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## BEACH ACCESS

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### ASSESSMENT OF PUBLIC BEACH ACCESSES WITHIN CENTRAL SAANICH



District of Central Saanich – February 2001

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## ACKNOWLEDGEMENTS

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Preparation of *Beach Access* was a collaborative effort of District Staff from both Planning and Engineering departments, with external assistance provided by JR Consulting. Special thanks to James Rutter and Andrea Whalley for their technical skill and perseverance.

**Bonnie McKenzie**

**Manager of Community Services**

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## **EXECUTIVE SUMMARY**

- One of the major attributes of the District of Central Saanich is its 20 kilometers of shoreline.
- Shoreline and marine areas of Central Saanich are highly regarded both locally and regionally, for their recreational and environmental values. Popular activities include fishing, swimming, scuba diving, beach exploration, picnicking, birdwatching, nature appreciation, canoeing, kayaking and boating.
- Unfortunately, developed public access to the marine foreshore, within Central Saanich, has historically been somewhat limited.
- Use of existing public lands (and legal interest in lands), including parkland, registered rights-of-ways and dedicated road allowances fronting the foreshore, collectively offer good potential for future improvement of public access to the foreshore.
- 28 specific sites were identified in this Report, ten of which are associated with Brentwood Bay.
- Out of thirty<sup>1</sup> beach access opportunities evaluated by this report, five are considered to be complete at this time, twenty are considered feasible for future development, and the remaining five are not considered viable.
- Those beach access sites identified with public safety concerns were given the highest priority for upgrading in order that these issues may be addressed expeditiously.

### **Identification of Beach Access Development within the 2001-2005 Financial Plan**

(excerpt from Figure 4 below)

	<b>Year</b>	<b>Site #</b>	<b>Location</b>	<b>Estimated Cost</b>	<b>Access Potential Score</b>
<b>5-Year Financial Plan</b>	2001	23	Devonshire Road	\$18,900	17*
	2002	22	Clarke Road	\$19,500	16*
	2003	5	Saanichton Bay Park	\$18,500	15*
	2004	6	James Island Road <sup>2</sup>	Unknown	19
	2005	18	West Saanich Road	\$7,000	18

\*Sites with public safety issues

<sup>1</sup> Two sites, Campion Street and Martindale Road, were each evaluated for beach access and viewpoint potential.

<sup>2</sup> Future use and improvements to James Island Wharf are subject to the results of a current divestiture process.

## **INTRODUCTION**

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The District of Central Saanich, located due north of the City of Victoria, comprises the mid-section of the Saanich Peninsula. Bounded to the east by Haro Strait and west by Saanich Inlet, the District's natural attributes include some 20+ kilometers of shoreline.

Shoreline and marine areas of Central Saanich are highly regarded both locally and regionally, for their recreational and environmental values. Popular activities include fishing, swimming, scuba diving, beach exploration, picnicking, birdwatching, nature appreciation, canoeing, kayaking and boating. Increased and enhanced access to the water and the foreshore are desirable objectives for the residents of Central Saanich.

Developed public access to the marine foreshore has historically been limited. There is, however, good potential to enhance public access for low impact recreational use, through selected use of dedicated road allowances fronting the foreshore. Not all are suitable or likely to be developed for access, due to their physical characteristics and/or high cost associated with upgrading. In some cases, creation of a viewpoint may be more appropriate.

The need and desire to expand opportunities for public access to the foreshore is recognized in the recently adopted Official Community Plan (OCP) (Bylaw 1303). These objectives are further supported in the District of Central Saanich Comprehensive Parks and Open Space Master Plan - Summary of Policies document, March 15, 1999. Since 1998, five beach accesses have been improved.

This report is a sequel to reviews prepared in 1985 and 1998. Subject to Council approval, the recommendations in this report are expected to form the basis of a five-year plan to further improve public access to the foreshore in the District of Central Saanich.

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## **SECTION 1: BEACH ACCESS SITES - EAST**

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Beach access sites on the east shoreline of Central Saanich comprise some 11 locations. The two southernmost sites lead to precipitous cliffs, but have potential for development as spectacular viewpoints.

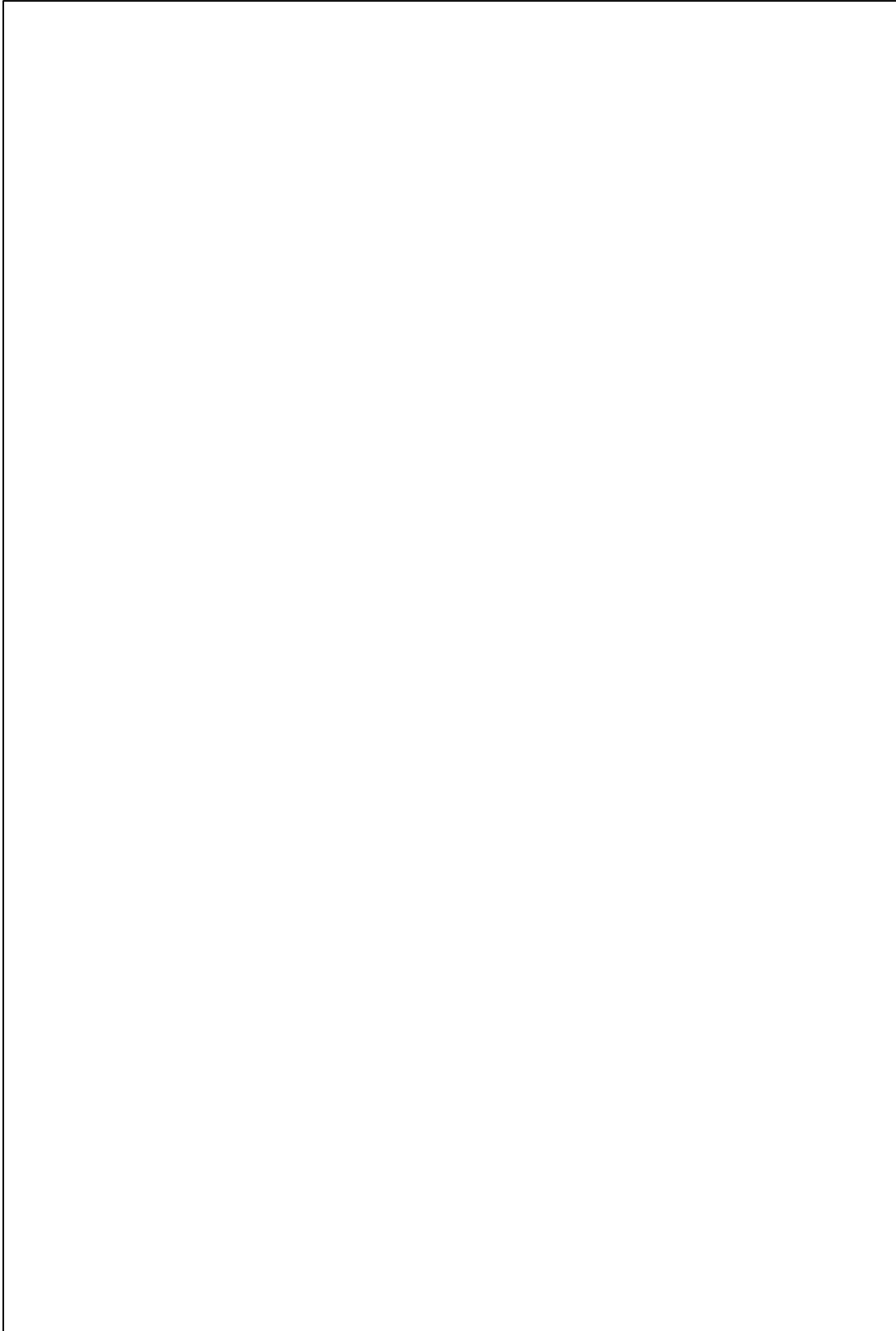
Island View and Lamont roads are both associated with Island View Beach Regional Park (IVBRP). Island View Road provides automobile access to the beach, and offers cyclists using the Lochside Regional Trail the option of a seaside excursion. Although currently unimproved east of Highcrest Terrace, a trail extension off of Lamont road allowance would provide a pleasant alternative (pedestrian) access into the Regional Park.

Saanichton Bay Park requires a single stairway to upgrade an existing steep dirt trail located off the south tip, while James Island Road leads to a federal dock facility, currently the subject of a port divestiture process.

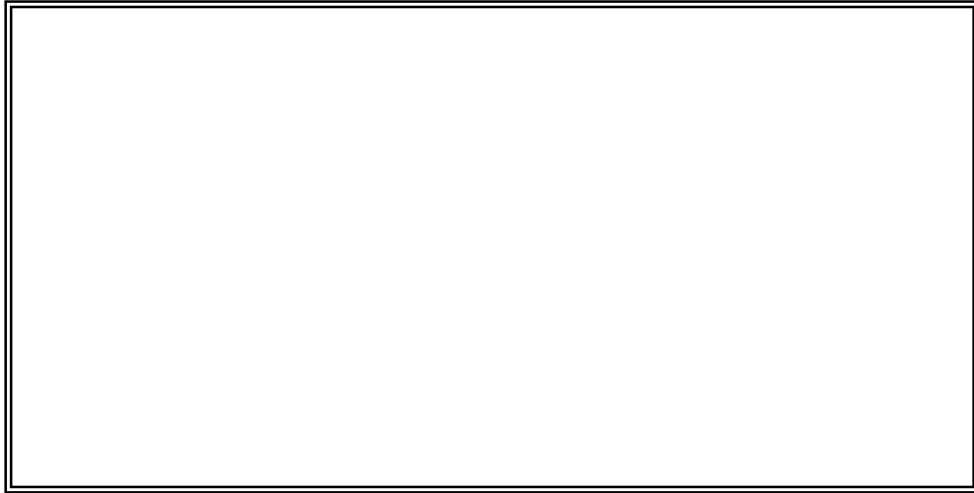
Five beach accesses north of James Island Road have the potential to provide a continuous beach walk between Arthur Drive (south) and Lochside R/W, located near the District's northern boundary.



**Figure 1. East Shoreline Public Beach Access Sites**



## **1. Campion Street**

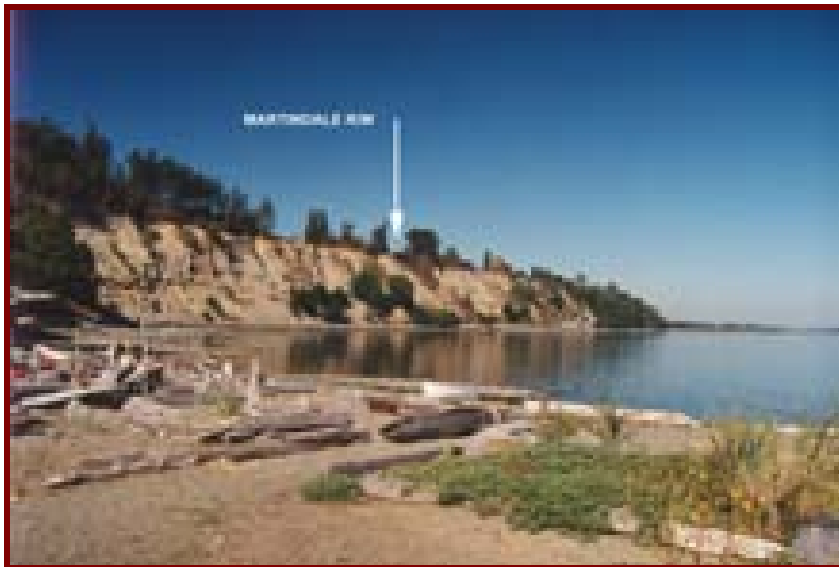


### **Current Situation**

- Street ends in a 10m long, 66' wide grassed R/W posted "No Parking"
- High, steep and unstable cliff face to foreshore
- Good potential for a lookout with views of Haro Strait, James Island, Sidney Island, San Juan Islands and Mount Baker
- A nearby private driveway serving "*Beachcomber RV Park*" is likely used by local residents as an access to foreshore

### **Conclusions**

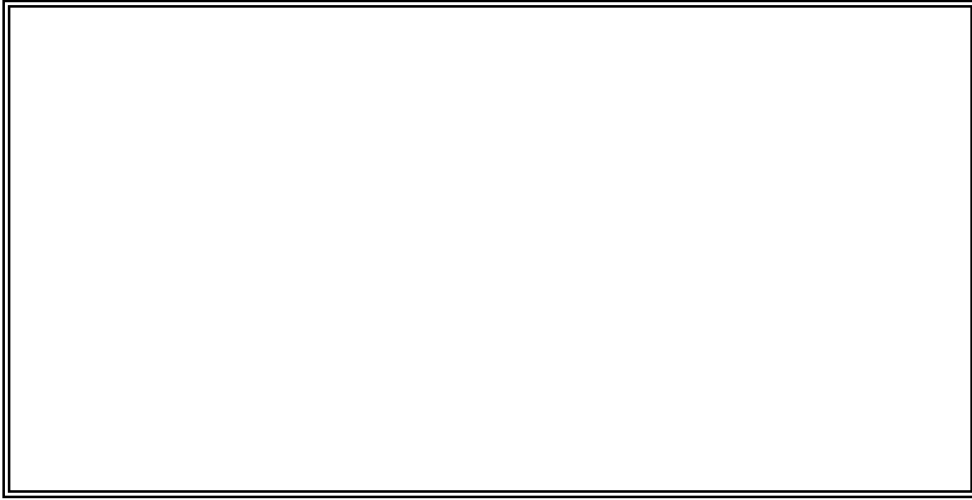
Construction of stairs would be impractical. Good potential to create spectacular viewpoint.



Beach at private RV park located immediately below Campion Street



## **2. Martindale Road**



### **Current Situation**

- Street ends in low cover and trees above a precipitous and unstable (eroding) cliff
- Good potential as a viewpoint
- Beach access potential is low due to technical difficulty and high costs associated with stair development

### **Conclusions**

Construction of stairs to foreshore would be impractical.

Good potential for a spectacular viewpoint.



View from Martindale R/W.



- ## Conclusions

6

**Beach Access: Assessment of Public Beach Accesses**



Island View Beach.



