Summit Park Management Plan

OCTOBER 2011

CITY OF VICTORIA

Council Resolution

MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, JANUARY 20, 2011, AT 7:30 P.M.

Reports of the Committee

2. Governance and Priorities Committee – January 13, 2011

6. Summit Park Management Plan

It was moved by Councillor Young, seconded by Councillor Lucas, that Council authorize:

1. That the Summit Park Management Plan from the report dated September 3, 2010, be approved as presented;
2. That the Capital Budget Plan reflect a phased implementation;
3. That any acquisition be reflected and prioritized in the Parks Master Plan and funded from the Parks acquisition fund.

Councillor Young reported that the CRD Water District retains the right to the building facility, but it will not occupy all the land that is used by the existing tank. He feels that it is unlikely that the CRD Parks will recommend that it be made into a regional park as it would not attract regional use. It is a neighbourhood park and Council should therefore take the initiative and make representations on a political level to the CRD and CRD Water District regarding them bearing some of the costs as it is their facility. We should also think about what kind of facility could be there, how to get the money and how it could be development; he would suggest getting the public interested as we have to seize the opportunity.

Mayor Fortin said that what was highlighted in the community consultation is what Council would expect to see in the redevelopment of the Park and should be communicated to the CRD and CRD Water District.

Councillor Lucas requested a timeline and financial commitments from the CRD be obtained.

Carried

Table of Contents

List of Tables

List of Appendices

Executive Summary

CAMUS FLOWERS IN SUMMIT PARK

This management plan is a community-based project committed to identifying future improvements for the successful development and protection of Summit Park.

The development of the management plan concludes a six month process which has examined prior reports, hosted two public open houses, created and consulted a Summit Park Advisory Committee and completed an internal operations review.

Summit Park is a 4.48 hectare community park with the largest remaining stand of Garry oak ecosystems in the City of Victoria. Summit Park has been traditionally recognized for its ecological features. The community engagement process supported maintaining the ecological values of the park as the primary focus. Passive recreational features are also important to the community and a number of improvements can be made. Many of the improvements will help direct use of the park to reducing the current impacts from visitors on the natural habitat.

There are a number of opportunities to expand this park to increase the protection of this valuable remnant Garry oak ecosystem. A prime opportunity is the adjacent Smith Hill Reservoir owned by the Capital Regional District (CRD). The City is currently discussing options with the CRD for the potential conversion of this space to park. Other envisioned land adjacent to the park could also be secured through various mechanisms and will be prioritized within the scope of overall City priorities.

Capital investment in the next three years is recommended to improve trail development and access. Playground upgrades will also be required in the next 10 years. Operational budgets need to be increased to maintain the ecological values of the park through habitat restoration and invasive species removal.

Overall, the management plan protects the ecological value of the site while providing a place for passive recreation for residents and visitors.

Vision

GARRY OAK IN SUMMIT PARK

This management plan is a community-based project committed to identifying future improvements for the successful development and protection of Summit Park over the next 10 years. The vision is to maintain a park space that protects the Garry oak habitat while providing a place for refuge with panoramic views for residents and visitors.

Introduction and History

SUMMIT PARK

Introduction

Summit Park is a 4.48 hectare community park with one of the largest remaining stands of Garry oak ecosystems in the City of Victoria. The park is the second largest of the 11 parks located in the Hillside Quadra neighbourhood and was reserved as park land in 1972.

Summit Park is bound by private residential properties on its north, east and west sides with limited formal access from road ends. To the south is the three hectare Capital Regional District (CRD) Smith Hill reservoir property, including a 15.5 million gallon reservoir and the surrounding land that supports it. Many local residents consider the area outside the fenced reservoir to be City of Victoria parkland. The TELUS tower at 1220 Summit Avenue is also privately owned. The Wilderness Co-op and Spencer Castle are the only adjacent properties that are not zoned for single family residential dwellings. The map in Appendix 1 outlines Summit Park boundaries.

The Summit Park Management Plan reviewed other relevant documents that included:

- 2007–2009 Corporate Strategic Plan
- 2008 Citizen Survey
- 2007 Official Community Plan
- 2007 Hillside-Quadra Neighbourhood Action Group (NAG) and Friends of Summit Park Society background letters
- 2006 Council Approval and funding for Summit Park Management Plan
- 2003 Greenways Plan
- 1996 Hillside-Quadra Neighbourhood Plan

A more detailed summary is outlined in Appendix 2.

