



April 9, 2015

## CRD DRAFT REGIONAL SUSTAINABILITY STRATEGY (OCTOBER 2014 - REVISED)

# Volume I: Integrated Summary of Public and Stakeholder Input October 23, 2014 - March 9, 2015

**Submitted to:**  
Planning and Protective Services,  
Capital Regional District

REPORT



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### STRUCTURE OF DRAFT RSS FEEDBACK REPORTS

Feedback to CRD on the Draft Regional Sustainability Strategy (Draft RSS) from public and stakeholders in the period from October 23, 2014 to March 9, 2015 is structured into three volumes, each with an increasing level of detail:

**Volume I: Integrated Summary of Public & Stakeholder Input** (this document, approximately 26 pages plus Appendices): a high level overview of the public online feedback, email and letter input, as well as notes since October 2014 from meetings of related committees.

**Volume II: Summary of Online Public Feedback** – (approximately 40 pages plus Appendices): an intermediate level of detail regarding online input, drawing out major themes that appear in both quantitative questions and in the extensive written submissions.

**Volume III: Details of Online Public Feedback – Appendices** (over 500 pages): a verbatim record of all online input analyzed.

We encourage readers to consider all these documents, and to review the depth of comments in the Appendices.

As well as providing a public record, the input from public and stakeholders / interest groups is shared with the review and decision-making bodies of the CRD Board of Directors through the Committee of the Whole (COW).



### EXECUTIVE SUMMARY

A Regional Sustainability Strategy (RSS) process, publicly launched in 2010, has had many opportunities for public input. With tabling of a Draft RSS in October 2014, the Committee of the Whole of the CRD Board directed staff to obtain public and stakeholder input on that Draft. This *Volume I: Integrated Summary of Public and Stakeholder Input* consolidates and summarizes at a high level the input received on the October 2014 Draft RSS. Volume II and III, bound separately, each provide increasing levels of detail on input received.

Specific input events in the period from October 23, 2014 to March 9, 2015 covered by this document include:

- Public input through an online feedback form. Approximately 1200 responses were analyzed, including over 500 pages of comments.
- Cross-sector Forum – a day long workshop engaging 12 participants with expertise in business/economy, environment and social equity / community health issues.
- Meetings of the Roundtable on Environment (RTE) – a volunteer CRD advisory committee to the Board. The RTE provides strategic advice to assist in transformational change towards achieving regional environmental sustainability. The RSS was identified as a priority area for the RTE.
- A meeting of the Water Advisory Committee (WAC) – a volunteer CRD advisory committee to the Regional Water Supply Commission. The WAC provides advice on water supply, water quality, and stewardship of lands held by the Regional District for water supply purposes and water conservation measures.
- Input from the Development Planning Advisory Committee (DPAC), the Intergovernmental Advisory Committee (IAC) – established to provide input to the RSS, and the Sustainability Resource Team (SRT) of CRD staff.
- Email correspondence and formal letters received on the Draft RSS.

The range of feedback opportunities was established to address environmental, social and economic interests. Readers are encouraged to review the range of input in the three volumes in detail. High level themes repeated by the majority of respondents (with a minority having contrary opinions) include:

**RSS Scope:** the focus on sustainability is supported, as a broader frame than growth management alone.

**Environmental:** priority actions with an environmental component included transportation (especially transit, active and zero emission), rural character and food production, compact complete communities, climate action, and protection of ecosystems, green space and habitat.

**Social and Economic:** respondents saw a strong co-relation between quality jobs, poverty reduction and affordability. While support for public health, well-being and social sustainability was evident, the appropriate role for CRD and local government as compared to other agencies was not as clear to many respondents.

**Growth Management:** strong consensus was apparent on concentrating growth in designated urban growth areas, and avoiding sprawl in designated rural areas, with less agreement on the implementation methods.

**Targets:** the inclusion of specific targets was supported, with request for more aggressive targets in some cases.



### REGIONAL SUSTAINABILITY STRATEGY PROCESS

The Regional Sustainability Strategy (RSS) process has extended over several years, with a public launch in 2010. Figure 1 provides an overview of public engagement during the stages of the RSS concepts and drafts.