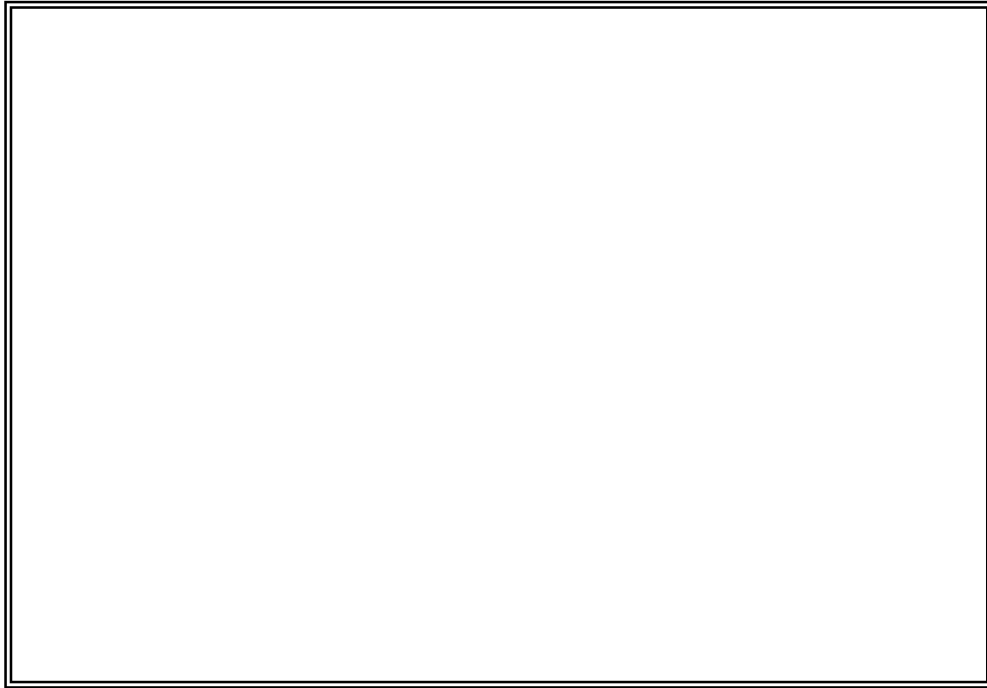
View east along Island View Road.

**Beach Access: Assessment of Public Beach Accesses**



View west, down Island View Road.

#### **4. Lamont Road**



##### **Current Situation**

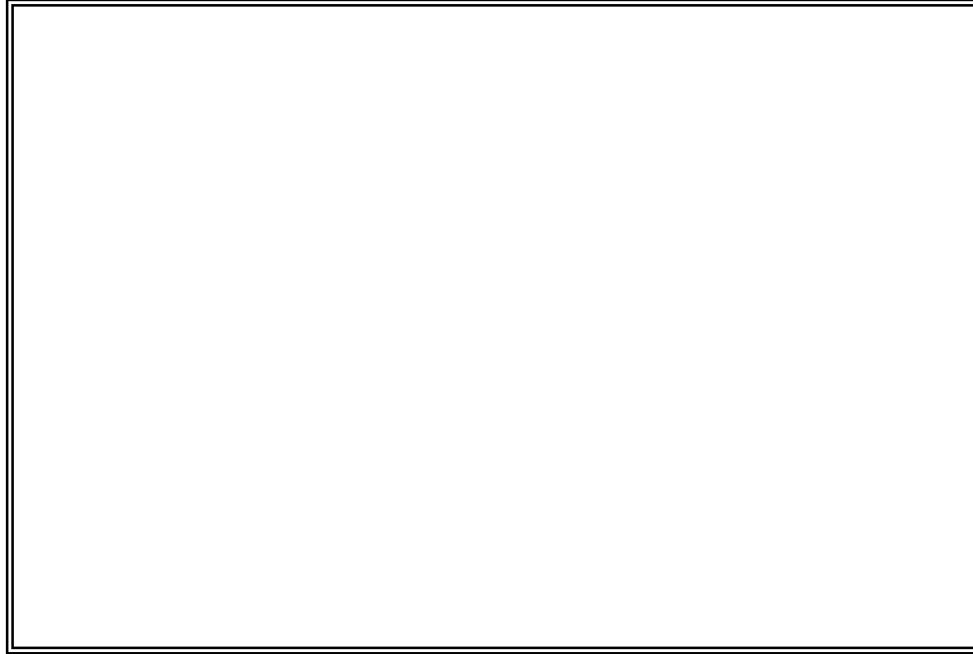
- The east portion of Lamont Road allowance, bisecting Island View Beach Regional Park, is currently undeveloped
- Gentle grade and low traffic volume of Lamont Road offers good potential for an alternative access to Island View Beach from the west boundary of the Regional Park
- From the east end of the paved section of Lamont Road, at Highcrest Terrace, a reasonable-grade switchback trail could be accommodated on land adjacent to the road allowance (see illustration above) connecting to an existing trail network found within the Regional Park

##### **Conclusions**

Development of a trail connector from Lamont Road to trails within Island View Beach Regional Park would offer alternative access to the foreshore and create a loop route via Island View Road suitable for hiking and running.

Planning discussions relative to the proposed trail connection should be initiated with CRD Parks, in the context of Island View Beach Regional Park Management Plan.

**5. Saanichton Bay Park**



**Current Situation**

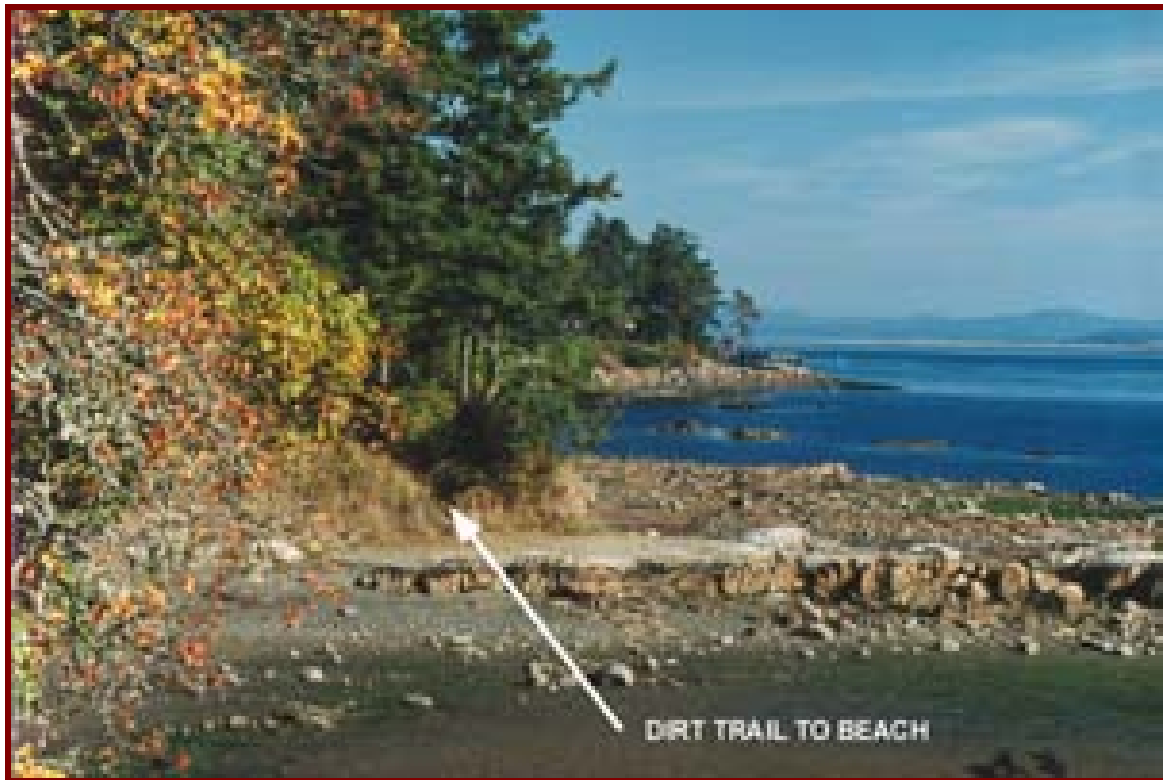
- Paved trails from Mt. Newton X Road, Ferguson Road and Lancelot Place: all in excellent condition
- Two access points: 1.) north - to foreshore by way of a concrete ramp; and 2.) south – via a steep dirt trail
- Park path leads to dirt trail in south (signed “use caution”) that does not provide reasonable safe access for many users
- Stairs with handrails and low risers are required to accommodate potential users, including seniors in the adjacent housing complex
- Stairs would reduce soil erosion of bank
- Prudent clearing at points along the park's paved trail would provide numerous ocean viewing opportunities and good sites for benches

**Conclusions**

High priority safety concern associated with unimproved trail.

**Beach Access: Assessment of Public Beach Accesses**

South tip of Saanichton Bay Park

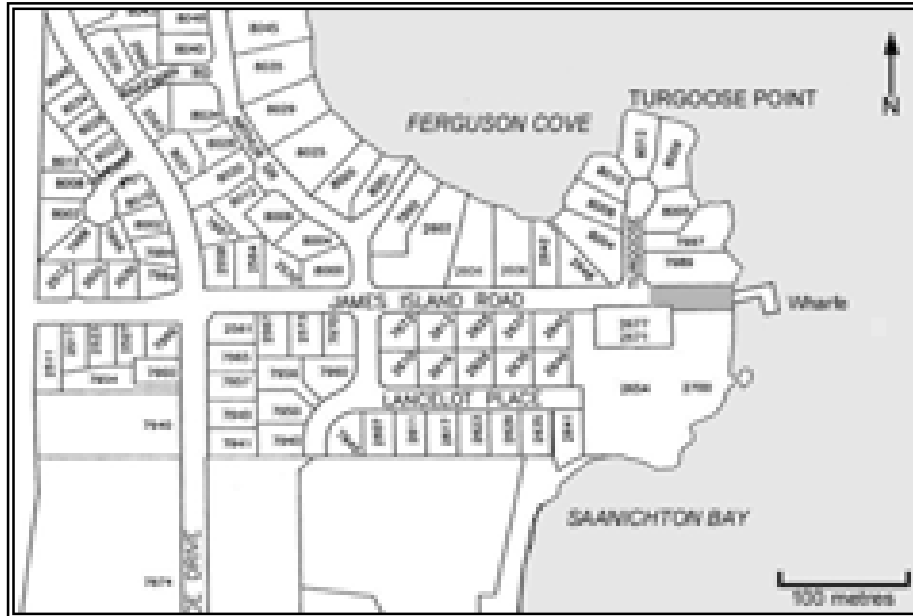


Existing.



Proposed location for new stairs.

## **6. James Island Road**



### **Current Situation**

- R/W leads to Federal government public dock and fishing opportunities
- No access to steep rocky foreshore
- Limited space for vehicle parking in R/W.
- Current review of wharf divestiture and potential transfer to Central Saanich

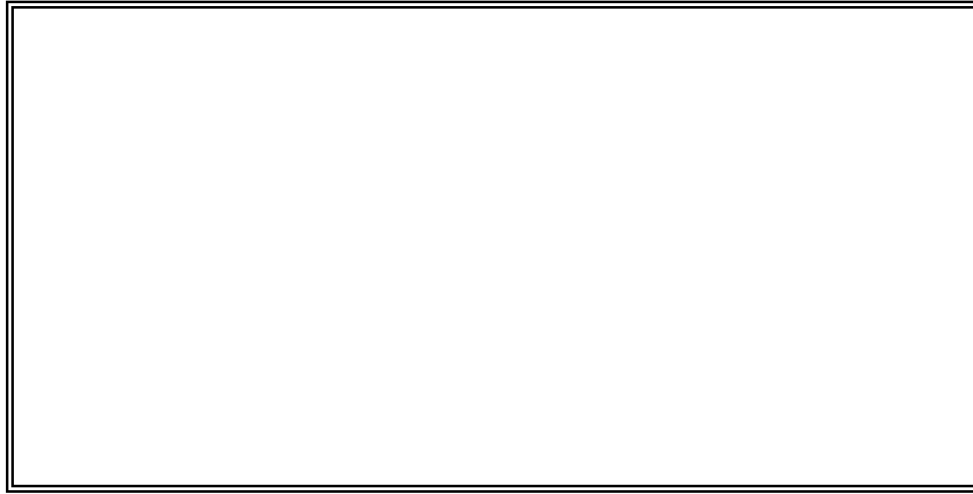
### **Conclusions**

No immediate work required. Diagonal parking would provide for more vehicles.





**7. Arthur Drive - south**



**Current Situation**

- Good access to beach area via 30' road R/W
- Safety improved in 1999 by installation of steel rail barrier above storm culvert opening and steep drop-off
- Concrete stairs required to facilitate beach access over sloping rocks (2000/01 project)
- Good viewing opportunity and suitable location for bench placement.

**Conclusions**

Scheduled improvements will address current public safety concerns associated with this access and facilitate a continuous beach walk to the north.



Looking southeast to barrier at Arthur Drive – south.

**Beach Access: Assessment of Public Beach Accesses**

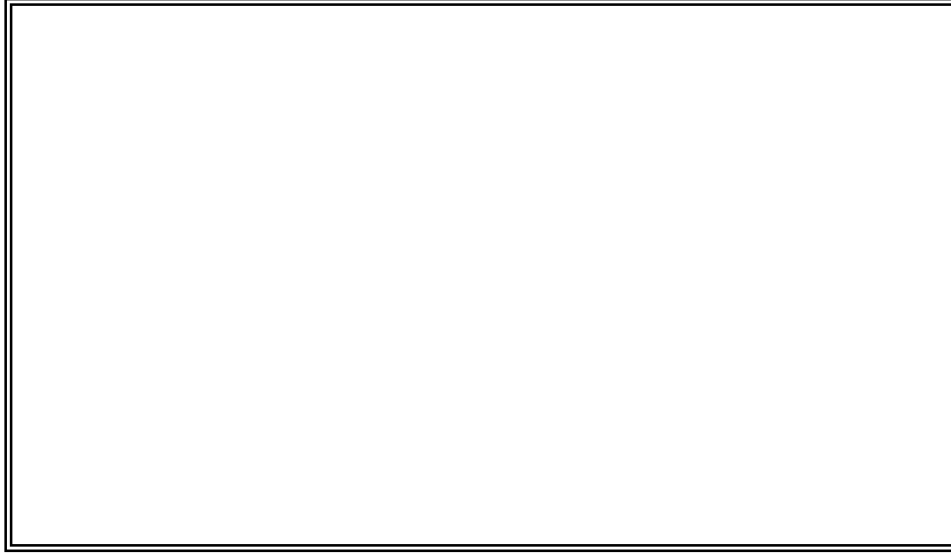


Proposed stairs at Arthur Drive – south.



