



**REPORT TO PLANNING, TRANSPORTATION AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY, MAY 22, 2013**

SUBJECT **REGIONAL SUSTAINABILITY STRATEGY – UPDATE: REGIONAL GROWTH STRATEGY REVIEW REPORT FEEDBACK**

PURPOSE

To apprise the Planning, Transportation and Protective Services Committee of feedback received on the Regional Growth Strategy (RGS) Review report at meetings held with local councils as part of the Regional Sustainability Strategy (RSS) Phase 1 engagement activities.

BACKGROUND

In February 2013, the Committee received a report for information that outlined Phase 1 engagement activities. These included opportunities to meet with local councils and the Juan de Fuca Land Use Committee (JDF LUC) in order to:

- present the results of the RGS Review report;
- present excerpts from the draft Regional Transportation Plan (RTP);
- provide an opportunity for local decision-maker discussion and input into the RSS as it is being drafted; and
- identify local interests and/or priorities and raise questions regarding content or process.

At a Special Meeting held In March, 2013, the Committee received a report for information that included the RGS Review Report and the RSS Framework. The RSS Framework was adopted for the purpose of developing RSS policy and communications and engagement materials to support Phase 2 of the process.

SUMMARY OF LOCAL COUNCIL FEEDBACK

Meetings with local municipalities were arranged in conjunction with Development Planning Advisory Committee (DPAC) members in order to best meet the interest levels and procedural requirements of each municipality. Attachment 1 sets out the meeting schedule and indicates which local body the presentation was made to.

The meeting comprised three parts. The RSS 101 video was shown to launch this phase of the RSS process. A PowerPoint presentation was prepared that included:

- highlights from the RGS Review report;
- highlights from the draft RTP; and
- statistics and information relevant to each community.

A consolidation of the PowerPoint presentations made to each municipality and the JDF LUC can be found at <http://sustainability.crd.bc.ca/media/23700/consolidatedfinalrgsreviewpresentation-2013-04.pdf>

Council interactions during Phase 1 have been relatively informal and are not part of the legislated referral process. Opportunities were made throughout the presentation for questions, feedback and input. Attachment 2 provides a high level summary of comments made and

Attachment 3 comprises the meeting notes taken at each meeting for record-keeping purposes. The meeting notes were reviewed by local staff to ensure the primary points were captured. The notes reflect the views of individual municipal councillors or JDF LUC members and are not considered representative of the views of council or the LUC as a whole.

NEXT STEPS

The next Inter-governmental Advisory Committee (IAC) workshop on May 23, 2013, will address housing, food systems, energy, and emergency management and natural hazards. Another round of engagement with local councils, structured in a similar manner to the first, will follow, with the focus being on the climate action and food systems sub-strategies, and further updates on the Regional Transportation Plan. A third round of discussions is anticipated in the fall 2013, focusing on growth management, transportation, economic development and employment lands.

Phase 1 engagement activities with the IAC and local councils have been fruitful to date and will continue in the coming months as noted above. Due to the large number of stakeholders and partners in the process, more time than originally anticipated is required to complete Phase 1. Preparation of the engagement-ready RSS will occur in the fall 2013 and the timing for Phase 2 engagement-ready RSS activities has been extended into the winter 2014.

SUMMARY

Meetings have been held with Committee and every municipality and the JDF Electoral Area (EA) to present the findings of the RGS Review report and provide an opportunity for feedback and input into the creation of the RSS. Robust discussions have occurred and the process provided an effective means for members of council and the JDF LUC to provide early feedback and input into the development of the RSS. Future rounds of discussion with Committee, municipalities and the EA are planned to provide additional opportunities for input on all topic areas that will be addressed in the engagement-ready RSS.

RECOMMENDATION

That the Planning, Transportation and Protective Services Committee receive report PPS/RSP 2013-11 titled Regional Sustainability Strategy – Update: Regional Growth Strategy Review Report Feedback for information.

****ORIGINAL SIGNED****

Susan Palmer, MCIP
Senior Project Coordinator
Regional and Strategic Planning

Margaret Misk-Evans, MCIP, RPP
Acting General Manager
Planning and Protective Services
Concurrence

Attachment 1

Local Council Meetings – Presentation of the RGS Review Report

Municipality/Electoral Area	Council Committee	Meeting Date
District of Central Saanich	Planning & Development Committee	March 25, 2013
City of Colwood	Council	April 22, 2013
Township of Esquimalt	Committee of the Whole	March 11, 2013
District of Highlands	Committee of the Whole	March 25, 2013
Juan de Fuca Electoral Area	Land Use Committee	April 16, 2013
City of Langford	Administrative Staff and Councillors	March 20, 2013
District of Metchosin	Committee of the Whole	March 26, 2013
District of North Saanich	Committee of the Whole	March 25, 2013
District of Oak Bay	Council	April 8, 2013
District of Saanich	Committee of the Whole	March 18, 2013
Town of Sidney	Committee of the Whole	March 18, 2013
District of Sooke	Committee of the Whole	March 26, 2013
City of Victoria	Standing Committee on Governance and Priorities	April 4, 2013
Town of View Royal	Committee of the Whole	March 12, 2013

Attachment 2

Overview of Regional Growth Strategy Review Report Feedback

Note: Meetings were held with each municipality and the Juan de Fuca Electoral Area during March and April 2013. A video introducing the Regional Sustainability Strategy was viewed and a PowerPoint presentation was given of the RGS Review Report. The summary meeting notes reflect questions, comments and views of individual Councillors and staff. They are not representative of the views of Council or administration as a whole.

Comments received to date indicate some common themes but also a broad range of views and concerns. Following is a high level summary of common themes or significant comments made.

Growth Management:

- Support for maintaining the Regional Urban Containment and Servicing Policy Area (RUCSPA)
- Greater consistency in the application of the RUCSPA is desired
- A need for consistency of the Regional Sustainability Strategy (RSS) and Regional Transportation Plan (RTP) with Official Community Plans (OCPs) in terms of identifying areas for future growth
- Concern was expressed regarding the lack of consistent application of the RGS policy for provision of water servicing on lands outside the RUCSPA
- There is pressure to create more housing in proximity to the growing employment area on the Victoria International Airport lands
- Concern was expressed regarding the distribution of servicing and infrastructure costs across the region – who pays and who benefits

Transportation:

- Numerous requests were made to identify more mobility hubs in the RTP consistent with growth areas anticipated in OCPs
- Numerous comments were made regarding the classification of roads in the RTP expressing concern that they did not always accurately reflect the function of specific roads
- Concern was expressed regarding the impact of traffic on walkability and on communities adjacent to roads identified as part of the regional transportation network
- Regional travel patterns also raised concern
 - major trip generators, such as the Department of National Defence lands in Esquimalt, should be recognized in the mapping
 - impact of traffic on “through” communities between major destinations and trip origins
 - concern was expressed regarding the level of transit service, especially in rural areas
 - the transportation network (roads and transit) should be designed to better connect housing and jobs