History

Summit Park has a rich history that starts with the surface materials established by the Fraser glaciations through to the Garry oak habitat enjoyed by people today.

The area was part of the territory originally inhabited by the Songhees.

Coast Salish ancestors of the Songhees First Nation (Lekwungen) cultivated and maintained shrub-free grasslands for centuries. They worked to enhance the growth of camas, their staple root crop, and other edible native plants. The prolific growth of edible camas (Camassia quamash) and low number of Death camas (Zigadenus venenosus) in Summit Park indicates that it was probably a harvest site for the Salish people.

Many of the adjacent properties were established under the Hillside Extension C subdivision in the late 1880's and developed during Victoria's building boom from 1907 to 1913.

In 1908, the City of Victoria found its water supply from Elk Lake was inadequate and initiated the building of the Smith Hill Reservoir. Victoria secured a stable supply of pure water in 1915 with the opening of the Sooke Lake Waterworks and the Smith Hill Reservoir soon became redundant. By the late 1940s, it was in use only as a back-up water supply for fire fighting and today it serves no useful purpose in the Greater Victoria water supply system.

In 1972, "The Smith Hill Park Reservation By-law" to reserve certain lands for recreational purposes consolidated the lots to form Smith's Hill for the pleasure, recreation and enjoyment of the public. Summit Park Reservation By-law, 1972, Amendment By-law (No.1), 1973, changed the name from Smith's Hill to Summit Park. In 1974, Summit Park Reservation By-law, 1972, Amendment By-law (No.2) sold a portion of the property to BC Tel where the TELUS tower is located.

Public Consultation Process

The consultation process involved the creation of a public advisory committee.

Representatives from the following groups were invited to participate as members of the Summit Park Advisory Committee which met on a monthly basis:

- Councillors Geoff Young and Sonya Chandler
- Friends of Summit Park
- Quadra-Hillsid e Neighbourhood Action Group
- Spencer Castle
- Wilderness Park Housing Co-op
- Oaklands Community Association (member until September 2009)

Other groups that received minutes included the City of Victoria Fire Department, Capital Regional District, and the Punjabi Akali Sikh Temple.

Two public open houses provided the main public input. Five key findings from the first public open house and advisory committee were to:

- Continue to protect and enhance the Garry oak ecosystem
- Improve access to the park and walking trails
- Consider acquiring adjacent properties with the focus on the Smith Hill Reservoir
- Enhance viewing opportunities
- Remove the TELUS tower

The recommendations from this plan were presented to the community at a second open house. The recommendations received overwhelming support as shown in Appendix 3.

Park Resources

Garry Oak Ecosystem

Summit Park is one of the largest remnants of the Garry oak meadow ecosystem within the City of Victoria.

The Garry oak ecosystem is home to over 100 species at risk. Of these species, 23 are threatened or endangered through their global range, and 21 are listed by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) as being at risk nationally. The CRD Natural Areas Atlas recognizes Summit Park as Garry oak habitat and a sensitive area within the region.

Summit Park contains the two basic types of soils found in Gary oak ecosystems; deep soil in the southern section and shallow soil over bedrock in the northern part. An associated ecosystem, vernal pools, is present in two areas of the park and is important for some rare, annual plant species and for a variety of insects. There are also patches of shrubbery throughout the park, especially on the slopes, that provide valuable song bird and invertebrate habitat.

The reservoir adjacent to the park provides an open body of fresh water for migratory and resident birds. Other properties within close vicinity to the park also contribute to the Gary oak ecosystem.

Recreation

The park has many unique recreational values that citizens enjoy. Promoting and maintaining recreational opportunities was supported by the community and will have to be balanced with the protection of the Garry oak ecosystem. Finding this balance promotes passive activities within the park. Some of the recreational experiences include:

- Educational opportunities in the Garry oak ecosystem
- Walking/jogging
- Enjoying scenic views and nature
- Playing in the small children's play area

Management Considerations

Garry Oak Habitat Enhancements

The diversity of native plant species in urban environments is usually overlooked when biodiversity levels are considered. However, inventories of native plants reveal many to be rare species surviving the harsh conditions encountered in urban ecosystems. Knowledge of their existence and an inventory of their distribution will assist in maintaining these populations. Summit Park is one example of an urban park that has a high level of biodiversity.