View from beach between Arthur Drive-south and Arthur Drive-north.

**8. Arthur Drive - north**



**Current Situation**

- Good beach access potential -stairs required down short bluff to sandy beach
- No R/W evident to public, and survey needed to confirm location
- R/W recently landscaped by adjacent landowner (2055 Arthur Drive - photo below)
- R/W emerges on beach between old (and rotting) boat houses, which constitute a fire hazard and an obstacle to beach walking at high tide.

**Conclusions**

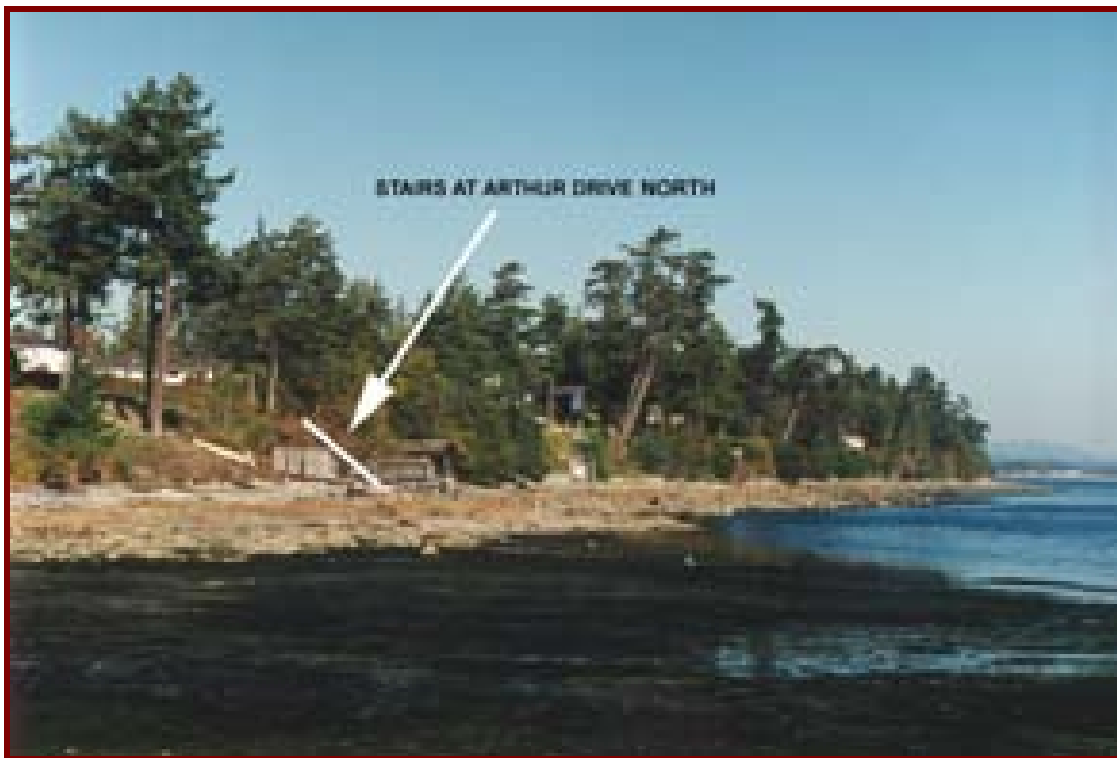
Defer improvement of this site pending resolution of current situation involving lands immediately to the north. Development of a beach access in this vicinity would be more appropriate off the larger frontage.



**Beach Access: Assessment of Public Beach Accesses**

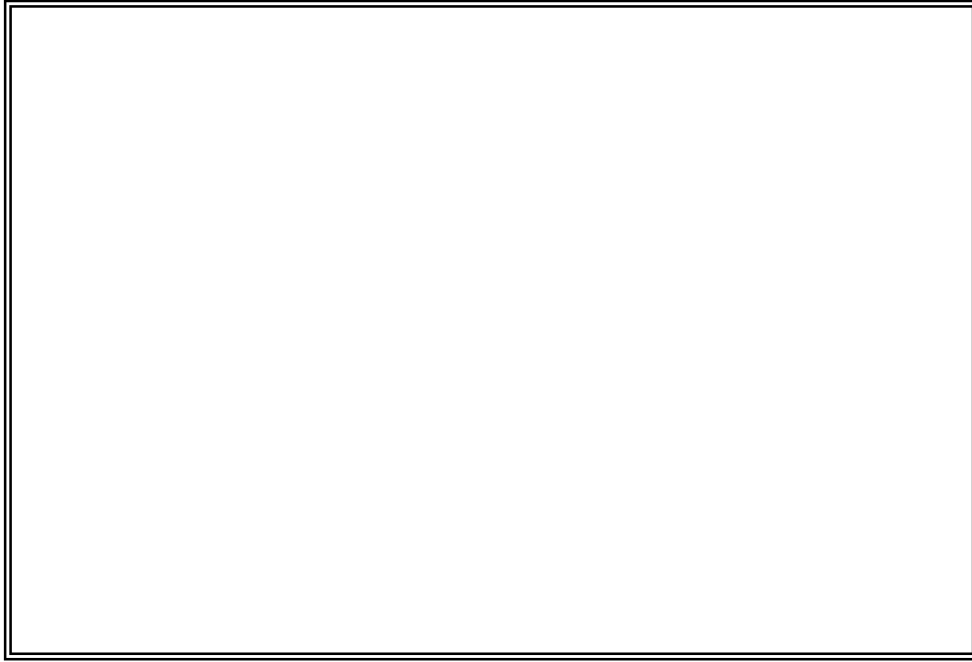


View southeast from Arthur Drive - north R/W.



Rocky beach at low tide.

**9. Newman Road**



**Current Situation**

- Low bluff access to beach within 33' R/W
- Stairs required (25 ft.)
- Used to be a cleared trail, now blocked by dumped garden waste that should be removed
- No space for car parking. Wood barrier at end of road pavement prevents vehicle access to grassed R/W
- Storm culvert opening to beach
- Neighbours expressed opposition to development of a beach access, citing concerns about beach parties and safety of their boathouse.

**Conclusions**

Easy to develop beach access stairs at this location. Dusk to dawn closure may be required if public access proves to be a problem for neighbours.

**Beach Access: Assessment of Public Beach Accesses**

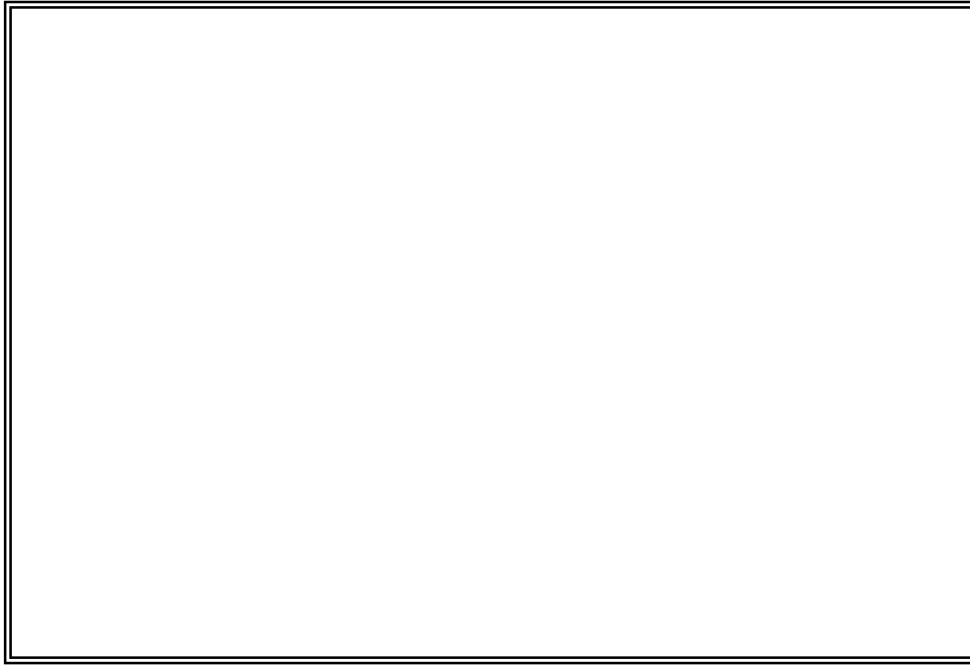


East end of Newman Road.



Location of proposed stairs at Newman Road.

**10. Cascade Avenue**



**Current Situation**

- Steep, low bluff access to rocky beach within 60' R/W
- Stairs required (25 ft.)
- Some parking room on grassed R/W
- Possible location for a picnic table, portable toilet, and bike racks
- Due to its proximity to the Lochside Regional Trail, this site could be used as a rest stop by trail users
- One of the easiest sites to develop along this shoreline

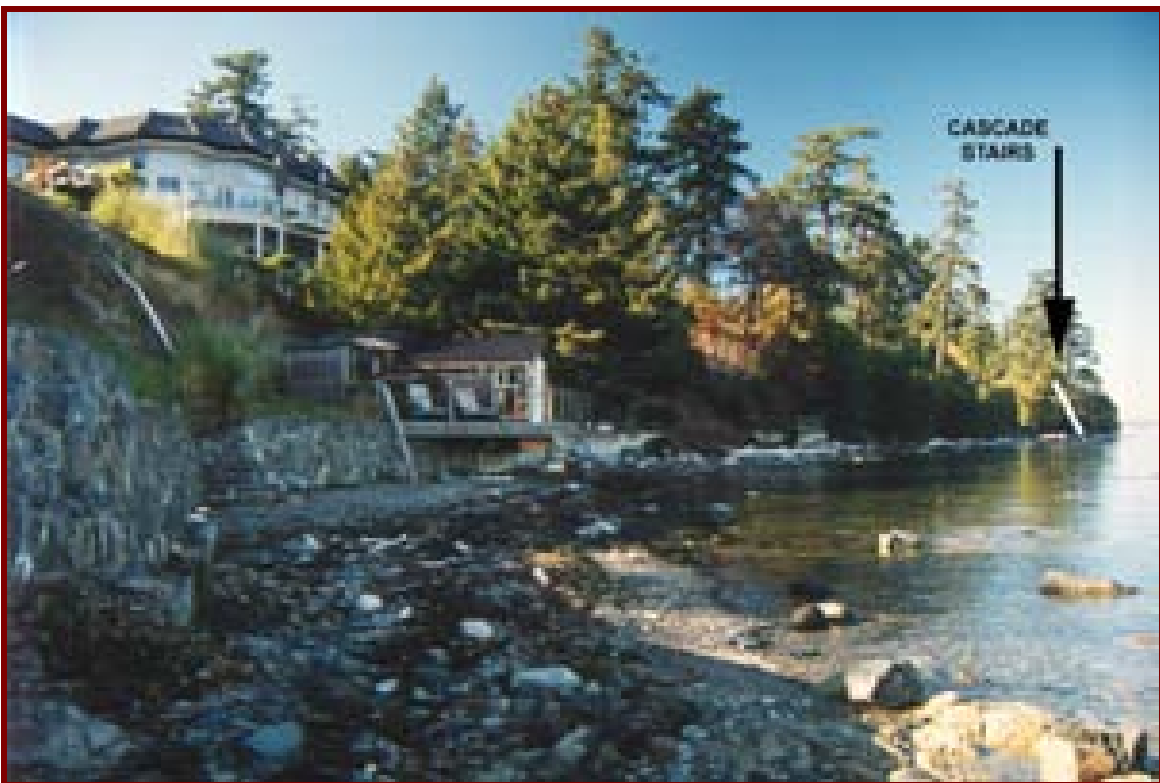
**Conclusions**

Much easier to develop than the next access site north, Lochside, and would provide a picnic site terminus for a return beach walk from Arthur Drive - south.

**Beach Access: Assessment of Public Beach Accesses**



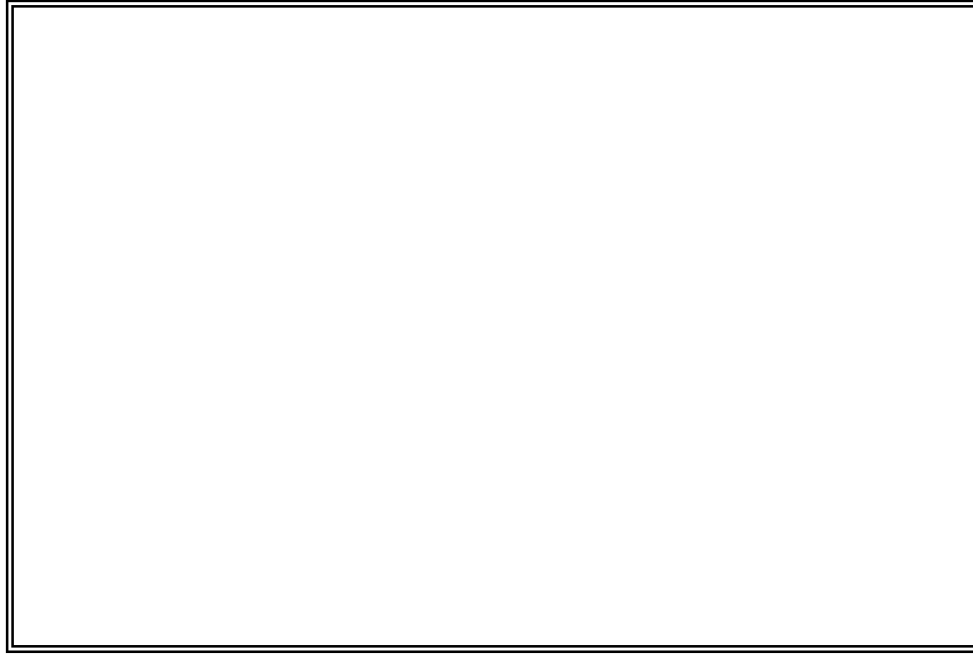
East end of Cascade Avenue.



