

Regional Parks Land Acquisition Fund

Summary of 2009 Acquisitions

CRD

Capital Regional District | Regional Parks

The Land Acquisition Fund was established in 2000 for a ten year period (2000-2009) and thus 2009 marked the tenth year of the fund. The fund generated approximately \$1,700,000 per year to purchase land for regional parks and trails as documented in the CRD Regional Parks Master Plan of 2000. The cost to residential property owners in 2009 was \$1.92 per \$100,000 assessed residential property value or \$10 per average residential household assessment (\$521,540 in 2009).

Since 2000 the CRD has made 22 acquisitions totaling 2,968 hectares.

The total value of land acquired from 2000 to 2009 is \$30,704,264. The CRD's contribution was \$20,149,214 (66%) and partner's contribution was \$10,550,050 (34%). The financial contribution target established in 2000 by the CRD Board was 65% for the CRD and 35% for partners.

Of the \$30,704,264 spent to acquire land, 90% was spent on five acquisitions: (1) \$14,850,000 (48%) allocated to land in the Sea to Sea Green Blue Belt; (2) \$5,267,000 (17%) allocated to Mount Work Regional Park; (3) \$2,900,000 (9%) allocated to Island View Beach Regional Park; (4) \$2,526,000 (8%) allocated to Mill Hill Regional Park; and (5) \$2,500,000 (8%) allocated to land on southwest Salt Spring Island.

Acquisition of parkland for the Sea to Sea Green Blue Belt has accounted for 88% of the land acquired, corresponding to the key land acquisition, regional park and green space initiatives identified in the Regional Parks Master Plan, Regional Green/Blue Spaces Strategy and the Regional Growth Strategy. As of December 31, 2009 the Sea to Sea Green Blue Belt is now 83% complete.



Island View Beach Regional Park



Table 1. Summary of 2009 Acquisitions

Area	Year Acquired	Location	Area (Hectares)	Expenditures		
				Acquisition Value	Regional Parks' Contribution	Partners' Contribution
Island View Beach Addition	2009	District of Central Saanich	9.9	\$2,900,000	\$2,900,000	n/a
TOTAL			9.9	\$2,900,000	\$2,900,000	n/a

Table 2. 2009 Land Acquisition Revenue and Expenditures

2009 Revenue	
Prior year carry-over	\$ 84,266
Annual requisition	\$ 1,655,800
Loan for Island View Beach purchase	\$ 4,540,000
TLC contribution for TimberWest and Sooke Hills	\$ 250,000
Funds returned In Trust	\$ 5,000
Sale of parcel at Matthews Point (Galiano Island)	\$ 130,751
2008 surplus funds transfer to reserve	\$ 52,779
Accrued interest	\$ 1,256
Total 2009 Revenue	\$ 6,719,852
2009 Expenditures	
*Associated land acquisition costs	\$ 39,003
Land purchase (Island View Beach)	\$ 5,345,739
Short-term loan and interest payment	\$ 854,420
Total 2009 Expenditures	\$ 6,239,162
Balance of 2009 Regional Parks Land Acquisition Fund (carry forward to 2010)	\$ 480,690

* This includes costs for land value appraisals, legal services, property taxes, surveying, acquisition negotiations, land title fees and development costs.