ENTRANCE OF SUMMIT PARK

Bio-Inventory

Preliminary habitat studies have been started at Summit Park. The Friends of Summit Park completed surveys that identified 80 species of vascular plants, forty of them native. Species locations were not mapped and numbers of individuals not recorded. The proportion of site cover between native and non-native plants still needs to be determined.

More information on insect, bird, and small mammal populations is required to fully assess the biodiversity in this area. Anecdotal evidence suggests that Summit Park is an important micro habitat for birds and invertebrates offering a small patch eco-system that may interconnect with larger surrounding areas.

Habitat Restoration

A complete bio-inventory of the park would lead to a greater appreciation and understanding of the importance of this Garry oak ecosystem in Victoria and help identify future habitat management strategies. Currently, there are a few known areas in the park marked as sensitive areas or low impact areas that should receive extra special consideration due to the presence of rare plant species such as elegant rain orchard. See Appendix 1.

Habitat restoration through invasive species removal and native plantings are two current management strategies to apply. Another tool could be controlled burns.

Controlled burns were historically done by First Nations to increase their yield of camas. Today, this would help increase wildflower productivity and create invertebrate habitat when combined with retention/restoration of small and large woody debris. The areas need to be carefully managed to reduce the introduction of invasive species. Preliminary discussions with the Victoria Fire Department are supportive of this concept and a more detailed plan will be required at the time of implementation.

Habitat restoration outside of the park boundaries by adjacent property owners should be encouraged. Parks staff could provide mail-outs or host small learning workshops outlining the benefits of Garry oak habitat and identifying invasive species for removal.

Public Outreach

The habitat in this area also provides an ideal location for learning about Garry oak ecosystems. Parks staff have provided public educational walks through this area and also engaged nearby schools to visit the park. These programs should continue and be expanded to ensure Victoria residents have opportunities to engage with nature close to home.

Protected Species in the Park

Habitat was mapped by provincial Ministry of Environment staff. The only recorded listed species include Viola praemorsa and Yellow montane violet.

Recently de-listed species include Piperia elegans and Elegant rein orchid.

Invasive Species

Invasive species management is paramount to the successful establishment of the Garry oak ecosystem. The primary offenders in the park include:

- Periwinkle
- Himalayan blackberry
- English ivy
- Garlic mustard

RECOMMENDATIONS

1. Maintain and enhance Garry oak ecosystems as a top management priority
2. Complete a bio-inventory of the park to determine the distribution of native and non-native plants, mammals, birds, and insects
3. Implement new management strategies to improve habitat restoration
4. Ensure new trails or upgraded trails do not impact highly sensitive areas or protected species
5. Encourage the Friends of Summit Park, Garry Oak Ecosystem Recovery Team and students to work together with City Natural Areas staff to:
   - develop a monitoring program
   - support and encourage habitat studies
   - support and encourage public learning opportunities
   - support and encourage adjacent property owners to remove invasive species and restore Garry oak habitat
   - establish a City-led committee to help implement the recommendations

Trails and Access

Improvements to the parks trail system need to be guided by the principles of;

- Conservation of sensitive areas within the park
- Reasonable public access to park resources
- Public safety while using the trails
- Connectivity to the surrounding community

Currently, there are many informal trails and access points throughout the park. Improving certain trails will encourage public use, allowing other trails to be restored to Garry oak habitat. Trail surfacing that is reflective of the natural setting is paramount. Determining appropriate trail surfacing should consider:

- Initial capital cost
- Maintenance and durability
- Site suitability – existing soil and environmental conditions
- Anticipated use
- Aesthetics

Appendix 4 outlines the common trail surfaces used in park systems throughout North America and discusses suitability and preference in the context of Summit Park.

Internal Trails

The park has several informal trails leading to points of interest or connecting access points. Providing a variety of trails will help enhance the quality of the park experience for visitors.

Currently, the park has a high number of informal trails. Many of these trails will be restored to natural habitat. Desirable trails will be improved with either granular pathway blend (6 mm minus) or wood chips. Where feasible, the 6 mm minus pathways should have a wood border to contain the gravel. Boardwalks (recycled plastic/wood) can also be considered for areas where bedrock inhibits proper installation. If required, temporary fencing can also be implemented to restore areas and help keep visitors on the trails.

The following table outlines the recommended trail improvements be undertaken.