Beach near Cascade Avenue.



## **11. Lochside Drive**



### **Current Situation**

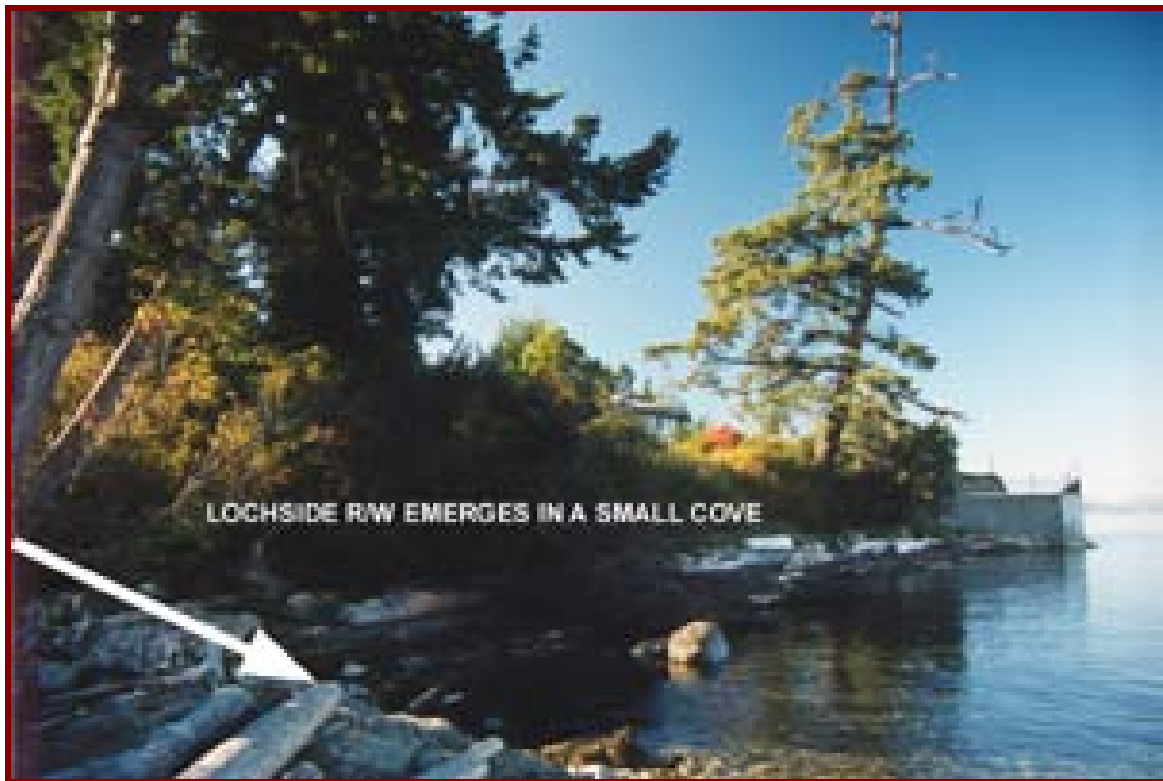
- 60' (approx.) R/W located between 8325 and 8337 Lochside Drive
- R/W trail was cleared in 1985, but is now overgrown
- No evidence of R/W at Lochside Drive
- Culvert under Lochside Drive leads to storm ditch in R/W with outfall at the beach
- Stair required (20 ft.)
- Most northerly public access point along the east coastline of Central Saanich
- No potential for R/W users to park cars (pedestrian access only)

### **Conclusions**

Trail would need to be located and cleared (180m in length).

Neighbouring properties are not fenced, and access development would need to include planning discussions with landowners to address their concerns.

**Beach Access: Assessment of Public Beach Accesses**



Site of Lochside R/W.



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## **SECTION 2: BEACH ACCESS SITES - WEST**

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The west coastline of Central Saanich currently has 17 beach accesses, ten of which are associated with Brentwood Bay. Early (non-native) development of Brentwood Bay was strongly influenced by its proximity to Saanich Inlet, with numerous summer cottages and marine-related commercial structures, including wharves, boat repair, boat rental, fishing charters and tourist accommodation, established along its shores. With growth and development of the community, dedicated road allowances were progressively acquired for public use. Those fronting the foreshore are, and will continue to be, important to public recreational use and enjoyment of the marine environment, as population increases and development of lands further limit access to the foreshore.

At this time, there are three main opportunities for connecting public beach access sites in Brentwood Bay: Saunders Lane (from Babbington Lane to Verdier Avenue); Brooks Park (from Devonshire Road to Brooks Park - south R/W); and Marchant/Delamere Road (from Marchant Road to Delamere Road by way of Anglers Lane, Ravine Park and the sea walk below Port Royale Estates). At low tide, a beach walk is possible between Verdier Park and Brooks Park, with an intermediate access at Clarke Road. Progress south of Devonshire Road however, is difficult (in some cases impossible) due to extensive private and commercial structures restricting passage.

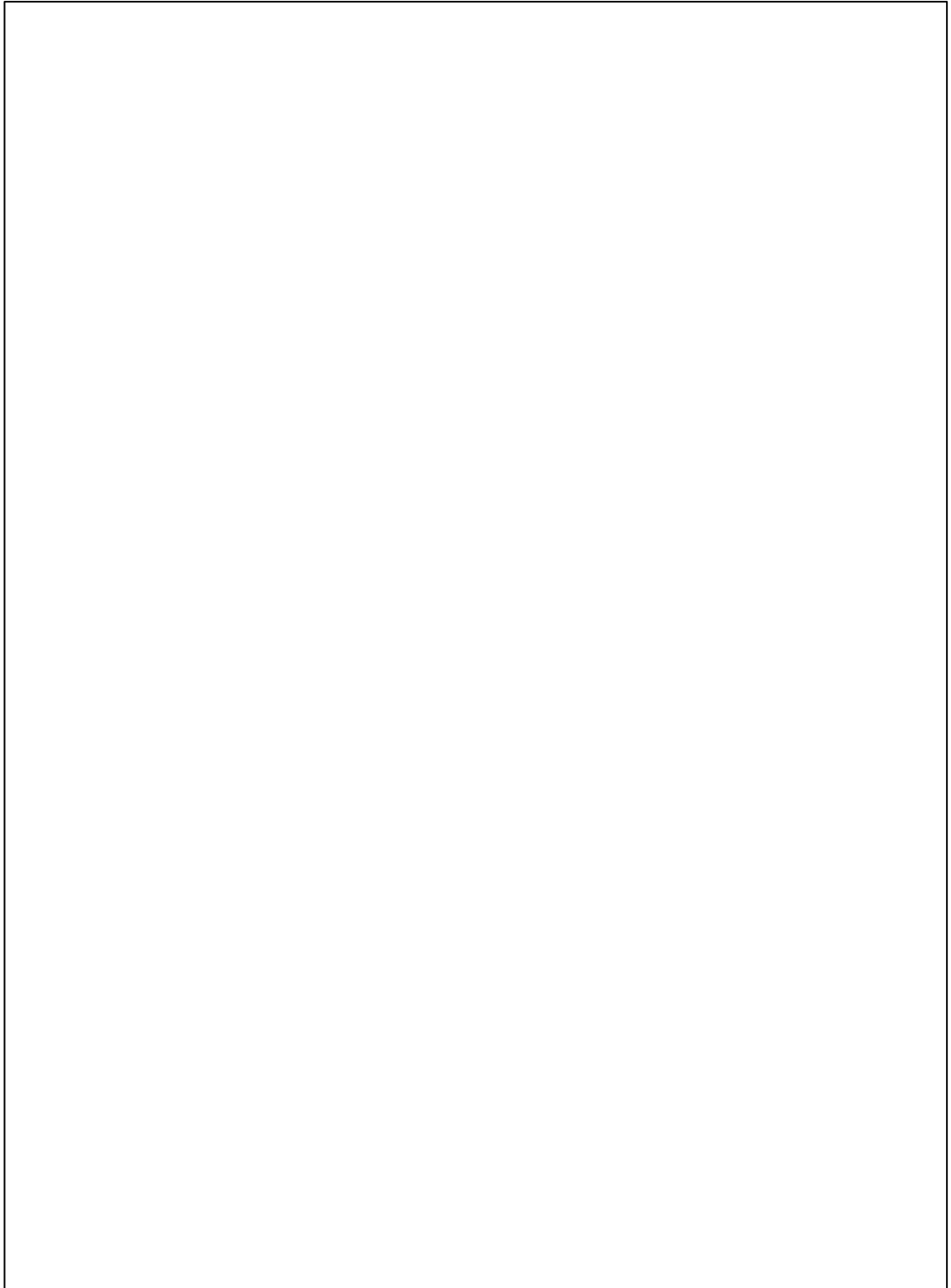
New stairs, constructed in January 2000, at Edwyn Road, provide access to a small gravel beach at the south extremity of Brentwood Bay. Brentwood Heights access, located along the northern boundary of Butchart Gardens, has good recreation potential, while development of Northview road allowance is not considered feasible.

Just north of the Tsartlip First Nation Reserve, a long (undeveloped) right-of-way could provide easy access to a rocky beach at Hagan Bight. Henderson Point, located at the western terminus of Senanus Drive, is a popular site for scuba diving, though parking is limited. An undeveloped R/W midway along Senanus Drive offers potential for access to a small gravel cove to the south.

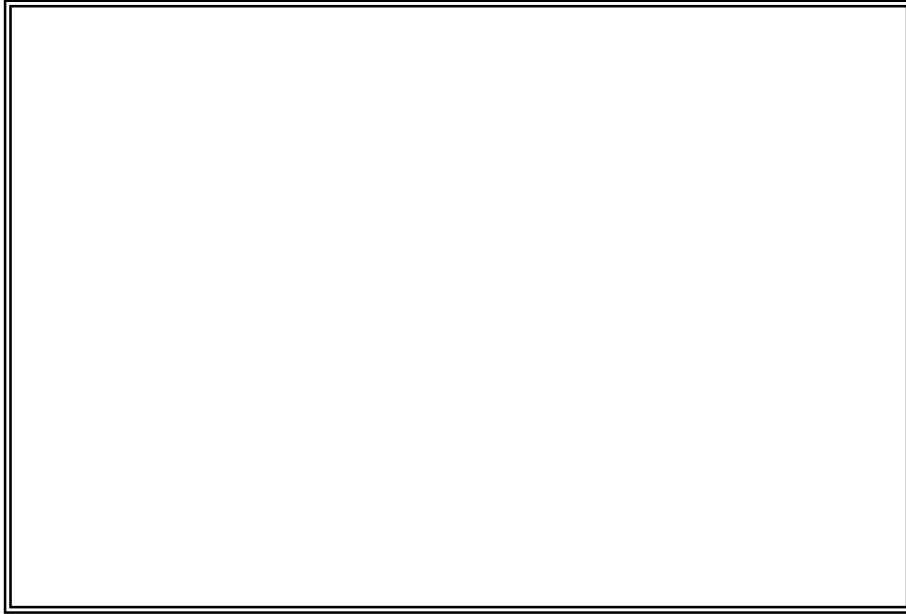
Further north, allowances extending from Nimmo Road and West View Road are difficult access points (probably not feasible for development), while Salmon Road and Thompson Cove have established trails to the beach and offer good potential for future upgrading.

The District's commitment to progressively upgrade, regularly maintain and identify sites through signage and informational materials, will further enhance opportunities for public use of the marine foreshore.

**Figure 2. West Shoreline Public Beach Access Sites**



## **12. Salmon Road**

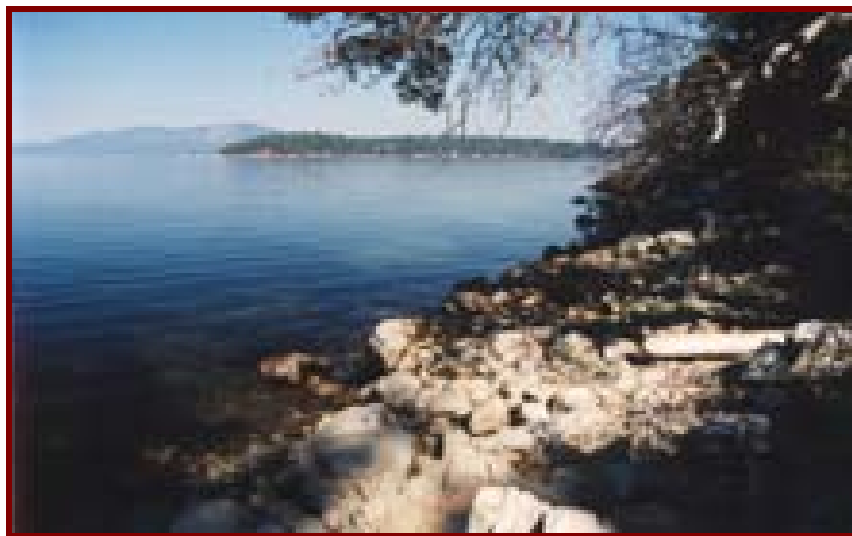


### **Current Situation**

- Limited space for parking, most suitable for pedestrian access
- Short forest trail leads to rocky beach with views of Malahat area and Coles Bay
- Sign required to indicate public trail
- No trail clearing or trail tread upgrading required immediately
- 66' R/W straddles Central Saanich/North Saanich District boundary

### **Conclusions**

Discuss with the District of North Saanich, opportunities for shared planning and development.