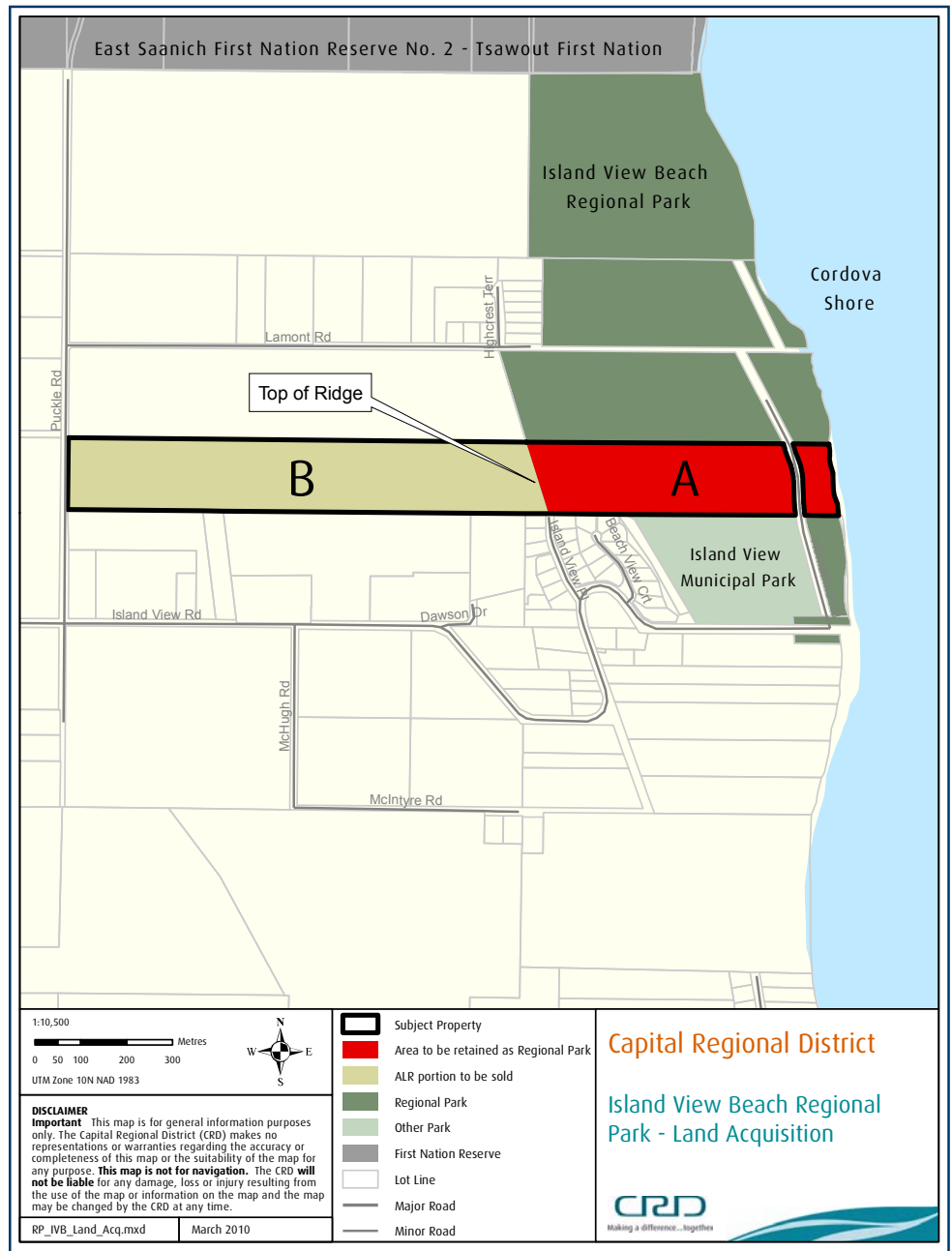
Oystercatchers (Photo: Mike Baird)

Island View Beach Addition

Regional Parks has acquired 9.9 hectares at Island View Beach. This acquisition has been a goal of Regional Parks for thirty years and now the recent purchase completes the boundary. The new parcel offers additional public access to the shoreline along Haro Strait and forms a natural buffer between the strait and adjacent agriculture and rural residential land uses.

The acquisition included the purchase of one entire parcel shown as A and B on the map. Area A was retained and Area B was sold on March 17, 2010. Area B was determined not to have regional park values. The purchase price for the entire parcel was \$4,875,000. Area B was sold for \$2,010,000 in March 2010.

Island View Beach Regional Park is a 67.73 hectare park with an expansive beach along the Haro Strait shoreline of the Saanich Peninsula. It features a panorama of land and seascapes, a long sandy beach for exploring, picnicking and swimming, a fragile sand dune area, several rare and beautiful plants and a boat launch for access to Cordova Channel and Haro Strait. Some of BC's most threatened shorebirds nest on the ground on isolated rocky islets, spits and shorelines.



