

Reay Creek Pond

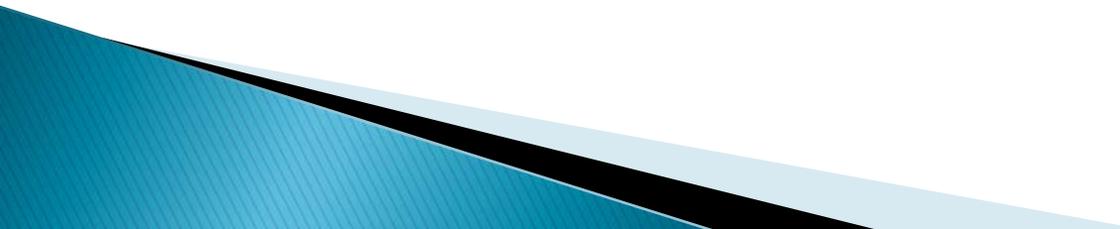
Town of Sidney Presentation
by Mike van der Linden

Tonight's Purpose

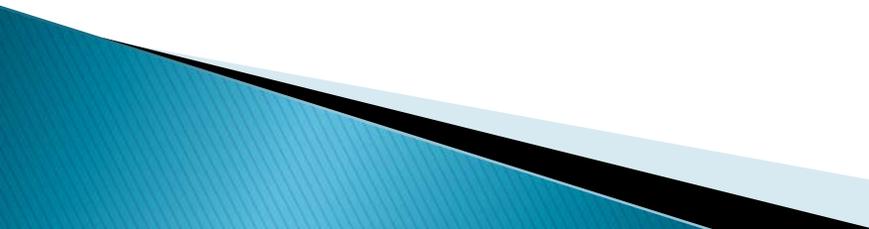
- ▶ Address concerns of the Reay Creek area residents.
 - ▶ Communicate possible outcomes of the Reay Creek Pond clean-up.
 - ▶ This in turn will lay the frame work for the clean-up project.

 - ▶ Please hold your questions until the middle and/or the end of the presentation.
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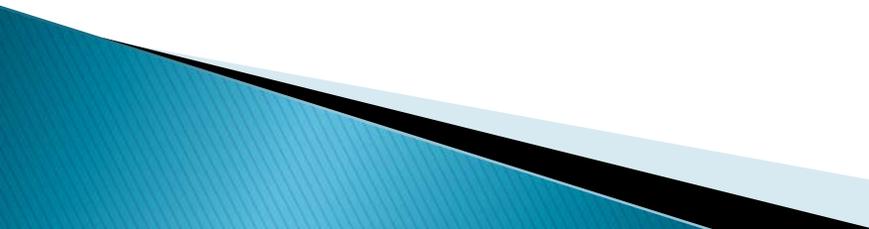
Neighbourhood Concerns

- ▶ Health Concerns
 - ▶ Property Value Concerns
 - ▶ Bank Erosion/Property Loss
 - ▶ Stability of Trees
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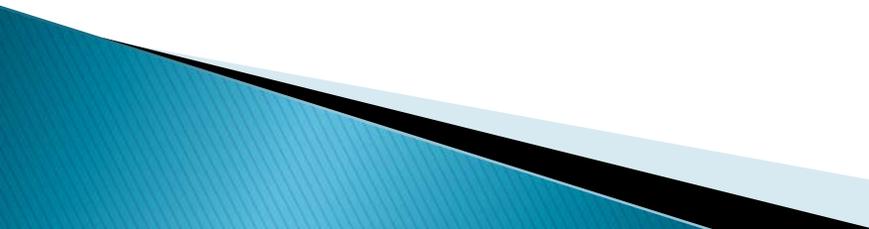
Health Concerns

- ▶ Testing shows that the pond sediments meet the CSR criteria for residential use, but not for sensitive freshwater habitat.
 - ▶ It is advisable not to use water or sediments from the creek to grow food.
 - ▶ Children/pets should be discouraged from playing in the creek/pond. If children do, they should wash their hands afterward.
 - ▶ In summary, there are no major concerns.
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Property Value Concerns