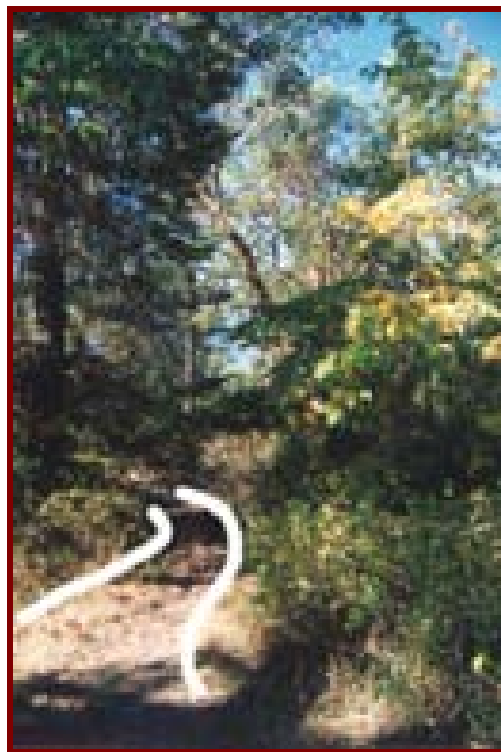


View north from beach at Salmon Road.

**Beach Access: Assessment of Public Beach Accesses**



View from Salmon Road trail.



Trailhead at Salmon Road.

**13. Nimmo Road**



**Current Situation**

- Two beach access sites: extension of Nimmo Road and public lane (to the south)
- No on-site evidence of either R/W, or public access opportunity
- R/W is treed and carries a powerline. Trail development would be possible
- R/W leads to a small rocky beach offering marginal public recreation opportunity
- During site inspection, adjacent landowner indicated strong opposition to R/W development for public access, and one neighbour denied there was public access.

**Conclusions**

Though Central Saanich has secured a public lane designation through a development approval process, local acceptance of public access may prove to be difficult.



**14. West View Road**



**Current Situation**

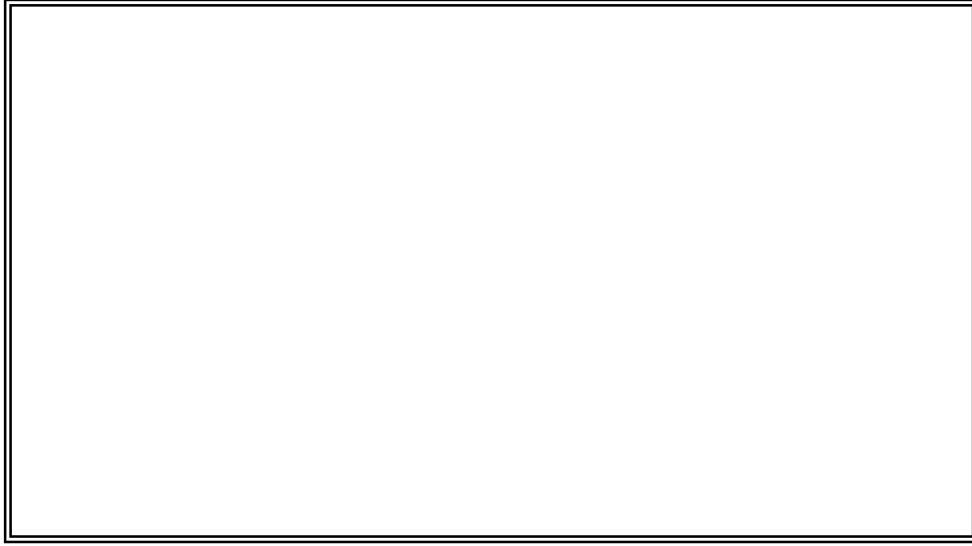
- Narrow (approximately 30') densely forested R/W accommodates powerline to beachfront residence
- Marginal potential for R/W trail development
- R/W leads to a small rocky beach offering very limited public recreation opportunity
- Adjacent landowners may be opposed to R/W development for public access because residence is very close to R/W boundary

**Conclusions**

Limited potential for recreation access. Possibly develop in the future as needed.



**15. Thompson Cove**



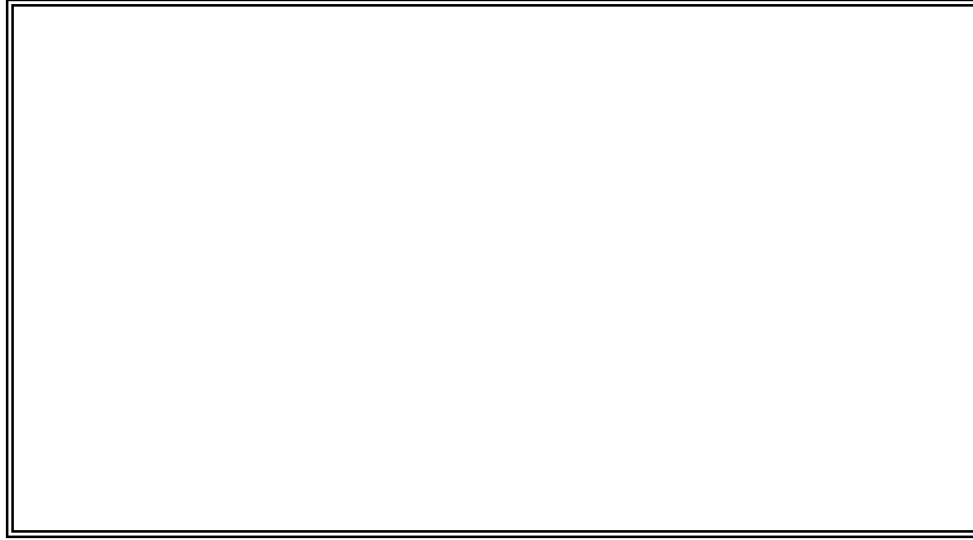
**Current Situation**

- Improved trail leads from Senanus Drive at Mt. Newton X Road to rocky beach at Thompson Cove used locally for swimming
- More drainage work needed to prevent trail erosion
- Gentle grade through open forest provides good pedestrian access, though need for stairs from trail (top of foreshore bank) to the beach
- Limited opportunity for parking at trailhead
- Portable toilet facility (at trailhead) would be a useful service for beach visitors
- Trailhead needs appropriate signage

**Conclusions**

A good beach/forest recreation opportunity suitable for future upgrading.

**16. Henderson Point**



**Current Situation**

- 50' R/W provides short easy walk to rocky cove
- Short flight of steps required over steep rock
- Portable toilet facility (at trailhead) would be a useful service for beach visitors (neighbouring property owners have complained about visitors using their property for this purpose)
- Popular scuba diving site, though night diving has been curtailed by dusk to dawn parking restriction posted at west end of road
- Neighbours have previously expressed opposition to further development of this access
- Encroachment of R/W and foreshore by structures (ie/ fencing, rock walls) built by neighbouring property owners.

**Conclusions**

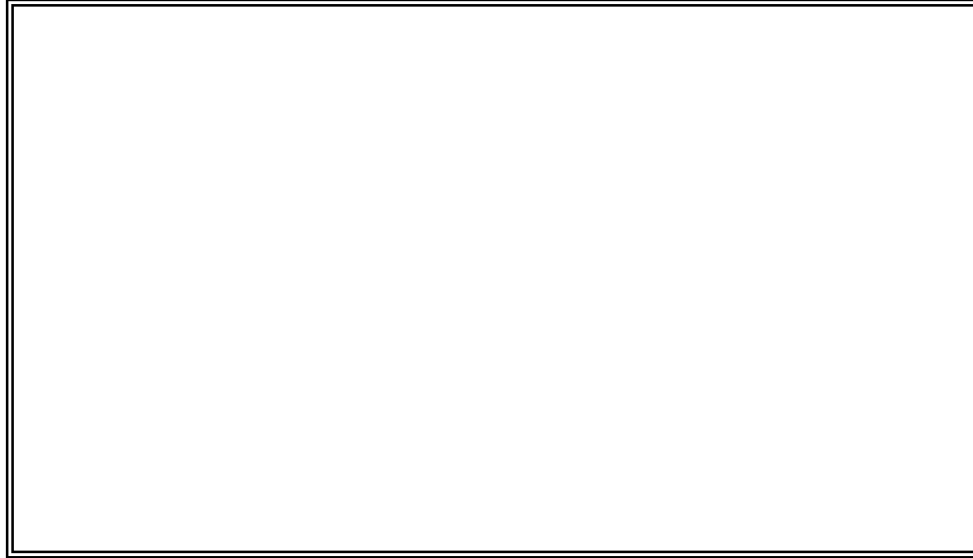
Popular beach access offering many recreational opportunities. Site development, including stairs and a portable toilet facility, should be completed as soon as resources permit.

**Beach Access: Assessment of Public Beach Accesses**



View looking west from end of R/W. Proposed stair location illustrated.

**17. Senanus Drive - south**



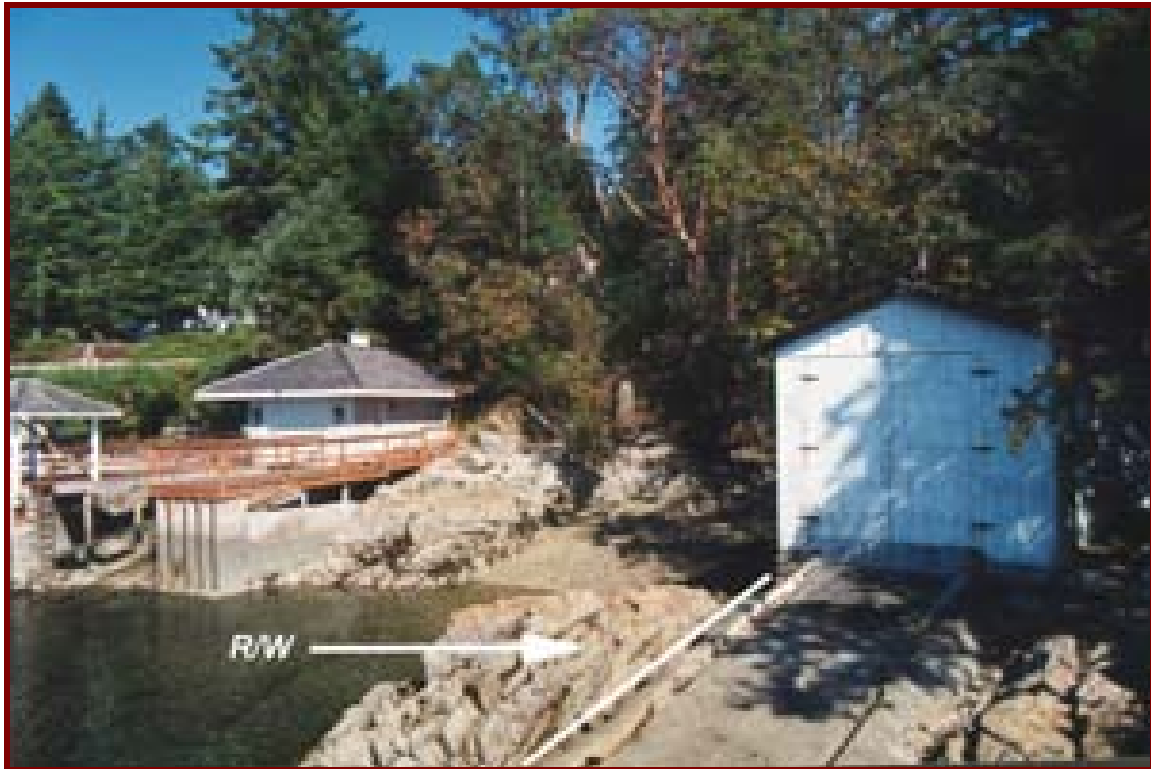
**Current Situation**

- Narrow (15') unimproved narrow R/W through mature forest, not identifiable from Senanus Drive
- Leads to small gravel cove suitable for swimming and scuba diving
- Boat houses, walkways and stairs on both sides of cove
- Boat house on adjacent property to east (601 Senanus) appears to have been built on R/W (survey required to confirm)
- Opposition to R/W development considered likely
- Limited opportunities for roadside parking

**Conclusions**

Offers potential for a gentle forest walk to a swimming spot. Survey required before any further planning is considered.

**Beach Access: Assessment of Public Beach Accesses**

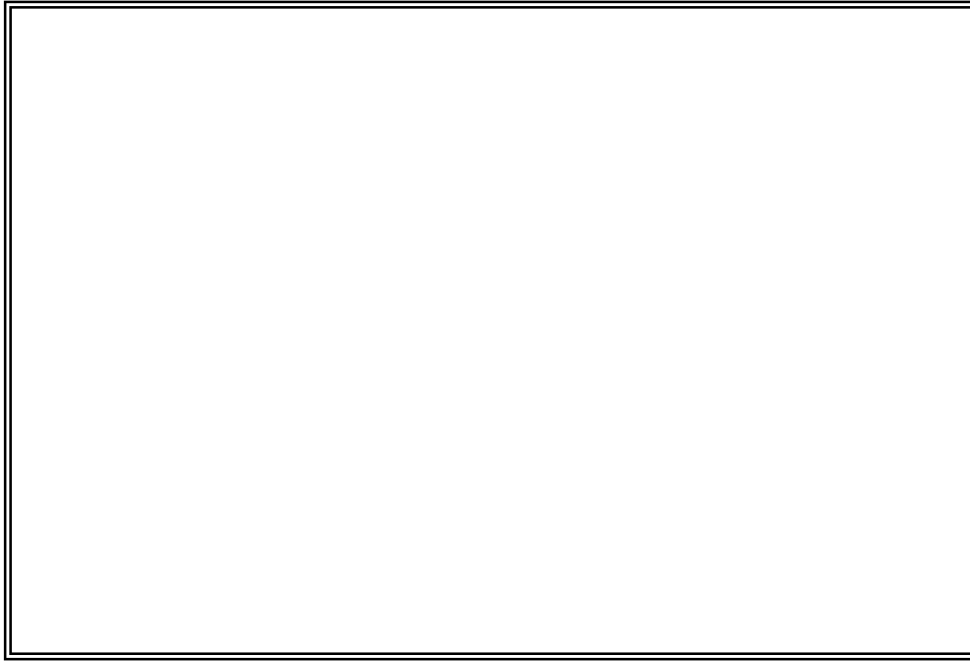


Small Cove and foreshore structures at Senanus south R/W.



View southwest from beach accessed by Senanus - south R/W.