## Regional Sustainability Strategy Development and Consultation Process

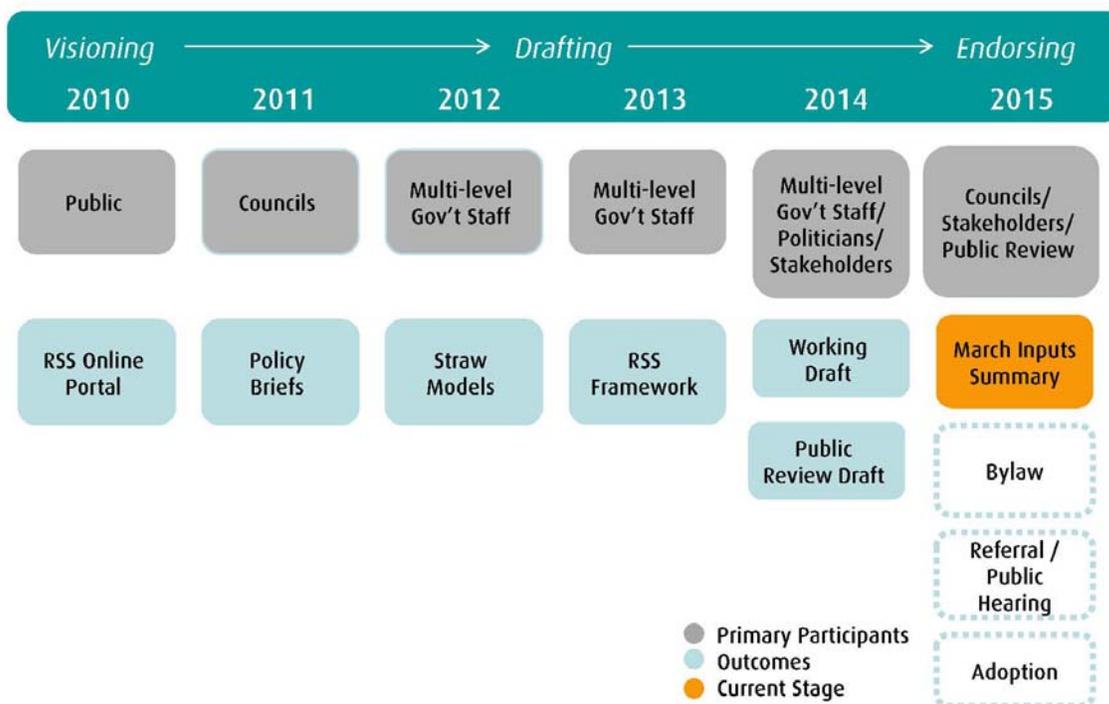


Figure 1: RSS Process

Early steps in the process solicited input from the general public and Councils on values and scope of the RSS. As various drafts of the RSS were being developed, input was sought from various stakeholders / interest groups representing environmental, social and economic sustainability interests. Appendix I provides a list of the consultation events that span the development of the Draft RSS.



### PUBLIC AND STAKEHOLDER INPUT OCT 29, 2014 – MARCH 9, 2015

In October 2014, the Committee of the Whole of the CRD Board directed staff to obtain public and stakeholder input on the October 2014 Draft RSS. Staff made minor updates to the document prior to its public release and renamed it the Revised October 2014 Draft RSS (Draft RSS).

This *Volume I: Integrated Summary of Public and Stakeholder Input* consolidates and summarizes at a high level the input received on the October 2014 Draft RSS.

#### Scope of Feedback

Specific input events in the period from October 23, 2014 to March 9, 2015 covered by this document include:

- Public input through an online feedback form. Approximately 1200 responses were analyzed, including over 500 pages of comments.
- Cross-sector Forum – a day long workshop engaging 12 participants with expertise in business/economy, environment and social equity / community health issues.
- Meetings of the Roundtable on Environment (RTE) – a volunteer CRD advisory committee to the Board. The RTE provides strategic advice to assist in transformational change towards achieving regional environmental sustainability. The RSS was identified as a priority area for the RTE.
- A meeting of the Water Advisory Committee (WAC) – a volunteer CRD advisory committee to the Regional Water Supply Commission. The WAC provides advice on water supply, water quality, and stewardship of lands held by the Regional District for water supply purposes and water conservation measures.
- Input from the Development Planning Advisory Committee (DPAC), the Intergovernmental Advisory Committee (IAC) – established to provide input to the RSS, and the Sustainability Resource Team (SRT) of CRD staff.
- Email correspondence received on the Draft RSS.
- Formal letters received on the Draft RSS.

The range of feedback opportunities was established to address environmental, social and economic interests.