Land Acquisitions 2000 to 2009

Since the establishment of the Land Acquisition Fund in 2000, Regional Parks, with its partners, has purchased \$30,704,264 of land. Regional Parks has contributed \$20,149,214 (66%) and partners have contributed \$10,550,050 (34%). The target established in the Land Acquisition Strategy for the financial contribution of Regional Parks and its partners to land acquisition was Regional Parks 65% and partners 35%. The total area purchased is 2968 hectares. The locations of the acquisitions are shown on the map.

Land Acquisition Fund Status

Acquisitions 2000 - 2009



Acquisitions

● 2000	● 2004	● 2007
● 2001	● 2005	● 2008
● 2002	 2006	● 2009
● 2003	 Regional Park and Trail	

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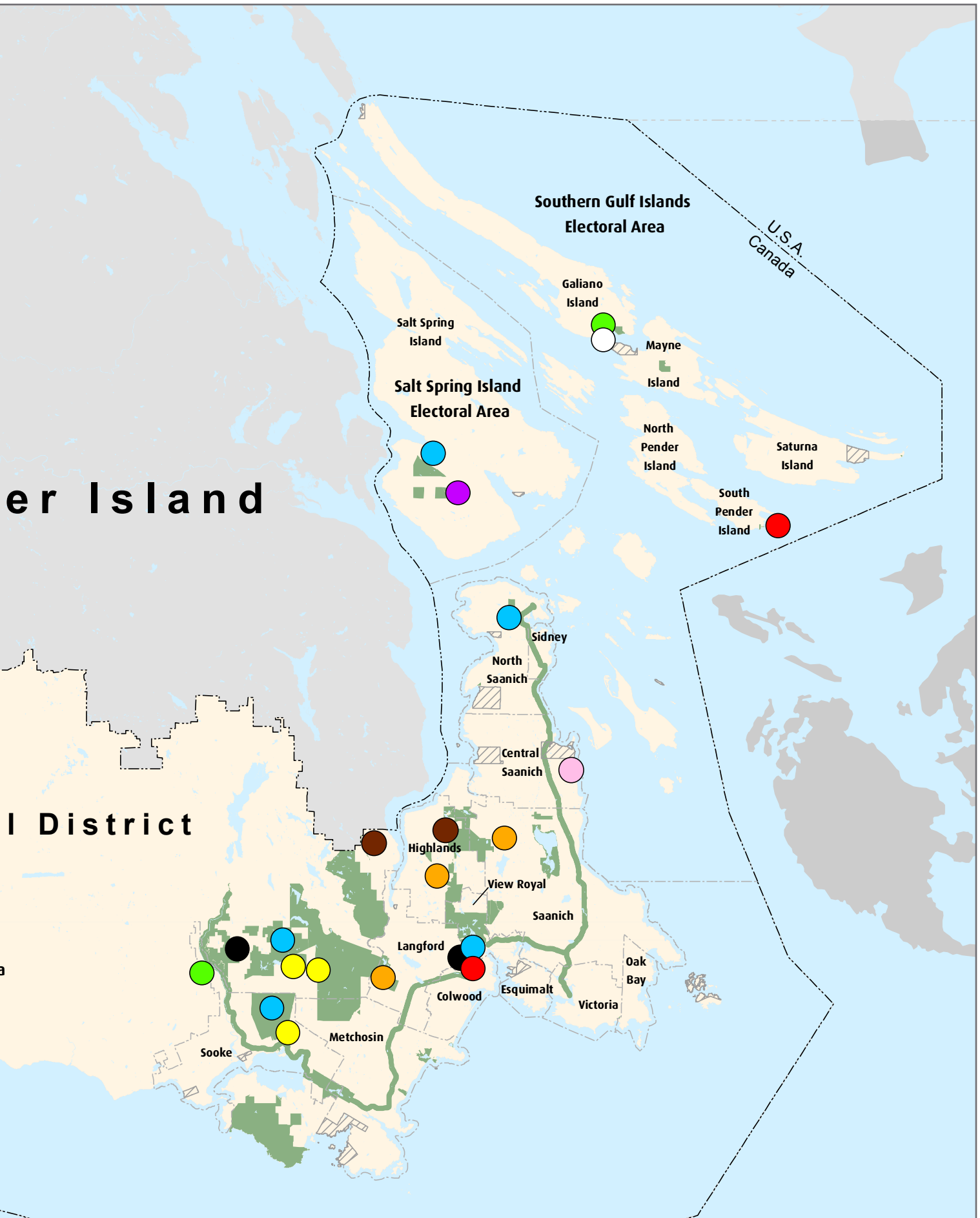
Projection: Universal Transverse Mercator, Zone 10, North, North American Datum.

