Brunisol	rapid	-	-	Consists dominantly of the usual or most common soil as described above.
QU3	Orthic Dystric Brunisol	rapid	Duric Humo-Ferric Podzol	rapid	Less common soil has a strong brown to reddish brown, strongly podzolized solum due to its occurrence in climatically and/or edaphically wetter locations. A strongly cemented subsoil (duric) horizon is also present.
QU4	Orthic Dystric Brunisol	rapid	Duric Dystric Brunisol	rapid	Less common soil contains a moderate to strongly cemented (duric) horizon.
QU5	Orthic Dystric Brunisol	rapid	Orthic Dystric Brunisol: shallow lithic phase	rapid	Less common soil is between 50 and 100 cm thick over bedrock.
QU7	Orthic Dystric Brunisol	rapid	-	-	Consists dominantly of the usual or most common soil as described above.

108

METCHOSIN Soil Association - MT

Although Metchosin soils occur in depressions throughout the Coastal Grand Fir - Western Red Cedar Forest Zone, but are most common in the Nanaimo Lowland physiographic subdivision. They have developed in very strongly to strongly acid, shallow, organic deposits derived from mosses, sedges and other hydrophytic vegetation. Slopes are usually level; elevations range from sea level to approximately 300 m.

Metchosin soils are at a advanced (humic) stage of decomposition. The organic material is predominantly from 40 to 160 cm in depth, although significant areas of deep (>160 cm) organic material also occur. The soils are generally saturated and free water is common at or near the soil surface for most of the year. Metchosin soils are very poorly drained. The usual taxonomic classification is Terric Humisol.

Soil Assoc. Component	Most Common Soil		Less Common Soil		Comments
	Classification	Drainage	Classification	Drainage	
MT1	Terric Humisol	very poor	Typic Humisol	very poor	Less common soil consists of deep (>160 cm) organic material.

APPENDIX D

SOIL PROFILE DESCRIPTIONS

SOIL PIT 1. ORTHIC DYSTRIC BRUNISOL

Horizon	Depth (cm)	Texture, consistence & structure	Colour	Roots
Fh	2 to 0	Very thin layer of decaying grass	n/a	Few/v.fine
Ah	0 to 8	Silty loam. 35% coarse fragment content comprised of gravels (25% coarse gravels; 10% fine gravels). Very rapidly drained. Single grain structure (SGR).	10YR 3/2	Plentiful/v. fine to fine
Bm1	**8 to 27**	Loam. 75% coarse fragment content (15% coarse gravels; 55% cobbles, 5% stone). very rapidly drained, single grain structure (SGR)	10YR 3/2;	Abundant; very fine to fine
Bm2	27 to 58	Sandy loam. 65% coarse fragment content (10% gravels; 45% cobbles, 10% stones); very rapidly drained, single grain structure (SGR)	10YR 3/2; no mottling	Plentiful; fine to medium
C	58+	Sandy loam; 75% coarse fragment content (25% gravels, 40% cobbles, 10% stones); very rapidly drained, single grain structure (SGR), possible cemented horizons at depth.	10YR 3/2; abundant, prominent mottling	No roots seen at this depth
Soil association: Quamichan Soil classification: Orthic Dystric Brunisol (O.DYB)				
Additional comments: Soil pit was dug in a open grassy area in north-east part of the park. This soil profile soil type was found throughout the park area (except wetlands).				

SOIL PIT 2. TERRIC HUMISOL

Horizon	Depth (cm)	Texture, consistence & structure	Colour	Roots
LFH	2 to 0	Mull humus form	n/a	Few/v.fine
FZ	0 to 23	Plant residue moderately (M) aggregated and loose, friable consistence. No mycelium of faunal droppings noticed. Granular aggregation. Von post n/a due to dry upper horizon; thin layer of silt blending into organic soils		Plentiful/v. fine to fine
HH	23 to 48	Moderate aggegation of materials, and with kind of aggregation being granular (GR). Von Post 5 (moderately decomposed), residue mushy, yelds turbid brown water.		Few; very fine to fine
Om	48 +	Aggegation of materials is moderate, and kind of aggregation is granular (GR). Von Post 5 (moderately decomposed), residue mushy, yelds turbid brown water, some peat escapes between fingers when squeezed.		No roots visible
Soil association: Metchosin Soil classification: Terric Humisol (T.H)				
Additional comments: Soil pit was dug on the edges of a wetland connected to Colwood Creek. The vegetation in the area was composed of deciduous shrubs such as red-osier dogwood (*Cornus stolonifera*) and red alder trees (*Alnus rubra*). This was the only occurrence of this soil type seen in the Park. Flooded yearly.				

SOIL PIT 3. ORTHIC HUMIC GLEYSOL

Horizon	Depth (cm)	Texture, consistence & structure	Colour	Roots
LFH	2 to 0	Mull humus form	n/a	Few/v.fine
Ah	0 to 15	Silty loam. 60% coarse fragment content (15% coarse gravels; 20% cobbles; 25% stones). Poorly drained. Soil structure medium sub-angular blocky.	10YR 3/2	Abundant/v. fine to medium roots
Bg	15-29	Sandy loam. 65% coarse fragments (10% gravels, 15% cobbles, 40% stones). Presence of weak gleying. Soil structure medium sub-angular blocky.	Gley1 3/10Y, very dark greenish gray	Plentiful very fine to fine
Soil association: Quamichan Soil classification: Orthic Humic Gleysol (O.HG)				
Additional comments: Soil pit was dug on the edges of a small wetland in the north-west portion of the park. Like other Quamichan soils, the soil in this area has a high coarse fragment content, the only difference being that it has a high water table due to its proximity to the wetland and dense cover of wetland plants. The vegetation in this area was composed of silverweed (*Potentilla anserina*), willows (*Salix* sp.), Nootka rose (*Rosa nutkatensis*), cattails (*Typus latifolia*), common rush (*Juncus effusus*), and red alder (*Alnus rubra*).				

APPENDIX E

SITE PHOTOS

PHOTO 1. LIGHT POSTS AND A PORTION OF THE PAVED TRAIL IN THE ASSESSMENT AREA.

PHOTO 2. PLAYGROUND WITHIN THE ASSESSMENT AREA.

PHOTO 3 EVIDENCE OF IMPORTED FILL IN THE ASSESSMENT AREA.

PHOTO 4. WILDLIFE TREES IN THE ASSESSMENT AREA.

PHOTO 5. WETTED AREA IN THE ASSESSMENT AREA.

PHOTO 6. WETTED AREA IN THE ASSESSMENT AREA (CONT.).

PHOTO 7. YELLOW FLAG IRIS IN THE ASSESSMENT AREA.

PHOTO 8. VEGETATION NEAR SP3 IN THE ASSESSMENT AREA.

PHOTO 9. LOCATION OF SCRATCH PIT 3 IN THE ASSESSMENT AREA, FACING NORTH.

PHOTO 10. CANADA THISTLE IN THE ASSESSMENT AREA.

City of Colwood

Colwood Creek Park Management Plan

Colwood

our parks
COLWOOD CREEK

CITY OF COLWOOD
COLWOOD CREEK PARK MANAGEMENT PLAN
Prepared by LANARC

The City of Colwood sits on the traditional territory of the Lekwungen speaking people. It is the City's honour to have the opportunity to build strong working relationships with the people of the Songhees and Esquimalt Nations and to be stewards of the parks and green spaces on these lands.

Table of Contents

Figures

Tables

PART 1

Introduction

This plan endeavours to:

- Analyze the park's existing conditions, facilities, and amenities.
- Understand the context of Colwood Creek Park - historical, ecological, social, and recreational.
- Engage with community members about the future of the park.
- Develop a strong vision statement and set of guiding principles for park improvements.
- Develop recommendations for capital and operational improvements.
- Establish a feasible implementation plan for realizing positive change in Colwood Creek Park.

1.1 PURPOSE OF THE PLAN

In July 2021, the City of Colwood (the City) initiated a Park Management Plan (PMP) process for Colwood Creek Park. Development of a Park Management Plan for Colwood Creek Park was a direct recommendation of the City-wide Parks & Recreation Master Plan (PRMP) process, which took place between February 2020 and April 2021. The Colwood Creek Park Management Plan provides an opportunity to understand the values of park users today and explore ideas to create a healthy, safe, and thriving park for the future.

1.2 USING THIS DOCUMENT

The Colwood Creek Park Management Plan should be considered a living document that will evolve as the community changes over time. Recommendations in this plan are intended to be reviewed and adjusted regularly to reflect changing community needs.

The Park Management Plan does not illustrate an exact or final layout for all potential improvements, rather it provides a vision and strategies for planning, assessing, and implementing future changes over time. This plan sets the framework for positive change – success will also depend on support and contribution from the City, community, and stakeholders to create and maintain a park that is truly a community destination.

1.3 THE STUDY PROCESS

The project was developed in three phases, from June 2021 through spring 2022. Community engagement and feedback was central to the plan process and was incorporated in each phase of the project.

PHASE 1 | Gather information, inventory existing conditions, identify opportunities and constraints, gather preliminary ideas from the community.

PHASE 2 | Draft and review a vision and guiding principles, develop emerging concept directions from a broad range of ideas, work with the community to understand likes and dislikes.

PHASE 3 | Refine preferred directions, develop a Draft Management Plan, work with the community to refine and finalize directions into a Final Management Plan

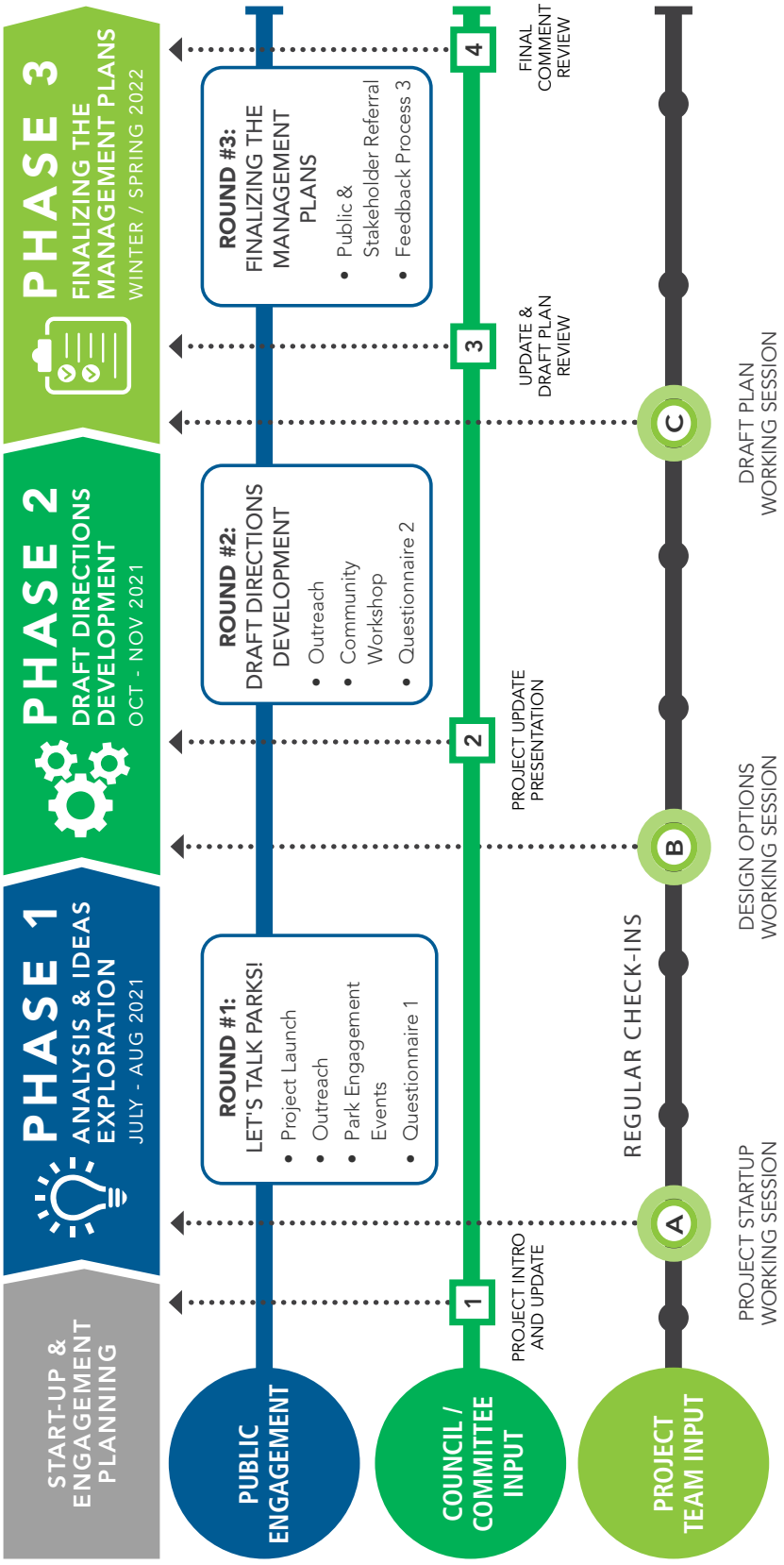


Figure 1: Project Process Diagram

ENGAGING DURING COVID-19

Due to the evolving and unpredictable nature of the COVID-19 pandemic, engagement activities were held outdoors or made available online.

During the in-person events, materials were set up to encourage physical distancing, and precautions were taken to minimize potential transmission.

Recognizing the varying levels of community comfort with attending an in-person event, engagement opportunities, input questionnaires and other information were made available online.

PHASE 1: WHO PARTICIPATED?

+350
Visits to the project website

191
Completed Surveys

~100
Attended the pop-up event in Colwood Creek Park

40
Direct Stakeholder Referrals

PHASE 1
ANALYSIS & IDEAS EXPLORATION
JULY – AUGUST 2021

Phase 1 involved an initial inventory and analysis of the existing conditions in Colwood Creek Park. This phase also included gathering initial public and stakeholder input to understand park opportunities, challenges, and potential improvements.

Key initiatives included:

- Background review of existing documents and related plans
- Project kick-off meeting and site tour of Colwood Creek Park
- Inventory and analysis of existing park conditions
- Development of an engagement plan
- Public Park Walk event with City staff and community members
- Launch of a public outreach campaign including project website, posters in the parks, video short, postcards, direct stakeholder emails, e-notifications, and social media posts (City Facebook, Twitter, & Instagram)
- Development and launch of a public feedback questionnaire (online and hard-copy)
- In-person pop-up park engagement event in Colwood Creek Park
- Summary of engagement feedback and update to Council

During Phase 1 community members gathered at the pop-up park event in Colwood Creek Park to discuss the management plan with project staff and share ideas about issues and opportunities.

PHASE 2
DRAFT DIRECTIONS DEVELOPMENT
OCTOBER - NOVEMBER 2021

Phase 2 involved development of a draft vision, guiding principles, and early concept plans for the park. Public feedback on the draft directions helped to prioritize improvements, understand items that were well-supported, and identify areas for further improvement.

Key initiatives included:

- Development of an *Initial Principles & Emerging Directions* memo
- Project Team Design Working Session
- Development of draft directions including a vision statement, guiding principles, and concept plans
- Updates to the Engagement Plan for Phase 2
- Outreach campaign including project website, posters in the parks, postcards, direct stakeholder emails, and social media posts (City Facebook, Twitter, & Instagram)
- Development and launch of a public feedback questionnaire (online and hard-copy)
- In-person pop-up park engagement events in Colwood Creek Park
- Online community workshop
- Summary of engagement feedback and update to Council

PHASE 2:
WHO PARTICIPATED?

260
Visits to the project website

204
Completed Surveys

~150
Attended the pop-up events in Colwood Creek Park

40
Direct Stakeholder Referrals

5
Attended the Online Community Workshop

During Phase 1 and Phase 2, to raise community awareness of the process, project postcards were distributed at park events, signs were posted in the park, and information was shared through the City of Colwood's social media accounts.