#### Review Methodology

- The methodology used by Golder Associates to summarize the feedback varied with the type of event: For the online feedback form:
  - A process was used to screen out duplicate entries;
  - Responses to quantitative questions were summarized by percent of those responding to each question.



- Qualitative or open ended questions have all comments recorded and available for public review. Comments on key open-ended questions (e.g. most important action) were categorized by theme to allow numerical summaries. On other questions, comments were reviewed manually to identify recurring themes where several respondents are reinforcing.
- For letters or emails received:
  - Letters and emails are provided for public review in Appendix II and III.
  - Key themes are summarized in this report;
- For stakeholder and committee meetings:
  - Meeting records are provided for public review in Appendix IV, V, VI and VII;
  - A high-level summary of key themes is provided in this report.

### SUMMARY OF ONLINE PUBLIC FEEDBACK: JANUARY 15 – FEBRUARY 15 2015

The Online Public Feedback form was made available from January 15 to February 15, 2015; hard copies of the online form were also distributed to libraries and municipal halls across the region. A wide variety of media were used to publicize the feedback form, including news stories, press advertisements, information booths, Twitter, Facebook, online ads, email and phone reminders, brochures, rack cards and posters distributed throughout libraries, recreation centers and other municipal and CRD outlets.

The online form used an off-the-shelf polling software called Checkbox. In addition to the online form, the CRD website provided a 'Targets Backgrounder' as well as access to a copy of the Revised October 2014 Draft RSS (Draft RSS). Respondents therefore were often responding to the information in all of these documents.

A large number of responses (over 1200) were received, along with a high volume of detailed comments (over 500 pages) submitted using the online form posted on the CRD website. Golder Associates, as facilitator and planning consultant, reviewed and summarized the findings.

A small number of respondents (approximately 1 - 2%) expressed frustration due to the online form 'timing out' after allowing 20 minutes to complete a page. In response to feedback, the time allowance was doubled in the last period of the survey and staff followed up with those who contacted the CRD regarding the technical time out issues to advise submitters of alternate ways to provide input. Where respondents have chosen to submit hand-written versions of the feedback form, these have been entered into the online data base and analyzed as a part of the overall online public feedback results reported.

The sections below provide an overview of results received between January 15 and February 15 using the online form. Although important, these results should not be interpreted as statistically valid, as the respondents were self-selected rather than randomly selected.



## **Most Important Actions**

**What do you think is the most important action we should take as a region to become more sustainable for future generations?**

The online form asked respondents in an open-ended question to identify key actions to increase sustainability in the CRD, and to comment on a draft Vision and Tagline for the CRD Regional Sustainability Strategy.

The response to this question was voluminous (over 800 comments). In general, both the quantitative results and the analysis of comments show strong support among the majority of respondents for the scope and aspirations of the draft Regional Sustainability Strategy.