Affordable Housing:

- When an opinion was expressed, generally there was little support for the notion of using the Regional Housing Trust Fund to support market-rate housing
- Numerous communities are actively pursuing affordable housing initiatives (e.g., secondary suites, inclusionary zoning, mobile homes, etc.)
- The need for workforce housing in the region was identified by many communities

Community Health and Well-Being:

- Concern was expressed for the need to plan for the needs of an aging population
- Several communities are the forefront of 'age-friendly' planning
- The inclusion in the RSS of a broad definition of health and well-being to encompass physical, mental and emotional well-being was put forward
- Interest was expressed for including culture and arts

Environmental Health and Resource Management:

- Interest was expressed in considering the Nature Needs Half concept – however, it needs to be better understood. If advanced, the concept needs to be specific to the Capital Region and to distinguish between rural and urban areas
- Acknowledging the value of 'Blue Spaces' is needed
- Various concerns were expressed regarding management of forest lands. For example:
 - access to forest lands for recreational purposes is more problematic than historically
 - forest lands should be recognized for their value in providing ecological services, carbon sequestration, aesthetics, etc.
 - the economic value of resource lands needs to be better appreciated

Economic Development:

- Identifying industrial and other employment lands in the RSS was generally felt to be necessary
- Two rural West Shore communities expressed serious concerns regarding their economic future - a desire to maintain traditional sources of livelihood and the need to attract more jobs

Food Systems:

- Concern was expressed regarding the economic viability of farming
- The role of the Agricultural Land Commission with respect to Agricultural Land Reserve (ALR) lands was noted. It was acknowledged that the RSS has limited jurisdiction with respect to ALR lands
- Interest in urban agriculture was expressed
- Support was expressed for edge planning. It was noted that there are distinctions between urban/rural and rural residential/agricultural interfaces

Regional Resiliency:

- Few comments were received on this topic. However, support for addressing climate change is evident in the commitments every municipality has made to reducing greenhouse gas emissions and there was no issue with considering climate action as the 'lens' for the RSS

Implementation:

- Support was expressed for establishing a sliding scale amendment process. However, concern was also expressed that the fundamental principles of the RSS not be undermined
- Interest was expressed in understanding what the costs of implementing the RSS would be
- Need for greater clarity on the meaning of policies and greater consistency in their application and enforcement
- Concern was expressed that the RSS would be too inflexible and 'top-down'
- The significance of engaging First Nations in the RSS process was underscored
- Numerous comments pointed to the need to develop policies that are responsive to the varying needs of urban and rural communities

Topics where different views were expressed include:

- Provision of water servicing outside of the RUCSPA primarily for rural residential development
- How flexible or directive the RSS should be – particularly around issues related to growth management

It is noted that almost every municipality requested that additional mobility hubs be identified within their boundaries to reflect existing OCP areas where aspirations for growth are identified. In addition, the JdF EA has identified settlement areas in its OCPs which they would like to see reflected in the RSS. The District of North Saanich is exploring growth options and may identify areas that would be appropriate to be within the RUCSPA.

Attachment 3

Consolidated Comments from Local Council Meetings for RGS Review

Note: Meetings were held with each municipality and the Juan de Fuca Electoral Area during March and April 2013. A video introducing the Regional Sustainability Strategy was viewed and a PowerPoint presentation was given of the RGS Review Report. The summary meeting notes reflect questions, comments and views of individual Councillors and staff. They are not representative of the views of Council or administration as a whole.

Growth Management

District of Central Saanich

- Consideration is being given to including the Keating and West Saanich Rd intersection area into the RUCSPA or identifying it for future urban designation.
- Coordination between C. Saanich and CRD staff on this matter should follow Council direction through the local planning process.

City of Colwood

- Concern was expressed about the CRD “overriding” local land use decisions such as Coop grocery store issue in Central Saanich
- It was noted that the RGS map does not show the density centres identified in the latest OCP
- Concern was expressed that transportation and transit planning may miss areas due to the map missing those centres.

Township of Esquimalt

- Esquimalt’s RUCSPA is coincident with its municipal boundaries and the community is built-out.
- Expressed interest in illustrating role of DND lands in terms of potential development – e.g. Seaspan lands potential as a mobility hub.
- Expressed interest in achieving density targets established in OCP and the need to align growth with transportation infrastructure improvements

Juan de Fuca Electoral Area

- It was clarified that the RSS will be modified to reflect what is/will be in OCPs regarding settlement areas.
- Communities on private water systems would like to better understand what the CRD plans to do in future, if anything, about private water systems. For example, is the CRD interested in taking over systems as population and water demands grow? More clarity on the CRDs views and plans is needed to help local providers develop their own plans to address matters such as aging infrastructure.
- It was noted that if CRD water was provided in the electoral area communities, (e.g. Kemp Lake) it would need to be paid for by those receiving the benefit.
- It was noted that sufficient water should be available to support planned growth and that some areas in the JDF have constraints in that regard.
- The view was expressed that CRD Board decides where water will be provided and is not always responsive to the needs of rural areas.
- It was noted that the CRDs actions with respect to providing water have not always been consistent with the policy (e.g., providing water in Metchosin – outside the RUCSPA).

- Views were expressed that it is hard to create water and servicing policy that will be appropriate for both urban areas and rural areas.
- A suggestion was made that helping to protect and manage watersheds in rural areas would go a long way to helping people see the value of the RSS.

District of Highlands

- The boundaries for the RUCSPA boundary extension referred to in the RGS Review Report need to be verified and should include industrial lands.
- Concern was expressed regarding the wording in the RGS Review implying that local municipalities determined where growth should be located rather than the region as a whole. (i.e., 'avowedly' no or low growth areas).
- Concern was expressed about the ability to enforce the growth management policies if servicing (water) is allowed outside of the RUCSPA boundaries. It was noted that the RGS Review Report is unclear that the provision of servicing beyond RUCSPA boundaries would only apply to water and not to other servicing infrastructure.
- Concern was also expressed regarding when a rezoning would trigger a referral for an amended Regional Context Statement if municipal water is not an issue. The CRD clarified that referrals occur through the OCP amendment process if an amendment to the RCS is required.

City of Langford

- It was noted that Langford's density should be calculated with parks netted out.
- Consideration should be given to defining another major centre in accordance with the OCP.

District of Metchosin

- Concern was expressed regarding the growth pattern in the region with respect to the potential impacts of growth in Langford for growth planned along the Douglas St corridor. Would growth in Langford affect the potential to focus density and transit along the Douglas St corridor between Victoria and Saanich?

