



Final Report

CHILCO TRAILS NETWORK DESIGN TOWN OF VIEW ROYAL

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Amended May 24, 2012

Chilco Trails Network Design – Final Report

TABLE OF CONTENTS

Table of Contents	i
Acknowledgements	ii
1. INTRODUCTION	
1.1 Background	1
1.2 Project Steering Committee	
1.3 Public Meetings	
2. TRAIL NETWORK DESIGN	
2.1 Approach	2
2.2 Alignment	
Figure 1 – Area Context Plan	3
Figure 2 – Trail Alignment Plan	4
2.3 Construction Methods	5
3. TRAIL ZONES AND COST ESTIMATE SUMMARY	
3.1 Trail Zones	6
3.2 Cost Estimate Summary	
Figure 3 – Trail Zone Plan	7
4. IMPLEMENTATION STRATEGY	
4.1 Phasing of Construction	8
4.2 Next Steps	
4.3 Post-construction Monitoring	9
4.4 Future Trail Connections	
5. COST ESTIMATE DETAIL	
5.1 Zone 1	10
5.2 Zone 2	11
5.3 Zone 3	12
5.4 Zone 4	13
5.5 Zone 5	14
6. APPENDICES	
6.1 Summary of Public Open House – November 12, 2011	15
6.2 Summary of Public Open House – April 5, 2012	17
6.3 Construction Details	20
1 - Path - compacted screenings	
2 - Path - Flagstone	
3 - Steps - timber with granular	
4 - Steps – hand placed stone	
5 - Water Diversion – across path	
6 - Water Diversion – beside and under path	
7 - Barrier - split rail	
8 - Signage - orientation map	
9 - Dog Bag Dispenser	

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Lindsay Chase	Director of Development Services
John Rogers	Councilor
David Screech	Councilor
Ian Brown	Parks, Recreation & Environment Advisory Committee
Michael Fox	Parks, Recreation & Environment Advisory Committee
Lynn Malcolm	Parks, Recreation & Environment Advisory Committee
	Trails and Greenways Advisory Committee
Brian Waters	Trails and Greenways Advisory Committee
Ken Pearse	Resident
Steve Knoke	Resident

1. INTRODUCTION

1.1 Background

Recent residential subdivision in the Chilco Road area of View Royal has granted the Town significant new parkland and has created the need for corresponding enhancement of recreational amenities and linkages therein. The Town of View Royal issued a Request for Proposals in the summer of 2011 for the design of a local trail network in the area that would serve to enhance the recreational opportunities and sustainable transportation options for local residents.

The benefits of establishing a network of designated trails include:

- Improved pedestrian connectivity within the neighbourhood and to adjacent neighbourhoods
- Limiting environmental damage within the parklands caused by the proliferation of non-designated trails
- Limiting conflict with adjacent property owners caused by the proliferation of non-designated trails
- A better trail experience through thoughtful consideration of the alignment

A multidisciplinary team of professional consultants, headed by Daly Landscape Architecture, was contracted by the Town of View Royal to recommend a detailed alignment and phasing strategy for the trail network. The consultant team included William G. MacGillivray (natural area specialist) HR GISolutions (GIS mapping specialists) and Stellar GPS (GPS data collection specialists). The consulting team commenced their work in October of 2011.

1.2 Project Steering Committee

The consultant team worked during the development of the trail plan with a project Steering Committee appointed by View Royal Council. The Terms of Reference for the Steering Committee included:

- Support the public consultation process
- Comment regarding the trail alignment concept plan
- Comment regarding the natural area approach to the trail design
- Comment regarding trail use policy

In consultation with the Steering Committee the following trail use policies are proposed:

- Bicycles are not permitted on the trails
- Dogs must be on-leash

1.3 Public Meetings

A Public Open House was held at the Town of View Royal Municipal Hall on Saturday November 12, 2011 to review the proposed conceptual trail alignment. The consultant team presented the proposed detailed trail design at the March 13, 2012 meeting of View Royal Town Council. A second Public Open House was held on April 5, 2012 to review the proposed detailed trail design. Refer to Sections 6.1 and 6.2 for a summary of feedback received from attendees at the Public Open Houses. At their May 8, 2012 meeting, View Royal Town Council approved the Chilco Trails Network Design subject to deletion of the connection to Carly Lane referenced in Zone 5. This report has been amended to reflect this change.

2. TRAIL NETWORK DESIGN

2.1 Approach

The public parklands in which the proposed trails are located are forested with a mix of Garry Oak, Douglas fir and Arbutus trees. There are extensive areas of rocky outcrops. The design approach for the Chilco Trails Network is typical of natural area trails in the region and characterized by relatively narrow trail width, the use of natural materials and the use of low environmental impact construction methods. There are approximately 75 metres (243 feet) of grade change between the lowest and highest elevations along the proposed trail. Steep grade conditions encountered along the Chilco Trails Network requires construction of steps at several locations that preclude adopting barrier free accessibility standards.

2.2 Alignment

Following review of the conceptual trail alignment provided by the Town of View Royal, the consultant team undertook field investigations to identify a detailed trail alignment. Considerations included topography, natural features, proximity to adjacent residential properties and existing use patterns. The consultant team field located the detailed alignment, collected GPS (geographic positioning system) data along the alignment and then imported the data into a GIS (geographic information system) mapping file (see Figure 2).

Some sections of the trail are in close proximity to adjacent residential properties. The detailed trail alignment has been established to minimize the visual impact of the trail on adjacent properties. In particular, the trail located through the narrow corridor east of Haagensen Court and west of Carly Lane has been located as far to the west as possible. At this location, the trail is well below the grade of the residential lots on Haagensen Court and as far away as possible from the lots on Carly Lane.

Existing public use has begun to establish informal paths throughout the Chilco neighbourhood parklands. In particular, emerging paths are evident between Bamford Court and the fire lane at the View Royal / Langford border. The detailed trail alignment utilizes existing paths, where appropriate, and deviates from existing paths where an alternate route provides a more comfortable grade, takes advantage of natural site features or to minimize environmental impact.

The proposed alignment of the paths around the western summit have been selected to minimize the visual impact of adjacent houses located in Langford and minimize environmental impact of foot traffic across the thin soiled rock outcrops located near the summit area. The consultant team recommends that a more detailed management plan of the west summit area be developed to restore the fire damaged arbutus groves, protect the remaining groupings of Garry Oak trees and preserve vegetation on the thin soiled rock outcrops.

Rock blasting to create level residential properties surrounding Chilco area public parklands has resulted in abrupt and significant grade changes along some portions of the parkland perimeter. The proposed trail alignment has attempted to maximize the horizontal separation between the trail and parkland boundaries where steep drop-off conditions occur. However, the design team recommends that the Town of View Royal complete a risk assessment of all park perimeter conditions and evaluate the need for fencing at some park perimeter locations to minimize fall hazards.

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Figure 1 – Area Context Plan



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Figure 2 – Detailed Trail Alignment



2.3 Construction Methods

Granular screenings is the primary trail surface treatment and is proposed wherever grades are sufficiently shallow to withstand water erosion, however, significant grade changes along the trail system require particular consideration to minimize erosion and long-term maintenance of the trail system.

Treated timbers should be incorporated into granular paths where necessary to mitigate slope conditions for reasons of comfort, safety and erosion control. In very steep conditions hand placed natural stone steps are proposed.

On steeper grades water must be diverted to control erosion. Two primary conditions apply. The first is diversion of surface water along steeper sections of granular paths. The second is diversion of surface water under the trail where water collects at low points along the trail.

Barriers may be required at some locations to keep pedestrian traffic on the trail and limit the proliferation of unintended trails and damage to surrounding landscape. A barrier constructed of split cedar rails is proposed to limit the proliferation of trails in the summit area at the western end of the trail system.

Discrete and durable orientation maps are recommended at most trailheads and trail intersection points. The orientation map should include symbols indicating that bicycles are not permitted and dogs must be on leash. Dog bag dispensers should be located at key trailhead locations.