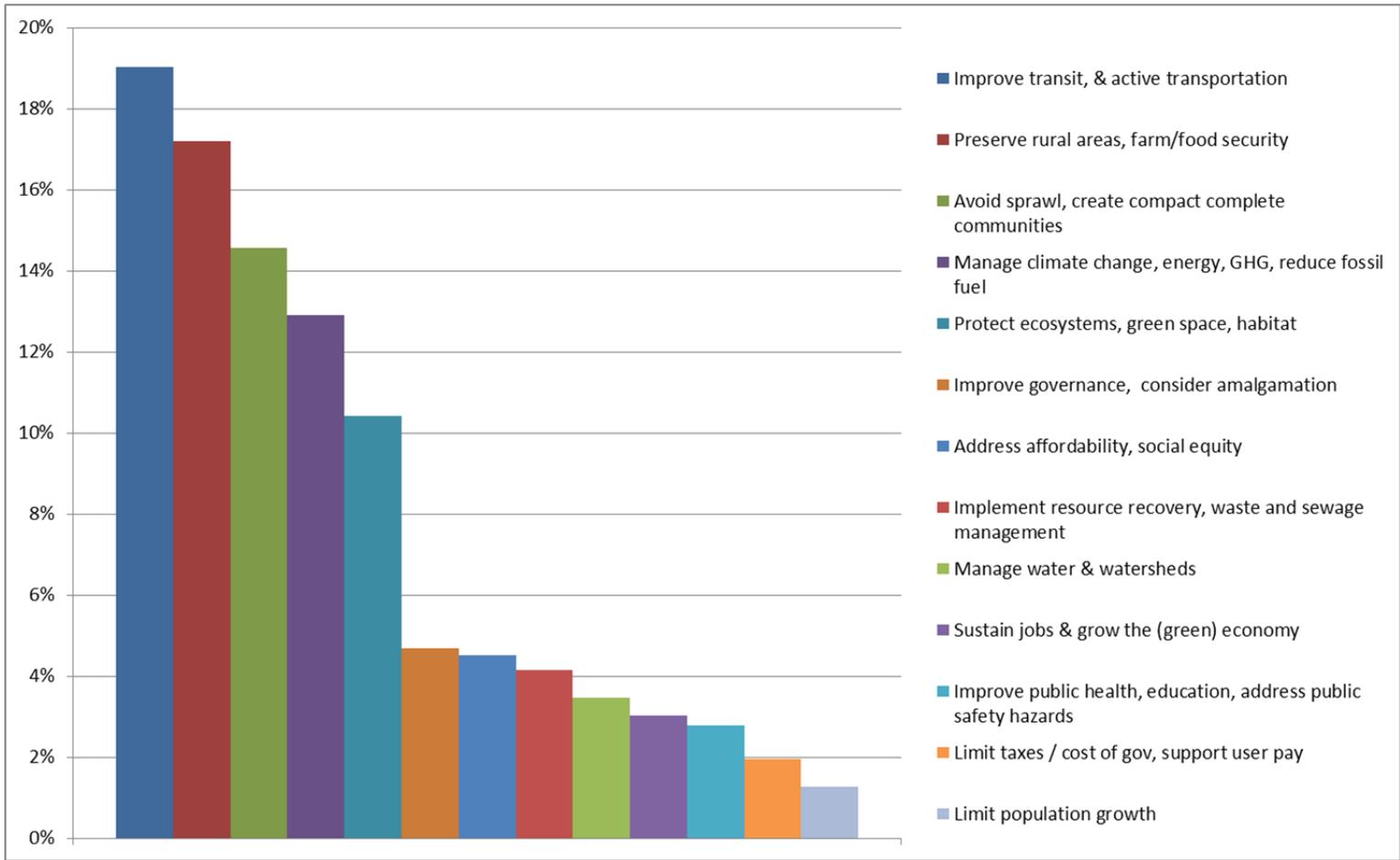


Figure 2: Analysis of comments on most important action (820 comments)

## Key Themes from Comments on this Question

The majority of the over 800 comments received were detailed. Readers are encouraged to review the comments in Appendix A of *Volume III: Details of Online Public Feedback*.

The following themes were most prevalent in the submissions:

- **Transportation:** Improve transportation systems to connect communities in the region, with greatest interest expressed in improved transit and active transportation like walking and cycling.
- **Rural character and food:** Preserve rural areas of the CRD, including protecting rural character and land for agriculture and farmers, and meeting the desire for local food supply and food security.
- **Compact complete communities:** Avoid urban sprawl, in particular into the rural or natural areas. Most respondents supported the concepts of compact, complete mixed use communities with some densification. Recurring themes included the provision of options to walk, cycle or transit to work or school close to home.



- **Climate action:** Manage climate change risks and impacts, with a variety of specific actions mentioned to reduce GHGs, conserve energy, promote renewable energy and reduce reliance on fossil fuel. Many respondents drew links between land use and transportation patterns, local food supply, and energy use/ climate change risk.
- **Protect ecosystems, green space, and habitat:** These comments often reinforced concern about urban sprawl into rural or wilderness areas. Some respondents also expressed interest in green space/design of the urban environment.

Secondary themes in the submissions included:

- **Improve governance:** Recommending that the CRD limit its focus to fewer actions and recognize its role as one of many players that must cooperate for implementation. The concept of amalgamation into a fewer number of communities was a recurring theme, with some exceptions wishing cooperation but not amalgamation.
- **Address affordability, social equity:** The need for affordable housing was the most common phrasing used. Social equity as a term was mentioned by respondents, but is perhaps not as fully understood in the general vocabulary as the concept of affordability.
- **Implement resource recovery, waste and sewage management:** The issue of regional sewage treatment was a minor theme, with most respondents on that issue in favour of some form of integrated resource recovery. A similar level of interest was expressed in resource recovery and recycling from waste, and in a reduced waste stream from consumption.
- **Manage water and watersheds:** Some of this interest was likely also covered by expressed interest in ecosystem protection. Protection of shorelines and water supply were strongly supported. Most comments on this issue supported water conservation, with some not in favour given the wet climate.
- **Sustain jobs and grow the economy:** Comments on this theme ranged from concern about raw wood exports and potentially excess rates of timber harvesting, to support for farm employment, the digital and new economy, and jobs for youth or at-risk groups. Support for the tourism and 'green' economy was a repeated theme.
- **Improve public health, education, and address public safety hazards:** Several respondents accented the role of public education and awareness as key implementation tools to change behavior to be more sustainable. Others mentioned the role of education and preparedness in public safety, both from inter-human conflict, and also from hazards such as tsunami, earthquake or climate change-related coastal flood risk.
- **Limit taxes, cost of government, or support user-pay:** Comments on these themes were concerned about cumulative taxes and general cost of governance. Some respondents suggested a greater reliance on user-pay forms of finance.



## Tagline and Vision Statement

1. a) Do you support the draft vision of the RSS as written below (Tagline and Full Vision Statement):

### Tagline

*SHIFT 2038: A Capital Region that is...*

*Sustainable | Healthy | Innovative | Fair | Thriving*

### Full Vision Statement

*By 2038: We contribute to a healthier planet and create a thriving, sustainable economy that optimizes individual and community wellbeing. Direct, innovative action by the CRD and cooperation with others achieves transformational change by boldly: shifting to affordable, low carbon, energy-efficient lifestyles; expanding the local food supply; stewarding renewable resources; and achieving greater social equity.*

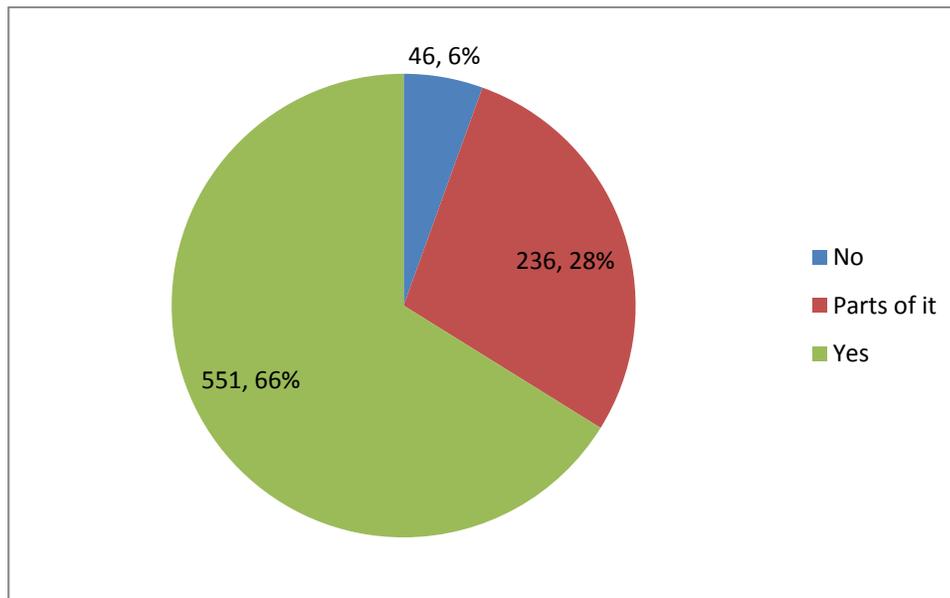


Figure 3: Do You Support the Tag Line & Vision Statement (833 Responses)

## Key Results from Responses on this Question

Figure 3 shows over 66% support the vision and tagline, and over 94% either support the vision or parts of it. Less than 6% were not supportive.

Key themes extracted from the suggestions for improvement included: use fewer words/less jargon; acknowledge natural areas; emphasize affordability; stick to what the CRD does; and make it clear that the vision is not just for 2038 but also applies today.



### Targets

Part C of the feedback form focused on seventeen draft targets in twelve topic areas (*RSS Details of Public Online Feedback - Appendix C*). Each target provides a measurable objective. Working together, the intent is that the targets, if implemented, would move strongly towards the vision and objectives of the draft Regional Sustainability Strategy. All targets, unless noted otherwise, are set out to be accomplished by Year 2038. A final question asked how fast we can take effective action – whether we could get halfway towards our targets by 2020. In general, results show strong support among the majority of respondents for targets in the draft Regional Sustainability Strategy.