Table 1 – Trail Upgrades

Map #	Trail Name	Trail Surface	Other Considerations	Priority
1	Main Loop (general)	6mm minus 1.5m minimum width	Consider boardwalks where appropriate Tenure to CRD lands need to be secured prior to final completion	High
1a	Main loop (TELUS to Highview)	6mm minus 1.5m minimum width	Trail may have to be narrowed to traverse through rocks	High
2	Scenic Viewpoint Connector	Wood chip	Consider raised boardwalks and rock platform in vicinity of Viewpoint 2	High
3	Future Trail	Wood Chip	Build if CRD land is transformed into Park	Low
4	Summit Avenue end connector	Leave as is		Low
5	CRD TELUS connector	Stairs		Medium

Perimeter Access

Access to the park is restricted to undeveloped road ends with challenging grades on the north and east boundary. The west boundary has limited public access, and the south boundary is mostly CRD lands. Access into the park is informal. The following table outlines recommendations for perimeter access improvements.

Table 2 – Perimeter Access Analysis

Map #	Location	Strengths	Weakness	Recommendation	Priority
A	Highview/Lang intersection	• Informal trail established • Away from busy artery • Available and level parking • Residents set back from road • Connects to Highview Park	• Steep grades requires new trail alignment or stairs • Location hidden	• Formalize connection with stairs • Open site lines	High
B	Stevenson Pl. (north)	• Possible connection to park without stairs	• Unsafe crossing on Finlayson	• Rehabilitate to discourage use	Low
C	Blackwood St. (north)	• Informal trail established • Connects pedestrian crossing on Finlayson • Favourable trail grades • Connection to Trail 2	• Parking on slope • Steep grades	• Formalize connection with stairs	Medium
D	Blackwood St. (south)	• Close to playground • Trail head on parks land • Boulevard parking already established • Kiosk location	• Poor parking • Adjacent residents	• Improve surfacing and area around kiosk • Leave parking as is	High
E	Stevenson Pl. (south)	• Favourable grade • Informal trail slightly used • Connection to parking area	• Leads to sensitive area	• Obtain easement from CRD for public access along asphalt path • Rehabilitate to support Garry oak habitat	High
F	Blackwood Summit connector	• Access to new area of park from neighbourhood	• Low use in this area	• Formalize trail	Medium
G	McNair St.	• Informal trails established • Primary access for Mallek Cres. area	• Unorganized parking • Challenging grades	• Formalize connection of informal trail to TELUS tower view point	Low

RECOMMENDATIONS

6. Develop internal trail network in accordance with Table 2 and Appendix 1
7. Improve perimeter access in accordance with Table 3 and A ppendix 1

Scenic Views

There are panoramic views from many areas in the park. Seventy-seven percent of the survey respondents rated views as a high value.

Studies linked perceived attractiveness and interest as two elements that provide sense of ease and rest.

This is true for urban landscapes as well as natural ones.

The presence of unauthorized trails suggests that many sites are used as viewpoints. Upgrading popular viewing points should reduce the trampling of other natural areas. Three commonly used sites within the park have been identified for upgrades. They include:

A. TELUS tower

B. East Rock approximately 30m directly west of TELUS tower

C. Rock outcrop in the northwest corner of the park

Table 3 – Scenic Viewpoint Recommendations

Map	Scenic View	Recommendation	Priority
SV1	TELUS property	• no improvements • staff to consult TELUS to ensure public access to the site remains	Medium
SV2	East rock out crop	• site rehabilitation around the rock should be completed with temporary fencing to discourage use as required	High
SV3	Northwest rock See Appendix 5 for detail	• wood chip trail leading to the base of the rock as part of internal trail recommendations • small viewing platform with orientation element identifying the surrounding lands	Medium

Scenic views are also enjoyed by park visitors on CRD property adjacent to the park.

RECOMMENDATIONS

8. Continue to ensure access to the TELUS tower site for scenic views
9. Enhance the rock in the northwest corridor as a scenic viewing area within the park (SV3 on map)

Playground

Keeping the playground in its current location was supported by 80% of the open house respondents. This reflects earlier attempts to remove the playground, which was met with opposition from concerned residents.

Any new play equipment should blend into the natural park surroundings. Bright coloured plastics are not suitable for this location in the future.

According to Statistics Canada, there are approximately, 1,540 youth in the nearby neighbourhoods.

Table 4 – 2006 Statistics Canada Tract Information

Census Tract	General Location	# of youth under 14
9350013.01	South of Park	620
9350013.02	Park and North and West	430
9350014.02	East of Park	490

The census information, together with feedback from the community, supports maintaining the playground.