PHASE 3: WHO PARTICIPATED?

40
Direct stakeholder referrals

26
Comments through public referrals

2
Presentations to Council

PHASE 3
FINALIZING THE MANAGEMENT PLANS
WINTER / SPRING 2022

Phase 3 involved refining and finalizing the recommendations and directions for the Park Management Plan. Community members were invited to review the Draft Park Management Plan and provide feedback.

Key initiatives included:

- Council presentation of Draft Park Management Plan
- Further development and refinement of the Draft Park Management Plan
- Phase 3 public and stakeholder referrals
- Presentation and update to Esquimalt Nation
- Review by City staff
- Recommended plan updates following community and City staff input
- Council presentation of refinements to Draft Park Management Plan following public and stakeholder referrals
- Final refinements and submission of the Colwood Creek Park Management Plan

PICKLEBALL IN COLWOOD CREEK PARK

During Phase 2, many community participants shared ideas about integrating pickleball courts in Colwood Creek Park.

In recognition of this input, a recommendation to integrate two new pickelball courts on the Sunridge Valley Drive side of the park was explored in the Draft Park Management Plan.

During Phase 3 public referrals, input was mixed regarding pickleball, with many community members expressing concerns about noise impacts to residential neighbours.

During the Phase 3 City Council presentation of refinements to the Draft Park Management Plan, following public and partner referrals, Council provided direction not to pursue pickleball within Colwood Creek Park at this time and to explore opportunities for new courts at other locations in Colwood.

1.4 WHAT WE HEARD

The engagement phases generated many ideas for Colwood Creek Park. A brief summary of the feedback themes and key points is provided on the following pages.

What We Heard ...

PHASE 1

our parks COLWOOD CREEK

+350 Visits to the Project Website

191 Survey Participants

~100 Pop-Up Event Attendees

SUMMARY HIGHLIGHTS:

PARTICIPANTS LOVE:

- Off-leash Dog Areas
- Large Park Size and Open Spaces
- Trails for Walking, Jogging, and Cycling
- Natural Areas Along Colwood Creek
- Playground and Spray Park

PARTICIPANTS ARE CONCERNED ABOUT :

- DOG OFF-LEASH AREAS (potential changes to the existing area and interactions with off-leash dogs)
- LACK OF PARK FACILITIES TO SUPPORT USE (washrooms / change rooms, furnishings, shelters etc.)
- NATURAL AREAS (specifically riparian habitat areas along Colwood Creek and park vegetation)

TOP PARK AMENITIES

New activities and amenities participants would most like to see in Colwood Creek park include:

- Off-leash Dog Area Improvements
- New Park Washroom / Change Room Building
- Upgraded Park Furnishings and Picnic Areas
- Inclusive Play Upgrades
- Spray Park Expansion

KEY THEMES:

UNIVERSAL ACCESSIBILITY (providing a safe place for all park users to enjoy including dog walkers and non-dog walkers and people of all ages and abilities)

DOGS & PARKS (managing on-leash and off-leash areas)

ENVIRONMENTAL PROTECTION (protecting and restoring habitat areas along Colwood Creek and the urban tree canopy)

PHASE 2

What We Heard ...

our parks COLWOOD CREEK Phase 2

204
Online Survey Responses

~150
Pop-Up Event Attendees

5
Online Workshop Participants

TOP 3 PARK AMENITIES:

The emerging directions that most participants supported were:

1. New Park Washroom / Change Room Building
2. Drainage and Wetland Improvements
3. Enhanced Picnic Areas

PARTICIPANTS GENERALLY SUPPORTED:

- Expanding the playground and splash pad area
- Restoring Colwood Creek including expansion of the riparian buffer
- Enhancing the park's natural areas including management of invasive species, soil improvements, and native plant restoration
- Improving the pathway connection to the Galloping Goose Trail
- Planting more shade trees and integration of park benches and furnishings along trails

PARTICIPANTS HAD MIXED OPINIONS ABOUT:

- ON-LEASH DESIGNATION AT SUNRIDGE VALLEY DRIVE SIDE:
  - » Many participants supported the proposed direction to change the Sunridge Valley Drive area of the park to an on-leash zone
  - » Other participants were not in favour and expressed concerns about overall reduction to off-leash areas
- FENCING:
  - » Opinions were mixed about the type and extent of habitat fencing shown and whether the off-leash area should be fenced or open

PARTICIPANTS IDENTIFIED CONCERNS ABOUT:

- THE CORE DOG OFF-LEASH AREA:
  - » Reduction in size of the off-leash area (given expansion of the riparian buffer and potential changes on the Sunridge Valley Drive side).
  - » Enforcement of potential new on-leash areas in the park
- COST AND EXTENT OF IMPROVEMENTS:
  - » The cost of improvements and potential tax implications
  - » The number of potential upgrades and the cumulative effect on the overall character of the park

1.5 RELATED PLANS AND INITIATIVES

The City of Colwood has developed several plans and initiatives that guide planning for Colwood Creek Park. The key plans below have informed the recommendations in this plan:

- *Draft Waterfront Stewardship Plan (2021-2022)*
- *Parks & Recreation Master Plan (2021)*
- *Official Community Plan (2018)*
- *Strategic Plan (2019-2023)*
- *Land Use Bylaw No. 151, 1989 (2020)*
- *Transportation Master Plan (2015)*

This plan is not a consolidation of these documents, but it considers and carries forward key ideas and themes developed in these earlier processes. This park management plan is designed to be used alongside other planning documents. In particular, all future decisions about the park should reflect the policies outlined in the Official Community Plan (OCP) and Parks & Recreation Master Plan (PRMP). Recommendations developed for Colwood Creek Park should support the PRMP's vision and guiding principles for Colwood's broader park system.

Residents enjoy a city that is green by nature and the privilege of a connected network of parks and trails within easy walking distance of home. Colwood's parks, recreation, and natural systems are unique to this place and integral to the community's identity and exceptional quality of life... the diverse amenities and thoughtful distribution of Colwood's parks and recreation empower all ages and abilities to live a healthy lifestyle and provide a legacy for generations to come.

— Parks & Recreation Master Plan Vision

PARKS AND RECREATION MASTER PLAN GUIDING PRINCIPLES:

Colwood Creek Park in the PRMP (C19):

The PRMP identified the following key considerations for further study in Colwood Creek Park:

- Park Washroom / Change room Building
- Covered Picnic Area
- Inclusive Play Upgrades
- Dog off-leash area
- Community Gathering Area
- Public Art
- Additional Recreational Opportunities
- Parking Improvements
- Circulation Upgrades
- Tree Planting
- Environmental & Riparian Enhancements

PART 2

The Park Today

2.1 PARK LOCATION AND OVERVIEW

Colwood Creek Park is located centrally in Colwood in the Triangle Mountain neighbourhood. The main park area is bounded by Sunridge Valley Drive on the north, Cecil Blogg Drive on the south, and Veterans Memorial Parkway on the east. There are two main park entries - one along Sunridge Valley Drive at the north end of the park, and one off of Cecil Blogg Drive at the south.

Across Sunridge Valley Drive to the north, there is an existing trail connection to the Galloping Goose Trail through a natural area. On the east side of the park, a trail connection parallels Veterans Memorial parkway.

The park is roughly 12 hectares in size and is characterized by generous open spaces, riparian natural areas along Colwood Creek, and its established alder, cedar, and fir trees. The park primarily consists of large open lawn areas that are separated by Colwood Creek and connected by foot bridges. The northern side of the park, accessed by Sunridge Valley Drive, includes the majority of the park's built amenities including a playground, small spray park, pergola structure and potable water fountain.

The southern side of the park, accessed by Cecil Blogg Drive, features large open space areas and trails and is popular with runners, walkers, and dog owners. Many dog owners visit the park daily to let their pups run while socializing with friends and neighbours.

Figure 2: Park Location Map

2.2 NEIGHBOURHOOD CONTEXT

Colwood Creek Park is in a single-family residential neighbourhood along the northern boundary of Colwood. Land-uses directly bordering or in close proximity to the park include R1 (Residential-1) and RM-1 (Low-density attached housing).

The park is well connected to the regional parks and trails system with its close proximity to the Galloping Goose Trail.

Within a short walking distance from the park is the Belmont Market area of Langford, a retail-anchored, high-density mixed use hub, which has undergone significant growth and development in recent years. Residents of Langford and Colwood frequently travel between communities to share parks, commercial areas, and services.

It is anticipated that as Colwood and Langford continue to grow and expand, community parks like Colwood Creek Park will continue to play an important sociocultural, environmental, and recreational role for the surrounding community. As one of the largest, flattest parks within the City, the park is very well-used by Colwood residents and by neighboring communities, especially by dog owners.

Neighbourhood Context: Belmont Market Area in Langford north of the park

Neighbourhood Context: Connection to the Galloping Goose Trail

Neighbourhood Context: Single family residential homes

2.3 PARK CLASSIFICATION

The Parks & Recreation Master Plan includes a parks classification system to assist the City in assessment, planning, acquisition, and management of municipal parks.

Colwood Creek Park is classified as a Community Park within the Parks & Recreation Master Plan. Colwood Creek Park is the City's largest developed park area (Havenwood Park is larger but it is a natural area).

Community Parks are typically large destination spaces that benefit the broader community and visitors through a diverse collection of features and facilities. Typical elements within a community park include:

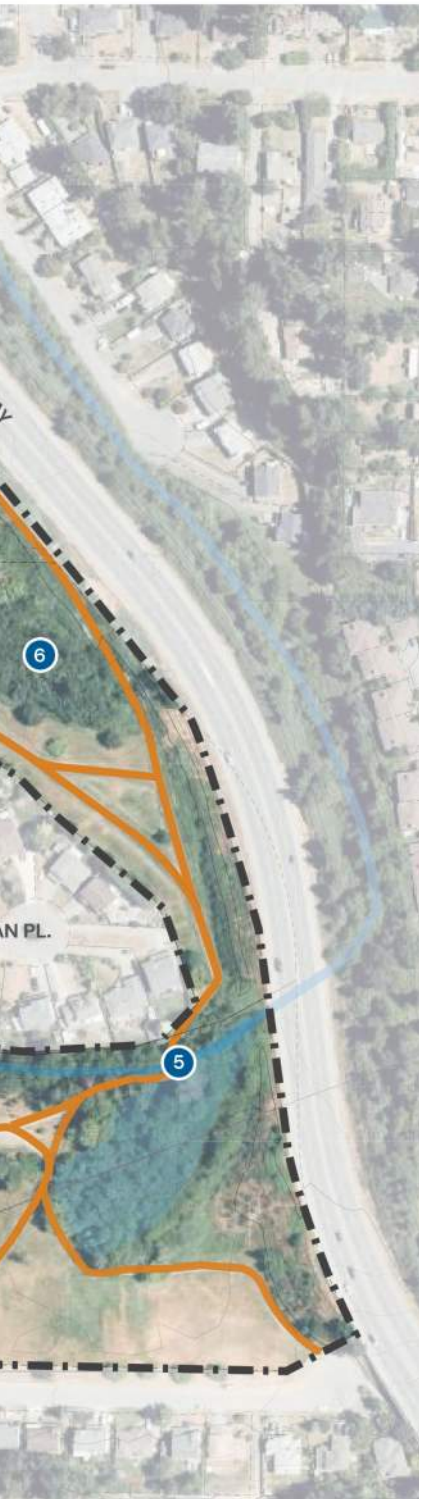
- Prominent street presence and easily accessed from the surrounding area
- Cultural or historical features
- Landmark or community features
- Plazas or gathering space
- Unprogrammed open space
- Amenities for children (playground, splash pad, etc.)
- Athletic and sports areas (e.g. fields and sport courts)
- Walkways or trails
- Landscape / garden areas
- Parking
- Amenities such as benches, waste/recycling receptacles, drinking fountains

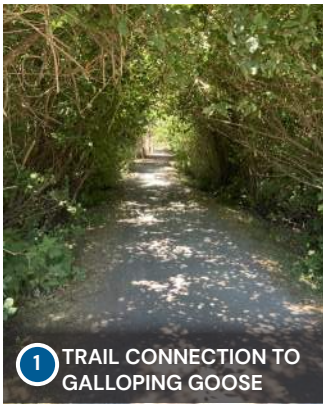
2.4 EXISTING PARK FEATURES ANALYSIS

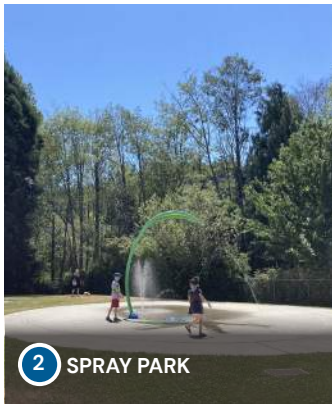
Colwood Creek Park has a number of existing amenities and functions. The map below and descriptions on the following pages outline the key park elements and provide a summary of issues and opportunities associated with each element. The numbers on the map below correspond with the photos to the right and tables following.

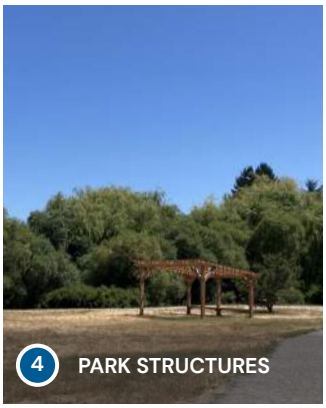
Figure 3: Existing Park Features

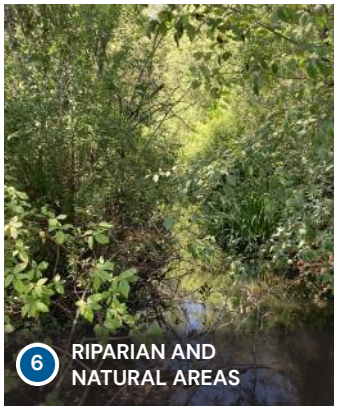
EXISTING PARK ELEMENTS

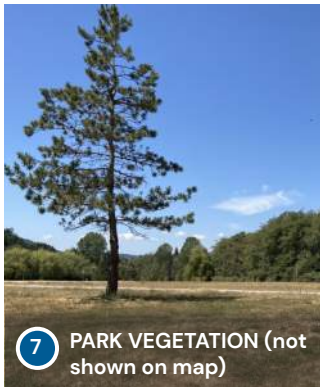


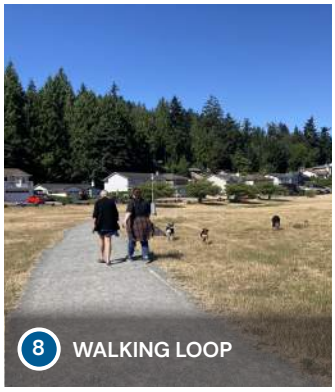


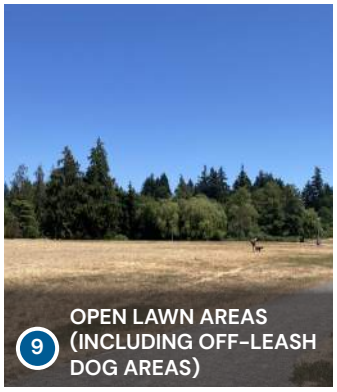


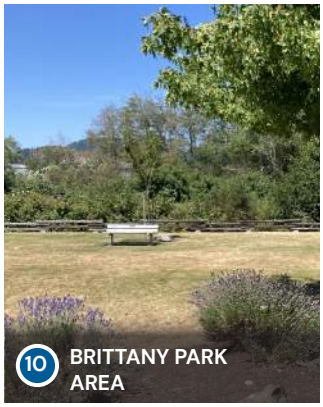












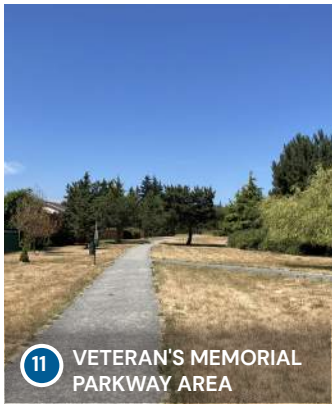
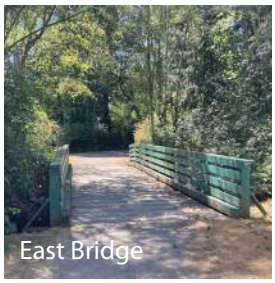