Section 6.3 illustrates typical construction details for the above referenced elements.

The area around the viewpoint at the western end of the trail system is characterized by exposed bedrock interspersed by areas of very thin soils. These areas of thin soils are prone to compaction and erosion and the wildflowers growing in these thin soils are sensitive to disturbance. For these reasons a low raised platform, perhaps constructed of an aluminum grate deck, should be considered to limit soil compaction and erosion while permitting light and water to pass through the deck surface. The raised platform at the western viewpoint will require more detailed topographical site surveying and additional design work, including engineering services.

The pedestrian right of way connecting between Haagensen Court and the public parkland is approximately 3 metres (10 feet) above the elevation of the adjacent parkland to the east. It is understood that the subdivision developer parkland will construct stairs to connect the pedestrian right-of-way between Haagensen Court and the proposed trail network.

Staging areas will be required to stockpile granular and stone materials required during trail construction. A window of opportunity exists to stockpile materials for portions of the trail before houses are constructed on Haagensen Court, subject to cooperation with adjacent property owners.

Construction of the trail network will require field personnel with knowledge of native wildflowers and experience in constructing natural area trails in challenging terrain. Trail construction work should take place between early October and late February for the following reasons: native wild flowers are dormant, wet conditions are evident and assist in identifying areas subject to erosion and wet conditions help settle and compact the granular trail materials.

3. TRAIL CONSTRUCTION

3.1 Trail Zones

There are five distinct zones to the proposed trail network. Figure 3 illustrates these five distinct trail Zones.

Zone 1 Chilco Road to Haagensen Court Pedestrian Right-of-way

Zone 2 Bamford Court to West Viewpoint

Zone 3 Chilco Road to Bamford Court

Zone 4 Haagensen Court to East Viewpoint

Zone 5 Connection Kaleigh Lane

3.2 Cost Estimate Summary

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	
Item of Work						Total
supply stones	8,500				3,500	12,000
supply granular	2,500	1,500	1,500		500	6,000
clear alignment	4,000	2,000	2,000	4,000	2,000	14,000
install granular	10,000	11,500	20,000	15,500	10,500	67,500
install stone trail & stairs	9,500	14,250	9,500	19,000	18,500	70,750
water diversions	3,000	2,500	2,500	2,500	1,500	12,000
split rail fence		1,500				1,500
orientation maps	2,000	3,000	2,000	1,000	2,000	10,000
dog-bag dispensers	1,000	3,000	1,000	1,000	1,000	7,000
finished landscaping	4,000	3,000	3,000	5,000	1,500	16,500
deck - west lookout		12,000				12,000
bench - east lookout				3,000		3,000
grade entry - Chilco Road			1,000			1,000
subtotal	44,500	54,250	42,500	51,000	41,000	233,250
contingency (20%)	8,900	10,850	8,500	10,200	8,200	46,650
TOTAL	53,400	65,100	51,000	61,200	49,200	279,900

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Figure 3 – Trail Zone Plan



4. IMPLEMENTATION STRATEGY

4.1 Phasing of Construction

Approximately \$75,000 is currently in place for implementation of the Chilco Trails Network. A phased approach to construction is required.

The consultant team recommends trail Zone 1 as the first phase of construction for the following reasons.

- Stockpiling of materials for Zone 1 and Zone 4 trail works is required prior to construction of houses on Haagensen Court
- Zone 1 provides access to new parkland for existing Chilco area residents in closest proximity to the proposed trail network

The project Steering Committee discussed the possibility of bringing forward some components of trail Zone 2 as part of the first phase of construction. The Steering Committee also discussed the possibility of using volunteers for some components of work and seeking donations for trail building materials.

Finalizing Phase One construction works will require a more thorough analysis by the Town of View Royal of the:

- Capacity of community volunteers to support trail construction
- Capacity of staff to support the management of trail construction
- Availability of donated materials
- Availability of alternate sources of funding

4.2 Next Steps

The consultant team recommends that prior to proceeding to construction, the Town of View Royal:

- Stockpile materials for trail construction prior to construction of houses on Haagensen Court, including negotiations with the subdivision developer, as required
- Coordinate with the subdivision developer to construct stair access between Haagensen Court and Zone 1 of the trail network
- Confirm community volunteer capacity in relation to the construction requirements of the Chilco Trails network
- Confirm staff capacity to manage trail construction with volunteers and/or contractors
- Explore alternate sources of funding for trail construction
- Approve a 5-year Capital Plan to implement the Chilco Trails Network
- Approve a staff Work Program to finalize future trail connections
- Complete a risk assessment of park perimeter conditions where blasting to create residential properties has resulted in sharp drop-offs from parklands to residential properties
- Complete a vegetation restoration plan for the area around the west summit

4.3 Post-construction Monitoring

The consultant team recommends that a post-construction monitoring program be implemented, including:

- Timely interventions to limit the proliferation of undesignated trails and periodically review the need for additional designated trail connections
- Monitor trees for required maintenance or removal
- Monitor trail conditions for required maintenance to correct or control erosion resulting from pedestrian damage or water damage
- Undertake a program to control invasive plant species throughout park areas
- As new trails are constructed, modify existing orientation maps and add new trail orientation maps and other signs, as required

4.4 Future Trail Connections

Future trail connections include limiting access to northern portions of the Chilco Road right-of-way to pedestrian use and establishing new rights-of-way to link Chilco Road near Cahilty Lane and Vale Crescent to the CRD Mill Hill Trail system (see Figure 2).

Initial discussions have been held between the Town of View Royal and the Capital Regional District (CRD) regarding a possible future trail connection between to the Chilco Trails network near Bamford Court and the CRD Mill Hill trail system. CRD staff has advised that they have a number of concerns about this possible new trail and that it is not a priority from their perspective. Further discussions will be required between the Town of View Royal and the CRD should the Town of View Royal wish to pursue this matter further.

The consultant team recommends that the Town of View Royal explore negotiations with the owner of the narrow strip of land located between the Chilco Road right-of-way and the northeast quadrant of the Chilco area parklands. Subject to agreement, an opportunity exists to extend the Chilco trail network from the eastern viewpoint to the north end of Chilco Road.

Chilco Trails Network Design – Final Report

5. COST ESTIMATE DETAIL

5.1 Cost Estimate Detail

Zone 1 - Chilco Road to Haagensen Court

1. Supply and stockpile stones		TOTAL
140 lineal M of path x 2 stones / M = 280 stones		
Select stones: 3 days x \$500 per	\$1,500	
Supply / deliver 280 stones	\$4,500	
Stockpile: 2.5 days bobcat & operator @ \$1,000 per	\$2,500	\$8,500 *
2. Supply and stockpile granular screenings		
330 lin M x .6 M wide x .15 M deep = 29.7 cu M		
Assume max 6 cu m per truck = 5 loads		
Supply, deliver with 2 hrs slinger / load = \$500		\$2,500 *
3. Clear alignment - 4 crew days @ \$1,000		\$4,000
Crew = foreman @ \$500/day + 2 laborers @ \$250/day		
4. Install granular screening trail		
Stockpile material – 1.5 crew days	\$1,500	
Excavate & relocate organic soils – 3 crew days	\$3,000	
Transport screenings along path – 3 crew days	\$3,000	
Final grade and compact – 2 crew days	\$2,000	
Equipment Rental	\$500	\$10,000 **
5. Install flagstone trail surface and stone steps		
Backhoe & operator to move 50 stones – 1 day	\$1,000	
Manhandle stones along path – 2 crew days	\$2,000	
Hand excavation and site prep – 2 crew days	\$2,000	
Placing stones - 4 crew days	\$4,000	
Equipment Rental	\$500	\$9,500 **
6. Supply / install culvert and water diversions – 2 crew days		\$3,000
7. Supply and install orientation maps – 2 @ \$1,000		\$2,000
8. Supply and install dog bag dispensers – 1 @ 1,000		\$1,000
9. Finished landscaping – 4 crew days		\$4,000
10. Stairs at Haagensen Court (assume by developer)		\$0

TOTAL ZONE 1

\$44,500

* Includes supply and stockpiling of stones required to construct paths and steps for trail Zones 1, 2, 3 and 4 and granular for trail Zones 1 and 4, as follows.