RECOMMENDATION

10. Maintain playground in current location and upgrade according to the parks replacement schedule for playgrounds
11. Playground should retain the same approximate footprint as existing
12. A community consultation process will be undertaken by Parks Planning staff to work with the community for the replacement of the playground

Property Issues

The key property issues include acquisition, zoning and encroachment.

Acquisition

There are a number of adjacent properties that could be considered for expansion of the park. These include the CRD Smith Reservoir, TELUS tower, and adjacent private property.

A high level of community support exists for expanding the parks boundaries to further protect habitat and expand the Garry oak ecosystem, as well as increase access points and reduce encroachment from adjacent properties.

CRD and TELUS Property Acquisition

CRD Reservoir

Smith Hill Reservoir, owned by the CRD, is the primary site to focus acquisition plans for the following reasons:

- CRD has indicated the site is surplus for the water service system
- The local community perceives the site as part of the City park and supports rehabilitating the site to Garry oak ecosystem
- Good partnership potential with CRD, Parks, or other agencies
- Its large size nearly doubles the size of the park

The cost to remediate the CRD site is the primary challenge to be overcome regarding conversion. Survey results from the open houses suggest that the community would like to see this area transformed into Garry oak habitat with a water feature for birds.

At the August 18, 2009 Environment and Infrastructure Committee meeting, Council directed Parks staff to enter into formal discussions with the CRD to explore options regarding the future use of the Smith Hill Reservoir.

Currently, the CRD is in the process of preparing a Regional Park 2010–2019 Strategic Plan and will evaluate the regional significance of Summit Park. Further discussions will proceed in Fall 2011 after the evaluation is completed.

Public input from the second open house indicated restoration of the site should focus on returning it to Garry oak habitat with water as a potential component.

TELUS Property Acquisition

The TELUS site is another property that should be considered for park acquisition and rehabilitation to a Garry oak meadow. In 1973, the City sold the site to BC Tel (TELUS) for the installation of a communications tower. The results from the second open house reveal a strong community desire to remove the tower and rehabilitate the site back to Garry oak meadow. The City will explore options for site acquisition including first rights of refusal if TELUS decides to sell the property in the future.

In the short-term the City should explore arrangements for trail development and habitat restoration on the remainder of the TELUS property that does not support infrastructure.

Adjacent Property Acquisition

Intact natural areas on many adjacent properties contribute to preserving and enhancing the Garry oak ecosystem. Adjacent properties, when combined with undeveloped City of Victoria road right of ways or other City-owned lots, would significantly enhance the natural areas. Two examples include:

- The lots adjacent to Stevenson Place along Summit Avenue (.45 hectare or 10% size increase)
- Two lots along the 1300 block of Summit Avenue that would connect the three lots currently owned by the City (.2 hectare or 4.4% size increase)

Three options for the City to explore to expand Summit Park and increase the integrity of the ecosystem are:

- Conservation Covenants/Neighbourhood Agreements with adjacent land owners (i.e. HAT program)
- As property development occurs adjacent to the park, look for opportunities to add key sections with high ecosystem value
- Consider adding key properties to Summit Park:
  - Opportunities to explore include property purchase, partnership with CRD, partnership with land organizations, rehabilitation of road allowances, and land bequests

Zoning

A new park zone should be developed to designate and protect the City's parkland. This is a tool used by most municipalities in British Columbia and across the country. Summit Park is currently zoned for single family dwellings and would be included as part of any new park zoning initiative undertaken by the City.

Property Encroachment

A number of adjacent properties encroach on parkland and road right of ways. There are no formal agreements allowing residential access to City-owned land. Parks and By-law staff will be contacting the owners of these properties to request removal of unsanctioned uses/structures. In the future, Parks staff will monitor for encroachments and respond accordingly.