**18. West Saanich Road**



**Current Situation**

- 66' R/W located between 7742 and 7778 West Saanich Road, immediately south of Hagan House, a Designated Heritage Site
- R/W follows northern perimeter of hay field bounded on the south by the Tsartlip Reserve
- Parking available in Our Lady Of Assumption Church parking lot adjacent to trailhead
- Easy walk-in access to low bluff above rocky beach at Hagan Bight offering views of Malahat area and lower reaches of Saanich Inlet
- Seasonal berry picking along R/W
- Locked gate required to prevent vehicle access and damage to cultivated field and some poorly drained areas. Early consultation with property owner recommended
- Stile at entrance to R/W could allow pedestrian access if field needs to be gated
- Two 15 ft. switchbacks required for access to beach. Could be built inexpensively using large rocks (on site) if public use is nominal

**Conclusions**

Provides an excellent recreational access opportunity for walking and viewing. Vehicle use, including bicycles, is not recommended due to wet soil areas.

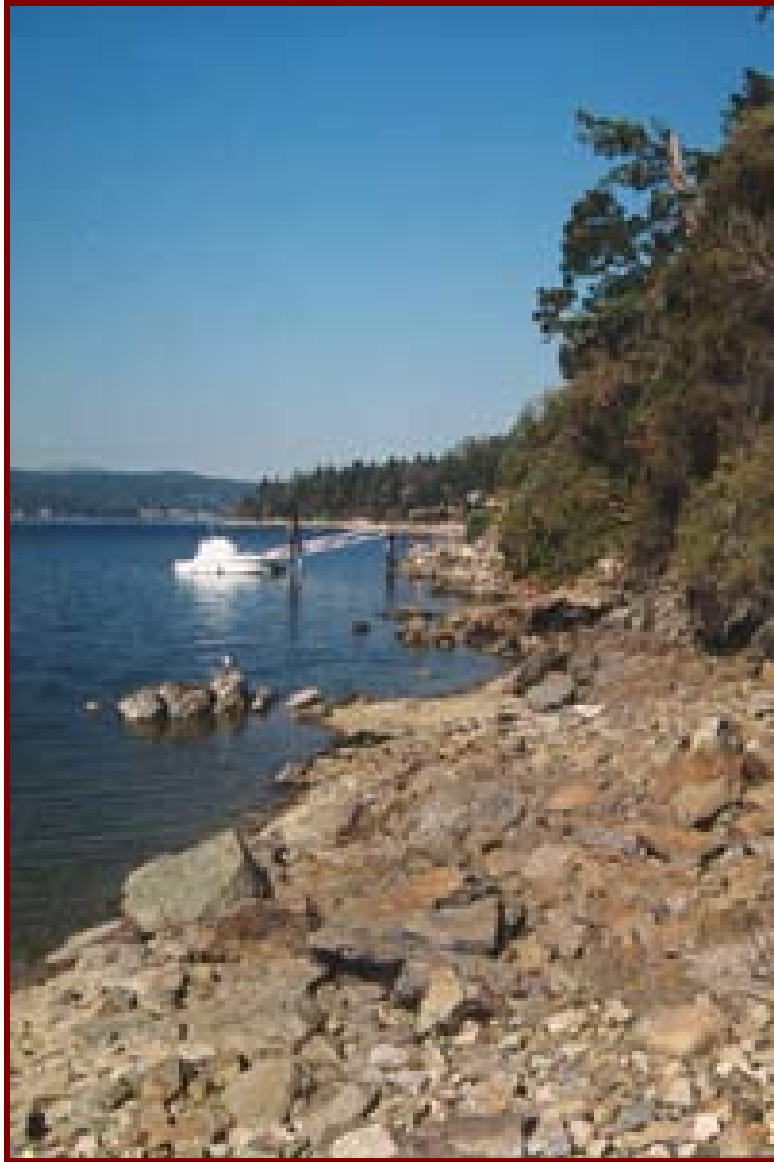
**Beach Access: Assessment of Public Beach Accesses**



View from Church parking lot at West Saanich Road R/W.



Berry bushes on north side of West Saanich Road R/W.



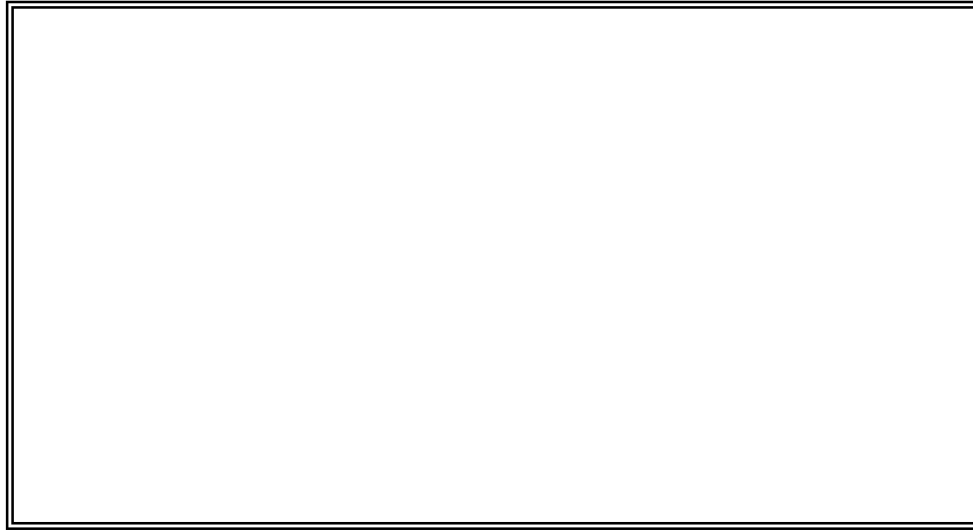
Rocky beach accessible via West Saanich Road R/W.





Switchback stairs required at West Saanich Road R/W.

**19. Stelly's X Road**



**Current Situation**

- Access site recently improved with replacement of handrail and realignment of gravel path
- 20' R/W leads to small cove and sandy beach
- Adjacent to south boundary of the Tsartlip Reserve

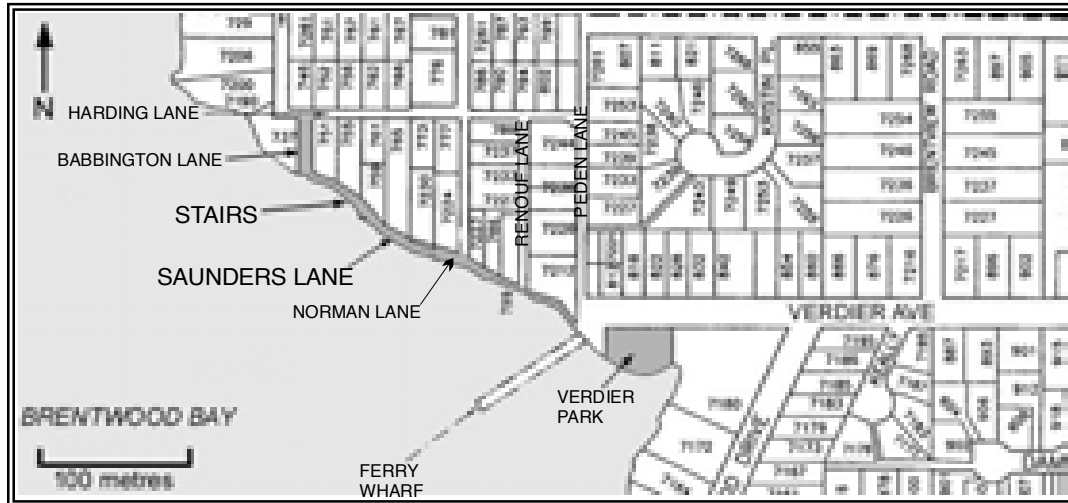
**Conclusions**

No further work required at this time.



Beach Access stairs at Stelly's X Road.

## **20. Saunders Lane**



### **Current Situation**

- Beach R/W includes Babbington Lane (previous reports designated this site separately)
- Popular venue for dog walking, ocean viewing and beach activities
- Improved in 1998 and 1999 with replacement of deteriorated stairs and neighbourhood “clean-up” to remove dumped garden waste and other debris
- Second set of stairs located south of Norman Lane were removed in January 2000, due to their poor condition and public safety concerns

### **Conclusions**

Replacement of stairs at Norman Lane would provide for a continuous beach walk at low tide, from Saunders Lane to Stelly’s Cross Road.

**Beach Access: Assessment of Public Beach Accesses**

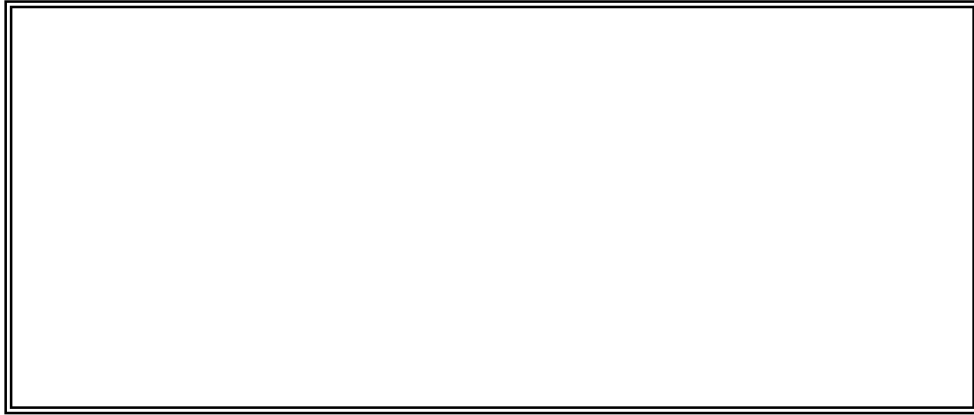


Saunders Lane.



New stairs constructed June 1999, off Saunders Lane, southeast of Babbington Lane.

## **21. Verdier Park**



### **Current Situation**

- Fully serviced District Park offering opportunities for picnicking and access to gravel beach
- Canoe/kayak launch was constructed in partnership with the Brentwood Bay Rotary Club in 1988
- Opportunity for beach walking at low tide to beach access sites further south (Clarke and Devonshire Roads)

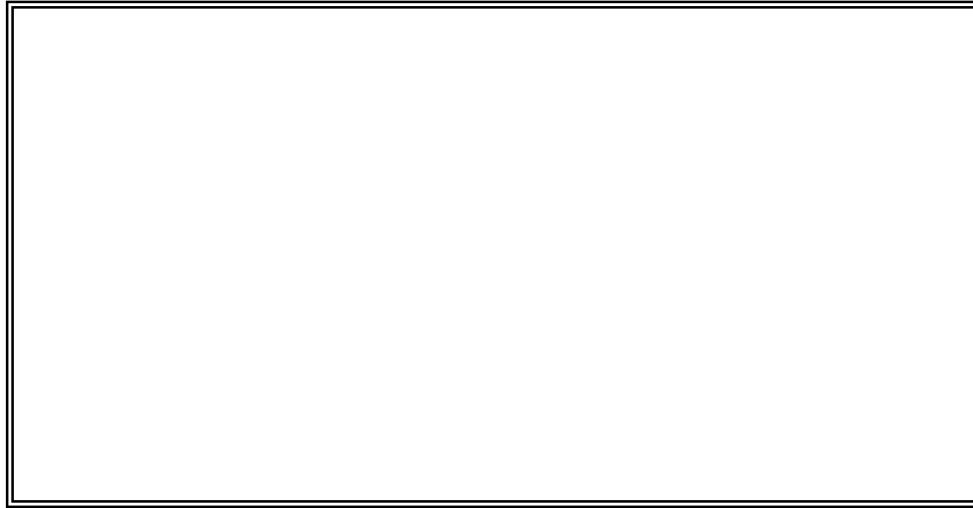
### **Conclusions**

- No further work required at this time.



Verdier Park.

**22. Clarke Road**

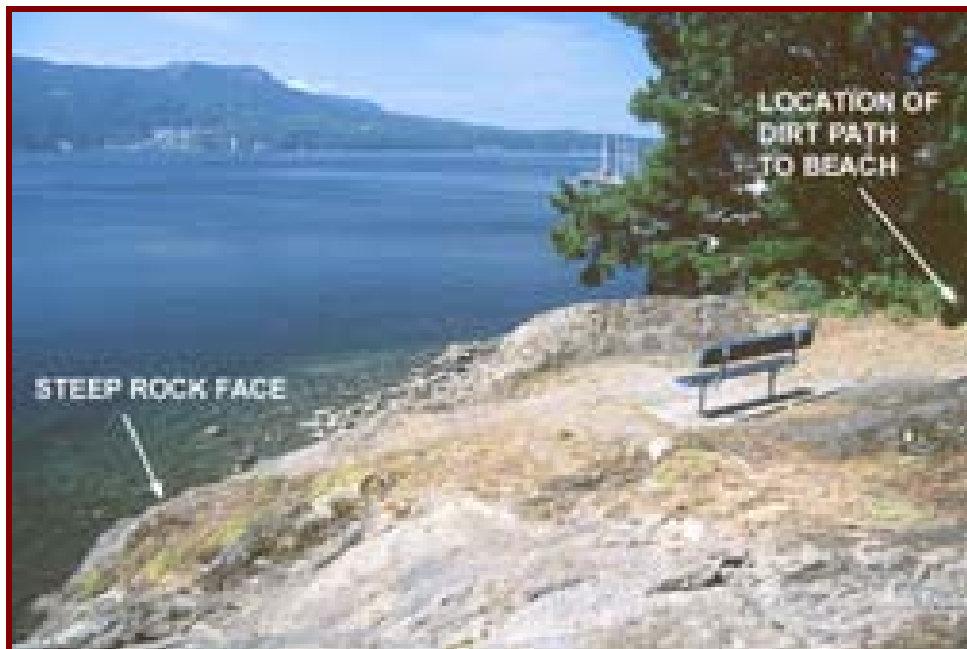


**Current Situation**

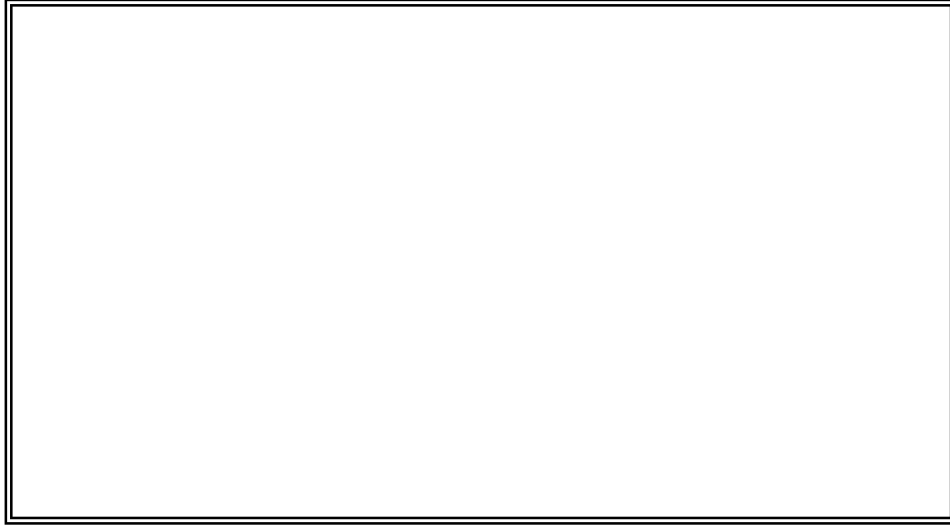
- 66' R/W leads to a prominent rock bluff providing a good viewing opportunity
- Monument at the trailhead acknowledges past involvement of the Brentwood Bay Rotary Club in upgrading this access
- Beach access requires stair development
- Some trail erosion, requiring installation of waterbars to channel-off surface water
- Encroachment of garage into R/W, and residential parking blocks access to trail

**Conclusions**

Public safety concern needs to be addressed by developing stairs to beach at this significant viewpoint.