Zone 1: 50 stones; granular screenings 15.3 cu m

Zone 2: 80 stones

Zone 3: 50 stones

Zone 4: 100 stones; granular screenings 14.4 cu m

** Assumes access for materials from Haagensen Court prior to construction of houses

Chilco Trails Network Design – Final Report

5.2 Cost Estimate Detail Zone 2 - Bamford Court to West Viewpoint

1. Supply and stockpile stones		TOTAL
40 lineal metres x 2 stones / M = 80 stones		
Assumes stones supplied /stockpiled with Zone 1		\$0
2. Supply and stockpile granular screenings		
200 lin M x .6 M wide x .15 m deep = 18 cu M		
Assume max 6 cu m per truck = 3 load		
Supply, deliver with 2 hrs slinger / load = \$500		\$1,500
3. Clear alignment - 2 crew days @ \$1,000		\$2,000
Crew = foreman @ \$500/day + 2 laborers @ \$250/day each		
4. Install granular screening trail		
Stockpile material – 1.5 crew day	\$1,500	
Excavate & relocate organic soils – 2.5 crew days	\$2,500	
Transport screenings along path – 4.5 crew days	\$4,500	
Final grade and compact – 2.5 crew days	\$2,500	
Equipment Rental	\$500	\$11,500
5. Install flagstone trail and stone steps		
Backhoe & operator to move 80 stones – 1.5 days	\$1,500	
Manhandle stones along path – 3 crew days	\$3,000	
Hand excavation and site prep – 3 crew days	\$3,000	
Placing stones - 6 crew days	\$6,000	
Equipment Rental	\$750	\$14,250
6. Supply / install water diversions – 2 crew day		\$2,500
7. Supply / install pedestrian barriers – 1 crew day		\$1,500
8. Supply / install orientation maps – 3 @ \$1,000		\$3,000
9. Supply / install aluminum grate deck & bench at lookout		\$12,000
10. Supply / install dog bag dispensers – 3 @ 1,000		\$3,000
11. Finished landscaping – 3 crew days		\$3,000
TOTAL ZONE2		\$54,250

Chilco Trails Network Design – Final Report

5.3 Cost Estimate Detail Zone 3 - Chilco Road to Bamford Court

1. Supply and stockpile stones		TOTAL
25 lineal metres x 2 stones / m = 50 stones		
Assumes stones supplied /stockpiled in Zone 1		\$0
2. Supply and stockpile granular screenings		
165 lin m x .6 m wide x .15 m deep = 14.85 cu m		
Assume max 6 cu m per truck = 3 load		
Supply, deliver with 2 hrs slinger / load = \$500		\$1,500
3. Clear alignment - 2 crew days @ \$1,000		\$2,000
Crew = foreman @ \$500/day + 2 laborers @ \$250/day		
4. Install granular screening trail		
Stockpile material – 1.5 crew day	\$1,500	
Excavate & relocate organic soils – 3 crew days	\$3,000	
Transport screenings along path – 10 crew days	\$10,000	
Final grade and compact – 5 crew days	\$5,000	
Equipment Rental	\$500	\$20,000
5. Install flagstone trail and stone steps		
Backhoe & operator to move 50 stones – 1 day	\$1,000	
Manhandle stones along path – 2 crew days	\$2,000	
Hand excavation and site prep – 2 crew days	\$2,000	
Placing stones - 4 crew days	\$4,000	
Equipment Rental	\$500	\$9,500
6. Supply / install water diversions – 2 crew days		\$2,500
7. Supply / install orientation maps – 2 @ \$1,000		\$2,000
8. Supply / install dog bag dispensers – 1 @ 1,000		\$1,000
9. Finished landscaping – 3 crew days		\$3,000
10. Grade entry at Chilco Road – backhoe and operator x 1 day		\$1,000
TOTAL ZONE 3		\$42,500

Chilco Trails Network Design – Final Report

5.4 Cost Estimate Detail Zone 4 - Haagensen Court to East Viewpoint

	TOTAL
1. Supply and stockpile stones 50 lineal metres / 2 stones / m = 100 stones Assumes stones supplied /stockpiled with Zone 1	\$0
2. Supply and stockpile granular screenings 160 lin m x .6 m wide x .15 m deep = 14.4 cu m Assume max 6 cu m per truck = 3 loads Supply, deliver with 2 hrs slinger / load = \$500 Assumes granular supplied/stockpiled with Zone 1	\$0
3. Clear alignment - 4 crew days @ \$1,000 Crew = foreman @ \$500/day + 2 laborers @ \$250/day each	\$4,000
4. Install granular screening trail Stockpile material – 2 crew days \$2,000 Excavate & relocate organic soils – 5 crew days \$5,000 Transport screenings along path – 5 crew days \$5,000 Final grade and compact – 3 crew days \$3,000 Equipment Rental \$500	\$15,500
5. Install flagstone trail surface and stone steps Backhoe & operator to move 100 stones – 2 days \$2,000 Manhandle stones along path – 4 crew days \$4,000 Hand excavation and site prep – 4 crew days \$4,000 Placing stones -8 crew days \$8,000 Equipment Rental \$1,000	\$19,000
6. Supply / install water diversions – 2 crew days	\$3,000
7. Supply and install orientation maps – 1 @ \$1,000	\$1,000
8. Supply and install bench at east lookout	\$3,000
9. Supply and install dog bag dispensers – 1 @ 1,000	\$1,000
10. Finished landscaping – 5 crew days	\$5,000
TOTAL ZONE 4	\$51,000

Chilco Trails Network Design – Final Report

5.5 Cost Estimate Detail Zone 5 - Connection Kaleigh Lane

1. Supply and stockpile stones		TOTAL
60 lineal metres x 2 stones / m = 120 stones		
Supply / Deliver stones	\$2,000	
Select stones: 1 days x \$500 per	\$500	
Stockpile: 1 days bobcat & operator @ \$1,000	\$1,000	\$3,500
2. Supply and stockpile granular screenings		
40 lin m x .6 m wide x .15 m deep = 3.6 cu m		
Assume max 6 cu m per truck = 1 load		
Supply, deliver with 2 hrs slinger / load = \$500		\$500
3. Clear alignment - 2 crew days @ \$1,000		\$2,000
Crew = foreman @ \$500/day + 2 laborers @ \$250/day		
4. Install granular screening trail		
Stockpile material – 1 crew day	\$1,000	
Excavate & relocate organic soils – 3 crew days	\$3,000	
Transport screenings along path – 4 crew days	\$4,000	
Final grade and compact – 1 crew days	\$2,000	
Equipment Rental	\$500	\$10,500
5. Install flagstone trail and stone steps		
Backhoe & operator to move 200 stones – 1.5 day	\$1,500	
Manhandle stones along path – 5 crew days	\$5,000	
Hand excavation and site prep – 2.5 crew days	\$2,500	
Placing stones - 9 crew days	\$9,000	
Equipment Rental	\$500	\$18,500
6. Supply / install water diversions – 1 crew days		\$1,500
7. Supply and install orientation maps – 2 @ \$1,000		\$2,000
8. Supply and install dog bag dispensers – 1 @ 1,000		\$1,000
9. Finished landscaping – 1.5 crew days		\$1,500
TOTAL ZONE 5		\$41,000

Chilco Trails Network Design – Final Report

6. APPENDIX

6.1 Summary of Public Open House – November 12, 2011

An Open House, hosted by the Town of View Royal, was held at the Town Hall on Saturday, November 12, 2011 from 10:00 a.m. to 1:00 p.m. The purpose of the Open House was to review the proposed general alignment for the Chilco Trails. A display included: plans of the proposed alignment; photographs of the existing site and photographs of typical 'natural area' trail details.

A sign-in sheet of attendees included 26 names .

A comment form was made available at the Open House. Eleven (11) people submitted written Comment Forms. Following is a summary of the questions and comments received from attendees.