District of North Saanich

- The transition from an emphasis on growth to sustainability, with the inclusion of climate change and food security was noted.
- Concern was expressed regarding the manner in which the RUCSPA was addressed in the RGS Review Report. Specifically, implication that 'growth is planned' in North Saanich. It was noted that decisions have not been made at this point to accommodate growth. To date, discussions have been application-driven and not as a result of planning.
- Due to the increasing amount of employment on the airport lands, there is a question about whether North Saanich should accommodate more housing in order to provide a better jobs/housing balance.
- The importance of the link between protecting rural lands and the RUCSPA has not been explicitly made in the RGS Review Report and should be fully acknowledged.
- Concern was expressed that the suggestion (p. 11 RGS Review Report) to evaluate underutilized lands for development was unclear and should be clarified. For example, what is meant by 'underutilized'.
- Concern was expressed that the planning process may lead to a top-down approach with the CRD directing municipalities in local decision-making arenas.

- The possibility of extending the RUCSPA into North Saanich was raised, pending the outcome of the District's housing strategy update. It was also noted that council should have a discussion about servicing areas and how they might relate to the RUCSPA.

District of Oak Bay

- Clarification was provided on the existing water servicing policy and proposal to include more criteria for water servicing outside the RUCSPA.
- Interest was indicated in identifying the Oak Bay Village on the regional settlement hierarchy map.
- It was noted that there is a good opportunity to align the Oak Bay OCP Review process with the RSS process, especially with respect to identifying areas that would be appropriate for intensification.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- Strong support for considering access to potable water services as a right rather than a growth management tool.
- Frustrations were expressed regarding CRD's approach to provision of water services within the region. There is a perceived lack of fairness and consistency in decision-making regarding the provision of CRD water services. For example, it is not clear why water is provided in Metchosin which has no urban containment boundary and not to Sooke in areas outside the Town Centre.
- Request made that Sooke be considered for water services when extensions are being considered. There is a need for water in the Otter Point industrial area, for example.
- Access to reliable water services is a major issue for Sooke.

Town of Sidney

- The concept of extending the RUCSPA into portions of North Saanich immediately adjacent to Sidney that are already serviced with water and transit to allow for a logical growth area was put forward. Sidney is completely built-out and the view was expressed that extending the RUCSPA would relieve some of the pressure on Sidney as the only area for growth. Sidney is working to create more density in and near the downtown.
- The challenge facing the CRD to manage many disparate interests, including First Nations, was acknowledged. It was also noted that it is important to support First Nations in their efforts to strengthen economic development and improve housing.
- Sidney's population is getting out of balance as the population continues to age. The need to attract young families was noted as a major issue. The shortfall in a young workforce is affecting local businesses due to a lack of sufficient staff.
- Support was expressed for taking a sub-regional approach to growth management.
- The need for a consistent approach for defining the RUCSPA across municipalities was expressed. The view was expressed that Langford's approach was not consistent with the intent of the RUCSPA.

City of Victoria

- Support was expressed for containing growth within the RUCSPA.
- Comments were made regarding the equity of the distribution of servicing costs across the region. It was noted that growth is often seen as a generator of municipal revenue through property taxes which raises the question about how rural areas can raise

revenue. A question was also raised regarding amalgamation and that it may make sense in some situations.

• **Town of View Royal**

- Concern was expressed regarding the proposal to consider bringing water service into rural areas outside the RUCSPA due to:
 - Sense that this action would set the stage for sewers to also be extended
 - Costs to the region of extending water to areas such as the Juan de Fuca EA
- Concern was expressed that the method for calculating density was misleading and that, for example, parks should be excluded.
- The logical location for growth is in the corridor from Colwood Corners to the Thetis interchange.
- View Royal is doing well in meeting RGS objectives within its boundaries.
- The view was expressed that Langford is not meeting RGS objectives well; particularly in regard to containment of urban development.
- Discussion occurred regarding the need to understand growth dynamics and aspirations beyond the VR boundaries, particularly as they will affect transportation networks. For example, what happens in North Saanich and on Songhees and Esquimalt nations lands can impact VR through the flow of traffic.

Transportation

District of Central Saanich

- Support was indicated for identifying Brentwood Bay as a mobility hub in the RTP.

City of Colwood

- A request was made to include locations identified as growth centres in the OCP as mobility hubs in the Regional Transportation Plan (RTP):
 - Royal Roads University
 - future Royal Bay Secondary School site
- The view was expressed that Veterans Memorial Parkway from Sooke Rd to Latoria Rd should be identified in the RTP as a Strategic route, not a Moderate one.

Township of Esquimalt

- Concern expressed that the RTP does not recognize the degree to which Esquimalt is a 'net importer' of traffic. The RTP should clearly illustrate the nature of cross-border traffic between municipalities. In particular, the role of the DND as a generator of traffic and as a destination should be recognized.

District of Highlands

- It was noted that Langford has requested that Bear Mountain be designated as a mobility hub in the Regional Transportation Plan.
- No other comments.

Juan de Fuca Electoral Area

- The Port Renfrew to Lake Cowichan route should be given more consideration in the Regional Transportation Plan. It was noted that the route is a back-up when the Malahat is closed.
- Consideration should be given to identifying the Pacific Circle Route in the Regional Transportation Plan as part of the regional network and as an emergency route.

- Access to forestry roads for emergency purpose could be pursued with MOT and landowners/leaseholders (e.g., TimberWest).
- East Sooke and Otter Point are the only communities that have transit service. Willis Point has Handy Dart service.
- Recreation traffic on Pacific Circle Route is significant during the summer months and weekends.
- Interest was expressed in improving transit service to the area while recognizing the rural context.

City of Langford

- Additional mobility hubs should be identified in the RTP. Areas that should be considered include:
 - Costco/Millstream Village
 - Westshore Town Centre Mall,
 - City Centre Park
 - future YMCA/YWCA aquatic centre site.
- Suggestions were made to identify the Trans-Canada Trail on the mobility map and to include the regional averages in the data tables for comparison.
- The need for the municipality to generate local data on modal share was noted when discussing the regional figures shown for bike share of modal split. Raw data from the origin-destination survey conducted by the CRD will be provided to the municipality to support their own study.
- It was noted that about half of the trips within Langford is due to the increase in jobs which has coincided with population growth.

District of Metchosin

- Concern was expressed regarding the way employment was illustrated on the Employers Database map and the information regarding trips to work within Metchosin.

District of North Saanich

- No comments.

District of Oak Bay

- It was noted that the Oak Bay Business Improvement Area was considering the possibility of being identified as a mobility hub.
- It was noted that the RGS Review Report (p.18) is not clear (or consistent?) with how it addresses the existing and proposed kilometers identified for the bikeway network.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- Transit needs to be reliable and convenient. For example, BC Transit operates on holiday schedule on long weekends (including Easter Monday) which forces Sooke residents who work in the core on such days to drive.
- A better transportation network – roads and transit – would help to bring jobs to Sooke as well as make commuting to the core easier.