RECOMMENDATIONS

13. That the City and CRD enter into formal discussions to explore options for rehabilitation of the reservoir site into a natural area
14. That key properties, including TELUS, be flagged by the City for consideration for purchase should they be offered for sale
15. That Summit Park reflect any new park zoning that may arise from future land policies
16. City Parks and By-law staff remove existing encroachments on parkland and road allowance

Operations

Maintenance

City of Victoria operations staff currently work at Summit Park throughout the year performing the following activities:

- Campsite and garbage clean-up
- One annual mowing post Camas seed ripening
- Annual clean-up of Garlic mustard by Friends of Summit Park volunteers and Parks staff
- Ongoing treatment of Periwinkle by Parks staff
- Removal of Himalayan blackberry, Daphne, Ivy and Scotch broom by staff and volunteers
- Maintenance of playground equipment

Current practices are recommended to continue. Annual additional maintenance will be required for:

- Trail and access improvements (40 hours)
- Viewpoints (5 hours)
- Rehabilitation of over-used sites (40 hours)
- Ensuring adequate protection of sensitive habitat (15 hours)
- Controlled burns every few years (100 hours/4 years = 20 hours)
- Materials

The additional Parks staff time and materials for improvements will be approximately $10,000/year.

Security and Safety

Illegal camping is a major issue for Summit Park. The recent adoption of “Parks Regulation Bylaw, Amendment Bylaw (No.6)” does not permit camping in environmentally sensitive areas and all of Summit Park is classified as a sensitive area. The by-law combined with enforcement should decrease camping in the park.

Many parks have illegal activity happening within them or along their boundaries. The advisory committee raised a number of safety concerns with regards to undesirable actions by certain sectors of the population and public safety. They also noted that some of the problems are not as bad as they were a number of years ago. It is anticipated that security will be enhanced by introducing more visitors to the park participating in habitat studies or enjoying more accessible trails and viewpoints.

During preparation for both open houses, the committee decided not to focus any questions on security but rather wait to review the public feedback to see if it was a major concern for the public. Security was not a major concern but crime prevention through environmental design (CPTED) principles will still be considered for improvements.

Graffiti continues to be a problem on the TELUS Tower and the interpretive entrance sign kiosk. In 2009, TELUS painted a mural on the tower which received positive comments from the community. Parks staff and the community have been regularly cleaning the graffiti on the kiosk.

Other problems that persist and negatively affect the environment include:

- Dogs off-leash
- Running/walking groups inadvertently widening trails or running off trail
- Mountain biking and illegal structures
- Trampling activities from events (i.e., Easter egg hunts)

RECOMMENDATIONS

17. Operations budget be increased annually to reflect additional work
18. Encourage the community to report concerns to the appropriate authorities
19. Regulation signs be installed

Management Plan Implementation Schedule

The following table is a guide to implementing this plan. It is intended to help guide annual budgets and prioritize work.

Table 5 – Implementation Schedule

Task	Map Ref	Ongoing	1–3 yrs	3–7 yrs	7+ yrs
Establish a monitoring program to evaluate the health and integrity of the park		$1,000			
Complete a bio-inventory			$10,000		
Highview access	A		$15,000		
Main Loop	1,1a		$45,000		
CRD TELUS Connector	5		$15,000		
Scenic Viewpoint Connector	2		$8,000		
Blackwood Street (south)	D		$3,000		
Stevenson Place (south)	E		$5,000		
Blackwood/Summit	F		$10,000		
Blackwood Street (north)	C			$12,000	
McNair Trail	G			$8,000	
Stevenson Place (north rehabilitation)	B			$5,000	
Northwest corner viewpoint	SV3			$7,000	
Playground upgrades					$60,000
Property Acquisition		X			
By-law enforcement		X			
Total			**$111,000**	**$32,000**	**$60,000**

Acknowledgements

Doug DeMarzo, City of Victoria Senior Parks Planner, would like to thank and acknowledge the Summit Park Advisory Committee for their invaluable input:

- Councillors Geoff Young and Sonya Chandler
- Friends of Summit Park – Deidre Gotto, Greg Turner, and Ken Wong
- Wilderness Housing Coop – Chuck Verville
- Hillside-Quadra Neighbourhood Action Group – Doug Rhodes
- Spencer Castle – Max Perrin

and the following City of Victoria employees for their comments and advice:

- Fred Hook – Environmental Technician
- Deb Bate – Landscape Technician
- Gary Darrah – Manager of Parks Planning and Design
- Todd Stewardson – Manager of Construction and Natural Areas
- David Speed – Assistant Director – Parks
- Lucina Baryluk – Planner
- Michelle Harris – Communications Coordinator

