

Vancouver Island Motorsport Circuit Environmental Initiatives Summary

May 9, 2019

Introduction

This document summarizes a range of initiatives that the Vancouver Island Motorsport Circuit (VIMC) has undertaken to address its commitment to environmental sustainability. In contrast to many conventional industrial businesses, VIMC is committed to a wide range of efforts to address environmental issues. Additional information is available on all of these initiatives, however given their scope, this document endeavours to provide a brief summary of the initiatives and supporting perspectives.

Environmental considerations

The environmentally responsible aspects of the VIMC include:

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| <ul style="list-style-type: none">• Balancing land uses in Cowichan Valley | <ul style="list-style-type: none">• The VIMC provides 21 full time jobs through its facility thereby supporting a more complete land use pattern and economy in the Cowichan Valley, minimizing the need to travel to other areas of the region or into the Victoria area for employment.• It also makes its facilities available to the community which reduces travel for local business and non-profit organizations that benefit from these unique facilities. |
| <ul style="list-style-type: none">• Buy local policy | <ul style="list-style-type: none">• VIMC has a buy-local policy and makes every effort to source all of its operational goods and services from Cowichan before sourcing elsewhere. This policy has benefited many dozens of local businesses and families and reduced the environmental impacts associated with transportation of goods from more distant sources. |
| <ul style="list-style-type: none">• Stream protection | <ul style="list-style-type: none">• VIMC has refined its development plans to significantly minimize its impact on Menzies Creek and to further enhance its fish bearing capacity.• VIMC changed its original site plan for its Phase 2 expansion to reduce the number of crossings of the Creek.• VIMC has also replaced an old hanging culvert with a new fish passage culvert on Drinkwater Rd on Menzies Creek in Phase 1. As a result, the resident population of cutthroat trout have been found north of Drinkwater Rd for the first time in many years.• VIMC has designed the Phase 2 circuit and facilities to protect both sides of Bing's Creek in order to retain the integrity of the riparian ecosystem. All development will be set back from the riparian areas as far as possible. |
| <ul style="list-style-type: none">• Groundwater recharge | <ul style="list-style-type: none">• The Phase 2 design includes retaining and percolating water runoff from the paved areas into the ground water to ensure that the post-development hydrology regime matches what existed before development. |

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| | <ul style="list-style-type: none"> • Runoff separators will also be installed to remove any contaminants from runoff associated with the vehicle storage and maintenance facilities before percolation. • These initiatives support a long-term healthy groundwater regime to support long term creek and river flows in the watershed. |
| <ul style="list-style-type: none"> • Reforestation | <ul style="list-style-type: none"> • Unlike most industrial sites where any onsite ecosystem is largely eliminated or compromised, the VIMC’s site plan for Phase 2 will result in a significant percentage of the lands remaining forested. The redesign of the original Phase 2 plan to address potential environmental impacts has resulted in the preservation of a large area upland of the Circuit for recreation and habitat. • After construction, all land not required for operational reasons in Phase 2 will be revegetated. When Phase 2 is complete, buildings and roads will only occupy 12% of the total land area. The remaining 88% will be left or reforested to its native state. |
| <ul style="list-style-type: none"> • Streamside rehabilitation | <ul style="list-style-type: none"> • The Phase 1 and 2 lands are zoned for industrial uses and they have been logged in the past. The past logging activities negatively impacted areas of Bing’s Creek and the VIMC is investing in repairing those damaged areas in order to maintain a healthy watershed. |
| <ul style="list-style-type: none"> • Gifting land for trails and municipal infrastructure | <ul style="list-style-type: none"> • A significant area along Bing’s Creek is anticipated to be gifted to the Municipality for preservation, trails and a future access corridor toward Mt Prevost, and for Elk habitat connectivity. • In addition, VIMC is working with a local trail group to support the installation of new trails for community access on VIMC lands. |
| <ul style="list-style-type: none"> • Water conservation | <ul style="list-style-type: none"> • The Phase 1 clubhouse includes low flow water fixtures and additional efficiency will be pursued in future Phase 2 buildings. • The landscapes within the VIMC utilize minimal to no irrigation and native species are used throughout. • Stormwater is retained in storage areas for fire-fighting reserves to minimize use of potable water. |
| <ul style="list-style-type: none"> • Solid waste management | <ul style="list-style-type: none"> • The VIMC embraces sustainable waste management measures including: <ul style="list-style-type: none"> ○ Vehicle oil, filters, plastics and chemicals are recycled. ○ Cooking oil from the clubhouse kitchen is recycled. ○ The facility recycles all its waste paper. |
| <ul style="list-style-type: none"> • Low emissions vehicles | <ul style="list-style-type: none"> • The facility has already been used for testing and prototype showcasing of vehicles that will satisfy the Provincial 2040 target of zero emission vehicles. For instance, Porsche held its global launch of the hybrid electric Panamera at the Circuit in 2018. • The VIMC will be installing state of the art electric charging infrastructure to support this significant shift in vehicle fuels as part of its Phase 2 development. |