Town of Sidney

- Questions were raised about the road classifications shown on the regional multi-modal network map:
 - Beacon Ave was not indicated as part of the regional network
 - the classification for Ocean Ave was also questioned
 - roads shown as **green** should be upgraded to **orange**.
- A request was made to ensure that the Chamber of Commerce will have access to the origin-destination survey information to support the study they intend to do.
- It was noted that the data was collected during regular weekdays and does not reflect weekend traffic which includes many visitors. In particular, the data does not accurately reflect the number of cyclists.

City of Victoria

- Comments were made regarding Victoria's transportation network and the past decision to have one-way couplets (e.g., Yates and Pandora) which cater largely to the individual auto mode of transportation. It was felt that it is time to re-examine this and consider two way streets that will function as multi-use areas supporting multiple modes of transportation and mixed-use development (e.g., housing services, amenities and jobs).
- It was noted that Uptown (Saanich) is indicated as the most significant mobility hub on the multi-modal network map.
- Concern was expressed that Downtown Victoria is currently positioned at the end of the regional multi-modal network, and seemed disconnected to other areas except Uptown. A suggestion was made to re-configure the primary network to position downtown as the centre of the transportation network with better connections to major employment areas in Esquimalt (CFB Esquimalt), the Royal Jubilee Hospital, Camosun and UVic. A single (two-way) east-west route would help provide better service than the existing system of one way streets. Various suggestions were made regarding a potential route to UVic, including Richmond or Shelbourne and generally favouring the latter. The view was expressed that the location of a major east-west route should be based on where growth (population and/or employment) is desired i.e., Royal Jubilee and Hillside Mall and not be primarily focused on moving students.
- Concern was expressed regarding the decline of the downtown. Factors mentioned that contribute to the decline include focusing development and transportation facilities at Uptown (which is thought to contribute to Uptown's competitive advantage for retail space).
- The view was expressed that higher speed corridors should be identified as a way to revitalize the downtown.

Town of View Royal

- In reviewing the draft mapping from the RTP, it was felt that Admiral's Walk could be identified as a mobility hub and major destination as well as an area where additional growth and development could occur.
- Consideration was also given to potential future destinations for a mobility hub, such as the intersection of the Island Highway with the Trans-Canada Highway.
- The driving force for traffic in View Royal is the DND lands (CFB Esquimalt) and Victoria General Hospital.
- Strong interest was expressed in receiving more detailed information regarding traffic to DND lands. It was noted that one of the challenges is that the DND has one major shift where workers arrive and depart at the same time, creating significant levels of traffic congestion during those periods.

- VR has made a strong commitment to walkability as reflected in infrastructure investments and relatively high levels of walking within the town.
- Concern was expressed that the RTP has identified some routes that may diminish the quality of the walking experience. As well, there was concern regarding the potential impact on communities adjacent to routes proposed for regional transportation.
- Concern was also expressed that requiring density to significantly increase within 600 m of proposed LRT and transit hubs would affect too large an area and change the character of the community.

Affordable Housing

District of Central Saanich

- No comments.

City of Colwood

- Numerous questions were asked about the proposal for the Regional Housing Affordability Strategy to establish a housing levy. For example:
 - Would targets be set for the number of units to be provided?
 - Would targets be set at the municipal or regional level?
 - Concern was expressed about whether all municipalities would be required to participate
- A comment was made that Colwood needs access to more affordable housing units

Township of Esquimalt

- Should the housing spectrum be expanded to include a range of market rate housing?
- Not sure how subsidizing ownership housing is sustainable. Challenge in Esquimalt that if new development is encouraged people will be displaced from existing affordable housing.
- View expressed that TD Bank projects a leveling of the housing market, therefore, taxpayer risk and burden associated with subsidizing market-rate housing is too high – does not support this approach. It's a question of how best to use limited financial resources.

Juan de Fuca Electoral Area

- No comments.

District of Highlands

- Discussion occurred regarding the kind of housing being provided in the Saanich Peninsula compared to the need. It was noted that there has been a recent increase in jobs located in the Peninsula due to the development of the airport lands. This is leading to increased traffic from the West Shore communities where a good supply of affordable housing exists.
- It was noted that Highlands has not legalized secondary suites yet but that the option is being considered.

City of Langford

- It was noted that Langford also has strong policies to protect the supply of mobile homes – if a mobile home park is to be redeveloped, another location must be found for the existing mobile homes so that there is no net loss in units.

- It was noted that Langford has a strong affordable housing program and the information should be reflected in the material presented.
- It was also noted that it would be useful to include data regarding average house age when comparing housing prices throughout the region. Langford has relatively new housing stock comparatively.
- It was noted that in addition to secondary suites, Langford also allows carriage houses in some areas.

District of Metchosin

- The information presented regarding affordable housing does not take into account the generous approach to supporting home-based businesses in the community. For example, home-based businesses are allowed within accessory buildings as well as within the house and they are not subject to commercial taxes.
- In addition, Metchosin allows mobile homes, carriage suites and secondary suites.
- The RHTF should be maintained to support low income households and not be used to support market rate housing.

District of North Saanich

- It was noted that there is an error in the RGS Review Report on p.14 – North Saanich does not have an affordable housing strategy – it has a housing strategy.

District of Oak Bay

- A view was expressed that Oak Bay has an obligation to contribute to solutions for affordable housing.
- It was noted that Langford provides a good example of how to increase the supply of affordable housing using various planning tools.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- Sooke's housing market is affordable and is a significant reason why people move there.

Town of Sidney

- It was noted that in order to better understand the socio-economic dynamics in Sidney, further analysis is needed. For example, low-income seniors may have more discretionary income than other low-income households because they may not have as many household expenses.
- Should the housing spectrum be expanded to include a range of market rate housing?
 - The biggest problem Sidney is facing is the ability of young people to live and work in the community.
 - It was noted that Sidney has 7 Habitat for Humanity housing units in addition to the CRHC units identified in the presentation.

City of Victoria

- Should the housing spectrum be expanded to include a range of market rate housing?
- The view was expressed that better tools (e.g., inclusionary zoning) exist to address the need for affordable market housing and that the RHTF should continue to focus on providing non-market housing for the most vulnerable.

- The need for workforce housing throughout the region was acknowledged. It was noted that many people working in Downtown Victoria live in West Shore communities due to the cost of housing in the city. The importance of developing complete communities as one way to address this challenge was noted.
- Concern was expressed that considering questions about the RHTF during the RSS process represents mission creep and the RSS should focus on land use and transportation (e.g., RUCSPA boundaries).
- Support was expressed for establishing a housing levy and working with the CRD to help establish it. As well, support was expressed for involving all municipalities in raising regional housing revenues.
- It was noted that there is a critical need for creative solutions for affordable market housing downtown.