**23. Devonshire Road**

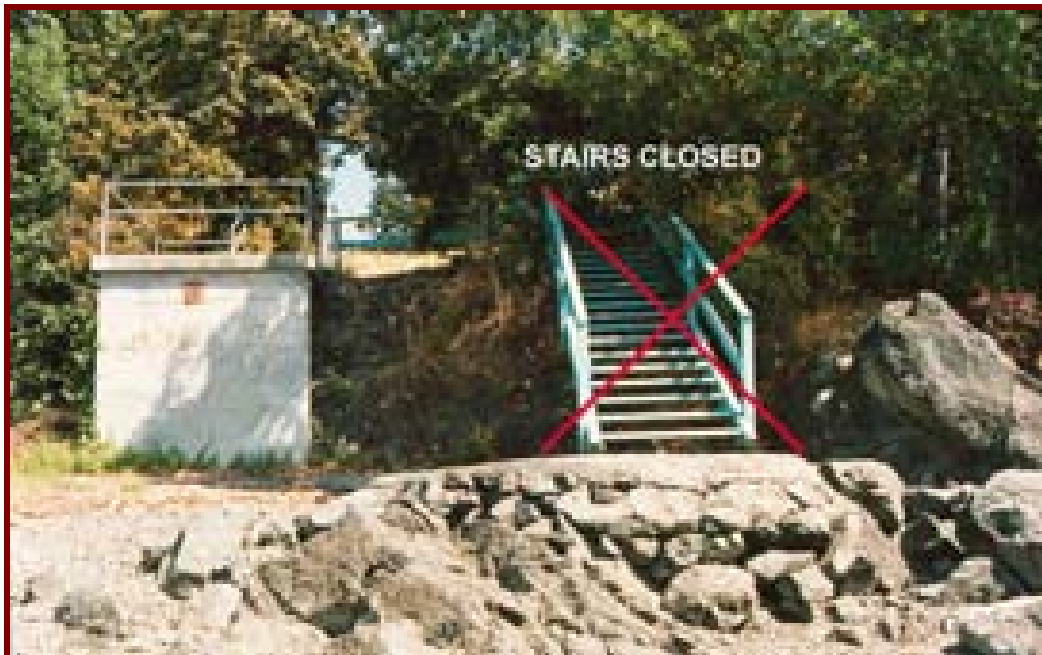


**Current Situation**

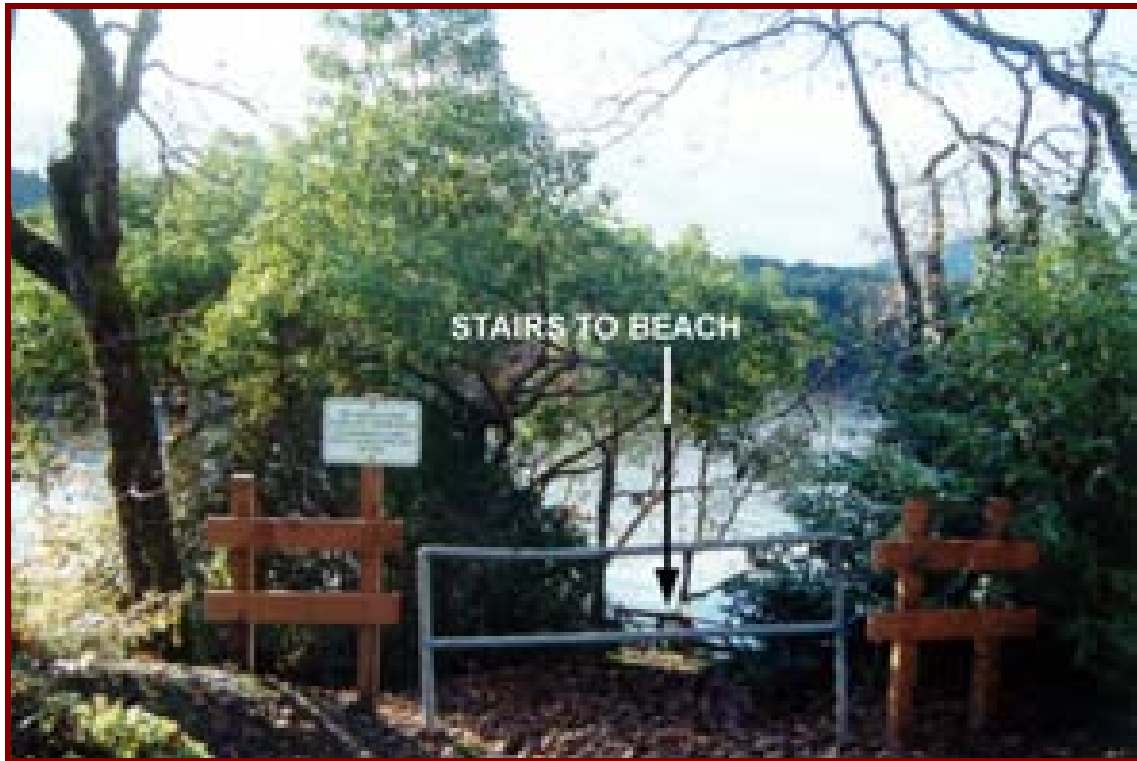
- 55' R/W leads to beach access stairs (currently closed due to their deteriorated condition)
- Most northerly component of Brooks Park
- Popular beach for seasonal swimming
- Sanitary sewer pump station located at west end of Devonshire R/W
- Develop access in conjunction with Brooks Park

**Conclusions**

New stairs and improved trail access required.



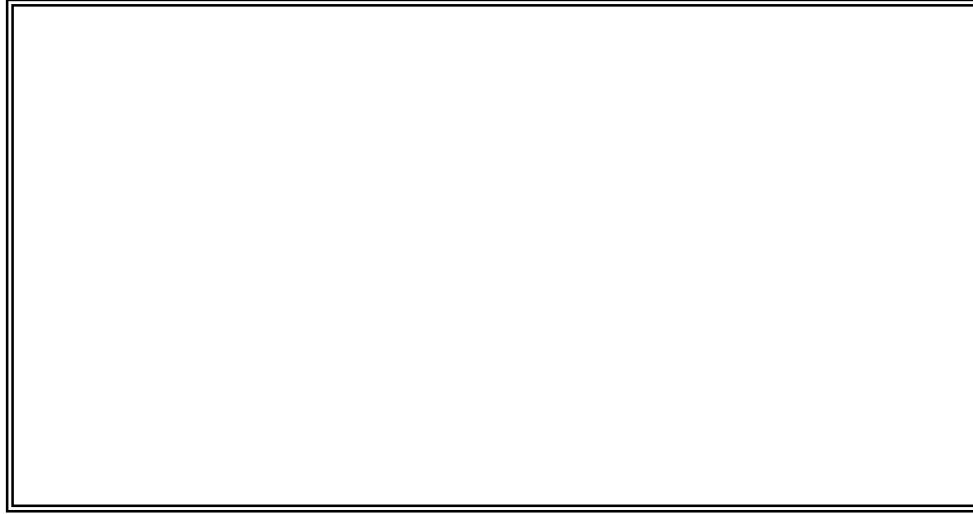
**Beach Access: Assessment of Public Beach Accesses**



Devonshire Beach Access currently closed due to public safety concerns.



**24. Brooks Park - middle and south**



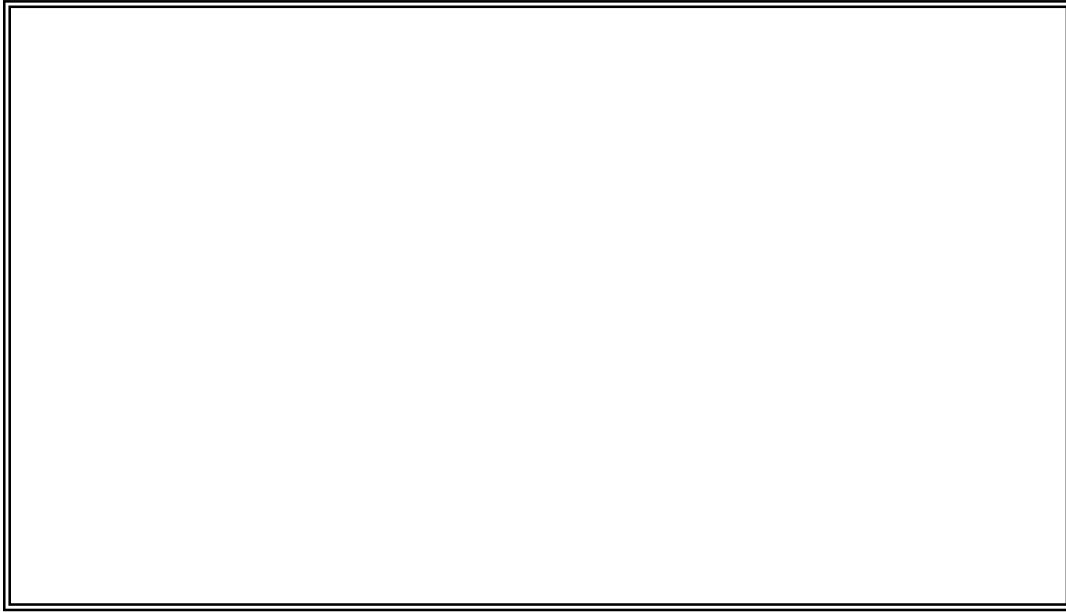
**Current Situation**

- Two R/Ws running between Brooks Park and Brentwood Drive previously provided access to the foreshore and have potential to do so in the future
- R/Ws are overgrown and not clearly identifiable at this time
- Opposition from adjacent landowners is likely, given the proximity of residences to the R/Ws
- Several private wharves and other structures installed under Provincial foreshore lease/licences restrict clear passage along foreshore in this area
- Parkland narrows considerably south of R/W identified as “Brooks Park-middle”

**Conclusions**

Survey required to accurately locate Brooks Park and R/W boundaries.

**25. Marchant Road to Delamere Road**



**Current Situation**

- Comprises a number of R/Ws previously identified separately (Marchant, Anglers Lane, Josephine Lane, Ravine Park and beach walk below the Port Royale Estates complex)
- Stairs at Anglers Lane/Marchant Road were upgraded in 1999
- Collectively, these sites provide significant opportunity for walking and viewing along the Brentwood Bay waterfront
- Recent structural assessments of two foot bridges within Ravine Park identified need for replacement in the near future
- Opportunity to improve access from public lane to foreshore west of 905 Grilse Lane
- Installation of landscape lighting would facilitate use after dark

**Conclusions**

Marchant/Delamere provides a significant recreational opportunity suitable for most people. Provision of lighting would provide security for those using the trail after dark. Replacement of lower footbridge within Ravine Park required in short term.

**Beach Access: Assessment of Public Beach Accesses**



Brentwood Waterfront walkway.



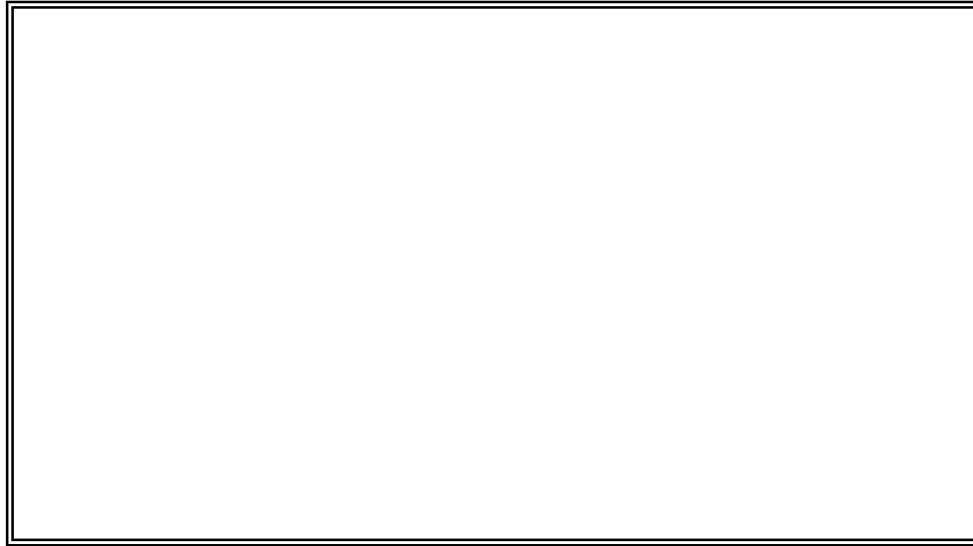
Stairs at Marchant Road along Anglers Lane provide access to small gravel beach.

**Beach Access: Assessment of Public Beach Accesses**



Northwest view across Brentwood Bay from Anglers Lane.