What is your overall impression of the proposed alignment for the Chilco Trails?

- All trails are great
- It seems to be a good set of trails and gravel trails are a good idea
- I like it
- Good idea
- Very impressed but need to have the connector trail to Mill Hill
- I love it
- Great
- I am very enthusiastic about development of trails that give access within communities / neighbourhoods and to parks beyond
- Great idea (2)
- Looks reasonable provided Limona sales staff let prospective buyers know where the trail will cut through and into residential areas

Can you suggest any improvements to the proposed alignment for the Chilco Trails?

- Bags for pets in a few more locations
- No, but I am not really familiar with that location
- No (3)
- I would very much like to see a connector to the Mill Hill Trail (proposed on drawing)
- Aside from parking issues it looks really good. I have walked most of these lines but would have to go and re-walk the to comment in detail
- I'd have to put my feet on the ground and examine before I could comment

Chilco Trails Network Design – Final Report

Do you have any specific concerns that you would like to be taken into consideration during the design and construction of the Chilco Trails?

- Dogs running off leash on trails as they do in parks that already request that dogs be on a leash
- No (3)
- Keep them rough (i.e. no pavement)
- Depending on how “delineated” the trail is, signage – especially at junctions
- Order of development – Where do you start and which way do you go
- Limit parking
- Ensure it is only to be utilized as a trail with no access for bikes or other motorized vehicles, i.e. scooters and dogs only on a leash.

Where do you live in relation to the proposed Chilco Trails?

- | | |
|--|---|
| • Backing onto the proposed trail | 0 |
| • In the surrounding neighbourhood | 7 |
| • In an adjacent neighbourhood or municipality | 4 |

Do you have any other comments?

- Broom party for areas
- How will enforcement of “dogs on leash” be done?
- I like the broom removal idea
- Long term consider ‘solar’ powered ground level lighting
- I fully support the construction of the connector trail to the summit of Mill Hill
- I am very pleased to see this happening and look forward to getting out on the trails
- Parking – As in so many areas of View Royal there is no legitimate parking but people will park. For those of us who like long walks it is not an issue but most people want to do shorter walks and so want to drive from home to or close to the trailheads. I really like the idea of long thin parks even 30 feet can give a really good environment for a trail and 90 feet is usually more than enough. So, by establishing corridors and connecting up municipality to municipality long walks through many environments become possible with minimal land base.
- I use the existing trails / roads to access Mill Hill Park from my home on Knollwood Rd. Other options will be much more pleasurable to walk and I believe will encourage more use by families.
- Should be built only if no tax dollars are needed. If the \$100K that Limona contributed will not be enough to finish then don’t start. The Galloping Goose Trail access is only about 75 feet from Chilco so is another really needed that needs to be “topped up” by tax dollars.

Chilco Trails Network Design – Final Report

6.2 Summary of Public Open House – April 5, 2012

An Open House, hosted by the Town of View Royal, was held at the Town Hall on Thursday, April 5, 2012 from 3:00 p.m. to 7:00 p.m. The purpose of the Open House was to review the detailed alignment for the Chilco Trails. A display included: project terms of reference, goals, plans of the proposed alignment, phasing strategy, cost summary and photographs of the existing site. A sign-in sheet included 31 names. Sixteen (16) people submitted written comments. Following is a summary of the questions and comments received by April 30, 2012.

What is your overall impression of the proposed Chilco Trails network design?

- Good! Need to work on invasive plant removal – scotch broom etc. before too late.
- Great – a real bonus for our community. Thanks. Keep up the good work. We appreciate it.
- Satisfactory. Need to link to Mill Hill trail to maximize benefits to community, otherwise, what is the point of these small segments that don't head anywhere?
- Looks nice but I don't get the impression that proper planning and consultation was performed especially to Phase 5.
- Very much looking forward to using it. Like the accessibility to a variety of areas.
- I'm very impressed by the pictures and maps.
- Good.
- We appreciate the rationale of connectivity and getting people out to enjoy the natural surroundings but we thought that this already existed in this neighbourhood without trails.
- The design seems fine. However I think it is a big waste of taxpayers money. \$300,000 for a trail that may or may not connect to anywhere makes no sense! Please spend the money improving existing parks.
- The overall design looks very impressive on paper and I would like to walk the entire loop to have a more detailed opinion
- We would suggest that the proposed plan does not represent a "network" as marketed to the community, but rather the five phases represent a series of "trails to nowhere". With an estimated construction cost of \$301,500, no mention of the long-term trail maintenance costs, and the limited appeal and utility of the proposed plan, we are concerned that this is an imprudent expenditure that does not provide for adequate value for tax dollars spent. (6)

Do you support the proposed phasing of the five trail segments?

- Yes (5)
- No
- Need to establish clear timelines. Commit developer to support through provision of labour and materials. Max 2 year timeline for all phases!
- I do not support the creation of Phase 5. It makes Kaleigh Lane a cut through for residents up the hill.
- We object to phase 4 and 5 – We don't want an exit or entrance site on our street. How will materials be brought in?
- Yes, I do support the entire project. I walk the loop around Thetis Lake often and if this project produces a similar outcome that would be wonderful!!

Chilco Trails Network Design – Final Report

Con't

- We interpret the proposed phasing as means by which the Town will be coaxed into incurring an initial expenditure (with the construction of one phase) that will lock the Town into eventually making the full expenditure. Given that none of the phases, on a stand-alone basis, have any broad utility or value for residents of View Royal, this piecemeal approach works only to induce the Town into a futile pursuit of value. Once the Town embarks on this path, the potential value that this \$301,500 (plus perpetual maintenance costs) could bring to the residents of View Royal will be lost. (6)

If you think the phasing should be different, please show us your preference:

Committee Recommendations

Phase 1 (Connects Chilco Rd to Haagensen Crt Access)

Phase 2 (Connects Bamford Crt to Langford Border)

Phase 3 (Connects Chilco Rd to Bamford Crt Access)

Phase 4 (Connects Haagensen Crt Access to View point by Kaleigh Lane)

Phase 5 (Connects Kaleigh Lane and Carly Lane to Zone 4)

- Approve Committee phasing recommendations (1)
- No response (5)
- Phase 2 should be Phase 1 (2)
- Phase 5 (do not do)
- No trails (7)

Can you suggest any improvements to the proposed Chilco Trails network design?

- Hold Limona to their promise to complete Chilco / Thetis Rd to Hwy trail section when they complete Phase 7.
- No, not at this time.
- Need link to Mill Hill Trail in Mill Hill Reg. Pk. If this cannot be part of the current system as proposed, there must be a policy in the plan for the Town to work w/ CRD & private land owner to explore opportunities to develop this trail segment (within first year), part of Phase 2 (which should be the highest priority).
- Phase 4 should move north to existing trail and Phase 5 should not be done. It doesn't follow animal path, that is un-stable and creates a cut through out of my road.
- Make a loop. Connector trail to the Mill Hill trail.
- No comment
- Chain link fence in Zone 2 from townhouses to Chilco. Work with Langford & CRD to connect to Mill Hill.
- Trails need to be build with consideration to the streets that are private roads and adhering to a consent process. Concerned that an area we were told was "un-touchable" is now being "developed" with trails. We are very concerned about the rock already falling at the end of our cul-de-sac and the integrity of the hill above.
- My suggestion is to spend this money on existing parks or on the new fire department.
- Not at this time, I need to learn more about the details first.

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- We would strongly suggest that the Town halt the proposed plan to build a series of “trails to nowhere” and instead focus its efforts on working with the Capital Regional District (CRD) to establish a true trail network. Specifically, we would urge the Town to consider alternatives that link our community to the Mill Hill Park. We understand that this option is not immediately possible, but it holds the greatest potential for creating a true trail network that creates value for residents. (6)

Where do you live in relation to the proposed Chilco Trails?