Town of View Royal

- Should the housing spectrum be expanded to include a range of market rate housing?
- The view was expressed that participation in the RHTF should be mandatory.
- Concern was expressed regarding that the proposal to expand the housing spectrum and possibly provide subsidies for market home ownership was shifting the focus of the fund away from its original mandate to provide support for housing for low-income workers.
- Concern was expressed regarding the potential implications for affordability of changes to the provincial legislation regarding strata fees requiring condo associations to build long-term capital reserve funds for maintenance and repairs.
- It was noted that VR is seeing a shift to more rental housing being provided.

Community Health and Well-Being

District of Central Saanich

- No comments.

City of Colwood

- Concern was expressed regarding a proposal in the RGS Review Report to:
- “Consider policies on equitable transportation investment on a per capita basis benefitting all citizens regardless of income, age and mobility”
- It was noted that providing funding on a per capita basis may favour denser locations which may not require more amenities compared to improving access to natural areas
- Support was expressed for linking community health and active transportation
- Support was expressed for considering happiness as a component of community health and wellbeing and it was noted that Colwood recently completed a happiness index

Township of Esquimalt

- Addition of social, mental and cultural elements. View expressed that without consideration for these factors, economic growth is not attracted.
- Concern expressed for lack of facilities for seniors over 80 years.

Juan de Fuca Electoral Area

- It is difficult to age-in-place without transit and other facilities for seniors.
- There is limited handi-capped accessible transit service in the electoral area. For example, the community bus to Otter Bay is handicapped accessible however, the HandyDart comes only as far as Sooke.

District of Highlands

- No comments.

City of Langford

- It was noted that Langford is experiencing a decrease in crime rates. The potential relationship between declining crime rates and access to affordable housing, recreation programs and planning for seniors was noted.
- Langford has targeted funding on facilities that reflect their demographics (e.g. families).

District of Metchosin

- Metchosin has an active seniors' program - Senior's Information and Resource Centre. The community has won an award as a seniors-friendly community.
- There is active support for arts and culture, including a new gallery.

District of North Saanich

- It was noted that Urban Systems completed a study in 2009 regarding growth management and the implications for different municipalities.

District of Oak Bay

- No comments.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- There is a need for a multi-care facility that would serve local residents and provide jobs. It would also help to attract doctors. Waitlists for a local doctor are long.
- A local facility would support residents who wish to age-in-place, reduce the burden on other municipalities (e.g., Victoria, Oak Bay) to accommodate Sooke residents and reduce the tax burden for health care.

Town of Sidney

- It was noted that an age-friendly and family-friendly community have many similarities.
- Another consideration in enhancing the family-friendly nature of the community is the large number of families who come to the town as visitors and tourists.

City of Victoria

- Support was expressed for considering culture in the RSS. It was suggested that discussion needs to happen at the regional level about how cultural facilities are provided with consideration for how many facilities can be supported throughout the region. The significance of culture as a support to (or necessary component of) economic development was noted.

Town of View Royal

- It was noted that VR is a full participant in the CRD's Arts Committee and programming.

Environmental Health & Resource Management

District of Central Saanich

- No comments.

City of Colwood

- It was noted that the RGS does not consider shoreline planning
- Concern was expressed that there is a need to integrate shoreline and planning for marine areas in future planning for the region. For example, consideration should be given to protecting Albert Head and Esquimalt Lagoon which support rich ecosystems
- It was noted that the CRD has limited jurisdiction in this area
- A request was made to add Royal Roads University to the Capital Green Lands Policy Area
- A suggestion was made to consider including local natural area parks in the regional ecosystem network in recognition of the ecological functions they support (e.g., Havenwood Park)
- A suggestion was made for the CRD to consider acquisition of the Esquimalt Lagoon

Township of Esquimalt

- No comments.

Juan de Fuca Electoral Area

- The RSS should reflect the OCP policies regarding privately managed forest lands (e.g. minimum lot sizes).
- It was noted that west of Sooke most of land is owned by the province and forest companies and it's not possible to bind them on matters solely within their mandate. This makes it difficult to address issues such as access to lands that were formerly available for recreational purposes.
- There is a need to better define what the Nature Needs Half concept means.
- It is important to keep in mind that in the JDF many people make their living from logging.
- The view was expressed that there is a lot of tradition and history in rural areas that is not always respected or understood by urbanites or provincial agencies.
- Concern was expressed about comments being made that the 50% of the NNH concept will come from the JDF. It is important to understand the implications of the NNH concept for the local people.
- A made-in-CRD approach looks different in Oak Bay, Victoria, Langford, etc than in rural areas. The plan that is created in cities does not reflect needs of rural areas. A view was expressed that in some places, nature needs more than half – e.g. some watercourses need more than half.
- Although the oceans have been included in the Blue Space mapping, it was noted that they lie outside the jurisdiction of the CRD.

District of Highlands

- No comments.

City of Langford

- No comments.

District of Metchosin

- Support was expressed for a coastal management plan.
- Metchosin has actively promoted a stewardship approach to forestry. The view was expressed that the CRD and province have not adequately acknowledged the importance of forests for carbon sequestration and other ecological services, as well as, their aesthetic and spiritual value and their contribution to wellbeing.
- It was noted that the 'blue spaces' in the municipality are also of significant value, especially with respect to their potential for mitigating the drought impacts of climate change.
- It was noted that federal lands have not been included in the Capital Green Lands mapping.

District of North Saanich

- Support was expressed for developing a region-wide agricultural area plan.
- Support was expressed for the attaining and retention of agricultural lands, including potentially establishing a levy to support farming.
- Support was expressed for the NNH concept (especially as it may relate to the carbon sequestration function of farmlands)

District of Oak Bay

- Discussion occurred regarding the Nature Need Half concept and how it may apply to a fully developed community like Oak Bay. Staff noted that different parts of the region can contribute to protecting biodiversity and reduction of GHG emissions in mutually supportive ways. For example, the Juan de Fuca and other rural areas are the 'lungs' of the region, while urban areas can provide the environments that support higher transit use, active transportation options and higher densities and mixed-use.
- It was noted that it would be expensive for a community the size of Oak Bay to inventory its urban forest.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- In the last OCP, former resource lands purchased by the CRD, were designated as park. Access to the area for hunting, fishing and other recreational purposes has been restricted. Residents who used to use these lands for this type of recreation now have to go to Port Renfrew. The area is now more difficult for elderly people to access.

Town of Sidney

- The challenge of managing wildlife, including raccoons, in an urban setting was discussed.
- It was noted that Sidney's request for lighting of the Lochside Trail was turned down by the CRD. The view was expressed that the criteria for funding favours land acquisitions and does not adequately support regional facilities and amenities in urban areas.
- Support was expressed for the Nature Needs Half concept.
- The view was expressed that it is not feasible to consider the Nature Needs Half concept within the boundaries of Sidney but that it is appropriate when considering the region as

a whole. It was noted that more than half the land base in the region would qualify as 'nature'.