TABLE 1: EXISTING PARK FEATURES, ISSUES, AND OPPORTUNITIES

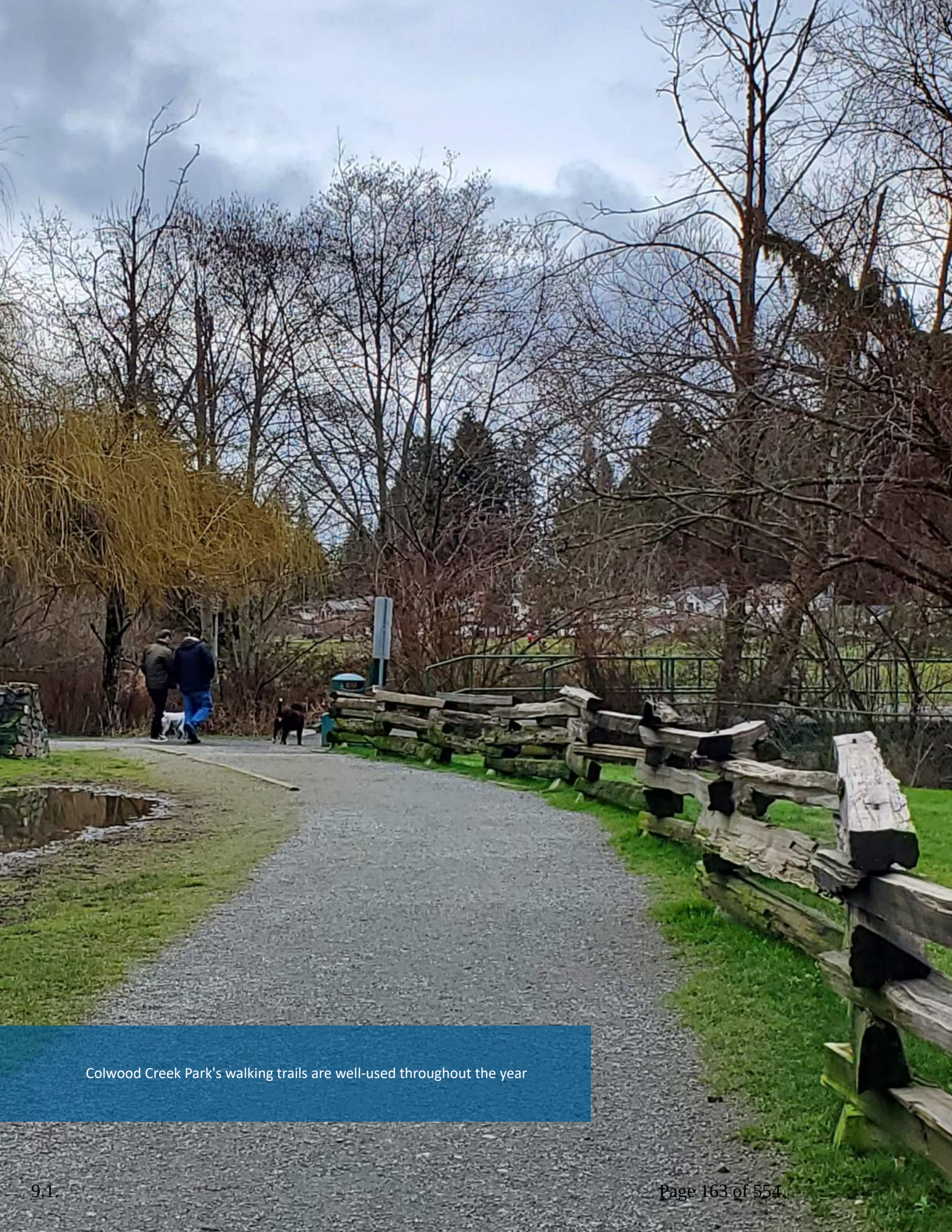
FEATURE	IMAGE	DESCRIPTION	KEY ISSUES & OPPORTUNITIES
1 **Connection to Galloping Goose Trail**		▪ Packed gravel trail through natural areas near Brittany Park.	▪ Thick understory vegetation and tree canopy on either side of path limit sight lines. ▪ Public engagement participants shared concerns about safety, particularly in the evening hours. ▪ Opportunity to improve pedestrian and cycle connection between the Galloping Goose Trail and rapidly growing Belmont Market Area and Colwood Creek Park.
2 **Splash Pad**		▪ Wheelchair accessible splash pad. 3 water jets and an overhead leaf shower structure are programmed by a push-button in the centre. Cast-in-place concrete paved surface.	▪ Public input indicated that this element is valued in Colwood Creek Park. The splash pad is well-used in the summer months and there is an opportunity for potential expansion. ▪ Opportunities exist to diversify the use of splash pad area in winter seasons (e.g., multi-purpose skateable surfaces). ▪ There is no existing park change room facility. ▪ There is limited shade, benches, and supporting park amenities in this area of the park. ▪ The splash pad is located in close proximity to residential neighbour to the west. Additional screening / planting may be warranted. ▪ While the splash pad and playground are designated on-leash dog areas, park users report seeing dogs in this area (possibly due to the fact that there is no existing water connection on the Cecil Blogg Drive side of the park).

FEATURE	IMAGE	DESCRIPTION	KEY ISSUES & OPPORTUNITIES
3 **Playground**		▪ 2 play structures for children - one ages 2-5 and one ages 5-12, one teeter-totter structure, one rope climber, and 4 swings (two with tot seats). Surfacing is fibar wood chip.	▪ As one of the only playgrounds owned by the City of Colwood, opportunities exist to expand the play area to incorporate a greater range of play opportunities. ▪ Public input was supportive of playground expansion. ▪ This location provides opportunities to integrate more inclusive play for children with a range of abilities. ▪ Potential for mini path loop surrounding the play area for strider bikes and early walkers. ▪ The playground is in full sun throughout the day with limited shaded areas in close proximity (trees or structures). ▪ There is a lack of supporting amenities in close proximity to the playground (e.g., washroom building, benches, picnic areas, picnic shelter etc.) ▪ The area immediately surrounding the playground is fenced with signs to indicate dogs should be on-leash. Public input indicated dogs are often present in the play area, and some park users shared safety concerns about encountering off-leash dogs near the playground or between the parking and playground. ▪ The playground area has historically been subject to seasonal flooding.
4 **Park Structures**		▪ Open wood pergola structure over lawn area ▪ Porta-potty	▪ The existing pergola structure is open to the elements (no covered roof) so it does not provide weather protection or shade. ▪ There are no park furnishings under or near the pergola to support gathering or picnic uses. ▪ Public input indicated strong support for both a covered picnic area and new washroom change / room facility on the Sunridge Valley Drive side of the park. ▪ Public input also indicated a desire for a washroom facility and shade structure on the Cecil Blogg Drive side of the park.

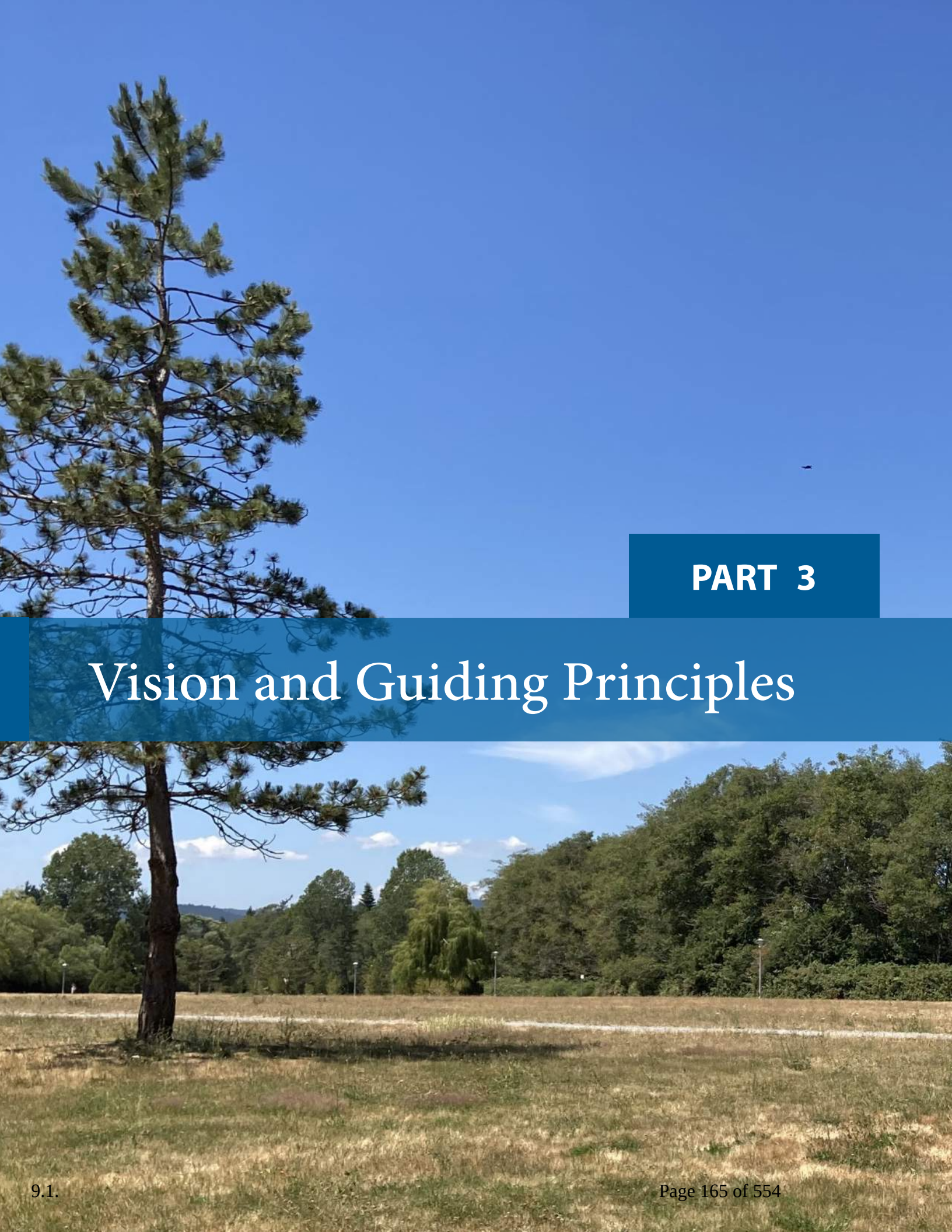
FEATURE	IMAGE	DESCRIPTION	KEY ISSUES & OPPORTUNITIES
5 **Footbridges**	 West Bridge  East Bridge	▪ 2 footbridges over Colwood Creek connect the trail network between the north and south park areas. ▪ The west bridge is a metal beam structure with painted steel pipe. guardrail and asphalt topping surface. ▪ The east bridge is timber deck structure with painted wood guardrail and wood decking surface.	▪ Bridges appear to be in sound condition and are functioning well but are showing signs of aging. ▪ Opportunity to upgrade bridges for longevity, to increase habitat value, and to integrate interpretive signage and nature-viewing opportunities.
6 **Riparian and Natural Areas**	  	▪ Riparian area along Colwood Creek and associated wetland zones.	▪ Red alders (the dominant tree species within the park's riparian areas) are nearing their lifespan and few young trees are growing to replace them. ▪ Western redcedar and Douglas fir trees in the park appear to be in decline, possibly due to recent occurrence of hot and dry summers. ▪ Much of the creek banks are covered in concrete or shotcrete. Opportunity exists for re-naturalization of the creek to restore habitat areas. ▪ Understory vegetation along the creek is being lost faster than it can grow, possibly due to human activity, trampling from dogs, and presence of invasive species. ▪ The existing vegetated riparian buffer is narrower than the required 30m from high water mark setback as identified in the OCP and Riparian Areas Protection Regulation. ▪ Invasive species within the park's riparian, wetland, and natural areas include yellow flag iris, English ivy, Himalayan blackberry, and Scotch broom. ▪ Public input indicates that sightings of birds and wildlife in the park have declined significantly in recent years. Historically, birds such as ducks, small songbirds, red-winged blackbirds, and great blue herons were present, along with muskrats, river otters, and frogs. ▪ The wetland areas are known to support rough-skinned newts.

FEATURE	IMAGE	DESCRIPTION	KEY ISSUES & OPPORTUNITIES
7 **Park Vegetation** (not shown on map)		▪ Open, un-irrigated lawn areas with tree planting. ▪ Limited shrub or understory planting other than in riparian zones.	▪ Opportunities exist to expand understory planting areas and add trees for shading and expansion of the urban tree canopy. ▪ According to anecdotal input, the park's topsoil was stripped many years ago and sold off during a historical redevelopment effort. Lack of adequate soil nutrients and water-holding capacity may be contributing to the stunted growth of park trees and poor health of the park vegetation, including the lawn areas. ▪ The lack of a serviced water connection on the Cecil Blogg Drive side limits the ability to provide establishment irrigation for new plantings. ▪ Public input indicated some dissatisfaction with the level of park maintenance.
8 **Park Pathways**		▪ Crushed gravel pathways throughout the park with paved paths in select zones (near the play area and west footbridge). ▪ Pathway slopes are relatively flat throughout the park.	▪ Park trails are cherished by all who visit the park (dog walkers and non-dog walkers) and are well-used throughout the seasons. ▪ Some drainage issues occur during the wet winter months, particularly adjacent to the wetland area in the Sunridge Valley Drive side of the park. ▪ Public input indicated support for upgrades to the trails for increased accessibility. Some engagement participants noted that paved trails would be easier for park users with a range of abilities.
9 **Open Lawn Areas (including dog off-leash areas)**			▪ The open lawn areas are well-cherished by park users. Many public input participants expressed concerns about adding too many amenities to the park and taking away from the open lawn space. ▪ The open lawn areas are primarily used by dog owners and off-leash dogs. ▪ Public input indicated some dissatisfaction with the current condition and level of maintenance of the lawn areas. ▪ Public engagement participants expressed concerns about the presence of spear grass in the lawn areas, which can injure dogs if it becomes inhaled or lodged in their paws. ▪ Improved maintenance, and irrigation of select zones, could help diversity passive recreation uses and opportunities for park programming (e.g., passing a frisbee, picnicking, yoga in the park).