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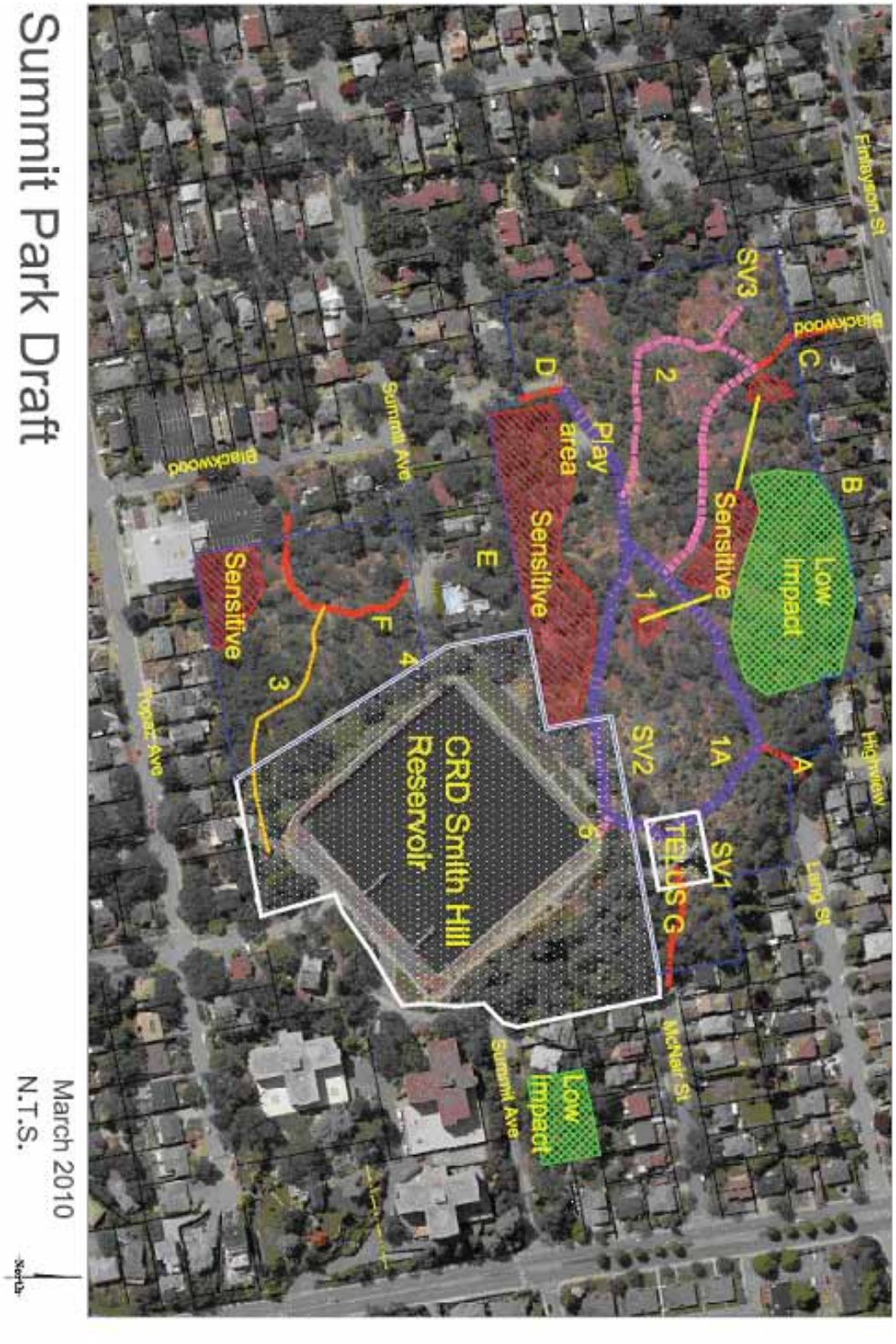
Appendices

APPENDIX 1: Summit Park Area Map



APPENDIX 2: Relevant Planning Documents Summary

The Summit Park Management Plan reviewed other relevant documents that included:

- 2007–2009 Corporate Strategic Plan
  - The environment is sustained and enhanced through sound leadership and stewardship of natural resources
  - Active living is stimulated and supported
- 2008 Citizen Survey
  - Supports the protection and enhancement of natural areas
- 2007 Amended Official Community Plan
  - Summit Park noted as park and public open space
- 2007 Hillside-Quadra Neighbourhood Action Group (NAG) and Friends of Summit Park Society background letters
  - Proposed letter requesting management plan for Summit Park and terms of reference
- 2006 Council Approval and Funding for Summit Park Management Plan
- 2003 Greenways Plan
  - Summit Avenue is a people-priority greenway
- 1996 Hillside-Quadra Neighbourhood Plan
  - Smith Hill (Summit Park) is highly valued by many residents of the area as a peaceful, natural area in a central and accessible location
  - Summit Park should be protected and restored as Garry oak habitat
  - If CRD Water Services decides to sell or lease the reservoir, the City should be given right of first refusal
  - The Smith Hill Reservoir should be rezoned from residential to a new zone, with a narrow range of permitted uses compatible with wildlife park and wildlife sanctuary
  - Children's play area should remain but not be expanded