City of Victoria

- Support for the NNH concept was expressed especially as it may apply to urban areas. Discussion also occurred regarding the actual footprint of the region and that more should go to nature, when considering lands such as Juan de Fuca Electoral Area.
- The view was expressed that a more ambitious approach should be considered for the Juan de Fuca area and that it should be acknowledged as a major economic base in the region. Suggestions were made that consideration should be given to converting some private forest lands to forms of community tenure, having value-added timber products and creating a timber management board akin to the hospital boards. This could be viewed as an element of an economic strategy.
- It was noted that the carrying capacity of the land is a consideration in growth management and in balancing different components of the environment, sustainability, community health, etc.

Town of View Royal

- Concern was expressed regarding the loss of bio-diversity and an increase in invasive species.
- It was suggested that urban forests be considered in the inventory of park space.
- The need for indices to monitor progress was noted.

Economic Development

District of Central Saanich

- No comments.

City of Colwood

- Support was expressed for recognized industrial and other employment lands in the RSS. For example, the Capital City Centre will be an important employment area in future.

Township of Esquimalt

- Its important to recognize DND lands on RGS [RSS] maps
- Questions arose about the involvement of DND in the RSS process. The DND have representatives on the IAC and they have attended every meeting to date.
- Discussion occurred on how it should be represented taking into consideration range of activities and uses – dockyards, ship building, possible university type uses, etc.
- It was noted that Esquimalt is a major employment area within the region.

Juan de Fuca Electoral Area

- Employers data base may not reflect current conditions – it was noted there have been some recent bankruptcies.
- A view was expressed again that urbanites may have different priorities that people who live in rural areas (including First Nations people) when it comes to economic

development. For example, urbanites may want rural areas to remain in their natural state where local people may want some development.

- A suggestion was made that goals need to be prioritize – e.g. economic goals for the JDF should trump the recreational desires of urbanites.
- An example was provided of the Coast Guard needing a place for their wharf - which would also have economic benefit for the community but it is difficult to locate due to areas that are protected – e.g. Blue Space
- It was noted that there are many small businesses in the electoral area and consideration should be given to how they can be helped
- Maybe past employment indicators are not appropriate here; there are many home-based businesses so it is difficult to get a clear picture of the extent of economic activity being carried on.

District of Highlands

- Support was expressed for identifying employment lands in the RSS. It was noted that it is particularly difficult to locate some needed uses, such as a recycling depot in the region.

City of Langford

- In addition to industrial lands, other employment lands that should be identified in the RSS include, the downtown area, Costco/Millstream Village, the Westshore Towne Centre Mall, and sites identified in the OCP for existing and future business parks should be recognized. The term ‘employment lands’ is preferred to ‘industrial lands’

District of Metchosin

- Should employment lands other than industrial, also be recognized on the RSS maps?
 - Yes.
 - It was noted that the location of several major employment areas were not reflected in the Employers Database map – Rocky Point and Albert Head (DND), William Head Penitentiary, and Pearson College. It was questioned whether federal lands were included in the origin-destination survey.
- It was noted that Metchosin’s liberal zoning approach to home-based businesses allows almost any use as a home-based business while regulating the size, scale (number of employees) and impacts of business activity.

District of North Saanich

- No comments.

District of Oak Bay

- The implications of having major employers, such as the Royal Jubilee Hospital, on the borders of the community were discussed. An opportunity may exist for Oak Bay to improve the connectivity between the hospital and the Village by improving pedestrian, cycling and transit connections between the two. This could be enhanced as well by considering densification along Oak Bay Ave to provide affordable housing to hospital employees.
- It was noted that the information being provided in the presentation gave them pause to consider where hubs should be identified in their OCP and how the community could become more sustainable if they support affordable housing, active transportation, etc.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- The biggest issue facing Sooke is the need for more jobs within the municipality. Traditional jobs such as logging and fisheries no longer exist and there is a need for a long-term strategy to bring jobs to the community. There is a need for a strategy that goes beyond becoming a retirement community.
- It was noted that health care facilities also create much needed jobs in the community.

Town of Sidney

- Should employment lands other than industrial be recognized?
 - Strong support was indicated for recognizing other types of employment lands in the RSS. A request was made that the Beacon Ave Business Improvement Area be recognized as employment lands.
- Agriculture
- See notes in Food Systems section.

City of Victoria

- Various suggestions were made regarding the types of industries that should be added to the slide that identifies key industries:
 - High-tech (most important sector in Victoria)
 - Arts and culture
 - Tertiary services (not just tourism)
- Interest was expressed in centering the high-tech industry in downtown Victoria and building on that.
- The role that livability plays in supporting economic development should also be underscored. For example, the importance of parks and culture as components that influence people's choices on where to live and work.
- Concern was expressed regarding the long-term reliability of military-based jobs due to vulnerability to political changes and social values.
- Concern was expressed about tying transportation to where employment is currently located.

Town of View Royal

- It was suggested that economic activity should be described by sector rather than facilities or specific uses (e.g. hospitals). For example, consider health and wellness.
- The importance of eco-tourism should be recognized and it was noted that there is opportunity to take better advantage of it. (e.g., tourists coming from Port Angeles to the Victoria Harbour)
- It was also noted that there is a need for jobs with good incomes and that the focus of economic development should be on those types of jobs.

Food Systems

District of Central Saanich

- Central Saanich has completed an Agricultural Area Plan. It was noted that items identified in the AAP as regional issues have already been passed on to the consultant working on the Food Systems sub-strategy.

City of Colwood

- It was noted that backyard agriculture is becoming increasingly important.
- It was noted that the Capital Region Food and Agriculture Initiatives Roundtable (CR_FAIR) should be consulted.

Township of Esquimalt

- No comments.

Juan de Fuca Electoral Area

- There is a concern about developing policies for buffer/edge planning between the ALR and other farming lands and rural residential lands. The RSS needs to recognize that there is a difference between rural residential and farming lands and urban/farm interfaces.
- Non-ALR agricultural lands should also be recognized in the RSS.

District of Highlands

- Support was expressed for considering swapping ALR lands.
- A discussion occurred regarding the numerous challenges to the economic viability and sustainability of farming in the region. These include:
 - lack of capacity for food processing – including an abattoir - and storage and distribution facilities
 - numerous federal and provincial regulations that hinder agricultural activity and that the challenges facing farming go beyond matters that can be addressed at the local level.
 - the cost of land. It was noted that the ALC has expressed the view that permitting exclusions from the ALR artificially raises the price of farmland.
- Support was expressed for including policies in the RSS addressing edge planning to protect agricultural uses. It was noted that consideration for establishing buffers should extend beyond agricultural development because other land use conflicts can arise adjacent to municipal boundaries.
- Information about a graduate student policy paper on the impacts of land costs for agriculture will be shared with the Food Systems consultant.