- 7 Backing onto the proposed trail
- 9 In the surrounding neighbourhood
- 0 In an adjacent neighbourhood or municipality

Additional Comments:

- Preserving our environment, while enjoying it at the same time, should be everyone's mandate!
- With an estimated construction cost of \$301,500, and no mention of the long-term trail maintenance costs, we are concerned that an imprudent expenditure on the proposed Chilco Trails plan could jeopardize other essential expenditures in our town – for example, the View Royal Public Safety Building, or the potential for a future link to the Mill Hill Park.

The last few years have represented difficult economic times for many residents of our town and province, and we believe that public expenditures should be carefully considered from the perspective of value for money. According to recently released census results the population of View Royal reached 9,381 in 2011, with residents living in 3,950 private occupied dwellings¹. Based only on the estimated construction costs for the Chilco Trails plan, does it seem prudent to spend, on average, over \$32 per man, woman and child, or \$76 per household, on a series of “trails to nowhere”? Our answer is no: This expenditure does not provide value for residents.

The Chilco Trails plan is being marketed as “a local trail network for the recent subdivision in the Chilco area”. As Chilco area residents and Town of View Royal residents and ratepayers, we do not support the proposed plan.

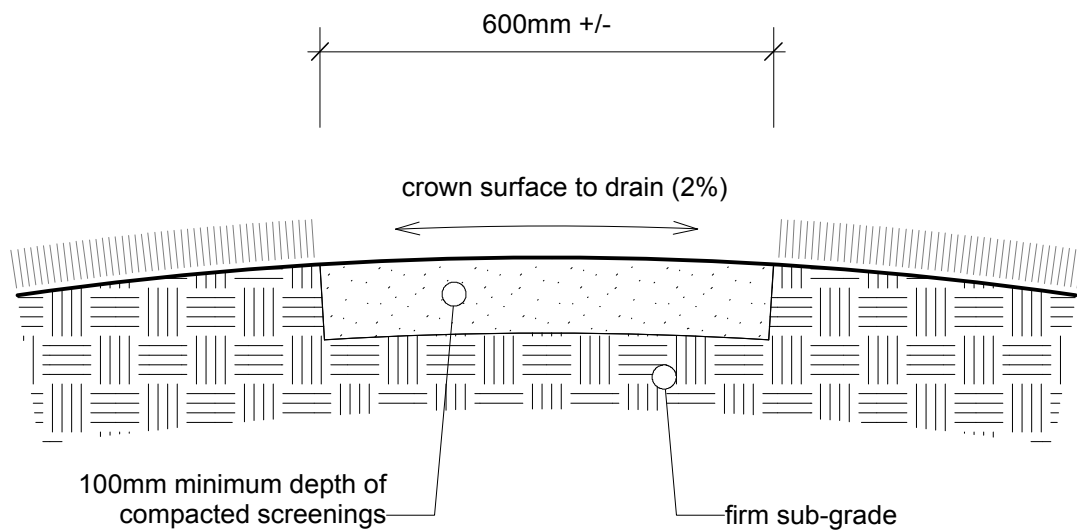
We appreciate the opportunity to provide input on the proposed Chilco Trails plan; we hope that our feedback will be considered in your decision. (6)

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6.3 Construction Details

The following construction details are appended.

- 1 Path - compacted screenings
- 2 Path - Flagstone
- 3 Steps - timber with granular
- 4 Steps – hand placed stone
- 5 Water Diversion – across path
- 6 Water Diversion – beside and under path
- 7 Barrier - split rail
- 8 Signage - orientation map
- 9 Dog Bag Dispenser



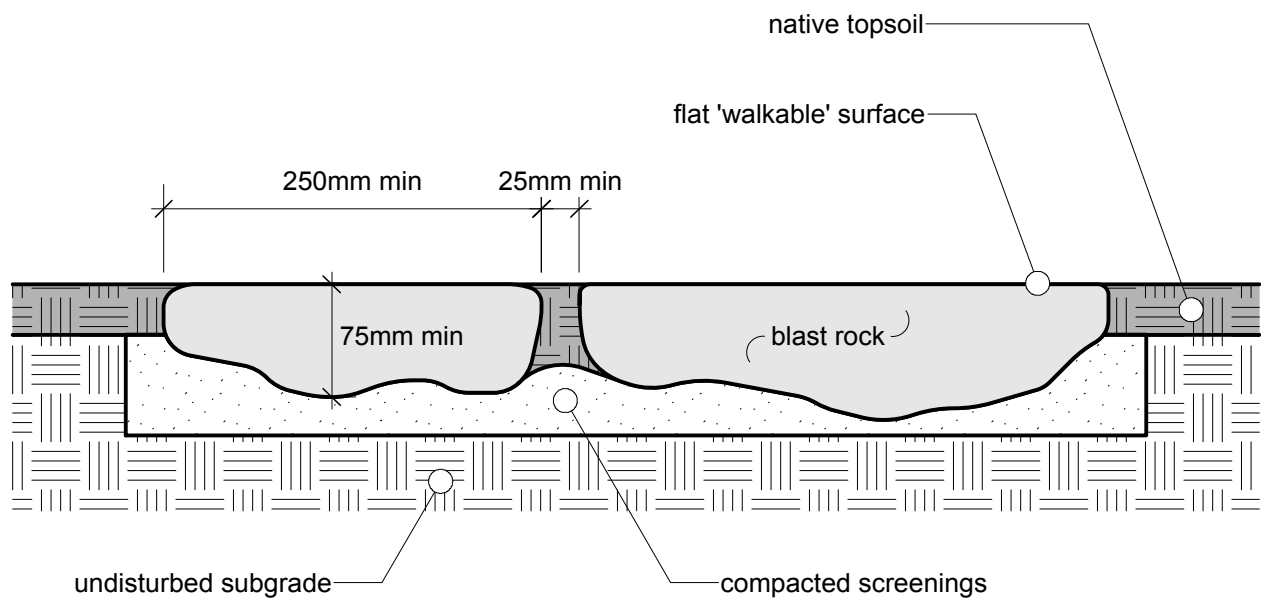
CROSS SECTION

Notes

1. remove upper layer of organic soils to depth of firm subgrade prior to placing screenings
2. use excavated organic soils to repair edges of path

	TITLE			DRAWING NUMBER 1	
	Path - compacted screenings				
	SCALE	1:10	DRAWN BY		GD


