

Table 4.1 - Engagement Approach Criteria Table

Biomass Feasibility Study - Confirming the engagement approach (plant and related operational impacts)

	INFORM	CONSULT	INVOLVE
Project Location	Located within Ring Road or not close to public roadway or neighbours	Located between Ring Road, adjacent to a public roadway or residential housing (plant siting, likely outside of the Ring, with accessibility to public roadways for fuel supply truck access)	Located on a site that is non-contiguous to the main campus (to be determined)
Building Height	Less than 10m (Saanich) or 14m (Oak Bay)	Up to six stories (22m -28m range) (bldg. height, likely to require a variance)	Greater than six stories
Traffic Generation	The project does not generate new traffic or is addressed by UVic's Transportation Demand Management program.	The project generates additional traffic in a new location or along an existing or new route but new traffic management facilities are not required.	The project generates additional traffic in a new location or along an existing or new route and new traffic management facilities are required. (new fuel supply truck traffic on existing roadways or new routes)
Parking	The project does not generate new parking demands or parking is readily available in the parking lots that serve the area.	The project generates new parking demand and or a minor parking variance is being sought. (a variance will likely be required)	The project generates new parking demand and a major parking variance is being sought.
Open Space (dependent on plant siting)	Project is located on developed or cleared land and/or that is a building site identified in the Campus Plan.	Natural areas or open space used by the public is modified for a portion of the site.	Natural areas or open space used by the public is modified for a majority of the site.
Noise (to be determined)	Minimum amount of noise is generated.	Minimum amount of noise is generated	The project generates significant new noise through processes (e.g., additional mechanical) or special activities (e.g., events).
Lighting	Standard building or street/sidewalk lighting	Special outdoor lighting not facing residential areas (lighting associated with the plant and related operations)	Special outdoor lighting facing residential areas

Heritage	No or minor impacts (not a factor)	Buildings that are listed in the heritage registry	Buildings that are listed in the heritage registry
Project Scale	Single building or building extension (likely one plant building but to be determined)	Multiple buildings	Comprehensive site plan for multiple buildings and/or site improvements.
Campus Policy (to be determined based on plant siting)	Consistent with Campus Plan policy directions	Consistent with Campus Plan policy directions	Not consistent with Campus Plan policy directions
Municipal Approval	Within bylaw requirements	Project requires minor exemptions to bylaw regulations (Saanich or Oak Bay zoning variance requirements or other approvals)	Project requires major exemptions to bylaw regulations or rezoning

Conclusion

As noted above, consideration of the location of the biomass plant, anticipated impacts and the planning context, in conjunction with the guidelines established for confirming the engagement approach, indicates that it falls between the “consult” and “involve” categories. The key factors of importance that will influence the engagement approach to be utilized will be:

1. the plant location
 - a site in proximity to neighbouring communities and public roadways
 - a site that requires a change to the Campus Plan, as a not being designated as a preferred building site location
 - a site that involves the development of new routes or traffic on existing roadways

2. the level of anticipated impacts related to the plant and its operation i.e. truck traffic, emissions, noise, visual appearance, disruption of current parking, vehicle or pathway circulation patterns, changes to current land uses or natural spaces, etc.