FEATURE	IMAGE	DESCRIPTION	KEY ISSUES & OPPORTUNITIES
10 **Brittany Park Area**		▪ Informal open space with lawn, benches, picnic tables, waste receptacles, and tree and shrub planting. ▪ Vegetated wetland area between Brittany Park and trail connection to Galloping Goose Trail.	▪ Benches were recently upgraded and are in good condition. ▪ Opportunities for improvements to planting areas or integration of seasonal planting. ▪ Opportunities for trail improvements and additional wayfinding signage to connect trails to larger Colwood Creek walking loop. ▪ Given seasonal flooding of the wetland area between Brittany Park and Colwood Creek Park, neither the expansion of the trail network nor the integration of additional park amenities is recommended. ▪ Public engagement participants were supportive of limited upgrades to this portion of the park.
11 **Veterans Memorial Park Area**		▪ Open lawn area with packed gravel trails. ▪ Some tree planting ▪ Natural vegetated areas between the edge of park and Veterans Memorial Parkway.	▪ Opportunities to improve the trail network including the addition of shade trees and benches. ▪ Opportunities to improve the park entry at the trail connection to Sunridge Valley Drive with wayfinding signage. ▪ Opportunity to plant additional shade trees to make the walking experience more comfortable in the summer months. ▪ Road noise from Veterans Memorial Parkway is more evident in this portion of the park. ▪ Additional recreational amenities are not suggested for this zone given it is distant from the other built park amenities and it is in close proximity to residential neighbours. ▪ Public engagement participants were supportive of limited upgrades to this area of the park.
12 **Parking Areas**		▪ Off-street parking area off of Sunridge Valley Drive has capacity for 20 cars. ▪ Street parking along Cecil Blogg Drive includes a gravel shoulder with parallel parking capacity for about 15 cars, with expansive additional on-street parking.	▪ Expansion of amenities in the park could cause increased parking demand, specifically on the Sunridge Valley Drive side. ▪ Conversion of the Sunridge Valley Drive side to an on-leash area only could lead more dog-owners to park on the Cecil Blogg Drive side. ▪ Parking area upgrades provide an opportunity to integrate sustainable design principles in parking lot design (permeable surfaces, stormwater management techniques, and additional planting). ▪ In addition to parking upgrades, public input indicated support for traffic-calming measures on some streets surrounding the park, including Sunridge Valley Drive and Cecil Blogg Drive.



Colwood Creek Park's walking trails are well-used throughout the year



PART 3

Vision and Guiding Principles

3.1 DEVELOPMENT OF A PARK VISION

A vision statement describes a long-term future for Colwood Creek Park. Aspirational in nature, it is a guiding statement and touchstone for consideration when making future decisions about park changes and development. The vision statement for Colwood Creek Park was developed based on public input, direction from previous planning efforts, background research, and input from City staff and Council.

With a blend of natural areas, open spaces, and recreational amenities, Colwood Creek Park provides opportunities for all throughout the year - from families to nature lovers to furry friends. An accessible pathway network weaves through spaces for recreation and relaxation, while a thriving and protected creek corridor provides habitat for a range of plant and animal species.

3.2 GUIDING PRINCIPLES

Guiding principles support the realization of the park vision by providing specific guidance for future park projects. These principles act as a "checklist" for future park improvements. If a proposed project meets these objectives, it will support the spirit and intent of the management plan. The guiding principles relate to those developed in the Parks & Recreation Master Plan, but have been modified to incorporate public input and site analysis specific to Colwood Creek Park.

Improve Park Connectivity and Accessibility

- Provide park spaces for all to enjoy and feel safe (dog walkers, non-dog walkers, people of all ages and abilities)
- Make the park inviting and accessible through all seasons and times of day including improved pathway connections and strategic lighting upgrades
- Maintain and build upon the existing well-used pathway loop
- Increase signage and improve wayfinding both within the park and connecting to the surrounding trail network
- Add park furnishings and gathering areas to support community use

Protect and Restore Natural Areas and Riparian Ecosystems

- Protect riparian areas and expand the riparian buffer to reduce pollutant runoff and impacts from human and dog activity
- Locate new and existing park infrastructure and high-use areas with consideration for sensitive ecosystem areas (e.g. siting of new pathways, furnishings, and areas for viewing Colwood Creek)
- Restore and enhance the park's existing natural areas through removal and management of invasive species and implementation of plantings that encourage wildlife and pollinators
- Integrate management strategies to support ongoing ecosystem health
- Educate park users about ecosystems and how individuals can support protection and enhancement

Encourage Our Community Health + Wellness

- Provide recreational amenities for all ages and abilities
- Develop park spaces and programmatic strategies that encourage use throughout the year
- Offer opportunities for both community events and day-to-day recreational use
- Add supporting amenities and infrastructure to prolong and diversify park use (e.g., washroom / change room buildings, furnishings)
- Improve existing lawn areas to support more flexible "passive recreation" uses (e.g., picnics in the park, tossing a frisbee, etc.)

3.3 PARK CONCEPT PLAN

The concept plan below provides a proposed future for Colwood Creek Park. This plan is an illustration of how the vision and guiding principles could be incorporated in the future and will be used to set planning directions and priorities.

Figure 4: Colwood Creek Park Illustrative Plan

CAPITAL RECOMMENDATIONS:

Park Activities and Amenities:

- C1 Expand the Playground and Splash Pad Area
- C2 Add a New Park Washroom / Change Room Building
- C3 Add New Park Picnic Areas
- C4 Improve the Lawn Areas and Provide Multi-purpose Open Spaces
- C5 Update the Dog Off-Leash Areas and provide an On-Leash Zone

Natural Areas:

- C6 Restore and Protect Natural Areas and Expand the Riparian Buffer
- C7 Manage and Expand the Park Tree Canopy (not shown on map)
- C8 Improve Park Drainage and Stormwater Management

Access, Circulation & Parking

- C9 Improve and Expand Parking Areas
- C10 Improve the Connection to the Galloping Goose Trail
- C11 Upgrade the Park Trail Network
- C12 Improve Park Furnishings, Lighting, and Public Art (not shown on map)

LEGEND

- Proposed Tree Planting (concept only, see C7)
- Proposed Picnic Table and Bench Seating (concept only, see C3 and C12)
- Proposed Riparian Planting & Restoration (see C6)
- Proposed Improved Lawn Open Space (see C4)

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PART 4

Recommendations

4.1 RECOMMENDATIONS OVERVIEW

The outcome of this management plan is a set of recommendations that support the implementation of the ideas and priorities generated through the process. These recommendations are provided for Council and staff to consider within the context of annual planning and budget deliberations. The recommendations are based on several sources of input:

- Site analysis of the park, including input from a certified biologist
- Background documents (including the Official Community Plan, Parks & Recreation Master Plan)
- Ideas from stakeholders and community members gathered through the engagement process, surveys, and activities
- Input received from City Council and staff

As the City of Colwood advances the recommendations within the Management Plan, the following key considerations are provided:

- **It is a long-term plan.** Parks are living spaces. They require ongoing planning so they can continue to meet the needs of the community that is growing and evolving around them. Change in Colwood Creek Park will happen in phases over time, with each phase being carefully planned to achieve intended results.

- **Adaptation will be required.** The successful long-term management of Colwood Creek Park requires flexibility and adaptation to unforeseen changes and continued public input. Ideas or circumstances that are not known today may become important to the park's future. Continuing to reflect on the vision and guiding principles, while encouraging creative future planning, will allow positive opportunities to emerge.

- **Ongoing relationships with stakeholders are important.** Change and evolution can be challenging for those who use and love a space. Continuing to work closely with stakeholders to seek a good balance of new amenities and flexible spaces, while being realistic and considering solutions that are equitable, will require ongoing discussion and efforts from all those involved.

- **It will be important to plan, implement, and re-assess.** A park is an integrated system. Changes to one component may ripple throughout the park. In addition, neighbourhood changes happening all around the park will affect the park. The management plan provides a framework for the park's evolution, but reviewing current circumstances at each step toward implementation will help ensure ongoing positive gains.

Two types of recommendations have been provided for council consideration:

- **Capital Recommendations:** Ideas that will require capital investment through municipal funding or other funding strategies, to improve Colwood Creek Park.
- **Operational Recommendations:** Ideas for planning initiatives, program development, and management strategies for the park.

RECOMMENDATIONS FORMAT

Each recommendation includes the following information:

- **Description:** A brief statement about the recommended changes.
- **Background & Rationale:** A summary of issues, opportunities, public input, and background information to support the recommendation.
- **Design Considerations:** Key elements to be considered as the recommendation / design is refined through the detailed design process.
- **Actions:** Recommended steps for implementing the change.
- **Timeline:** Anticipated timeframe for implementation:
  - » Short-term Recommendations (0-2 year timeframe)
  - » Medium-term Recommendations (2-5 year timeframe)
  - » Long-term Recommendations (5-10 year timeframe)
  - » Ongoing Recommendations (throughout the lifespan of the plan and beyond)
- **Preliminary Capital Estimate:** Class 'D' Estimate (including 30% contingency). Costs provided are developed based on historical construction cost data from similar projects. Actual costs may vary widely depending on future design, market forces, and other variables.

CAPITAL RECOMMENDATIONS LIST

Park Activities and Amenities:

- C1 Expand the Playground and Splash Pad Area
- C2 Add a New Park Washroom / Change Room Building
- C3 Add New Park Picnic Areas
- C4 Improve the Lawn Areas and Provide Multi-purpose Open Spaces
- C5 Update the Dog Off-Leash Areas and Provide an On-Leash Zone

Natural Areas:

- C6 Restore and Protect Natural Areas and Expand the Riparian Buffer
- C7 Manage and Expand the Park Tree Canopy
- C8 Improve Stormwater Management

Access, Circulation & Parking

- C9 Improve and Expand Parking Areas
- C10 Improve the Connection to the Galloping Goose Trail
- C11 Upgrade the Park Trail Network
- C12 Improve Park Furnishings, Lighting, and Public Art

OPERATIONAL RECOMMENDATIONS LIST

- O1 Add a Water Connection at the Cecil Blogg Drive Side
- O2 Operations and Maintenance
- O3 Park Recreational Programming

C1 EXPAND THE PLAYGROUND AND SPLASH PAD AREA

Add new playground features and water play elements to integrate more accessible and inclusive play opportunities

Existing: Play Area

Existing: Splash Pad

Inspiration: Accessible, interactive splash pad features

Inspiration: Integrate a path loop for strider bikes and early walkers

Inspiration: Playground with accessible features for a range of abilities (Image: Earthscape Play)

BACKGROUND & RATIONALE:

- Colwood has a below average supply of playgrounds when compared to similar communities.
- Demand for existing playground areas will continue to increase along with growth of Colwood and the surrounding communities.
- Integration of Inclusive Play / Playground Upgrades were key planning and design considerations identified for Colwood Creek Park in the PRMP. The splash park in Colwood Creek Park is the only City accessible / inclusive play amenity.
- Inclusive Play Upgrades and Spray Park Expansion were top-supported amenities throughout the park management plan engagement process.
- The open lawn areas to the north of the existing playground and splash pad provide opportunities for expansion with little to no impact to existing trees or vegetation.
- Opportunities exist to provide new supporting amenities for the playground and splash pad including benches, shade, picnic areas, and a new washroom / change room building (see C2).

DESIGN CONSIDERATIONS:

- Retain the existing play structures in good condition (2-5 structure, 5-12 structure, and swing set).
- Integrate new play opportunities for children of all abilities including wheel-chair accessible play features (e.g. ground-oriented features, bucket/disc swings), paths, and surfacing.
- Design the play area to accommodate children of older and younger ages (toddlers, 2-5, and 5-12, see Figure 5 on the following page).
- Provide new accessible splash pad features and surrounding cast-in-place concrete pad. Consider integration of interactive features to expand play opportunities.
- Incorporate opportunities for unstructured free-play such as fort building and small-scale water play (e.g. water tables).
- Integrate a walking / cycling loop for strider bikes and early walkers.
- Integrate play surfacing materials that are resilient and barrier-free to support universal accessibility (fibar or rubber-play surfacing).
- Integrate plant species that are resilient and low maintenance in key areas.
- Provide additional shade trees.
- Retain and expand the open irrigated lawn areas for laying out picnic mats or beach towels adjacent to the splash pad and play area.
- Expansion should only occur towards the north area of the park and not further south towards Colwood Creek (avoid impacts to the existing riparian buffer zone).
- South of the play area, remove existing lawn areas and plant with native planting to expand the riparian buffer (see C6).

DESIGN CONSIDERATIONS *CONTINUED:*

- Regrade the area south of the playground to address seasonal flooding issues. Consider raising grade of playground or integrating additional drainage structures to mitigate flooding.
- Install new split-rail fencing along the edge of the riparian buffer zone to protect habitat areas.
- Review park and playground use following implementation of new dog on-leash zone (see C5). Consider implementation of split rail fencing to fully surround play and splash pad area for increased safety, as necessary.

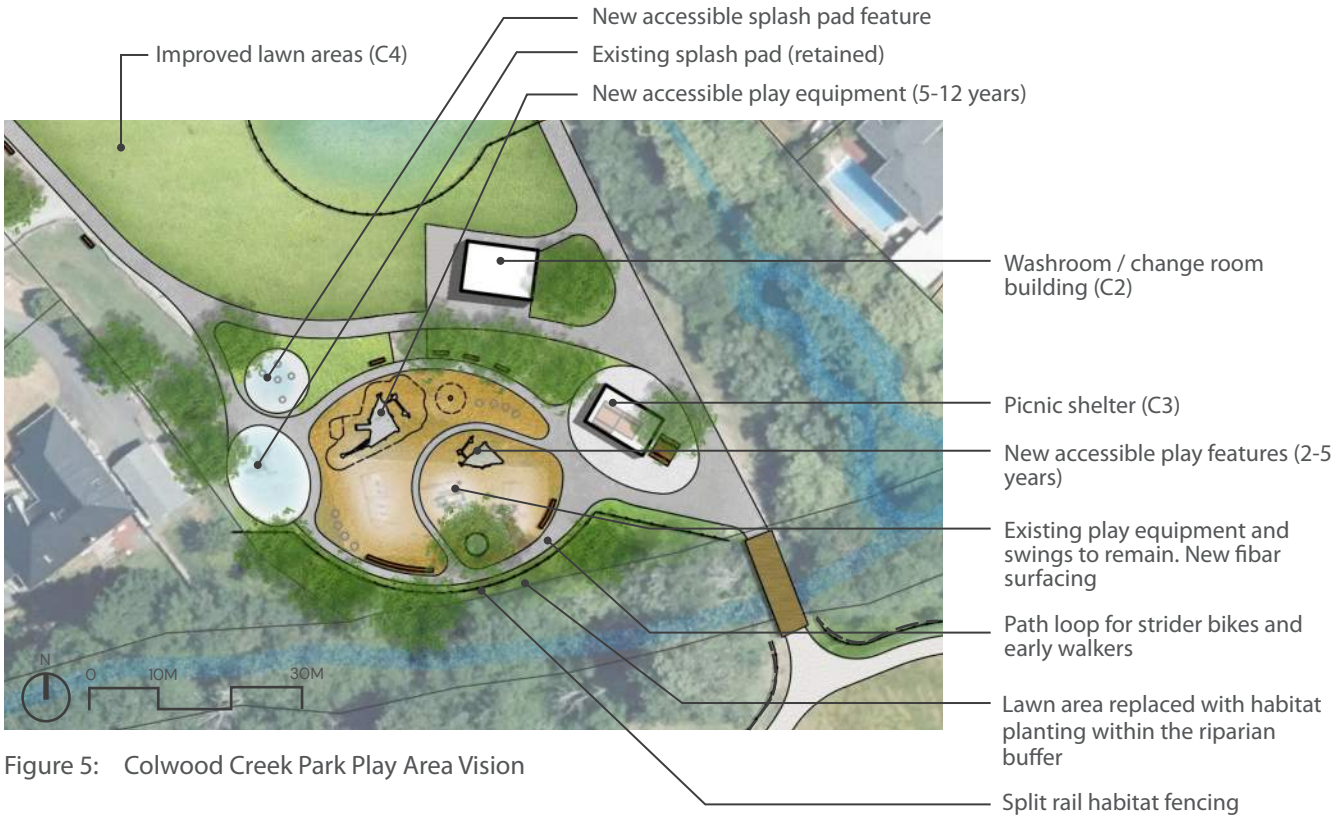


Figure 5: Colwood Creek Park Play Area Vision

RECOMMENDED ACTIONS:

ACTIONS	TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C1.1 Develop, with input from children and youth, a detailed design and costing for an expanded playground and splash pad area that provides a range of play opportunities for children of all ages. It is suggested this detailed design and costing occur alongside the design of the overall Sunridge Valley Drive Area for a cohesive approach (including picnic areas, washroom / change room building, lawn and planting areas, lighting, and furnishings upgrades).	Short-term	$150,000 (for entire Sunridge Valley Drive area design)
C1.2 Construct the expanded playground / splash pad area.	Medium-term	$600,000

C2 ADD A NEW PARK WASHROOM / CHANGE ROOM BUILDING

Integrate a permanent, inclusive park washroom / change room building

Existing: Temporary porta-potty

BACKGROUND & RATIONALE:

- The existing porta-potty is not a sufficient facility for the levels of use the park receives presently. Park visitation is likely to increase with expanded park amenities.
- Addition of a park washroom building is a key planning and design consideration identified for Colwood Creek Park in the PRMP.
- A new park washroom / change room building was the top overall supported amenity during the Phase 2 engagement process and second overall in Phase 1.
- Participants supported the proposed location near the play area, and also shared ideas about a second facility in the dog off-leash area.
- There is not an existing sewer connection to support a full-service washroom in Colwood Creek Park. Addition of a sewer connection to the park will have significant infrastructure costs.

