

# ENKON Environmental

## LAND DEVELOPMENT

### Case Study: South Skirt Mountain Community Development

The South Skirt Mountain Community Development (SSMCD) is an urban development proposed for South Skirt Mountain in Langford, BC. The proposed development will consist of various forms of residential dwellings, a mixed use residential/commercial core, a commercial area, and in excess 33.5 Ha (83 acres) of natural open space for a total of 84 Ha.



ENKON has worked closely with a project team which included a landscape architect, an architect, a planner, a forester, and geotechnical and stormwater engineers for a period of 12 months in order to create a site layout which considers the surrounding environmental resources and allows for retention of sensitive ecosystems as well as maintaining habitat connectivity. The meetings that occurred were to determine the potential location of the footprints of the buildings and roads in order to minimize impacts by retaining habitat.

The critical factor in conducting an assessment of impacts is the recognition that a significant amount of the ecological integrity of the area should be maintained.

ENKON conducted fish and wildlife surveys on the property including surveys for rare species. The Riparian Areas Regulation was applied to the site and the watercourses on site were tested for water quality. Sensitive ecosystems, rare plant communities and important wildlife features were identified. ENKON was also involved in the government approval processes.



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ENKON has worked closely with the SSMCD project team in order to reduce impacts to existing sensitive ecosystems as well as finding approaches towards creating and enhancing those areas that have moderate ecosystem value.



In order to expand the knowledge of the ecosystems present on the site an interpretive centre is proposed to be located at the north end of the main wetland located in the center of the site.



The interpretive centre will be the hub for all environmental education on the site and will also foster a stewardship program which will involve interested citizens and researchers in various projects such as restoration, invasive species removal, rare species ecology and monitoring habitat enhancement success.



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Contact:  
Cameron Kring,  
Director of Business  
ckring@enkon.com  
tf: 1-800-374-5291

Victoria  
Suite 310 - 730 View Street  
Victoria, BC, Canada  
V8W 3Y7  
t: 250-480-7103

Vancouver  
207 - 5550 152nd Street  
Surrey, BC, Canada  
V8S 5J9  
t: 604-574-4477