DISCLAIMER

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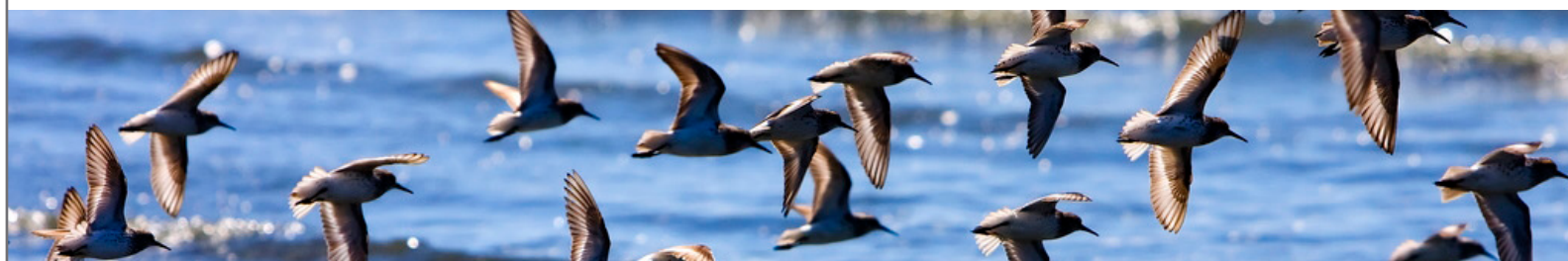
Continuation of Regional Park's Land Acquisition Fund

The CRD Board recently approved the continuation of the land acquisition fund for an additional ten years. It will increase from \$12 to \$20 per average residential assessment over the next five years (2010-2014) at a rate of \$2 per year and be maintained at \$20 to 2019. The average residential assessment in 2010 is \$530,000.

The increase in the fund for 2010-2019 will result in \$2 million to \$3.2 million available per year for land acquisitions and \$30 million over the ten year period. Meanwhile, work on the Regional Parks' Strategic Plan has begun and is planned for completion at the end of this year. This plan will set the vision for the next ten years for the regional parks and trails system and will identify additional areas of park potential for the fund. This is significant because land acquired for parkland is essential to meet the needs of current residents and future population growth.

Land acquisition really plays an important role in setting the future land use pattern in the region. It says that these areas are what the residents value as part of their home and want to keep undeveloped today and for future residents. It is estimated that the population of the CRD will increase by 111,000 or 31 percent over the next 30 years. As well, park visitor use continues to increase, natural areas and species continue to be lost, and new environmental challenges continue to emerge both locally and globally. Questions are being raised as to how regional parks and trails should be managed and what the management priorities should be.

Parkland acquisitions have helped the CRD move towards creating a sustainable region for the long term and achieving the Board's environmental protection and climate action strategic priorities in the 2009-2011 CRD Strategic Plan. These parklands protect ecosystems, provide habitat for plants and animals, and support the natural cleansing of water and air. Regional Parks also contribute to the economy and tourism; walking, hiking and visiting parks are the top three activities enjoyed by tourists. Our regional parks and trails are a defining ingredient of our region's livability. It can be argued that they are among the best in the world. We can be very proud of what we have accomplished here.