APPENDIX 3: Open House 2 Results

Display Panel #	Recommend'n	Plan Page #	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
1	1	11,12	45	2	3		
1	2	11,12	13	6	8	1	
1	3	11,12	35	13	8		
1	4	11,12	41	12	4	1	
1	5	11,12	39	12	4	3	
2	6	13–15	14	25	8	7	1
2	7	13–15	10	28	11	5	2
3	8	16,17	24	22	11	1	
3	9	16,17	11	19	9	8	9
3	10	16,17	12	37	6	1	2
3	11	16,17	23	7	9	2	
3	12	16,17	19	30	11	1	1
4	13	17–19	25	15	6		
4	14	17–19	37	11	8	2	
4	15	17–19	30	15	8		
4	16	17–19	31	16	8	2	
5	17	20,21	3	17	9	1	1
5	18	20,21	34	15	7	2	
5	19	20,21	18	19	13	6	2

APPENDIX 4: Trail Material Comparison

Suitability is determined by acknowledging that Summit Park is primarily a natural site with passive recreation and low user volumes. Preference was determined from the 2009 Open House 1 Summit Park Survey.

Material	Durability	Maintenance	Cost	Suitability	Preference
Concrete	25 yrs	Inspect for lifting and shifting repair as required	High	Low	Low
Permeable Asphalt	8 yrs	Vacuum or pressure wash 4x a year	High	Low	Assumed Low
Asphalt	10 yrs	Pothole and root patching	Med	Low	Low
Pavers with fines	15 yrs	Keep weeded refill joints as required	High	Med	Assumed Low
Boardwalk	10–12 yrs	Inspect for rot	High	Med	Assumed Med-low
Aggregate Fine/Gravel	5 yrs	Sweep to fill voids 2x year	Low	High	Med-Low
Manufactured Wood Fibre	3–4 yrs	Add 5–7.5 cm (2"–3") annually	Low	High	Assumed High
Wood Chips	1–3 yrs	Top dress annually and rake	Low	High	High

APPENDIX 5: Scenic Viewpoint Platform Detail

Naturalized rock steps leading to a viewing area. Future potential for a directional compass identifying the surrounding landscape features.

APPENDIX 6: Recommendation Summary

Section	Recommendations
Garry Oak Habitat	• Maintain and enhance Garry oak ecosystems as top management priority • Complete a bio-inventory of the park to determine the distribution of native and non-native plants, mammals, birds, and insects • Implement new management strategies to improve habitat restoration • Ensure new trails or upgraded trails do not impact highly sensitive areas or protected species • Encourage the Friends of Summit Park, Garry Oak Ecosystem Recovery Team and students to work together with City Natural Areas staff to › develop a monitoring program › support and encourage habitat studies › support and encourage public learning opportunities › support and encourage adjacent property owners to remove invasive species and restore Garry oak habitat › establish a City-led committee to help implement the recommendations
Trails	• Develop internal trail network in accordance with Table 2 and Appendix 1 • Improve perimeter access in accordance with Table 3 and Appendix 1
Scenic Views	• Continue to ensure access to the TELUS tower site for scenic views • Enhance the rock in the northwest corridor as a scenic viewing area within the park
Playground	• Maintain playground in current location and upgrade according to the Parks replacement schedule for playgrounds • Playground should retain the same approximate footprint as existing • A community consultation process will be undertaken by Parks Planning staff to work with the community for the replacement of the playground
Property Issues	• That the City and CRD enter into formal discussions to explore options for rehabilitation of the site into a natural area • That key properties, including TELUS, be flagged by the City for consideration for purchase should they be offered for sale • That Summit Park reflect any new park zoning that may arise from future land policies • City Parks and By-law staff remove existing encroachments on parkland and road allowance
Operations	• Operations budget be increased annually to reflect additional work • Encourage the community to report concerns to the appropriate authority • Regulation signs be installed

CITY OF VICTORIA

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