1

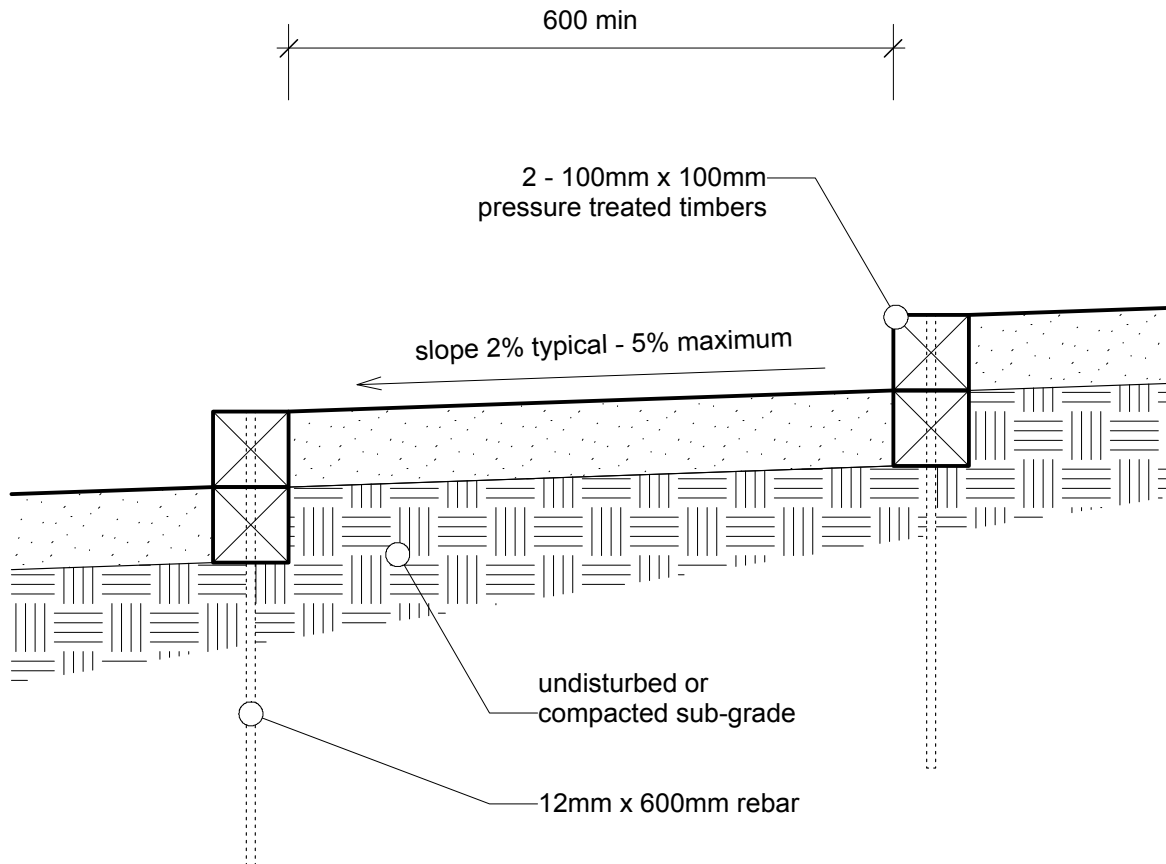


CROSS SECTION

Notes

1. use blasted stone
2. surface must be 'walkable'
3. sizes vary - minimum 75mm thick / minimum 250mm dia
4. contruction 1.5 long sample path and receive approval prior to proceeding

	TITLE			DRAWING NUMBER	
	Path - Flagstone			2	
SCALE	1:5	DRAWN BY	GD	DATE	20/02/12

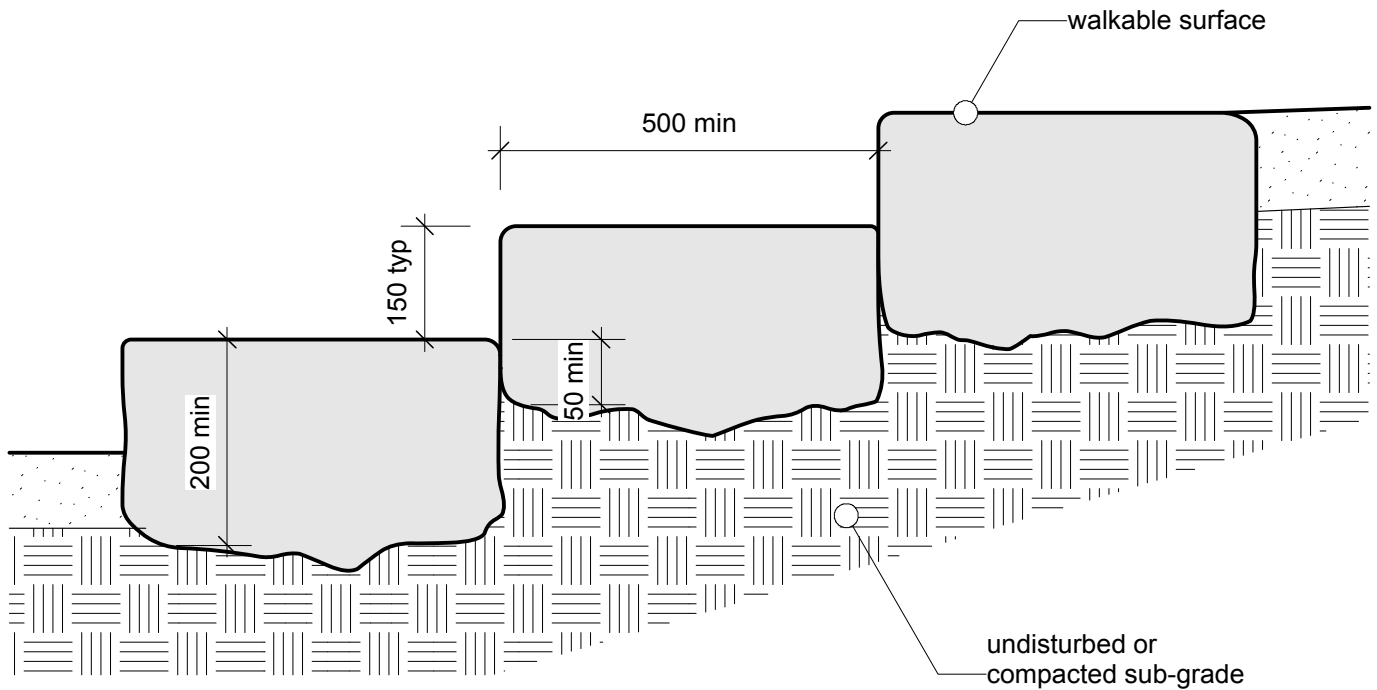


LONGITUDINAL SECTION

Notes

1. hand treat cut ends and drilled holes in pressure treated timbers

	TITLE			DRAWING NUMBER	
	Steps - timber with granular			3	
SCALE	1:10	DRAWN BY	GD	DATE	20/02/12