Inspiration: Meadow Park inclusive public washroom facility in Royal Bay

DESIGN CONSIDERATIONS:

- Provide a minimum of four accessible, energy-efficient washroom stalls.
- Consider single-user washroom stalls to eliminate the need for gendered queues, create safe, inclusive spaces for everyone, and easily accommodate families and people requiring assistance from a companion or caregiver of a different gender.
- Change tables should be provided and consideration should be made for child-appropriate heights and resiliency of fixtures.
- Given the high-visibility of the washroom facility within the park, ensure the design contributes to the overall aesthetic character of the park. Materials should visually relate to the other park structures and furnishings to establish a strong park identity.
- Consider maintenance and operations in facility planning (e.g. provide hot water, a lockable storage area for cleaning products, hose-bibs, and floor drains, and avoid anti-slip products that may be difficult to clean). A consistent interior design for Colwood's park washroom buildings is suggested to streamline maintenance practices.
- If the facility is implemented prior to the sewer connection, consider composting or pit toilets with potential to upgrade to full-service (flushable) toilets in the future.
- As a key community park within the city, Colwood Creek Park should be prioritized for full-service washroom facilities, as funding opportunities allow.

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C2.1	Develop a detailed design and costing for a new park washroom / change room building. It is suggested that this detailed design and costing should occur alongside the design of the overall Sunridge Valley Drive Area for a cohesive approach.	Short-term	See C1.1
C2.2	Construct the new washroom building.	Medium-term	$300,000
C2.3	Following construction of the new washroom building, locate a fully accessible porta-potty near the dog off-leash area. Review usage levels and consider a second permanent washroom facility near the off-leash area in the long-term.	Medium-term	Staff Time

C3 ADD NEW PARK PICNIC AREAS

Add a picnic shelter near the playground / splash pad area and picnic tables throughout the park

Existing: Pergola

BACKGROUND & RATIONALE:

- The existing pergola in the park does not provide weather protection or seating and gathering opportunities.
- The flat open lawn area east of the playground provides an opportunity to integrate new picnic elements.
- A covered structure near the play amenities would provide greater comfort for park users in sunny, rainy, and snowy weather. This need was previously identified during the PRMP process.
- Addition of new park picnic areas was well-supported during both phases of public engagement.
- Lack of shade in the park was a key concern identified by the public.

Inspiration: Contemporary covered shelter

Inspiration: Communal picnic table for large or small groups

DESIGN CONSIDERATIONS:

- Integrate a new picnic shelter near the playground area. Create an inviting space that is comfortable for individuals and small groups.
- Consider how the materials and design character of the picnic shelter relate to the other built elements within the park to establish a strong park identity (e.g., park washroom building and furnishings).
- Orient the picnic shelter with clear views to the play area and splash pad.
- Integrate feature paving (e.g. unit pavers decorative cast-in-place concrete) to provide an accessible, low maintenance surface treatment.
- Provide electrical servicing to the picnic shelter for lighting and seasonal displays.
- Consider a second shelter in the dog off leash area (see C5).
- Materials for furnishings should be durable, comfortable, and inviting. Consider cedar or recycled composite wood products; materials that remain comfortable in different temperatures throughout the seasons.
- Provide adequate clear distances around furnishings for wheelchair, walker, or stroller circulation.

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C3.1	Develop a detailed design and costing for the park picnic shelter. It is suggested that this detailed design and costing should occur alongside the design of the overall Sunridge Valley Drive Area for a cohesive approach.	Short-term	See C1.1
C3.2	Construct the new park picnic shelter.	Medium-term	$120,000
C3.3	Install additional picnic tables in locations indicated on Figure 4 (p.26).	Medium-term	$35,000

C4 IMPROVE LAWN AREAS AND PROVIDE MULTI-PURPOSE OPEN SPACES

Improve lawn areas and reserve select open spaces to support multi-purpose uses like recreational programming, lawn games, and informal gatherings

Existing: Open Lawn Areas

BACKGROUND & RATIONALE:

- The park's open spaces are well-loved and there was overall support from respondents for passive recreation opportunities that require less intensive development of park space.
- Dedicating areas within the park as multi-purpose open space allows for flexible uses such as frisbee, catch, lawn games, outdoor yoga or fitness, family gatherings and picnics etc. The COVID-19 pandemic has revealed how important open, unprogrammed outdoor spaces are to individuals and groups.
- Identifying areas for open recreation helps reduce unwanted foot traffic in natural areas or areas reserved for planting and restoration.
- Opportunities exist to improve the existing lawn in key zones to support more diverse use.

Inspiration: Upgraded lawn areas to support informal gatherings

Inspiration: Retained and improved lawn areas for off-leash dogs

Inspiration: Wildflower meadows to support pollinators

DESIGN CONSIDERATIONS:

- Areas reserved for park open space should be relatively flat and provide a mix of sunny and shady conditions.
- Park open space areas should be confirmed based on planning of the park's tree canopy (see C7).
- The detailed layout of amenities such as the washroom / change room building, pathways, and playground should accommodate adjacent open spaces.
- Consider upgrading key lawn areas in the Sunridge Valley Drive side of the park for recreational use (see Figure 5 on following page). Improvements to include:
  - » Removal of existing lawn and addition of new topsoil (150mm min depth) and integration of new drought-tolerant and low-mow lawn blend such as micro-clover.
  - » Addition of an automatic efficient irrigation system to support healthy lawn growth during establishment and throughout the seasons.
- Continue to maintain existing open lawn areas to support passive recreational use and the dog-off leash zones. Address existing invasive species issues (e.g. spear grass) that are limiting use and cause safety concerns for off-leash dogs (see O2)
- The majority of park lawn areas on the Cecil Blogg and Veteran's Memorial parkway areas of the park can be left to brown through the dry summer months.
- Consider integrating wildflower seeding zones in verge areas or at park edges to support biodiversity (see Figure 6 on the following page).
  - » Mow existing lawn areas low, remove grass trimmings, and plant plugs and overseed with wildflower meadow mix
  - » Meadow mix to be a combination of native grasses (e.g. Ryegrass, Red Fescue, Wild Rye) and wildflowers (e.g., Lupin, Flax, Camas, Yarrow, Fleabane, Goldenrod, Wooly Sunflower).

Figure 6: Colwood Creek Park Open Space Areas

LEGEND

Upgraded Lawn Areas

Wildflower Meadows

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C4.1	Upgrade lawn in key areas of Sunridge Valley Drive side of park, including installation of a fully automatic irrigation system. Coordinate with design / construction of other improvements.	Medium-term	$95,000
C4.2	Continue to maintain existing lawn areas for passive recreational use and dog-off leash zones, including removal of invasive species (see O2).	Ongoing	Staff Time
C4.3	Convert existing mown lawn along natural area edges to wildflower meadow to provide habitat for insects and pollinators.	Medium-term	$25,000

C5 UPGRADE THE DOG OFF-LEASH AREA AND PROVIDE AN ON-LEASH ZONE

Convert the Sunridge Valley Drive side of the park to an on-leash only zone and provide off-leash area upgrades on the Cecil Blogg Drive side of the park

Existing: Off-Leash Area

BACKGROUND & RATIONALE:

- Colwood Creek Park is very well used by dog-owners who live throughout the City and the region.
- The Capital Regional District Animal Services provides bylaw enforcement related to dogs in parks within Colwood. The only areas in the City of Colwood where dogs must explicitly be on-leash are:
  - » Playgrounds and picnic areas
  - » Esquimalt Lagoon National Migratory Bird Sanctuary
  - » West Shore Parks and Recreation facility lands
  - » Royal Roads University Lands
  - » Galloping Goose Regional Trail
- Improvements to the off-leash areas of the park were well-supported throughout the public engagement process. Dog owners shared ideas about the addition of potential amenities to improve the off-leash areas including a water connection on the Cecil Blogg side (for drinking and playing), additional benches, shade, and waste receptacles.
- Some public input respondents expressed concerns about the presence of off-leash dogs within the park, particularly in the playground and splash-pad area.
- There is evidence of dog activity in the natural areas along Colwood Creek - one factor that has led to the deterioration of the habitat areas within the riparian zone.
- Opinions were mixed about the presence of fencing surrounding the off-leash areas in Colwood Creek Park. The Parks and Recreation Master Plan process revealed a strong preference for off-leash areas that are not fully-fenced.

Inspiration: Water fountain for dogs

Inspiration: Post and rail fence with wire-mesh infill (type A)

DESIGN CONSIDERATIONS:

- Convert the Sunridge Valley Drive side of the park to on-leash only. Recreational and amenity improvements have been focused on this side of the park to support the existing playground and splash pad area (playground and splash pad expansion, picnic shelter, improved lawn areas for recreational use). Transition to off-leash areas following the west footbridge on the Cecil Blogg Drive side of the park.
- Provide additional regulatory signage to clearly indicate off-leash and on-leash zones, transition areas, and codes of conduct within the park (see Figure 7 on the following page). Maps could be integrated in park welcome signs at park entries.
- Provide habitat fencing along natural areas and the restored riparian buffer to limit dog access into sensitive ecosystem areas. Consider use of open wood fencing transitioning to post and rail fencing with welded wire mesh infill along the restored riparian buffer area that is in close proximity to the core off-leash area (see Figure 7 and C6).
- Provide new off-leash dog area amenities in the core off-leash zone including:
  - » A picnic shelter for protection from weather (see C2)
  - » A water fountain for dogs and dog-owners to drink and a hose-bib connection for play
  - » Additional benches and picnic tables (see C12)
  - » Additional shade trees (see C7)
  - » A range of landscape features for dogs to play in (hills, mounds etc.)

DESIGN CONSIDERATIONS *CONTINUED:*

- Improve the parking along Cecil Blogg Drive to provide additional stalls (see C9).
- Consider creating a dog area volunteer group to help develop policies and plans to support a positive approach to sharing trails in Colwood Creek Park. The group could involve dog-owners and other park users and could advise on delineation of areas and signage, while also supporting monitoring and education.

Inspiration: Open fence (type B)

Figure 7: Off-Leash and On-Leash Areas

LEGEND

Fence Type A: Wooden post & rail with wire-mesh infill panels

Fence Type B: Open wooden split rail or post & rail fencing

Regulatory Sign Location

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C5.1	Convert the Sunridge Valley Drive side of the park to on-leash only. Erect regulatory signage at locations shown on Figure 7.	Short-term	See C11.4
C5.2	Provide upgrades to the core-off leash area on the Cecil Blogg Drive side of the park including: small picnic shelter, drinking fountain, hose-bib connection, trees, and landscape features (not including water connection (O1), installation of habitat protection fencing (C6), benches and picnic tables (C12).	Medium-term	$130,000
C5.3	Develop a dog area volunteer group.	Ongoing	N/A

C6 RESTORE AND PROTECT NATURAL AREAS AND EXPAND THE RIPARIAN BUFFER

Develop a detailed plan for restoring and protecting the park's natural areas including Colwood Creek and associated riparian buffer zones

Existing: English Ivy along Colwood Creek (Image: Aqua-Tex Scientific Consulting)

Existing: Yellow Flag Iris (Image: Aqua-Tex Scientific Consulting)

Inspiration: Restoration of habitat areas

BACKGROUND & RATIONALE:

- Public engagement participants identified concerns about the quality of the park's habitat areas, including impacts from human and dog activity within the sensitive riparian ecosystems.
- Much of the creek banks are covered in concrete or shotcrete. Potential exists for re-naturalization of the creek to restore habitat areas.
- Understory vegetation along the creek is being lost faster than it can grow, possibly due to human activity, trampling from dogs, and presence of invasive species.
- The vegetated riparian buffer is narrower than the required 30m from high water mark setback as identified in the OCP and riparian areas protection regulation.
- Invasive species within the park's natural areas include yellow flag Iris, English ivy, Himalayan blackberry, morning glory, and Scotch broom. These species are not allowing for a biodiverse native plant palette to exist.
- Anecdotal input suggests that the topsoil on much of the park was historically stripped and sold several decades ago. This could be a contributing factor to the poor health of the park's vegetation and lawn areas.
- Public input indicates that sightings of birds and wildlife in the park have declined significantly in recent years. Historically, birds such as ducks, small songbirds, red-winged blackbirds, and great blue herons were present along the Creek, as well as muskrats, river otters, and frogs. The wetland areas are known to support rough-skinned newts.

DESIGN CONSIDERATIONS:

- In partnership with a certified biologist, develop a detailed hydrological and ecological review and plan for restoration of Colwood Creek and associated riparian buffer and wetland areas within the park, including:
  - » A detailed riparian habitat assessment
  - » Recommendations for re-naturalization of the creek to remove hardened surfaces and re-stabilize banks
  - » Integration of erosion control measures
  - » Removal and management of invasive species
  - » Detailed restoration actions and prescriptions for all natural areas including plant lists, soil amendments, integration of habitat features such as large woody debris, and ongoing maintenance strategies
- Prior to implementing restoration actions, and expansion of the riparian buffer (see Figure 4, p. 26) provide a water connection on the Cecil Blogg side of the park to provide temporary irrigation during the plant establishment phase.

DESIGN CONSIDERATIONS *CONTINUED:*

- While implementing riparian buffer expansion and enhancement strategies, erect habitat fencing where riparian habitat areas are in close proximity to high-use park activity zones (the playground and splash pad area, and off-leash dog areas, see Figure 5, p.33 and Figure 7, p.39).
- Incorporate regulatory and interpretive signage throughout the park to provide education on sensitive ecosystem areas and limit dog access to sensitive habitat areas along the creek. Focus regulatory signage on the Cecil Blogg Drive side of the park, where human and dog activity has impacted habitat areas along Colwood Creek (see Figure 9, p.50).
- Work with local groups to foster volunteer stewardship efforts for protecting the creek including clean-up and invasive species removal efforts. A relevant example is the Peninsula Streams Society – a charitable organization with a dedicated group of volunteers who donate their time to maintain and enhance local rivers and streams.

