

FREQUENTLY ASKED QUESTIONS

HOLLAND CREEK CROSSING AT COLONIA DRIVE

Q1: What is the history of the Holland Creek Area Plan and the permitted crossing at Colonia Drive?

- The Holland Creek Local Area Plan (HCLAP) was adopted in 2003. In 2016, after extensive public consultation, the area plan was amended and forms part of Ladysmith's Official Community Plan. Included in the overall transportation network there is a traffic crossing over the Holland Creek from the end of Colonia Drive.
- The Plan area includes three development parcels zoned for residential and nature park use.
- As part of an earlier large lot subdivision in 2003, the former owner/developer provided 9.88 ha (24.4 acres) of land to the Town, allowing the Holland Creek trail network to become fully connected on the south side. The community has been enjoying this access for the past 17 years.
- The traffic assessment for this new neighbourhood concluded that the area should be ultimately served by three accesses – Dogwood Drive, Colonia Drive and Thetis Drive.
- The owner of this parcel has had an easement over Holland Creek and trail to permit road access to be constructed since 2003. Because of the location of the land on the other side of the creek, the easement includes a crossing over the creek.
- There were also several other considerations provided to the land owner, such as Parks Development Cost Charge credits as part of the Town's acquisition of land for the trail on the south side of Holland Creek. All of the provisions were agreed to as part of the process that allowed for the expanded trail system.
- The crossing location at the end of Colonia Drive was established when this road was dedicated as part of a subdivision in 2008.
- Lamont Land Ltd purchased one of the development parcels on the south side of

the creek in 2020 and indicated to the Town its intention of proceeding with building the crossing.

Q2: What is the expected design of the crossing?

- One of the key community objectives identified through many years of public engagement is that a crossing over Holland Creek should have a minimal impact on the stream and blend into the surrounding forested area as much as possible.
- The developer's proposed crossing design includes a two-lane road with a multi-use pathway on one side for pedestrians and cyclists. Two pedestrian tunnels will pass underneath the roadway and connect with the existing trail system.
- At the previous Council's request, the design will include access to the trail on both sides of the creek to facilitate at-grade crossing by way of the road system for those pedestrians who don't wish to use the tunnels.
- Further, the pedestrian tunnel closest to Colonia Drive will be paved in order to make it accessible for mobility aids such as wheelchairs.
- The half culvert design over Holland Creek ensures minimal disruption to the stream habitat.
- The sloped sides of the crossing structure will be seeded and planted with a variety of native plantings and vegetation, eventually allowing it to blend into the natural environment when viewed from the walking trail. A landscape bond has been provided to ensure any replanting, if needed, during the period while the vegetation is becoming established

Q3: Does Council and the Town have a say on the type of crossing that will be built?

- The proposed crossing fits within the policy parameters of the HCLAP, first adopted in 2003 and amended in 2016. The Local Area Plan stipulates the following principle for crossings:

Bridge and creek crossings over Holland Creek and Heart Creek shall be designed to respect and harmonize with the natural setting, minimize stream impact, maintain the integrity of the trail system and provide pedestrian access.

- The crossing specifications and detailed design have been drawn up by the developer's professional engineers and reviewed and approved by the Town's own

engineering consultants, including independent structural and servicing engineers, as well as Town staff.

- The design and construction of the road on the crossing will meet all applicable requirements, including Town of Ladysmith road design standards.
- The previous Council has requested that the developer ensure that one of the walkways is accessible for those with mobility aids. In addition, the previous Council ensured that the crossing will include an at-grade pedestrian crossing for those who do not wish to use the tunnels.
- The Holland Creek crossing was previously brought forward to the Town's Parks, Recreation and Culture Advisory Committee and our Advisory Design Panel for input.

Q4: When will construction start on the crossing?

- The project is expected to begin in early January with the developer preparing the site for the placement of the culverts and pouring of the headwalls.
- The Town will make the public aware of any closures to the Holland Creek Trail due to the project.
- We ask that you respect these closures to ensure public safety.

Q5: What is the Town doing to ensure the least amount of environmental impact and disruption to users of the Holland Creek Trail system?

- It is the Town's commitment to ensure that the crossing has minimal short and long term impacts on the community, environment and trail users. Holland Creek and the trail area fall within the Town's Riparian Development Permit Area 6. This means that the Town has to issue a development permit to enable land alteration and construction to commence. Other conditions also apply regarding engineered design of the road system and crossing.
- At its June 18, 2018 meeting, the previous Council required that the Holland Creek crossing include the following:
 - A landscape plan for the crossing structure and area, including native plantings and associated landscape bond;

- Access to the trail at each end of the crossing to facilitate at-grade crossing; and
- Aesthetic design of the entrance to the pedestrian tunnels in consultation with Town staff.
- The Riparian Development Permit includes requirements for ongoing environmental monitoring throughout the project from start-up to completion, including time to allow for the plantings to be established.
- The previous Council also required a landscape bond as a condition of issuing the Riparian Development Permit.

Q6: What are the pedestrian improvements to Colonia Drive and Malone Road as traffic increases in this area?

- The Town is proposing to complete the sidewalk along the east side of Colonia Drive, as well as along the south side of Malone Road.
- This project is part of the Town's proposed Development Cost Charges (DCC) program which is funded in part through contributions by developers when they are subdividing land or constructing multiple-family residential, commercial, industrial or institutional projects.
- DCC funding is an important source of revenue to fund these proposed improvements.