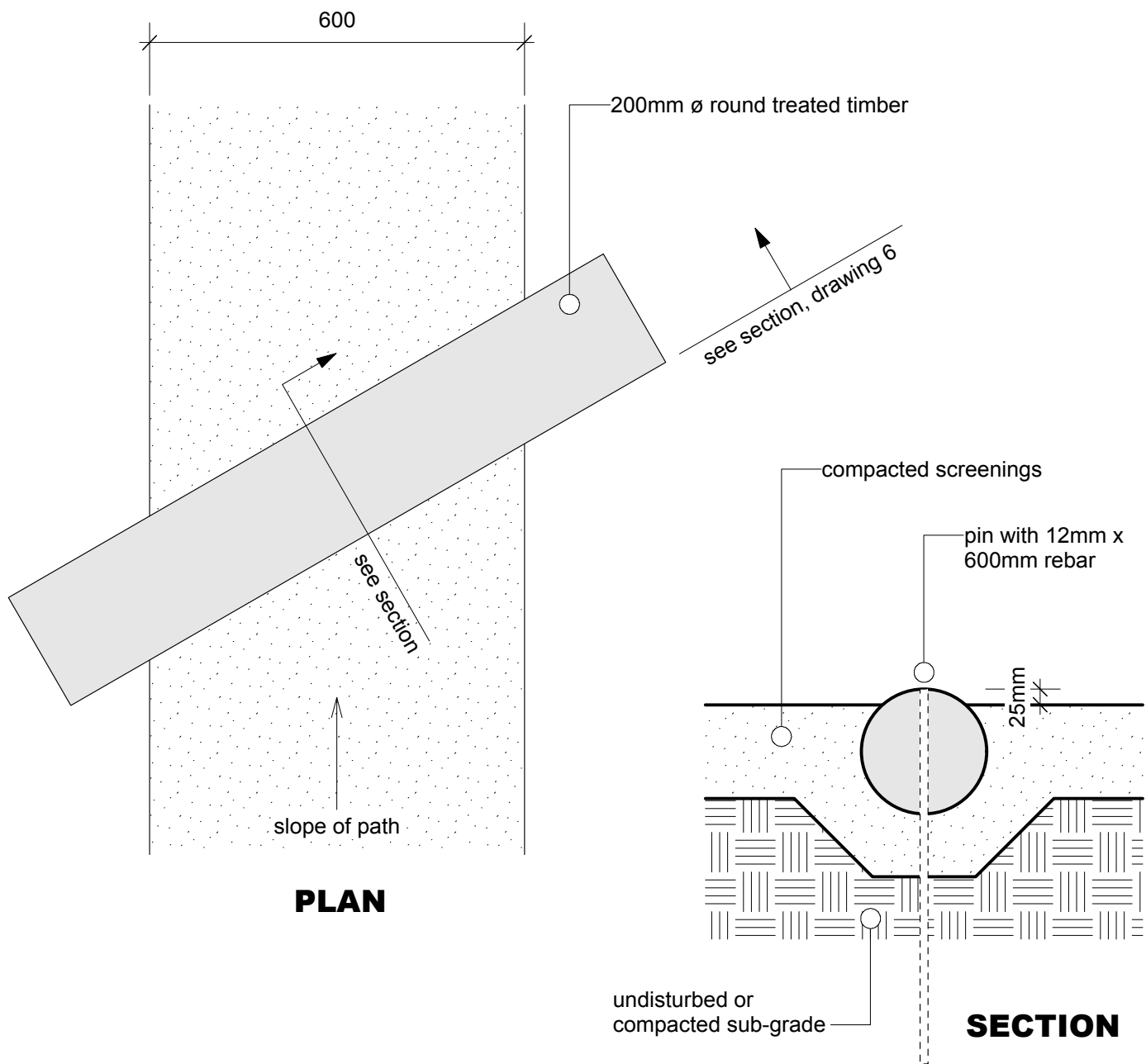


LONGITUDINAL SECTION

Notes

1. stones field collected from southern vancouver island
2. use one stone per riser
3. place bottom stone first/top stone last
4. stone sizes vary:
 - 200mm - min thickness
 - 500mm - min width
 - 500mm - min length

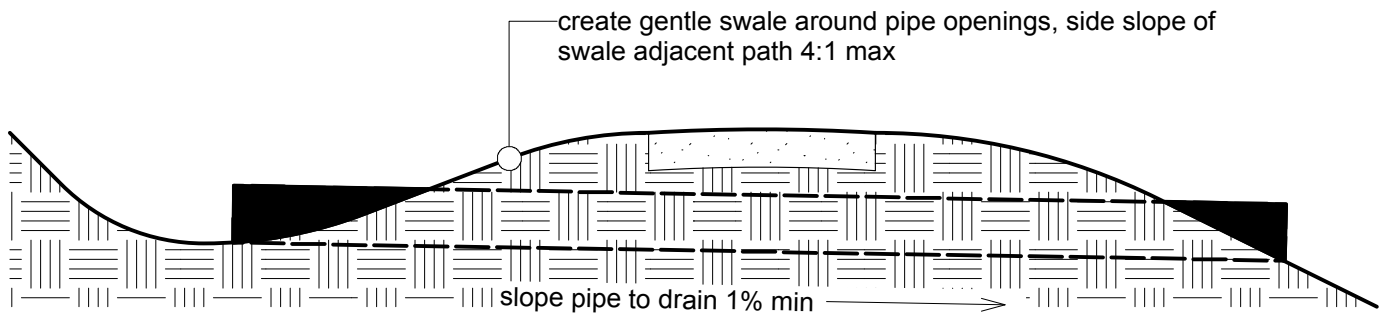
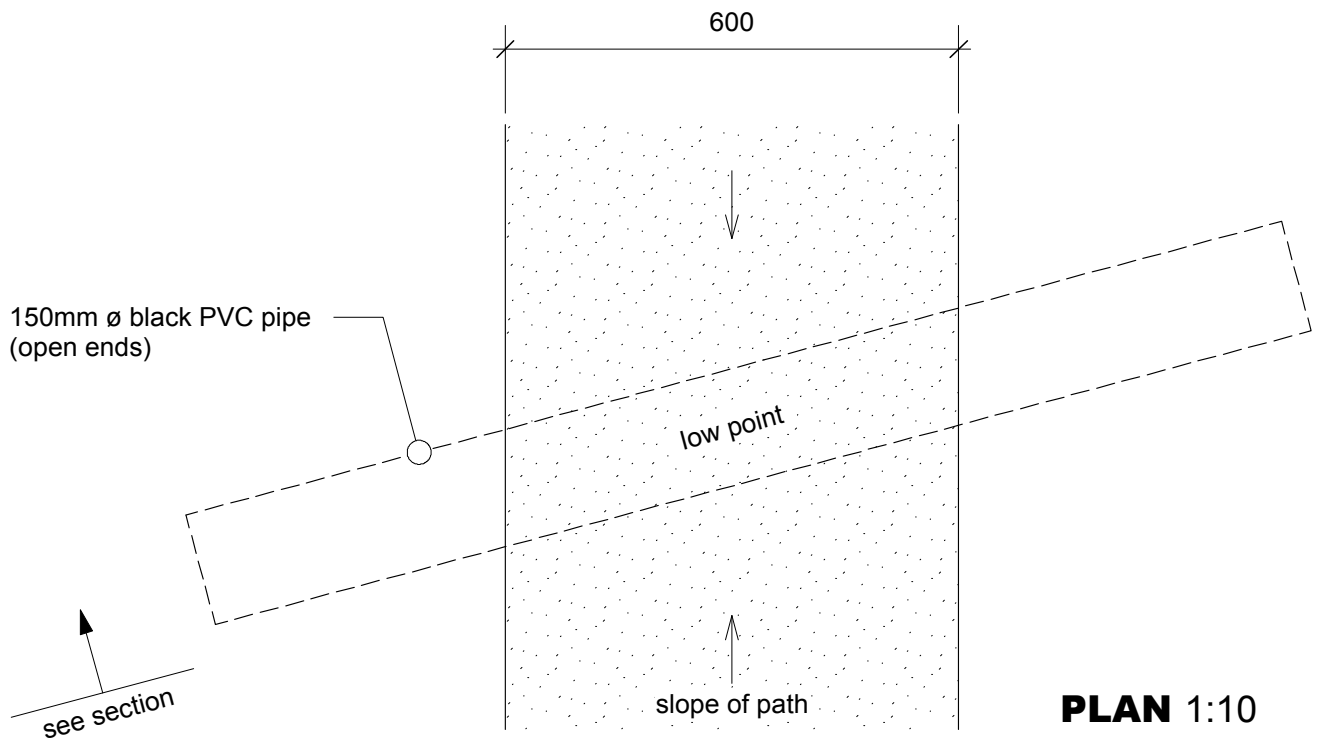
	TITLE			DRAWING NUMBER	
	Steps - hand placed stone			4	
	SCALE	1:10	DRAWN BY	GD	DATE 20/02/12



Notes


1. incorporate diversion at 20-30 m intervals on all compacted screening paths with slope greater than 5%

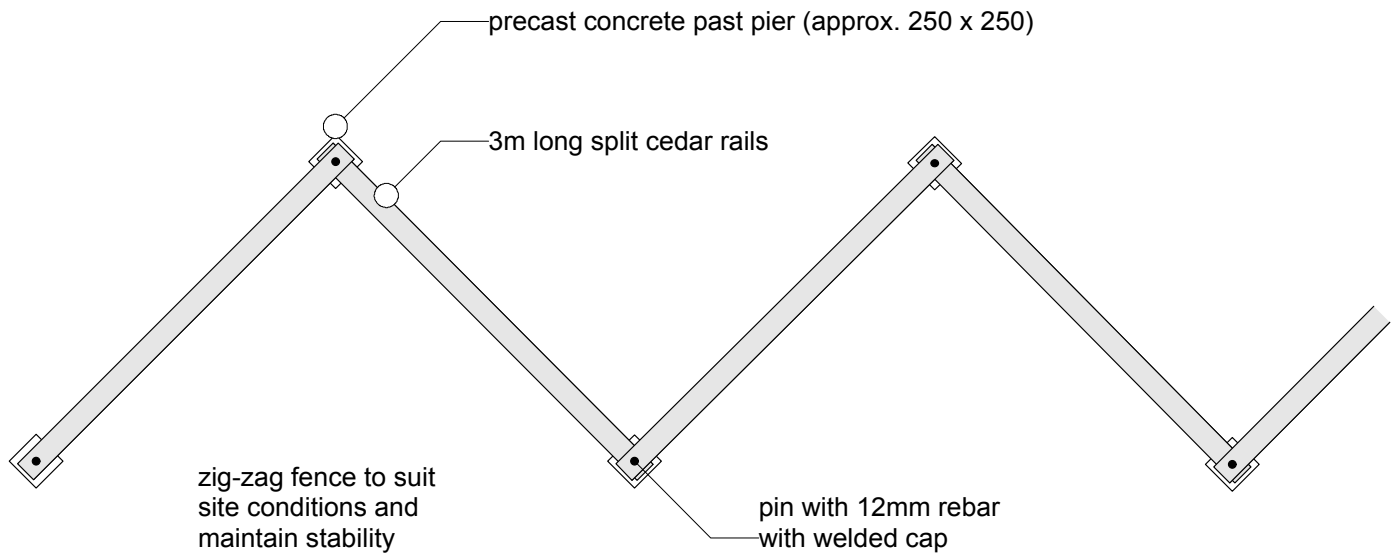
	TITLE			DRAWING NUMBER	
	Water Diversion - across path			5	
SCALE	1:10	DRAWN BY	GD	DATE	20/02/12



