

Summary of VIMC Responses to Community Values and Concerns

July 2019

Introduction

This document outlines the wide range of actions that the Vancouver Island Motorsports Circuit (VIMC) has undertaken to respond to the values and concerns of the residents of North Cowichan and the Cowichan Valley.

Environment

VIMC has taken many steps to address environmental issues in their current facilities, and in their planning for their Phase 2 expansion. The following outlines some of the work they have done and are committed to doing.

Minimizing the footprint of the Circuit's expansion.	<ul style="list-style-type: none">• After hearing from the community and the First Nation in 2017 and early 2018, VIMC redesigned the Phase 2 expansion to have a more compact footprint and remain entirely within the central parcel that is zoned for industrial land – leaving the upper parcel of agricultural / resource zoned land untouched.
Protecting the health of Menzies and Bing's Creeks.	<ul style="list-style-type: none">• The community, the First Nation and the Somenos Marsh Society have expressed the need to preserve the integrity of the creeks in the area.• VIMC has taken many measures to protect Menzies Creek, including:<ul style="list-style-type: none">○ Redesigning the Phase 2 circuit plan to reduce crossings from 7 to 4.○ Changing from the planned culverted crossings to significantly more expensive bridge crossings – so as to have no stream-bed disturbance.○ Preserving significant setbacks from the Creek.• For Bing's Creek, VIMC is going further, including designing the expansion to not interact with Bing's Creek at all. Logging that past landowners undertook damaged some of the Creek's riparian areas and VIMC will be repairing that damage.

	<ul style="list-style-type: none"> • In addition, VIMC has proposed to give the entire Bing’s Creek riparian corridor that exists on its lands to the community for future protection and recreation. • In Phase 1, VIMC replaced a hanging culvert along Drinkwater Rd to allow for fish passage and there are now reports of cutthroat trout in the creeks above Drinkwater.
Protecting the groundwater table	<ul style="list-style-type: none"> • VIMC has designed the Phase 2 expansion to ensure that the post development rainwater runoff will be the same as it is pre-development, through strategic use of swales, retention and detention spaces, and percolation fields.
Protecting the forest.	<ul style="list-style-type: none"> • In the Phase 2 redesign, VIMC protected the entire upper area of the site to maintain the forest, for trails and habitat. • In contrast to most other industrial uses that completely clear a site, VIMC will minimize the areas of the existing forest that are removed for the Phase 2 expansion, including locating the expanded Circuit largely within the footprint of past logging roads in the area. • In addition, VIMC expects to reforest much of the land not needed after construction to return as much of the site to forest as possible. • The current plans show that a significant majority of the total land currently owned by VIMC will be forested after construction is complete.
Protecting elk habitat	<ul style="list-style-type: none"> • The First Nation expressed interest in any potential impacts on elk habitat. • The protection of elk involves two primary issues – maintenance of their travel corridors, especially to and along water courses, and fencing to keep them apart from the Circuit. • As noted above, VIMC redesigned the Phase 2 expansion to leave the entire upper area of the land untouched. • The Circuit (all phases) is and will be fully fenced to keep ungulates, including elk, away from the Circuit as interactions are dangerous for both the elk and the users of the Circuit. • The riparian corridors have been protected to a distance of at least 30m from the creeks with no breaks in the continuity of that setback along the creeks. This riparian

	corridor supports easy access to and movement along the riparian areas across the site.
Concern about risks of wildfire.	<ul style="list-style-type: none"> • VIMC has taken many measures to address the fire risk that some in the community expressed concerns over. <ul style="list-style-type: none"> ○ VIMC has now completed a comprehensive wildfire interface plan for its expansion area. ○ VIMC has a comprehensive fire response capacity for the Circuit. The Circuit utilizes an emergency response truck that responds to the rare events when a response is required, including health and safety, fire and any other issue that arises. ○ Every area of the Circuit is under constant video surveillance in order to ensure immediate response to any issue or emergency that may arise. ○ The next phase will include extensive forested areas and hydrants are being considered for the future design phases to enhance fire suppression capacity.

Sound levels

The VIMC is an industrial use that tests vehicles and trains drivers in advanced driving skills. These activities can generate sound levels that are similar to other industrial activities that are permitted in this industrial area. However, in response to concerns in the community about sound levels, VIMC has undertaken a wide range of activities and commitments to address the issues of sound levels.

Establishing new lower allowable sound levels.	<ul style="list-style-type: none"> • In response to concerns in the community, VIMC has now instituted new policies on maximum allowable sound levels for all vehicles on the Circuit. These levels will result in the sounds from the Circuit being lower in the adjacent neighbourhoods than the Cowichan Valley Highway.
Helicopters.	<ul style="list-style-type: none"> • While helicopters are allowed in this industrial park, VIMC has offered to no longer permit helicopters to land on their lands.