Inspiration: Interpretive and educational signage

Inspiration: Volunteer stewardship efforts for protecting Colwood Creek

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C6.1	In partnership with a certified biologist, develop a detailed hydrological and ecological review and plan for protection and restoration of Colwood Creek.	Short-term	$15,000 (for planning work only)
C6.2	Implement restoration actions and prescriptions as identified by the detailed protection and restoration plan.	Medium-term	TBD (based on future protection and restoration plan)
C6.3	In coordination with natural areas restoration, install habitat fencing as indicated on Figure 7.	Medium-term	$225,000
C6.4	Integrate educational and interpretive signage to provide education on sensitive ecosystem areas (2 signs).	Medium-term	See C11.4
C6.5	Work with local groups to foster volunteer stewardship efforts for protecting Colwood Creek and the park's natural areas.	Ongoing	Staff Time

C7 MANAGE AND EXPAND THE PARK TREE CANOPY

Protect existing trees within Colwood Creek Park and expand the urban forest

Existing: Western redcedars with buried roots (Image: Aqua-Tex Scientific Consulting)

BACKGROUND & RATIONALE:

- Park visitors value the park's natural areas including the existing trees (both native and non-native species).
- Strengthening Colwood's urban forest and growing the city's tree canopy is a key objective within the OCP.
- There are vast open areas within the park that would benefit from additional trees for shade and to reduce heat island effect.
- The western redcedars and Douglas fir trees within the park are in significant decline. The cedars near the east end of the park appear to have had their roots buried, which may have impacted health. Cedars across the Capital Regional District are currently declining due to hotter, drier summers and should be replaced with tree species more suited to expected climactic conditions.
- Integrating a diverse range of tree species and ages supports a continuous, healthy tree canopy.
- Some trees that were recently planted within the park died before proper establishment, possibly due to lack of water and quality soil.
- Public input indicated concerns about ongoing management and maintenance of existing mature and recently planted trees within the park.

Inspiration: Provide trees along pathways and in key activity zones for shading, weather protection, and seasonal interest

Inspiration: Trim hazard trees to provide snags for wildlife rather than removing the entire tree

DESIGN CONSIDERATIONS:

- Consider undertaking an arborist tree inventory and assessment of existing park trees, including information about tree size, species, health and potential risks and recommendations for protection and management. The tree assessment is especially important for areas where new amenities such as the play area, picnic area, and new trail connections are proposed.
- Where possible, trim hazardous trees to create snags for wildlife, rather than removing the entire tree.
- For trees identified for protection, plan park amenity and trail improvements outside of the drip line (critical root zone) of large trees, wherever possible. Erect tree protection fencing surrounding trees when construction activity is in close proximity.
- Integrate new tree planting with all proposed park upgrades. See Figure 4, p. 26 for schematic suggested tree locations.
- Coordinate tree planting for the Cecil Blogg side of the park following implementation of a water connection to provide establishment irrigation (see O1).
- Strive to prioritize regeneration of trees over time to provide healthy succession of the tree canopy, including diversification of both species and size of trees to create a layered canopy, particularly in riparian areas.

DESIGN CONSIDERATIONS *(CONTINUED):*

- Prioritize native species and strive to increase species diversity within the park to help support a continuous, healthy tree canopy. Prioritize native species that are adapting well to climate changes - in particular drier and warmer summer conditions (e.g. Douglas fir appear to be adapting better than Western red cedar).
- Work with local stewardship groups to coordinate tree planting efforts to cultivate community and stewardship building for the park

Inspiration: Integrate resilient, native tree species such as Douglas Fir

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C7.1	In partnership with a certified arborist, undertake a tree inventory and assessment for the park.	Short-term	$10,000 (for planning work only)
C7.2	Undertake tree management activities identified in the tree assessment such as removal or pruning of compromised trees.	Medium-term	TBD (based on tree assessment)
C7.3	Integrate new tree planting and soil amendments along with all proposed park upgrades, per Figure 4, p.26. Prioritize native species and strive to increase species diversity.	Ongoing	Per project
C7.4	Work with local stewardship groups to coordinate community tree planting efforts.	Ongoing	Staff Time

C8 IMPROVE PARK DRAINAGE AND STORMWATER MANAGEMENT

Improve park drainage and stormwater management including review and integration of green stormwater infrastructure at the park and neighbourhood scale

Existing: Trail washout due to seasonal flooding

BACKGROUND & RATIONALE:

- Public engagement participants strongly supported drainage and wetland upgrades and shared concerns about seasonal flooding of trails on both the Sunridge Valley Drive and Cecil Blogg Drive sides of the park.
- Opportunities exist to better support rainwater management and infiltration within the park and from the surrounding neighbourhood.
- Many of the existing culverts under the trails within the park appear to be blocked or undersized and are not functioning to convey water properly.
- The wetland adjacent the spray park on the Sunridge Valley Drive side of the park was historically larger and could regrow if the fence was expanded.
- The City of Colwood has identified the southeast corner of the park (on the Cecil Blogg Drive side) as a priority area for a future stormwater management feature.

Inspiration: Stormwater management pond

DESIGN CONSIDERATIONS:

- To address seasonal flooding and increase habitat area, remove the culvert under the trail adjacent to the wetland on the Sunridge Valley Drive side of the park and replace with a short bridge over an open channel to better connect the wetland areas and allow for expansion of the western wetland (see Figure 8 on the following page). Coordinate implementation with Colwood Creek restoration efforts (see C6).
- At the existing culvert that parallels Antrobus Crescent, create a swale with a river-rock bottom channel and integrated native planting to reduce erosion. Coordinate implementation of stormwater management strategies with riparian restoration efforts for Colwood Creek (see C6).
- On the Cecil Blogg Drive side of the park, where the trail washes out in the rainy seasons, consider re-routing and re-grading the trail to provide a larger buffer adjacent to the wetland area (see Figure 8 on the following page).
- Implement a new stormwater management pond and rain garden at the southeast edge of the park. Consider the design of an integrated trail or boardwalk loop to provide opportunities for viewing natural processes at work and fostering environmental education and stewardship.
- Consider integration of stormwater management best practices within all future park amenities and upgrades including:
  - » Integration of permeable paving or development of rain gardens or other source controls at parking areas to provide water quality treatment (removal of suspended solids, heavy metals, and hydrocarbons)
  - » Draining impervious paths into absorbent landscaping
- Integrate interpretive and educational signage related to stormwater management practices within the park.
- Consider undertaking a detailed neighbourhood-wide stormwater management analysis to determine feasibility of diverting, daylighting, treating, and infiltrating stormwater from the surrounding neighbourhood in Colwood Creek Park. Provide a detailed assessment of the level of maintenance required to manage the system over the course of its lifespan at a high-level of service.

Inspiration: Design an integrated trail and boardwalk loop to provide opportunities for park visitors to view stormwater management processes at work

Figure 8: Stormwater Management Considerations

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C8.1	At the wetland on the Sunridge Valley Drive side of the park, expand the fence to allow the wetland to regrow. Remove the culvert under the trail and install a new bridge over an open channel (see Figure 8).	Medium-term	$50,000
C8.2	At the existing culvert that parallels Antrobus Crescent, create a swale with a river-rock bottom channel and integrated native planting to reduce erosion. Coordinate implementation with riparian restoration efforts for Colwood Creek (see C6).	Medium-term	TBD (based on future protection and restoration plan)
C8.3	On the Cecil Blogg Drive side of the park, re-route trail away from wetland edge to re-grade and improve seasonal flooding.	Medium-term	See C11.3
C8.4	Collaborate with engineering to design and construct a new stormwater management pond at the southeast corner of the park.	Long-term	TBD
C8.5	Integrate stormwater management best practices into all new park amenities and upgrades.	Ongoing	TBD
C8.6	Integrate educational and interpretive signage about stormwater management within the park (1 sign).	Long-term	See C11.4
C8.7	Undertake a detailed neighbourhood-wide stormwater management analysis for diverting, daylighting, treating, and infiltrating neighbourhood stormwater in Colwood Creek Park.	Long-term	Staff Time

C9 IMPROVE AND EXPAND PARKING AREAS

Retain the existing parking area on the Sunridge Valley Drive side of the park and integrate a new off-street parking area on the Cecil Blogg Drive side

Existing: Parking area at Sunridge Valley Drive

BACKGROUND & RATIONALE

- Public input and site reviews indicate current parking areas are typically sufficient for day-to-day use, but capacity can be exceeded on weekends or during events.
- The residential areas surrounding the park have on-street parking which can be used as overflow parking.
- Expansion of amenities in the park could cause increased parking demand.
- Conversion of the Sunridge Valley Drive side to an on-leash area could lead to more dog-owners parking on the Cecil Blogg Drive side of the park.
- The existing parking on the Cecil Blogg Drive side is on-street shoulder parking, which could be expanded to accommodate increased use.
- There is an opportunity to integrate sustainable design principles in the parking lot design (permeable surfaces, stormwater management, planting areas).
- The parking area at the Sunridge Valley Drive side of the park could benefit from additional shade trees and improved trail connections into the park.

Inspiration: Electric vehicle charging station

Inspiration: Integrated stormwater management

DESIGN CONSIDERATIONS:

- Retain the existing Sunridge Valley Drive parking area with upgrades. Integrate shade trees to mitigate heat island effect and provide new trail connections from the parking area to the walking loop (see Figure 4, p.26)
- Provide off-street parking at the Cecil Blogg Drive side of the park to provide approximately 30 day-use parking stalls (see Figure 4, p.26). Design and layout of parking area should consider:
  - » Retention of existing mature cherry trees on the south side of the park
  - » Provision of accessible parking stalls in closest proximity to the trail connection
  - » Integration of permeable paving surfaces
  - » Development of rain gardens or other source controls to provide water quality treatment (removal of suspended solids, heavy metals, and hydrocarbons)
  - » Provision of planting islands and shade trees
  - » Electric vehicle charging stations
  - » Improved lighting for evening use

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C9.1	Undertake detailed design and construction of the Cecil Blogg Drive parking area.	Short-term	$95,000

C10 IMPROVE THE CONNECTION TO THE GALLOPING GOOSE TRAIL

Upgrade the trail connection and establish a pedestrian crosswalk at Sunridge Valley Drive to provide a safe pedestrian and cycle route to the Galloping Goose Trail and Belmont Market area

Existing: Trail connection to the Galloping Goose Trail

Inspiration: Pruned, low vegetation for clear sight lines

Inspiration: New crosswalk connection

BACKGROUND & RATIONALE

- The Galloping Goose Trail is a key regional transportation and recreation corridor.
- The existing trail connection between the Galloping Goose Trail and Colwood Creek Park is surrounded by thick understory vegetation and tree canopy on both sides of the path, which limits sight lines.
- Public engagement participants shared concerns about safety along this pathway, particularly in the evening hours. Some respondents noted concerns about illegal activity in the naturalized area immediately south of the Galloping Goose Trail.
- There is no designated crosswalk on Sunridge Valley Drive to connect pedestrians and cyclists from the Galloping Goose Trail into Colwood Creek Park.
- As the Belmont Market and surrounding neighbourhoods continue to densify, it is anticipated that pedestrian foot traffic into the park will increase.
- Public input respondents shared concerns about speeds of vehicular traffic around the park. A pedestrian crossing could support traffic-calming along this stretch of Sunridge Valley Drive.

DESIGN CONSIDERATIONS:

- Prune existing thick vegetation on either side of the trail connection to improve sight lines along the trail and into the vegetated area.
- Consider re-grading and widening trail to 2m minimum to allow for runners, walkers / joggers to safely pass.
- Integrate new pedestrian-scale pathway lighting (see C12)
- Coordinate with the engineering department to develop a new signed pedestrian crossing at Sunridge Valley Drive. Integrate lit signage for high visibility in the evening hours.
- Consider providing a raised crossing to replace the speed humps to the east and west of the park.
- Orient the crosswalk to align with the existing curb-cuts to provide a strong view into the park.

RECOMMENDED ACTIONS:

ACTIONS	TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C10.1 Upgrade the trail connection to the Galloping Goose Trail & Belmont Market Area.	Short-term	$30,000
C10.2 Add a raised crosswalk at Sunridge Valley Drive.	Short-term	$25,000

C11 UPGRADE THE PARK TRAIL NETWORK

Upgrade and expand the park trail network to improve accessibility and wayfinding and minimize impacts to natural areas

Existing: Trail washout due to seasonal flooding

BACKGROUND & RATIONALE

- Walking is one of the primary activities in Colwood Creek Park. People of all ages and abilities use the trail network for walking, running, and dog-walking.
- Portions of the existing trail network flood seasonally and limit use.
- Opportunities exist to provide additional primary and secondary trail connections and to improve trail accessibility and connectivity.
- Many public input participants shared concerns about encounters with off-leash dogs while walking in the park.
- Existing trail routing within the park could be changed to accommodate larger environmental buffer zones and new activities and amenities.

Inspiration: Accessible pathways for all

DESIGN CONSIDERATIONS:

- As shown on Figure 9 (p.50), realign a portion of the primary trail on the Sunridge Valley Drive side of the park to accommodate the expanded playground and splash pad area.
- Consider upgrading the primary pathways on the Sunridge Valley Drive side of the park to a paved, fully accessible surface (asphalt or cast-in-place concrete). Trails on the Cecil Blogg side to remain gravel.
- All primary paths to be 2-3m wide, and secondary paths to be minimum 1.2-2m wide.
- For all trails, longitudinal slopes should be maximum 5%, and cross slopes maximum 2% to provide an accessible walking loop for all.
- Provide trail upgrades to address seasonal flooding (see C8).
- Upgrade the footbridges with the following design considerations:
  - » Plan bridge elevations to limit seasonal flooding
  - » Consider a widened bridge deck or viewing area with interpretive signage for viewing Colwood Creek
  - » Select resilient, easy to maintain materials such as steel and wood
  - » Select a bridge deck surfacing that is slip-resistent and dog-friendly (e.g. fibregrate or equivalent).
  - » At the west footbridge, integrate regulatory signage to identify the transition from an on-leash to an off-leash dog area
- As shown on Figure 9 (p.50) re-align the gravel trail at the Cecil Blogg Drive side of the park to allow for expanded riparian and wetland buffer (see C6 and C8).
- Provide additional secondary trails per Figure 9 (p.50), including a formalized path to the Ankantham Place entry. Plan the routing and grading of this trail connection to address seasonal flooding.
- Create welcoming park entries by adding furnishings, signage and new planting areas to provide an inviting and comfortable experience for visitors arriving to the park.

Inspiration: Upgraded footbridge

DESIGN CONSIDERATIONS *(CONTINUED):*

- As shown on Figure 9 (p.50), integrate wayfinding and interpretive signage. Coordinate sign style with the City of Colwood Neighbourhood Wayfinding Strategy.
    - » Welcome Kiosk Signs: Including a context map with information about the surrounding trail network, and a detailed park map with information about park uses, amenities and regulatory information related to off-leash and on-leash areas. Provide space for an information board posted to the exterior of the building to share information about events or programs happening in the park and community.
    - » Regulatory Signs: To communicate regulations and codes-of-conduct information, mounted on posts, or fences (e.g. dog-off leash and on-leash areas, nature restoration zones)
    - » Educational / Interpretive Signs: To communicate natural, cultural, or historical information. Design for universal accessibility and legibility, integrate at key locations such as the Colwood Creek footbridges and stormwater pond.
- Situate benches and lighting at regular intervals (see C12).