**26. Edwyn Road**



**Current Situation**

- Developed in January 2000 to address access and safety concerns, with new stairs to small gravel beach, trail improvements and trailhead signing
- Potential additional works may include: 1) planting within west edge of R/W to provide a vegetative buffer between private property and the trail; 2) trail improvements such as surfacing, realignment and improved drainage; 3) ivy removal from R/W
- This site is noteworthy as it provides residents living in the southwest corner of Central Saanich with an opportunity to access the foreshore

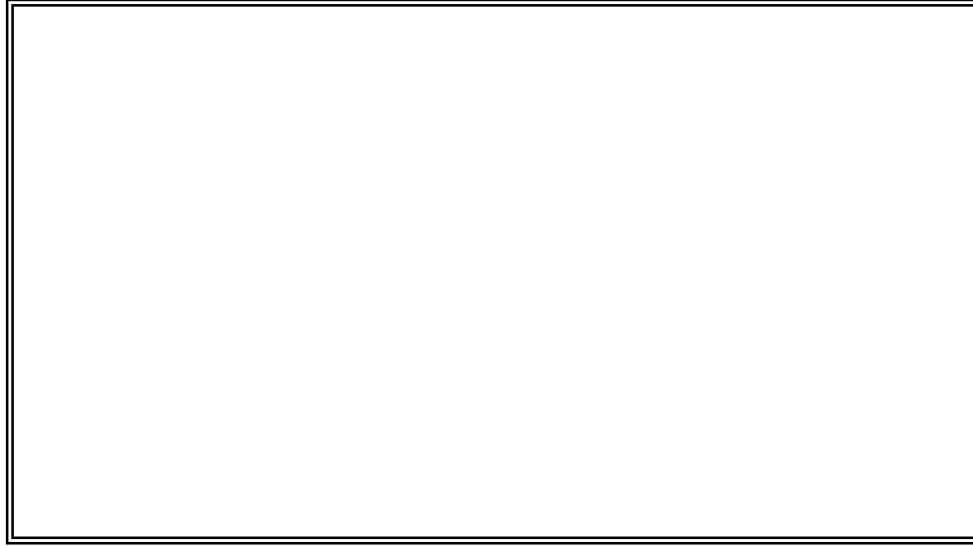
**Conclusions**

Trail now provides safe access to beach. Potential works can be undertaken over the next few years as time and finances allow.



Completed stairs at Edwyn Road access.

**27. Northview Road**



**Current Situation**

- R/W comprises deep gully and dense bush leading to steep rocks above a small rocky beach
- Low potential for recreation opportunity development
- High costs anticipated with any development

**Conclusions**

Site not considered suitable for beach access development.

**28. Brentwood Heights**



**Current Situation**

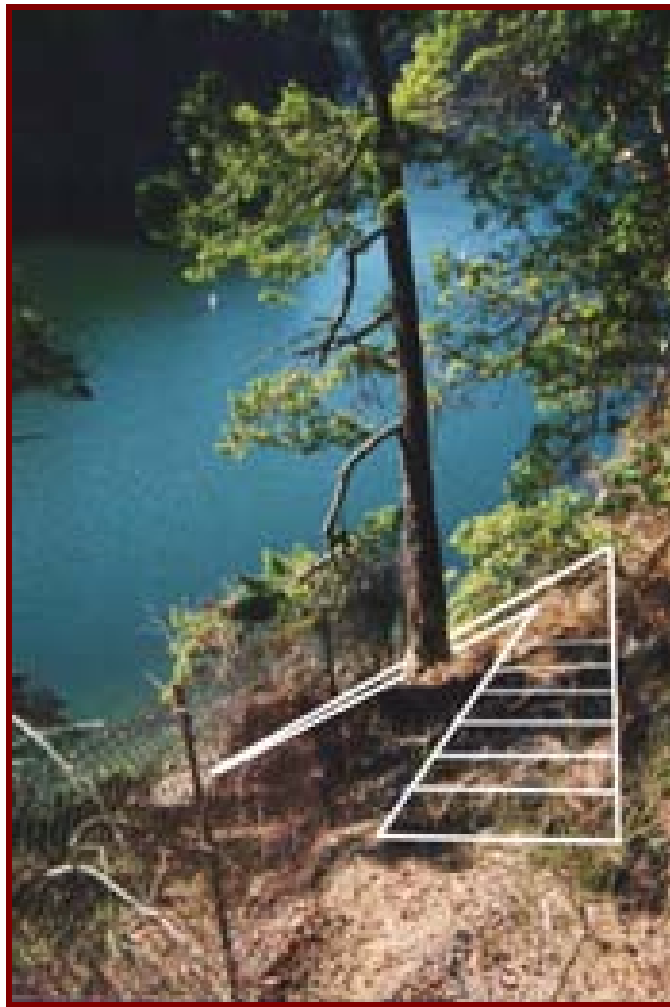
- 30' R/W is located immediately north of Butchart Gardens' boundary fence
- Potential for recreation access trail through open forest, leading to very steep bluff (25 ft.) above rocky beach
- Stairs leading to a small floating dock (required) could provide a good fishing and swimming opportunity for local residents. Inlet currently accommodates moored boats, as well as, sea planes visiting Butchart Gardens

**Conclusions**

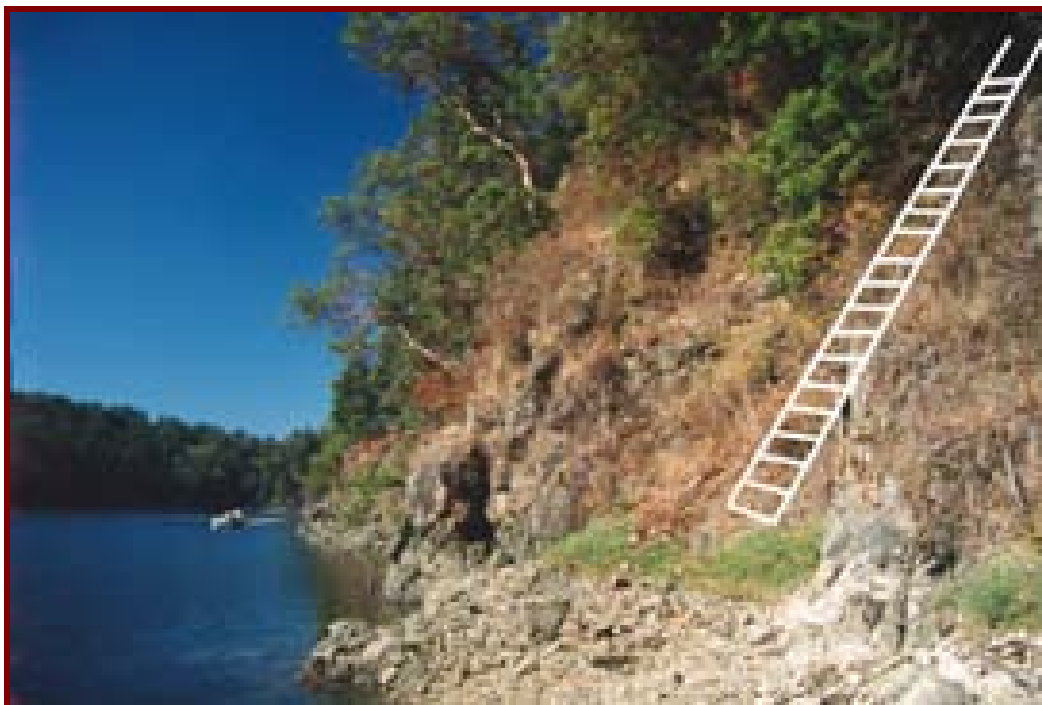
Although not easily accessible at this time due to steep slope, development of this site would offer several good recreational opportunities to area residents.



**Beach Access: Assessment of Public Beach Accesses**



Access stair location at Brentwood Heights R/W.



Steep section of access stairs required at Brentwood Heights R/W.

## **SECTION 3: SITE ASSESSMENT**

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A subjective evaluation (see Figure 3) of each site was undertaken. Four factors, that typically have a strong influence on whether this type of public project is given final approval, were selected for assessment, and these were:

- **Development Potential:** a level-of-difficulty assessment with "hard to develop" sites scoring low marks.
- **Quality of Recreation Opportunity:** the degree to which the natural values of a site offer visitors recreation experiences such as "viewing", "swimming", "beach walking" or "nature study". Those sites offering several experiences, or those with fewer, but unique or special experiences, would score higher.
- **Projected Community Support:** a measure of public receptiveness to site development based on past public input and comments received from neighbours during recent site inspections.
- **Relative Cost<sup>3</sup>:** rating based on anticipated cost to develop the site. Lower costs given a high score, high costs of development assigned a low score.

Total scores were derived by adding the scores for each assessed factor. Generally, a low score would suggest a site is considered to have limited potential for development for public recreational use, while a high score would suggest a site has high potential for development. Those scores were then used to prioritize sites for their "Beach Access Potential". At four sites, however, site inspections revealed some degree of concern related to public safety. As a result, and recognizing that Central Saanich gives high priority to corporate risk management concerns in general and public safety concerns in particular, these sites were put at the top of the *Priority Sites for Access Development* list (Figure 4).

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<sup>3</sup> Although District policy sets an objective to upgrade two waterfront access sites each year, it is recognized that limited finances and competing priorities may result in the staging or re-prioritization of development to fit budgetary restraints.

***Beach Access: Assessment of Public Beach Accesses***

**Figure 3. Assessment of Beach Access Sites**

Site	Location	Development Potential	Quality of Recreation Opportunity	Projected Community Support	Relative Cost ⊗	Beach Access Potential
1a.	Campion St. (stairs)	●	●●●	●	●	6
1b.	Campion St. (viewpoint)	●●●●	●●	●●	●●●●	12
2a.	Martindale (stairs)	●	●●●	●	●	6
2b.	Martindale (viewpoint)	●●●●	●●	●●●	●●●●	13
3.	Island View Road	●●●●●	●●●●●	●●●●●	●●●●●	20
4.	Lamont Road	●●●●	●●●	●●●	●●●●●	15
5.	Saanichton Bay Park	●●●●	●●●●	●●●●●	●●	15*
6.	James Island Road	●●●●●	●●●●●	●●●●●	●●●●	19
7.	Arthur Drive - south	●●●●●	●●●●●	●●●●●	●●●●	19*
8.	Arthur Drive – north	●●●●	●●●●	●●●	●●●●	15
9.	Newman Road	●●●●	●●●	●●●●	●●●	14
10.	Cascade Avenue	●●●●	●●●●	●●●●	●●●	15
11.	Lochside Drive	●●●	●●●	●●●	●●	11
12.	Salmon Road	●●●●●	●●●	●●	●●●●●	15
13.	Nimmo Road	●●	●●	●	●●	7
14.	West View Road	●●	●●	●	●●	7
15.	Thompson Cove	●●●●	●●●●●	●●●●	●	14
16.	Henderson Point	●●●●●	●●●●	●●●	●●●	15
17.	Senanus Drive-south	●●●●	●●●	●●	●●●●●	14
18.	West Saanich Road	●●●●●	●●●●●	●●●●	●●●●	18
19.	Stelly's X Road	●●●●●	●●●●●	●●●●●	●●●●●	20
20.	Saunders Lane	●●●●●	●●●●	●●●●●	●●●	17
21.	Verdier Park	●●●●●	●●●●●	●●●●●	●●●●●	20
22.	Clarke Road	●●●●	●●●●●	●●●●●	●●	16*
23.	Devonshire Road	●●●●●	●●●●●	●●●●●	●●	17*
24.	Brooks Park (middle/south)	●●●	●●●	●●●	●●	11
25.	Marchant/Delamere	●●●●●	●●●●●	●●●●●	●●●●●	20
26.	Edwyn Road	●●●●●	●●●●●	●●●●●	●●●●●	20
27.	Northview Road	●	●●	●	●●	6
28.	Brentwood Heights	●●	●●●	●●	●●	9

\* Sites with public safety issues

Scale: ●=low

●●●=moderate

●●●●●=high

⊗ Note: reciprocal rating for “Relative Cost” factor

ie/● high cost (\$25,000 +), ●●●●● low cost (under \$5,000)

***Beach Access: Assessment of Public Beach Accesses***

**Figure 4. Identifying Priority Sites for Access Development**

	Development Priority	Site #	Location	Estimated Cost	Access Potential Score
	2000/01	7	Arthur Drive – south	\$5,000	19*
5-Year Financial Plan	2001	23	Devonshire Road	\$18,900	17*
	2002	22	Clarke Road	\$19,500	16*
	2003	5	Saanichton Bay Park	\$18,500	15*
	2004	6	James Island Road <sup>2</sup>	Unknown	19
	2005	18	West Saanich Road	\$7,000	18
		20	Saunders Lane	Moderate	17
		10	Cascade Avenue	Moderate	15
		16	Henderson Point <sup>4</sup>	Moderate	15
		12	Salmon Road	Low	15
		8	Arthur Drive – north	Moderate	15
		4	Lamont Road	Low	15
		15	Thompson Cove	High	14
		17	Senanus Drive – south	Low	14
		9	Newman Road	Moderate	14
		2 (b)	Martindale (viewpoint)	Moderate	13
		1 (b)	Campion St. (viewpoint)	Moderate	12
		11	Lochside Drive	Moderate	11
		24	Brooks Park-middle & south	Moderate	11
		28	Brentwood Heights	Moderate	9
		13	Nimmo Road	Unknown	7
		14	West View Road	Unknown	7
		1 (a)	Campion St. (stairs)	High	6
		2 (a)	Martindale (stairs)	High	6
		27	Northview Road	High	6
<b>Complete</b>				<b>Actual Cost</b> ☛	
		26	Edwyn Road	\$22,900	20
		3	Island View Road	-	20
		25	Marchant/Delamere	\$4,700	20
		19	Stelly's X Road	\$2,800	20
		21	Verdier Park	-	20

☛ Actual costs incurred by the District for improvements/repairs made since 1998

Estimated Cost Rating

Range (\$)

Low

under \$5,000

Moderate

\$5,000-\$25,000

High

\$25,000+

<sup>2</sup> Future use and improvements to James Island Wharf are subject to the results of a current divestiture process.

<sup>4</sup> Cost estimate does not include provision for a privy.