- ▶ During this clean-up, the sale of a home may be at a reduced value.
 - ▶ Once the clean-up is completed, it would not be surprising to see values increase.
 - ▶ If someone sells their home before clean-up is complete they may be eligible for compensation if the sale value is reduced.
 - ▶ The clean-up project envisions bank stabilization, tree planting as well as possibly a new pathway alongside the pond.
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Erosion/Tree Concerns

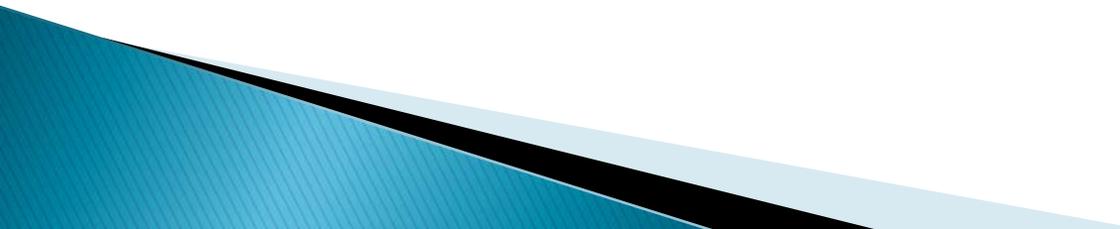
- ▶ Sections of pond embankments have experienced erosion due to high flows and tree loss.
 - ▶ Existing trees will continue to be evaluated by the Town to determine stability/safety
 - ▶ Areas of erosion will be remediated as part of the clean-up.
 - ▶ If residents have specific concerns, the Town would be happy to review them at any time.
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Any Questions, Comments or
Concerns at This Point?

Why Initiate This Project Now?

- ▶ The Town needed confidence that the source of contaminants into the pond from upstream has been effectively controlled.
 - ▶ No point in expensive clean-up if the pond is subject to ongoing input of contaminants from upstream.
 - ▶ Victoria Airport Authority has completed works to control the source of contaminants.
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Increase in Storm Water Flows

- ▶ Addressing the increased flows ASAP is a priority.
 - ▶ The Victoria Airport Authority has a consultant doing a study to calculate storm water flow volumes and required detention pond volume to be located on VAA land.
 - ▶ Flow rate information is required to design erosion protection measures and dam upgrades.
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What has Sidney Done So Far?

- ▶ Completed independent pond sediment testing.
 - ▶ Committed to a leadership role regarding the remediation project.
 - ▶ Preliminary discussions with the Victoria Airport Authority. VAA appears willing to fund clean-up and storm water management.
 - ▶ Committed funding in the 2015 budget for Reay Creek remediation planning (\$40,000).
 - ▶ Completed structural analysis of the current dam.
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This Will Be a Complex Project

- ▶ The project involves:
 - Confirmation of effective control of the source
 - Managing flows from upstream
 - Removal of contaminated sediments from the pond
 - Upgrading or removal of the dam
 - Remediation of the pond and surrounding park
 - Assessing the need to address contamination downstream of the pond
 - ▶ There are several agencies involved in funding different aspects of the project.
 - ▶ The project will take a few years to complete.
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What are Sidney's Goals for 2015?

- ▶ Develop a remediation plan that has “buy in” from all stakeholders.
 - ▶ Secure financial commitment from the responsible parties (Transport Canada, VAA, North Saanich and Sidney).
 - ▶ Pursue any provincial/federal grant opportunities.
 - ▶ Work with VAA to implement measures to attenuate the flows being discharged into Reay Creek.
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Town Communications

- ▶ The Town is committed to listening to and working with the residents of the area.
- ▶ As this project progresses, the Town will be hosting stakeholder meetings and posting updates on the Town website(www.sidney.ca).
- ▶ Reports and studies will be made available on the Town's website.
- ▶ We are available to field any questions you may have. I can be reached at (250) 656-4502.