Inspiration: Welcome kiosk

Inspiration: Regulatory signage

RECOMMENDED ACTIONS:

ACTIONS	TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C11.1 Upgrade trails on the Sunridge Valley Drive side of the park including re-routing and paving of primary trails and addition of paved secondary trails.	Medium-term	$250,000
C11.2 Upgrade the east and west footbridge.	Medium-term	$110,000 (for both bridges)
C11.3 Re-align paths on the Cecil Blogg Drive side of the park to provide expanded riparian and wetland buffer zones. Provide additional secondary trails per Figure 9.	Medium-term	$200,000
C11.4 Integrate park signage including wayfinding, regulatory / code-of-conduct, and educational / interpretive signs.	Ongoing	$80,000

Figure 9: Circulation Map

LEGEND

- Galloping Goose Regional Trail
- Primary Path Paved (2-3m wide)
- Primary Path Packed Gravel (2-3m wide)
- Secondary Path Paved (1.2-2m wide)
- Secondary Path Packed Gravel (1.2-2m wide)
- New Bridges / Boardwalks
- W Welcome Kiosk
- I Interpretive Signage
- R Regulatory Signage
- B Bicycle Parking

Upgraded footbridges (east and west)

Regulatory sign re: off-leash dog areas

New path alignment to accommodate expanded riparian buffer zone. Shade tree planting on south side

Regulatory and interpretive signage re: sensitive ecosystems and limiting human and dog activity in riparian areas

Interpretive signage with information about stormwater management processes

N

0 10M 50M

C12 IMPROVE PARK FURNISHINGS, LIGHTING, & PUBLIC ART

Upgrade park furnishings and lighting throughout the park with a focus on proximity to the trail loop and key park amenity and activity areas

Existing: Park picnic table

Inspiration: Park bench. Coordinate furnishings with Colwood's City-wide parks standards

Inspiration: Park picnic table

Inspiration: Garbage can

BACKGROUND & RATIONALE:

- The existing park furnishings are limited and are reaching their lifespan.
- Integration of new benches, furnishings, and picnic amenities were well-supported by public engagement participants in both phases of the engagement process.
- Seating and picnicking amenities are low-cost improvements for family-friendly passive recreation that align well with the park values of nature appreciation and accessibility.
- Repetition of furnishings styles and colours can help build a strong visual park character.
- There is limited bicycle infrastructure within the park. Providing end-of-trip facilities that support cyclists and pedestrians can help to encourage active transportation choices in Colwood.
- New and upgraded trails and revised alignments provide opportunities for new trail lighting.
- Opportunities exist to integrate sustainable lighting practices.
- The PRMP recommends coordination of a program for public art in parks and outdoor spaces related to Bylaw No. 1436.
- Public Art can help strengthen park identity and sense of place, and provide opportunities to express Colwood's unique cultural history.

DESIGN CONSIDERATIONS:

FURNISHINGS

- Provide seating areas and new park furnishings along park trails and throughout the core park activity and amenity areas (see Figure 4, p.26):
- Group seating opportunities with complementary park furnishings (e.g. garbage / recycling receptacles, water fountains).
- Provide a variety of seating options (picnic tables, benches, sunny and shady conditions). Consider specifying a family of furnishings that offers a variety of seating opportunities with a cohesive style (benches, backless benches, communal tables, picnic tables). Refer to the City of Colwood Parks Furnishings Standards.
- Materials for furnishings should be durable, comfortable, and support the character of the park. Consider cedar wood or recycled composite wood: materials that are comfortable throughout the seasons.
- Plan furnishings styles and locations to support accessibility for all ages and abilities. Include picnic tables that provide places for strollers or wheelchairs, and benches that include backrests and arm supports.
- Provide waste and recycling receptacles that separate recycling from waste for overall waste reduction. Locate waste and recycling receptacles along primary pathways for ease of maintenance vehicle access. Provide unobstructed paved or packed gravel area adjacent to the waste recycle (separate from the path) for maintenance vehicles.

- Provide convenient, safe bicycle parking at the key park entrances (see Figure 9, p.50)
- Integrate amenities to support bikes and electric bikes (e-bikes) including an electric bike charging station and bicycle repair/ fix-it station.

Inspiration: Cycle amenities

DESIGN CONSIDERATIONS *(CONTINUED)...*

LIGHTING

- Add or upgrade pedestrian-scale lighting at park entries, structures, parking areas, and along primary park trails.
- Consider energy-efficient, small-scale lighting or pedestrian lighting to focus lights onto pathways and limit light trespass.
- Integrate building-mounted lighting at the proposed washroom building and picnic shelter.
- Consider addition of low-level lighting in a focussed area of the dog off-leash zone to support evening use in the winter months.
- Use energy-efficient fixtures (e.g. solar or hydro-powered LED lights) and consider integration of timers.
- Provide continuous lighting that avoids creation of dark-spots between lit areas.
- Design lighting for dark-sky compliance and to avoid light trespass onto habitat areas and adjacent residential areas.

Inspiration: Path lighting

PUBLIC ART

- Integrate public art at main park entries and along trail network.
- Potential for public art to celebrate local indigenous culture.
- Develop budget and approach as part of the city-wide program for public art in parks and outdoor spaces.

Inspiration: Public Art

RECOMMENDED ACTIONS:

ACTIONS	TIMELINE	PRELIMINARY CAPITAL ESTIMATE
C12.1 Integrate new benches and furnishings in locations indicated on Figure 4, p.26. Coordinate implementation of furnishings with construction of adjacent park amenities, activities, trail upgrades, and natural areas restoration zones.	Ongoing	$100,000
C12.2 Add or upgrade lighting at park entries, structures, parking areas, and along primary park trails.	Ongoing	Per Project
C12.3 Coordinate and consult with Colwood's Public Art Strategy to develop a budget and approach for implementing public art in Colwood Creek Park.	Short-term	Staff Time

O1 ADD A WATER CONNECTION AT THE CECIL BLOGG DRIVE SIDE OF THE PARK

Provide a water connection at the Cecil Blogg Drive side of the park to help facilitate for recreational and maintenance purposes

BACKGROUND & RATIONALE:

- Currently there is no water connection at the Cecil Blogg Drive side of the park for recreational or maintenance purposes.
- Many public input respondents shared ideas about integrating a water fountain for people and dogs to drink, and a water element for dogs to play in.
- During the plant establishment phase (first two years after planting), temporary irrigation is recommended to support new tree planting and restoration of natural areas.

PLANNING CONSIDERATIONS:

- Provide a water connection at the Cecil Blogg Drive side of the park to help facilitate the following recreational and maintenance considerations:
  - » Drinking water for dogs and dog-owners in the core off-leash area (see C5)
  - » A water play element for dogs (see C5)
  - » A potential future small-scale park washroom building (see C2)
  - » Hose bib connections for establishment watering for new tree planting and restoration planting areas. Locate hose bibs accordingly to service proposed new planting areas and tree locations (see C6 and C7).
- Locate and design point of connection with operations and maintenance considerations in mind (e.g., winterization, cleaning, drainage)

RECOMMENDED ACTIONS:

ACTIONS	TIMELINE	PRELIMINARY CAPITAL ESTIMATE
O1.1 Coordinate with the engineering department to plan and construct a water connection on the Cecil Blogg Drive side of the park.	Short-term	Staff time

O2 OPERATIONS AND MAINTENANCE

Plan and undertake ongoing operations and maintenance of recreational amenities, trails, and natural areas within Colwood Creek Park

BACKGROUND & RATIONALE:

- Public input participants cited some concerns about the maintenance of the park's green spaces including mowing lawn areas, watering and pruning trees and shrubs, and management of invasive species.
- Many participants shared concerns about the presence of invasive species within the park, particularly spear grass in the lawn areas, which can cause injuries for dogs.
- Improvements and upgrades to Colwood Creek Park will impact budget requirements for operations and maintenance. As new park amenities and greenspace improvements are implemented, maintenance budgets should be increased accordingly.

PLANNING CONSIDERATIONS:

- The management of invasive species within the park's natural areas is an ongoing maintenance consideration. Follow recommendations provided by the suggested detailed Riparian and Natural Areas assessment (see C6).
- Eradicating spear grass is an ongoing challenge. The most practical way to control it is by regular mowing. Spear grass spreads by rhizomes (underground stems) making it very difficult to remove completely. The following eradication methods are commonly employed:
  - » Chemical Herbicide Treatment: This is not recommended due to proximity to sensitive riparian habitat areas. City of Colwood does not support use of chemical herbicides.
  - » Direct Control: Remove rhizomes with a forked hoe to fully remove the entire plant. Given the amount of spear grass and the expansive lawn areas in the park, this method may not be practical.
  - » Solarization: Cover the lawn areas with clear plastic sheet laid over the ground to trap heat from the sun and kill the weeds. Till in 100-150mm new topsoil and re-seed lawn areas. This method is recommended, however there is potential for the spear grass to re-seed itself. It is suggested to undertake a test plot to monitor success of establishing new lawns in the park prior to undertaking this method on a larger scale.
  - » Educational and Warning Signage: Post signs within the park to alert park users about the presence of spear grass and encourage dog owners to check their pets after a visit to the park, particularly in the summer months.

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
O2.1	Increase operations and maintenance budgets for Colwood Creek Park to accommodate the new facilities and restored natural areas.	Ongoing	Staff time
O2.2	Conduct invasive species management within the park, including spear grass in lawn areas and other invasive plants in sensitive ecosystem areas.	Ongoing	Staff time
O2.3	Review and update annual maintenance budgets when park facility improvements are completed.	Ongoing	Staff time

O3 PARK PROGRAMMING

Explore opportunities to diversify programs offered within the park and build partnerships with local organizations that support the vision of Colwood Creek Park

Existing: Open lawn areas

BACKGROUND & RATIONALE:

- The is an opportunity to expand upon the recreational programming opportunities offered within the park
- Upgrades to the lawn areas on the Sunridge Valley Drive side of the park could help support diversification of park programming
- Local residents and organizations have expressed interest in developing partnerships to support future park improvements, foster stewardship, and encourage environmental education

Inspiration: Movies in the park

PLANNING CONSIDERATIONS:

- Informal recreation is the primary use of Colwood Creek Park (walking, dog walking, visiting the playground and splash pad). Recreational programming should complement but not compromise the existing informal park uses to create a community destination
- Ideas for additional recreational programming identified through this process include:
  - » photography classes
  - » art in the park
  - » yoga / boot camp / exercise classes
  - » concerts and performances
  - » movies in the park
  - » environmental stewardship activities

Inspiration: Fostering park stewardship

RECOMMENDED ACTIONS:

ACTIONS		TIMELINE	PRELIMINARY CAPITAL ESTIMATE
O3.1	Consider community ideas for desirable new programs that would be a good fit for Colwood Creek Park.	Ongoing	Staff time
O3.2	Work with community organizations to support future park projects, foster park stewardship, encourage environmental education, and undertake ongoing restoration projects in natural park areas.	Ongoing	Staff time

4.2 RECOMMENDATIONS IMPLEMENTATION

Implementation of the ideas and directions in the Colwood Creek Park Management Plan will occur over time as opportunities and funds are available. A flexible approach to implementation will be required as circumstances may expedite or delay time frames. All recommended actions will be at the discretion of Council based on overall community considerations.

In the following section, Actions are organized into four time frames:

- **Short-term actions** are recommended to be completed in the next 0-2 years. These actions typically garnered strong public support and will provide an immediate benefit for park users. In some cases, short-term actions must be completed prior to medium or long-term actions.
- **Medium-term actions** are recommended for the 2-5 year time frame. Several of these projects will require strategic planning and procurement of funding.
- **Long-term actions** are recommended for consideration beyond 5 years and have lower priority or more complicating factors that may delay implementation.
- **Ongoing actions** include activities and improvements that will occur periodically over time. Funding for these projects will need to be considered in ongoing annual budgets for maintenance and operations.

A planning-level estimate for all capital projects identified in this plan is provided below; **however, it is important to read these estimates in the context of the following conditions:**

- Costs will continue to be clarified through future steps in planning and detailed design for specific projects.
- Costs provided are developed using unit costs and quantities based on general assumptions and historical construction cost data from similar projects and are provided to assist with budget planning. Actual costs may vary widely depending on site constraints, design, market forces, or other variables.
- Costs provided are for supply and installation unless otherwise noted.
- Estimates only consider capital costs in total, not a breakdown of funding sources. It is presumed that projects will be funded using a variety of strategies (see the PRMP).
- Inflation is not included in the estimates. Presumably, improvements implemented five years from now will be more expensive than estimates allocated today due to inflation.

Funding Strategies

A combination of funding strategies will be required to implement the recommendations developed within the Colwood Creek Park Management Plan. Refer to the PRMP document for a detailed outline of potential funding strategies for consideration including:

- Parks Taxation
- Parcel Tax (Levy)
- Parks Development Cost Charges (DCCs)
- Parks Reserve Fund
- Parks Decommissioning
- Amenity Contributions
- Coordination with Infrastructure Upgrades
- Senior Government Funding
- Donations & Fundraising
- Community Partnerships
- Private-Public Partnerships (P3s)
- User Fees

TABLE 2: SHORT-TERM RECOMMENDATIONS (0-2 YEARS)

Short actions were prioritized due to:

- Garnering the most public input during the management plan process
- Potential to have high positive impact on the park
- Need for completion as a first step in a phased implementation process

REF#	ACTIONS	TIMELINE	CAPITAL ESTIMATE
C1.1	Develop, with input from children and youth, a detailed design and costing for an expanded playground and splash pad area that provides a range of play opportunities for children of all ages. It is suggested this design and costing should occur alongside the design of the overall Sunridge Valley Drive Area for a cohesive approach (including picnic areas, washroom / change room building, lawn and planting areas, lighting, and furnishings upgrades).	Short-term	$150,000 (for entire Sunridge Valley Drive Area design)
C2.1	Develop a detailed design and costing for a new park washroom / change room building. It is suggested that this detailed design and costing should occur alongside the design of the overall Sunridge Valley Drive Area for a cohesive approach.	Short-term	See C1.1
C3.1	Develop a detailed design and costing for a park picnic shelter. It is suggested that this detailed design and costing should occur alongside the design of the overall Sunridge Valley Drive Area for a cohesive approach.	Short-term	See C1.1
C5.1	Convert the Sunridge Valley Drive side of the park to on-leash only. Erect regulatory signage at locations shown on Figure 7.	Short-term	See C11.4
C6.1	In partnership with a certified biologist, develop a detailed hydrological and ecological review and plan for protection and restoration of Colwood Creek.	Short-term	$15,000 (for planning work only)
C7.1	In partnership with a certified arborist, undertake a tree inventory and assessment for the park.	Short-term	$10,000 (for planning work only)
C9.1	Undertake detailed design and construction of the Cecil Blogg Drive parking area.	Short-term	$95,000
C10.1	Upgrade the trail connection to the Galloping Goose Trail & Belmont Market Area.	Short-term	$30,000
C10.2	Add a raised crosswalk at Sunridge Valley Drive.	Short-term	$25,000
C12.3	Coordinate and consult with Colwood's Public Art Strategy to develop a budget and approach for implementing public art.	Short Term	Staff Time
O1.1	Coordinate with the engineering department to plan and construct a water connection on the Cecil Blogg Drive side of the park..	Short-term	Staff Time

TABLE 3: MEDIUM-TERM RECOMMENDATIONS (2-5 YEARS)

Actions and recommendations identified as medium-term may warrant consideration for earlier completion if opportunity or funding permit. Medium-term actions were prioritized due to:

- Potential to require more extensive design, planning, and accumulation of funding resources compared to short-term actions.