City of Langford

- Concern was expressed regarding the latitude the LGA provides for a regional growth strategy to address issues affecting the ALR – particularly with respect to the suggestion to consider land swapping. The focus in the RSS should be on supporting agricultural and food security but policies regarding the land base for the ALR are the purview of the ALC.
- It was noted that Langford has an inventory of all agricultural lands outside of the ALR.

District of Metchosin

- Concern was expressed that Langford and Colwood have both permitted urban development to occur right up to their municipal boundaries immediately adjacent to agricultural lands within Metchosin. It was noted that the RGS already contains policies regarding buffering agricultural lands but they have not been enforced. The question was raised regarding enforcement of these policies in the RSS if the urban municipalities do not want to provide buffers.
- Concern was expressed that Langford was allowing development of agricultural lands, including lands within the ALR.

- It was noted that a Royal Roads graduate student will be conducting a study to determine the kinds of agricultural services farmers in Metchosin need.

District of North Saanich

- No comments. It was clarified that the calculation for the amount of ALR land within the municipality does not include airport lands.

District of Oak Bay

- It was noted that ALR lands within Oak Bay are golf courses and therefore, like some other ALR lands within the region, unlikely to be farmed. However, it was acknowledged that the ALR is provincial jurisdiction and it is unlikely the ALC will consider further exclusions from the ALR.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- Frustration was expressed regarding the ALC's approach to exclusions. The view was expressed that the CRD should advocate on behalf of the municipalities to support ALR exclusions in reasonable locations and properties.
- The lack of economic viability for local farming was noted.
- There is a need for a regional level agricultural plan that would also address the need for roads and servicing on ALR lands within urban areas.
- The Sooke OCP identifies the location of a future technology industrial park on ALR lands.

Town of Sidney

- Questions were asked regarding the data sources were being accessed for the food systems sub-strategy and if key informants and stakeholder groups such as, the Peninsula Agricultural Commission were being engaged.
- Comments were made regarding how much agricultural land is idle and the lack of economic viability for farm operations.

City of Victoria

- Support was expressed for including this topic in the RSS and to consider it from an economic development perspective as well.
- The idea of considering an agricultural levy to support farming was made. It was noted that farmers struggle with high land and operating costs and that local farming serves social purposes.

Town of View Royal

- There were questions regarding the region's role with respect to the ALR and agriculture. It was noted that the RSS could reinforce preservation of agricultural lands and encourage supportive uses on farms such as food processing.
- It was noted that there is a need to control the use of agricultural lands better.

Regional Resiliency

District of Central Saanich

- Strong support was expressed for incorporating climate change into budgeting decision-making

City of Colwood

- Support was expressed for establishing climate action as the 'lens' for the RSS. It was noted that it is important to consider both mitigation and adaptation.

Township of Esquimalt

- No comments.

Juan de Fuca Electoral Area

- No comments

District of Highlands

- No comments.

City of Langford

- No comments.

District of Metchosin

- No comments.

District of North Saanich

- It was noted that carbon sequestration on farms was not addressed in the RGS Review Report. The CRD noted that the Nature Needs Half concept provides an opportunity to consider this in future.
- Support was expressed for the post-growthism theory – that it is not possible to spread out indefinitely in a finite world. It was noted that land should be valued for its intrinsic qualities- not just its financial value

District of Oak Bay

- No comments.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- No comments.

Town of Sidney

- No comments.

City of Victoria

- No comments.

Town of View Royal

- The significance of climate change and energy was noted.

- There is a need to address the lack of infrastructure to support the use of electric vehicles. This issue is being addressed through the RTP and the Climate Action sub-strategy.
- Concern was expressed regarding a need for redundancy of water supply in the Saanich Peninsula to support agriculture.
- There was a question regarding whether or not Sea Level Rise had already started to occur in the region and if so by how much.

Implementation

District of Central Saanich

- Support was expressed to develop a minor amendment process. Interest was expressed in having an application to include the Keating/West Saanich area in the RUCSPA as a minor amendment.

City of Colwood

- A comment was made that CRD and municipal staff need to meet to discuss issues regarding the amendment process.

Township of Esquimalt

- Would like to see the costs of implementation (including costs of staff) identified and shared with taxpayers. Staff responded that the implementation framework is being developed as the RSS is being developed – so that it can be brought forward for consideration at the same time as the RSS is referred to councils for acceptance.
- The RSS must show value for all parties across the board – including the 13 municipalities and First Nations.
- The view was expressed that the RSS must be enforceable and consistent.

Juan de Fuca Electoral Area

- No comments.

District of Highlands

- Support was expressed for considering a policy regarding no net loss of rural lands. Concern was expressed that minor changes to RUCSPA boundaries could lead to significant losses of rural lands over time on an incremental basis.
- Questions were raised regarding the supply of land within the RUCSPA, including sites available for infill development, relative to the demand for land to accommodate growth and development.
- It was noted that one of the reasons for establishing the RUCSPA was to coordinate growth across the region and due to a concern about downstream costs of growth for other municipalities. Costs are becoming a more important consideration in managing growth.

City of Langford

- Support was expressed for ensuring there is consistency in the application of RSS policies and greater clarity on what the policies will mean.

District of Metchosin

- Strong concern was expressed that a minor amendment process may weaken commitment to policies in the RSS.

District of North Saanich

- Strong support was expressed for a more flexible approach for amending the RGS.
- Consideration should be given in the RSS for resolving issues on a bi-lateral basis, particularly with adjacent neighbours.

District of Oak Bay

- Interest was expressed in setting more realistic targets for the RSS, than for example, the current target of containing 90% of growth within a generously defined RUPCSPA.
- It was noted that when the RGS was adopted in 2003, it was viewed nationally as a model plan.
- The importance of engaging First Nations in the RSS process was underscored. The significance and importance of the RSS process for Oak Bay and other municipalities was also emphasized.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- The significance of First Nations communities with respect to land use planning in the region was noted.
- Concern was expressed regarding a lack of flexibility for local municipalities once they have identified a RUCSPA and accepted the RGS.

Town of Sidney

- Support was expressed for developing a sliding scale for RSS amendments (i.e., minor amendment process for housekeeping matters).

City of Victoria

- No comments.

Town of View Royal

- The view was expressed that it would be more effective to motivate compliance with the RSS by engaging and informing the public than through a top-down approach. It will be important to develop consistent indices to allow for effective reporting out and analysis of decisions to communities.

Other Comments**District of Central Saanich**

- No comments.

City of Colwood

- The view was expressed that the language of the RSS should be inclusive and that the document should be collaborative.