Summary of CRD Regional Parks Land Acquisition 2000 through 2009

Area	Year Acquired	Location	Area (Hectares)	Expenditures		
				Acquisition Value	CRD Parks' Contribution	Partners' Contribution*
Millstream Creek/Galloping Goose Regional Trail	2000	City of Langford	2.00	\$400,000	\$325,000	\$75,000
Gowlland Point	2000	Southern Gulf Islands - South Pender Island	0.87	\$355,000	\$280,000	\$75,000
Sea to Sea Green Blue Belt - Seraphim Lands	2001	District of Sooke and Juan de Fuca	1380.00	\$5,300,000	\$3,000,000	\$2,300,000
Mill Hill Regional Park - east slope	2001	City of Langford	7.89	\$2,276,000	\$1,625,000	\$651,000
Salt Spring Island - southwest area	2001	Salt Spring Island	15.00	\$2,500,000	\$1,500,000	\$1,000,000
Horth Hill Regional Park	2001	District of North Saanich	5.37	\$382,650	\$322,650	\$60,000
Sea to Sea Green Blue Belt - Timber West/Nature	2002	Juan de Fuca	121.00	\$704,000	n/a	\$704,000
Sea to Sea Green Blue Belt - CRD Water lands	2002	District of Sooke and Juan de Fuca	123.80	n/a	n/a	n/a
Mount Work-Thetis Lake Regional Parks Connection	2003	District of Highlands	67.98	\$935,000	\$607,750	\$327,250
Witty's Lagoon Regional Park	2003	District of Metchosin	n/a	n/a	n/a	n/a
Mount Wells	2003	City of Langford	20.20	\$89,800	n/a	\$89,800
Killarney Lake/District of Saanich lands	2003	District of Saanich	n/a	n/a	n/a	n/a
Salt Spring Island - southwest area	2004	Salt Spring Island	64.60	n/a	n/a	n/a
Sooke Potholes	2005	District of Sooke	55.50	\$3,000,000	\$2,405,000	\$595,000
Matthews Point	2005	Southern Gulf Islands - Galiano Island	12.14	\$725,000	\$634,000	\$91,000
Matthews Point	2006	Southern Gulf Islands - Galiano Island	5.90	\$712,500	\$707,500	\$5,000
Mill Hill Regional Park	2007	Town of View Royal	7.26	\$250,000	\$0	\$250,000
Sea to Sea TimberWest Land	2007	Juan de Fuca	932.00	\$5,842,314	\$5,342,314	\$500,000
Trans Canada Trail	2007	Juan de Fuca	7.67	\$0	\$0	\$0
Mt Work Addition	2008	District of Highlands	64.70	\$2,200,000	\$0	\$2,200,000
Mt Work Addition	2008	District of Highlands	64.30	\$2,132,000	\$500,000	\$1,632,000
Island View Beach	2009	Central Saanich	9.90	\$2,900,000	\$2,900,000	\$0
TOTAL			2968.08	\$30,704,264	\$20,149,214	\$10,555,050
					66%	34%

*Key Partners: The Land Conservancy of BC, Nature Conservancy of Canada, Federal and Provincial Governments, Salt Spring Island Conservancy, land owners, citizen and business donations

What Our Partner is Saying about the CRD Land Acquisition Fund

"The Land Acquisition Fund represents the strong vision of this region to complete its world class park legacy and is seen across North America and beyond as an example of a visionary investment in the future of our region. Working with Regional Parks and the CRD Board has been an extremely positive experience for The Land Conservancy of BC (TLC). Regional Parks are recognized as leaders across North America and the legacy of CRD will last forever. TLC is delighted to have played a part in making the vision of Regional Parks a reality."

Bill Turner, Executive Director, TLC



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View of Haro Strait and James Island from Island View Beach Regional Park



Partnership with The Land Conservancy of British Columbia (TLC)

For more information, or if you have any questions, please contact:

Upon establishment of the Land Acquisition Fund in 2000, The Land Conservancy of British Columbia (TLC) made a commitment to be a major partner in the Regional Parks' land acquisition program. Since 2000, TLC has been a partner with Regional Parks in 12 of 20 acquisitions. TLC has contributed \$8,860,250 to assist Regional Parks with the acquisition of land. TLC's contribution does not include other acquisition costs incurred by TLC such as interest on borrowed funds.

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