REF#	ACTIONS	TIMELINE	CAPITAL ESTIMATE
C1.2	Construct the expanded playground / splash pad area.	Medium-term	$600,000
C2.2	Construct the new washroom building.	Medium-term	$300,000
C2.3	Following construction of the new washroom building, locate a fully accessible porta-potty near the dog off-leash area. Review usage levels and consider a second permanent washroom facility near the off-leash area in the long-term.	Medium-term	Staff Time
C3.2	Construct the new park picnic shelter.	Medium-term	$120,000
C3.3	Install additional picnic tables in locations indicated on Figure 4 (p.26).	Medium-term	$35,000
C4.1	Upgrade lawn in key areas of Sunridge Valley Drive side of park including installation of a fully automatic irrigation system. Coordinate with design / construction of other improvements.	Medium-term	$95,000
C4.3	Convert existing mown lawn along natural area edges to wildflower meadow to provide habitat for insects and pollinators.	Medium-term	$25,000
C5.2	Provide upgrades to the core-off leash area on the Cecil Blogg Drive side of the park including: a small picnic shelter, drinking fountain, hose-bib connection, trees, and landscape features (not including water connection (see O1), installation of habitat protection fencing (C6), benches and picnic tables (C12).	Medium-term	$130,000
C6.2	Implement restoration actions and prescriptions as identified by the detailed protection and restoration plan.	Medium-term	TBD (based on future protection and restoration plan)
C6.3	In coordination with natural areas restoration, install habitat fencing as indicated on Figure 7.	Medium-term	$225,000
C6.4	Integrate educational and interpretive signage to provide education on sensitive ecosystem areas (2 signs).	Medium-term	See C11.4
C7.2	Undertake tree management activities identified in the tree assessment such as removal or pruning of compromised trees.	Medium-term	TBD (based on tree assessment)

REF#	ACTIONS	TIMELINE	CAPITAL ESTIMATE
C8.1	At the wetland on the Sunridge Valley Drive side of the park, expand the fence to allow the wetland to regrow. Remove the culvert under the trail and install a new bridge over an open channel (see Figure 8).	Medium-term	$50,000
C8.2	At the existing culvert that parallels Antrobus Crescent, create a swale with a river-rock bottom channel and integrated native planting to reduce erosion. Coordinate implementation with riparian restoration efforts fro Colwood Creek (see C6)	Medium-term	TBD (based on future protection and restoration plan)
C8.3	On the Cecil Blogg Drive side of the park, re-route trail away from wetland edge to re-grade and improve seasonal flooding.	Medium-term	See C11.3
C11.1	Upgrade trails on the Sunridge Valley Drive side of the park including re-routing and paving of primary trails and addition of paved secondary trails.	Medium-term	$250,000
C11.2	Upgrade the east and west footbridges.	Medium-term	$110,000 (for both bridges)
C11.3	Re-align paths on the Cecil Blogg Drive side of the park to provide expanded riparian and wetland buffer zones. Provide additional secondary trails per Figure 9.	Medium-term	$200,000

TABLE 4: LONG-TERM RECOMMENDATIONS (5-10 YEARS)

Actions and recommendations identified as long-term may warrant consideration for earlier completion if opportunity or funding permit. Long term actions were lower priority improvements or are related to other future planning processes.

REF#	ACTIONS	TIMELINE	CAPITAL ESTIMATE
C8.4	Collaborate with engineering to design and construct a new stormwater management pond at the southeast corner of the park.	Long-term	TBD
C8.6	Integrate educational and interpretive signage about stormwater management within the park (1 sign).	Long-term	See C11.4
C8.7	Undertake a detailed neighbourhood-wide stormwater management analysis for diverting, daylighting, treating, and infiltrating neighbourhood stormwater in Colwood Creek Park	Long-term	Staff Time

TABLE 5: ONGOING RECOMMENDATIONS

Ongoing actions includes items that should be considered on an ongoing basis as part of management of the overall park.

REF#	ACTIONS	TIMELINE	CAPITAL ESTIMATE
C4.2	Continue to maintain existing lawn areas for passive recreational use and dog-off leash zones, including removal of invasive species (see O2).	Ongoing	Staff Time
C5.3	Develop a dog area volunteer group.	Ongoing	N/A
C6.5	Work with local groups to foster volunteer stewardship efforts for protecting Colwood Creek and the park's natural areas.	Ongoing	Staff Time
C7.3	Integrate new tree planting and soil amendments along with all proposed park upgrades, per Figure 4, p.26. Prioritize native species and strive to increase species diversity.	Ongoing	Per project
C7.4	Work with local stewardship groups to coordinate community tree planting efforts.	Ongoing	Staff Time
C8.5	Integrate stormwater management best practices in new park amenities and upgrades.	Ongoing	TBD
C11.4	Integrate park signage including wayfinding, regulatory / code-of-conduct, and educational / interpretive signs/	Ongoing	$80,000
C12.1	Integrate new benches and furnishings in locations indicated on Figure 4, pg.26. Coordinate implementation of furnishings with construction of adjacent park amenities, activities, trail upgrades, and natural areas restoration zones.	Ongoing	$100,000
C12.2	Add or upgrade lighting at park entries, structures, parking areas, and along primary park trails.	Ongoing	Per project
O2.1	Increase operations and maintenance budgets for Colwood Creek Park to accommodate the new facilities and restored natural areas.	Ongoing	Staff time
O2.2	Conduct invasive species management within the park, including spear grass in lawn areas and other invasive plants in sensitive ecosystem areas.	Ongoing	Staff time
O2.3	Review and update annual maintenance budgets when park facility improvements are completed.	Ongoing	Staff time
O3.1	Consider community ideas for desirable new programs that would be a good fit for Colwood Creek Park.	Ongoing	Staff time
O3.2	Work with community organizations to support future park projects, foster park stewardship, encourage environmental education, and undertake ongoing restoration projects in natural park areas.	Ongoing	Staff time

CITY OF COLWOOD
3300 Wishart Road | Colwood, BC | V9C 1R1
www.Colwood.ca CityofColwood
250-478-5999

Colwood

STAFF MEMO

Council Meeting Date: May 11, 2026

To: CAO – Jason Johnson
Submitted: April 21, 2026
From: Kelsea Fielden, Planner ll
RE: Request for Public Hearing - ALR Partial Exclusion for Colwood Creek Park

RECOMMENDATION

THAT Council direct staff to schedule a Public Hearing before submitting an application to the Agricultural Land Commission (ALC) for the partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR).

SUMMARY AND PURPOSE

The purpose of this report is to seek Council direction to schedule a public hearing, which is a requirement of the Agricultural Land Commission (ALC) application for the partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR). Staff have completed all components of the application that can be advanced at this time. A certified report of the public hearing is the final requirement prior to submitting the formal application to the ALC.

STRATEGIC PLAN

- *Strengthen Community + Sustain Nature*
- *Invest in Infrastructure*

Supports the enhancement of parks, trails, and recreational amenities for all ages, while strengthening community safety and social connection. The initiative also contributes to the expansion of active transportation networks, including trails, sidewalks, and cycling routes.

BACKGROUND

At its regular meeting of Council on May 26, 2025, staff requested that Council direct staff to initiate an ALC exclusion application for Colwood Creek Park in order to implement the intended facilities outlined in the Colwood Creek Park Management Plan. At that time, Council did not support proceeding and instead resolved as follows (R2025-137):

> *THAT the Agricultural Land Commission Exclusion Application for Colwood Creek Park be referred to staff to return to Council with additional information on alternatives to protect the park and to provide amenities affordably.*

Staff provided the requested additional information at a regular meeting of Council on December 8, 2025, and Council subsequently carried the following resolution (R2025-281):

THAT Council direct staff to make an application to the Agricultural Land Commission for the partial exclusion of the Colwood Creek Park from the ALR;

AND THAT Council direct staff to explore community agricultural and educational uses for the non-excluded part of the park.

Furthermore, at its regular meeting of Council on April 13, 2026,Council endorsed the following with respect to a community garden within the portion of the park proposed to remain within the ALR (R2026-127):

THAT Council support the Colwood Garden Society's proposal to establish a Community Garden HUB at Colwood Creek Park in principle;

AND THAT Council direct staff to consider implementation requirements and work with the Society to finalize site planning and a letter of occupancy.

Staff have prepared a partial exclusion application for submission to the ALC. The remaining requirement prior to formal submission is a report of the public hearing. Staff are seeking Council's direction to schedule a Public Hearing in order to complete and finalize the application. Staff will provide updates to Council as required should further information or a decision be needed.

OPTIONS / ALTERNATIVES

Option 1: THAT Council direct staff to schedule and hold a Public Hearing before submitting an application to the Agricultural Land Commission (ALC) for the partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR); OR

Option 2: Another option determined by Council.

COMMUNICATIONS & ENGAGEMENT

In alignment with *Public Notice Bylaw No. 1933, 2022* and *Council Policy PUB 001 (Public Hearing Policy)*, the City will provide statutory notice of the Public Hearing through newspaper advertising and notice on the City's website. In addition, as a best-practice measure to enhance public awareness and accessibility, staff will install on-site notification signage at multiple locations within Colwood Creek Park and mail notification postcards to properties within 100 metres of the subject area.

TIMELINES

Council direction - May 11, 2026	Public Hearing - June 25, 2026	ALC application	ALC decision - TBD
Council considers directing staff to schedule a public hearing. WE ARE HERE	A tentative public hearing date is scheduled for June 25, 2026. Staff will review the legislative requirements before advertising a public hearing.	Once the public hearing is complete, the formal partial exclusion application will be submitted.	The ALC will review the application.

CLIMATE CONSIDERATIONS

Staff have not identified any climate considerations associated with this specific request. Climate considerations have been addressed in previous reports.

FINANCIAL CONSIDERATION

The costs associated with the ALC application and public notification requirements will be funded within the City's existing operating budget. Estimated costs include a $750 application fee and approximately $1,000 for signage and newspaper advertising.

CONCLUSIONS

Staff are requesting Council direction to proceed with scheduling a public hearing, representing the final step required to complete the ALR exclusion application for formal submission to the Agricultural Land Commission.

Approved by:	**Status:**
Mairi Bosomworth, Manager of Planning	Approved - 20 Apr 2026
Heather Power, Deputy Corporate Officer	Approved - 23 Apr 2026
Marcy Lalande, Manager of Corporate Services	Approved - 28 Apr 2026
Kathy McLennan, Director of Finance	Approved - 28 Apr 2026
Jenn Hepting, Deputy Chief Administrator Officer	Approved - 28 Apr 2026
Jason Johnson, Chief Administrative Officer	Approved - 29 Apr 2026

CITY OF COLWOOD
MINUTES OF
REGULAR COUNCIL MEETING
Monday, May 11, 2026 at 6:30 PM
Council Chambers
3300 Wishart Road, Colwood, BC

PRESENT

Mayor	Doug Kobayashi
Councillors	Cynthia Day, *left at 8:16 pm*
	David Grove
	Dean Jantzen
	Kim Jordison
	Misty Olsen
	Ian Ward

ATTENDING

Chief Administrative Officer	Jason Johnson
Deputy Chief Administrative Officer	Jenn Hepting
Director of Engineering and Public Works	John Rosenberg
Director of Finance	Kathy McLennan
Manager of Planning	Mairi Bosomworth
Planner III	Desiree Givens
Planner II	Kelsea Fielden
Manager of Corporate Services	Marcy Lalande
Recording Secretary	Tiffany MacDonald

1. CALL TO ORDER

Mayor Kobayashi called the meeting to order at 6:30 pm and acknowledged meeting on the shared traditional lands of the Lekwungen speaking people represented by the Xwepsum and Songhees Nations.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR JORDISON
SECONDED: COUNCILLOR GROVE

R2026-142 THAT the Agenda of the Regular Council meeting of May 11, 2026 be adopted as presented with the following amendment:

- Add: Item 9 In-Camera

CARRIED

AND THAT staff will conduct a review within 6 months of adoption of these amendments and return to Council with any recommended changes;

AND THAT Council endorse the non-mandated amendment to remove the Form and Character Development Permit requirement for lots under 550m2 and proposed developments with 3 to 4 units;

AND FURTHER THAT the urban centre parking requirement of 1.5 per dwelling unit be applied.

CARRIED
OPPOSED: COUNCILLOR JORDISON

The meeting recessed at 8:11 pm

The meeting resumed at 8:14 pm

7.5 Request for Public Hearing – ALR Partial Exclusion for Colwood Creek Park
Kelsea Fielden, Planner II

Jason Johnson, Chief Administrative Officer, introduced the request for public hearing on the Agriculture Land Reserve partial exclusion at Colwood Creek Park.

MOVED BY: COUNCILLOR WARD
SECONDED: COUNCILLOR OLSEN

R2026-151 THAT Council direct staff to schedule a Public Hearing before submitting an application to the Agricultural Land Commission (ALC) for the partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR).

CARRIED

8. BYLAWS

8.1 Tax Rate Bylaw No. 2113, 2026 – Adoption

MOVED BY: COUNCILLOR GROVE
SECONDED: COUNCILLOR JORDISON

R2026-152 THAT the “Tax Rate Bylaw No. 2113, 2026” be adopted.

CARRIED
OPPOSED: COUNCILLOR DAY

Councillor Day left the meeting at 8:16 pm.

NOTICE OF PUBLIC HEARING

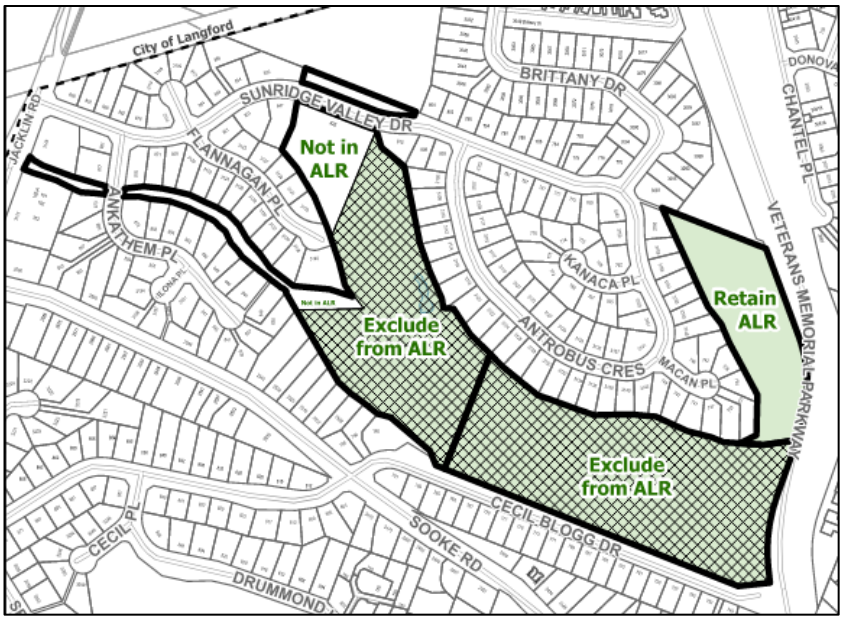
9

Partial Exclusion Application of Colwood Creek Park from the Agricultural Land Reserve (ALR)

MEETING:	**Public Hearing**
DATE and TIME:	**Monday, June 22, 2026, 6:30 pm**
PLACE:	**Council Chambers, 3300 Wishart Road, Colwood BC**

NOTICE IS GIVEN that Council of the City of Colwood will hold a Public Hearing on Monday, June 22, 2026, at 6:30 pm in relation to the proposed partial exclusion application of Colwood Creek Park from the Agricultural Land Reserve (ALR).

PURPOSE: This application proposes a partial exclusion of Colwood Creek Park from the Agricultural Land Reserve (ALR) to enable the construction of a public washroom and other park improvements.



SUBJECT PROPERTY: The application applies to the lands legally described as LOT 39, SECTION 76, ESQUIMALT DISTRICT, PLAN 41983 and SECTION 76, ESQUIMALT LAND DISTRICT, PLAN VIP43853, DEDICATED PARK and LOT PARK, SECTION 76, ESQUIMALT DISTRICT 76, PLAN VIP48292 (Colwood Creek Park)

INSPECTION OF MATERIALS: Copies of the proposal and related materials can be viewed at www.colwood.ca/news or in person at Colwood City Hall from June 5 to June 22, 2026, between 8:30 am and 4:30 pm, Monday to Friday excluding statutory holidays.

We want to hear from you!

WRITE TO US

The deadline for written submissions is 12:00 pm on the day of the meeting and must include your name and civic address.

- Email publichearing@colwood.ca
- Mail/Drop-off: City of Colwood, 3300 Wishart Road, Colwood, BC V9C 1R1

SPEAK TO COUNCIL

In Person: The public is welcome to provide comments in person during the public participation portion of the meeting.

Electronically: To pre-register to speak please contact corporateservices@colwood.ca up until noon on the day of the meeting.

NEED MORE INFORMATION? Contact the Planning Department at (250) 294-8153 or planning@colwood.ca.

Colwood