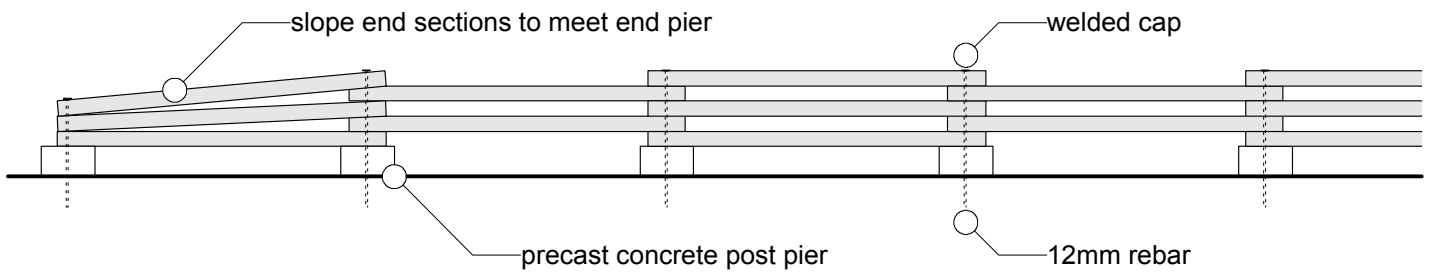
Notes

1. place drain pipe under path at all low points along path

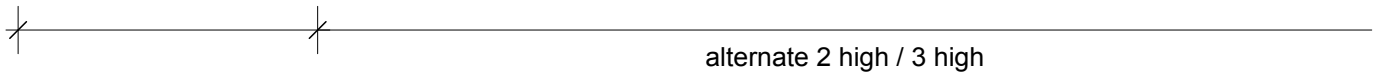
	TITLE			DRAWING NUMBER	
	Water Diversion - beside and under path			6	
SCALE	DRAWN BY	GD	DATE	20/02/12	



PLAN

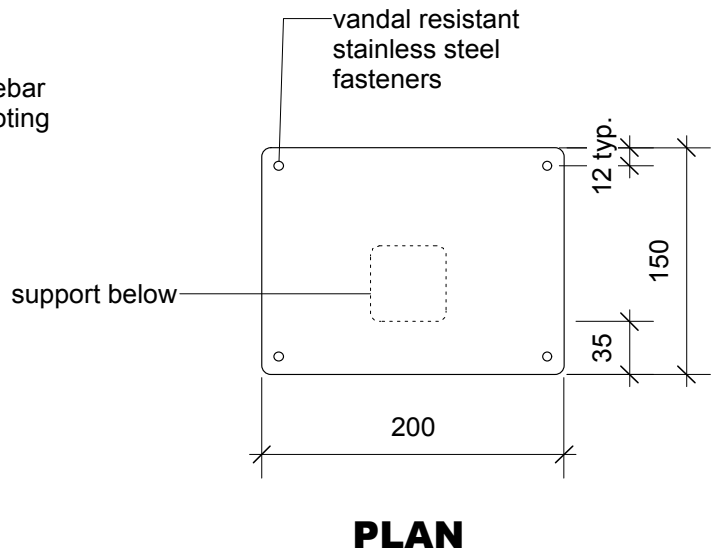
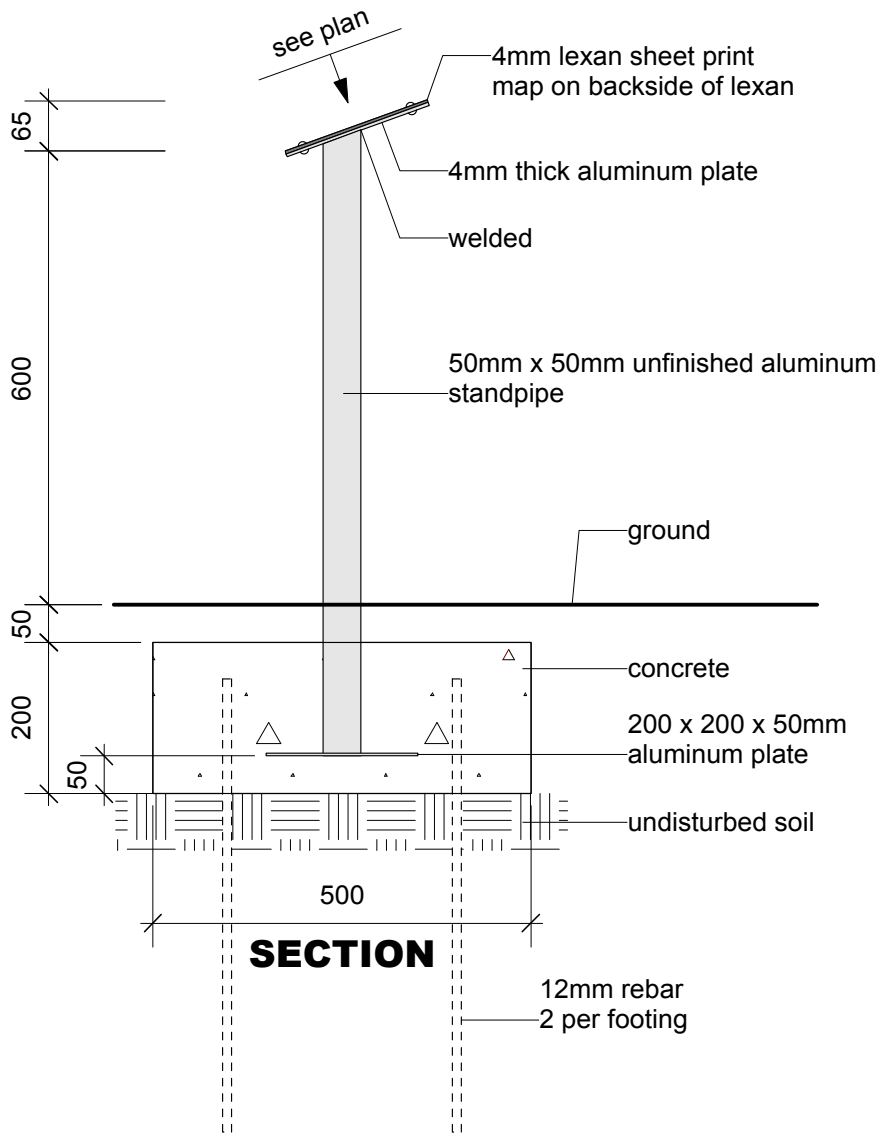



ELEVATION



alternate 2 high / 3 high

	TITLE			DRAWING NUMBER	
	Barrier - split rail			7	
SCALE	1:50	DRAWN BY	GD	DATE	20/02/12



	TITLE			DRAWING NUMBER	
	Signage - orientation map			8	
SCALE	1:10	DRAWN BY	GD	DATE	20/02/12



dog bag dispenser to match typical town of view royal standard

	TITLE			DRAWING NUMBER	
	Dog Bag Dispenser			9	
SCALE	DRAWN BY	GD	DATE	20/02/12	