Township of Esquimalt

- How do we create connectivity of local services and ensure consideration of essential services?
- Extensive discussion occurred regarding the potential impact of the sewage treatment plant on Esquimalt. In particular, there is a need/desire on the part of Esquimalt to concentrate residential growth close to jobs but there is concern that no one will want to develop near a sewage treatment plant.
- Concern was expressed that the CRD is telling the municipalities what to do. Concern was also expressed that Esquimalt is often forgotten by the region and that the municipality bears an unfair share of negative impacts due to stigma of sewage treatment plant (e.g., negative impact on finances, etc.) without adequate offsetting benefits.

Juan de Fuca Electoral Area

- The RSS needs to clearly distinguish between urban, suburban and rural areas in its policies.
- There is a concern that urbanites will have too much influence on policy that affects rural areas and that rural lifestyles will be impacted detrimentally.

District of Highlands

- It was noted that the RGS Review Report was informed by previous input provided by local councils when the 9 policy options were being considered.

City of Langford

- No comments.

District of Metchosin

- No other comments.

District of North Saanich

- No other comments.

District of Oak Bay

- It was suggested that including a glossary, especially to note acronyms, would be very helpful.

District of Saanich

- Refer to District of Saanich Minutes of the Committee of the Whole Meeting held on March 18, 2013 (Attachment 1)

District of Sooke

- If the region is serious about being sustainable, the needs of communities at the 'end of the road' need to be considered as well as core areas.
- Is important to consider what the core values are for each municipality and respond to them appropriately (no cookie-cutter approach).
- The view was expressed that the RSS will not help Sooke. It was noted that Langford has been successful because they took action to meet needs that were not being addressed by the CRD (e.g. transit).
- The view was expressed that controlling regional growth is acceptable as long as it is fair to all communities.

Town of Sidney

- The importance for Sidney of being able to attract young families to the community was reinforced.
- It was noted that the ALR map and land area are misleading since lands within the ALR in Sidney are being used for other purposes, such as airport lands, a school site, etc. and are not available for agricultural purposes. Due to the lack of developable lands in Sidney, the ALR lands are of particular interest. CRD staff commented that the ALC is unlikely to release lands from the ALR. However, a possible alternative would be to work with North Saanich to identify growth areas that would be mutually beneficial.
- A key to the process is distinguishing between regional and local matters. Sidney is interested in being a complete community and it was noted that some neighbourhoods are attracting families, and that housing affordability is good relative to the region, although few young people and families can afford to buy in Sidney. The West Shore has the most affordable housing in the region and the amenities that families are looking for.

City of Victoria

- No other comments.

Town of View Royal

- The view was expressed that it would be more effective to motivate compliance with the RSS by engaging and informing the public than through a top-down approach. It will be important to develop consistent indices to allow for effective reporting out and analysis of decisions to communities.

Additional Comments from Planner(s)

District of Central Saanich

- There is concern regarding the lack of consistent application of the RUCSPA boundaries throughout the region.
- It is important to consider the aspirations of First Nations communities, especially as they relate to growth.
- There is an increasing awareness of the need to provide workforce housing as employment grows around the airport and Keating Industrial Area.

City of Colwood

Township of Esquimalt

- No additional comments.

Juan de Fuca Electoral Area

- No additional comments.

District of Highlands

- No additional comments.

City of Langford

- (Information provided by the planner after the meeting)
- Attached maps:

- The OCP map, which shows the various land use designations and “centre” hierarchy. Major destination points outside of the downtown are indicated – Costco/Millstream Village, Westshore Town Centre Mall, City Centre Park and the site of the future YMCA/YWCA aquatic centre (to be completed in 2015).
- A map showing current and future business park sites as well as existing large format commercial.
- In terms of affordable housing:
 - the City has sold 40 one-family dwellings and 8 apartment units as part of our Affordable Housing Program to date;
 - There are 7 mobile home parks;
 - There are several existing and zoning-approved seniors and subsidized (M’Akola) housing projects
 - In addition to secondary suites within houses, several zones now permit detached carriage house suites;
 - We suggest that it may be worthwhile to include info in the housing context slides about what the median house/condo price will buy (floor area, date of construction, etc), as that also speaks to environmental impact of the housing stock and livability factors.

District of Metchosin

- Metchosin has municipal water and likes the option of extending water beyond the RUCSPA boundaries. They do not agree that access to water services should be used to control growth.
- There is agreement that access to sewer servicing is an appropriate growth control tool and agree that it should not be extended beyond the RUCSPA boundaries.
- There is sensitivity to being considered as part of the West Shore communities.

District of North Saanich

- No comments.

District of Oak Bay

- Oak Bay is interested in ‘green’ policies related to climate change such as Sea Level Rise, the urban forest and food security.

District of Saanich

- The community has expressed concerned about the proposed designation in the Regional Transportation Plan (RTP) of Admirals Road as a major road
- The Oak Street corridor should be considered as a strategic corridor in the RTP to reflect its land use characteristics.
- The trend for land use to transition from industrial to office and residential uses is a concern.
- There are traffic issues associated with the Vancouver Island Technology Park.
- Concern was expressed that densification is occurring on agricultural lands (second dwelling units).
- Shelbourne St and Douglas St have been identified as growth locations.

District of Sooke

- Sooke does not have a RUCSPA but has a Regional Context Statement and a Community Growth Boundary.
- The OCP designates the Town Centre as the area for higher density urban development.

- Sooke is actively pursuing relationship-building with the Pachedaht, T'souke and Beecher Bay First Nations.
- Sooke is a bedroom community for Westshore communities and DND.
- Sooke adopted an agricultural plan in February 2013.

Town of Sidney

- There is general discontent with the transit service which does not provide adequate connections to and from the community to destinations in the Peninsula (e.g., Saanich Hospital). Transit service is perceived to be focused on serving the ferry terminal. There is no local transit service within the community.
- There is interest in the community to support local agricultural but there are no Community Supported Agricultural programs available.
- Focusing on arts and culture is seen as a way to enhance economic vitality. There is also interest in pursuing 'green economy' opportunities.

City of Victoria

- Victoria prefers that the metropolitan core be identified as the pre-eminent centre in the region. Acknowledge that we are moving into a poly-centric region, however, as a fundamental principle the core should remain at the top of the hierarchy of centres.
- There is a preference for the E & N ROW to be preserved for long-term use as a corridor for commuting.
- There is a lack of understanding of the hierarchy of retail centres in the region and also of the distinctions between retailing and office land uses.
- It was noted that there is no regional park in Victoria; Beacon Hill provides a regional function, but is the responsibility of the City.
- Victoria bears the lion's share of the costs of providing arts and cultural facilities that serve the region as a whole.
- There is a desire to increase cooperation across the region to bolster economic development.

Town of View Royal

- Growth and development in View Royal will be consistent with the Town's Official Community Plan.