Reducing hours of operation	<ul style="list-style-type: none"> In response to community concerns, VIMC has voluntarily changed its policy on hours of operation on days other than statutory holidays to 9am-5pm on Mondays to Saturdays and 11am-5pm on Sundays, and to not operate vehicle testing and training on statutory holidays (with rare exceptions).
Prohibiting race cars	<ul style="list-style-type: none"> In response to concerns about the unique sounds that can come from race cars that used the Circuit in the past, VIMC has now instituted a policy of not allowing any vehicle on the Circuit that produces sound levels that exceed 59 dB LA_{20 15 min}, in the neighbourhoods immediately around the Circuit – a level far less than what trucks produce on Highway 18.
Neighbourhood sound monitoring response team	<ul style="list-style-type: none"> In response to complaints about sound levels from nearby neighbourhoods in the past, VIMC has instituted a rapid response team to noise complaints. This team immediately registers what vehicles are on the Circuit at the time of any complaint, and then sends a team out into the neighbourhoods with sound monitors to measure sound levels. If any vehicles are exceeding its sound policy levels, it immediately addresses the issues with the vehicle owner / driver.
Sound absorbing barriers	<ul style="list-style-type: none"> In response to the community's comments, VIMC has now embarked on a plan for the Phase 2 expansion to build sound absorbing walls and berms, designed by experts in sound mitigation, to block or reduce sound leaving the site, from both the current and future Phase 2 facilities.

Corporate citizenship

VIMC is an important corporate member of the Cowichan Valley and has adopted a range of policies and activities to be a good corporate citizen.

Support community groups.	<ul style="list-style-type: none"> In response to concerns about being an exclusive club, VIMC has opened its facilities to the entire community. Local groups have used the facility on many occasions
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	<p>and the Phase 2 expansion will increase the range of facilities open to the community.</p> <ul style="list-style-type: none"> • Since its opening, over 45,000 people have attended events at the Circuit.
Support the Vancouver Island Karting Association	<ul style="list-style-type: none"> • In response to requests from the Island Carting Association, VIMC is now offering the Kart Association the use of the track several times per year.
Support local families in need.	<ul style="list-style-type: none"> • VIMC shares the community's values of philanthropy and VIMC has and will continue to make significant donations to local charities and groups helping those in need.
Source goods and services from local companies.	<ul style="list-style-type: none"> • While VIMC brings in clients and companies from around the world, its priority is to source all goods and services that it can from local companies. VIMC spends approximately \$1.5 million annually on local goods and services.
Provide local employment.	<ul style="list-style-type: none"> • In the interest of supporting local families, VIMC has and will continue to employ mostly residents of the Cowichan Valley, including: <ul style="list-style-type: none"> ○ Phase 1 (The current Circuit) <ul style="list-style-type: none"> ○ Construction: <u>124 jobs</u> ○ Operation: <u>21 jobs</u> ○ Phase 2 expansion estimates: <ul style="list-style-type: none"> ○ Construction: <u>235 jobs</u> ○ Operation: <u>28 jobs</u>
Invest in the local economy, including tourism.	<ul style="list-style-type: none"> • VIMC has taken the CVRD's policies of investment in industrial and tourism industries seriously. The investment that VIMC represents in the Cowichan Valley economy includes: <ul style="list-style-type: none"> ○ \$16.7 million in the construction of the current phase of the Circuit; ○ \$157,000/yr in taxes to North Cowichan; ○ \$36.5 million estimated for the proposed Phase 2 expansion. ○ Estimated \$4.5 million to be infused into the local economy and \$400,000 / yr in municipal taxes estimated after Phase 2 is complete. ○ In addition, VIMC has upgraded water systems in the area, and is proposed to build the municipality

	<p>a new reservoir for the entire area as part of its Phase 2 expansion.</p> <ul style="list-style-type: none"> • In addition, VIMC meets the region’s goals of expanding the tourism industry, in its investment in supporting hospitality and recreational businesses.
<p>Corporate environmental practices.</p>	<ul style="list-style-type: none"> • In response to the environmental values that residents of the Cowichan Valley hold, VIMC has adopted environmentally friendly practices within its company including recycling, water conservation and others. • VIMC will also be installing extensive zero-emission vehicle fueling stations in its expansion. • It has also already been the location for the world launch of the last Porsche hybrid Panamera, and expects to pursue this growing sector of mobility further.