- **Compact complete communities:** Most respondents desire compact, complete communities (resident/job balance) well served by transit and active transportation, with agriculture lands that are productive. These objectives are reflected by the majority of respondents suggesting higher targets for Dwelling Unit Growth and Active Transport/Transit and Agriculture.
- **New development:** The great majority of respondents want to see at least 90% of new development within the Growth Management Areas. Many wished a higher percentage to avoid urban sprawl.
- **Jobs:** The jobs target, as worded, is focussed on full time employment. Many respondents questioned this, expressing that part time work will be an important part of the future. Job quality was seen as important as growth in job numbers.
- **Nature conservation:**
  - Respondents wished to confirm that ‘conservation of nature’ included uses like environmentally responsible agriculture or forestry.
  - For both the Conservation of Nature, and the Sea to Sea Green Blue Belt Targets, respondents were highly supportive but also wanted to emphasize support for smaller scale natural area protection within the urban and farm fabric (wetlands, wildlife corridors, as well as general green space and parks).
- **Energy:** Respondents wanted to ensure that energy targets include retrofits of existing buildings.
- **Infrastructure:** Planning for adaptation of infrastructure to climate change and hazards was supported, with many requests that it be achieved faster than the stated target.
- **Water:** Respondents requested a review of the water target to include objectives for water conservation, rather than purely a limit on new water supply.
- **Emergency:** On emergency preparedness, most respondents want to move more quickly to be prepared.
- **Other:** From the minority that considered targets ‘too high’, recurring themes were the cost of government, cost to individuals, the role of the free marketplace and free individual choice, and whether the topic areas were appropriate roles for CRD or government, or achievable.

Table 1 on the following pages provides a condensed summary of the key themes regarding targets that were echoed across the online comments. Readers are encouraged to review the more detailed analysis in the separate document *Volume II: Summary of Online Public Feedback* and *Volume III: Details of Online Public Feedback - Appendices*. Major and minority themes and all verbatim comments are included in those more detailed documents.



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

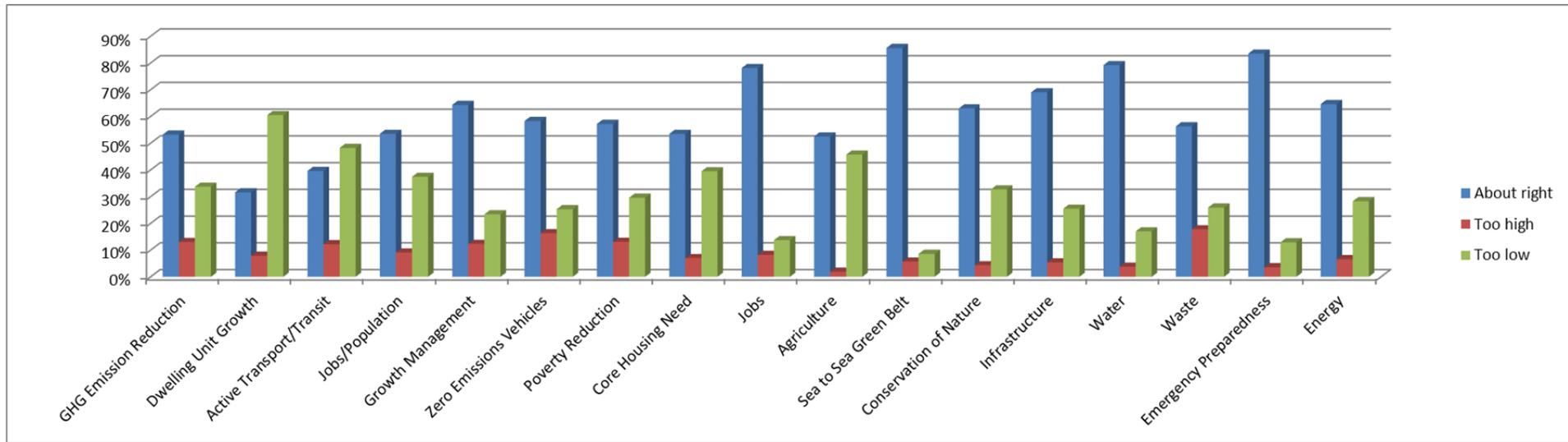


Figure 4: Summary of Public Feedback on Draft RSS Targets

Figure 4 shows the targets in the order (from left to right) as presented in the Online Feedback Form and Targets Backgrounder.



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

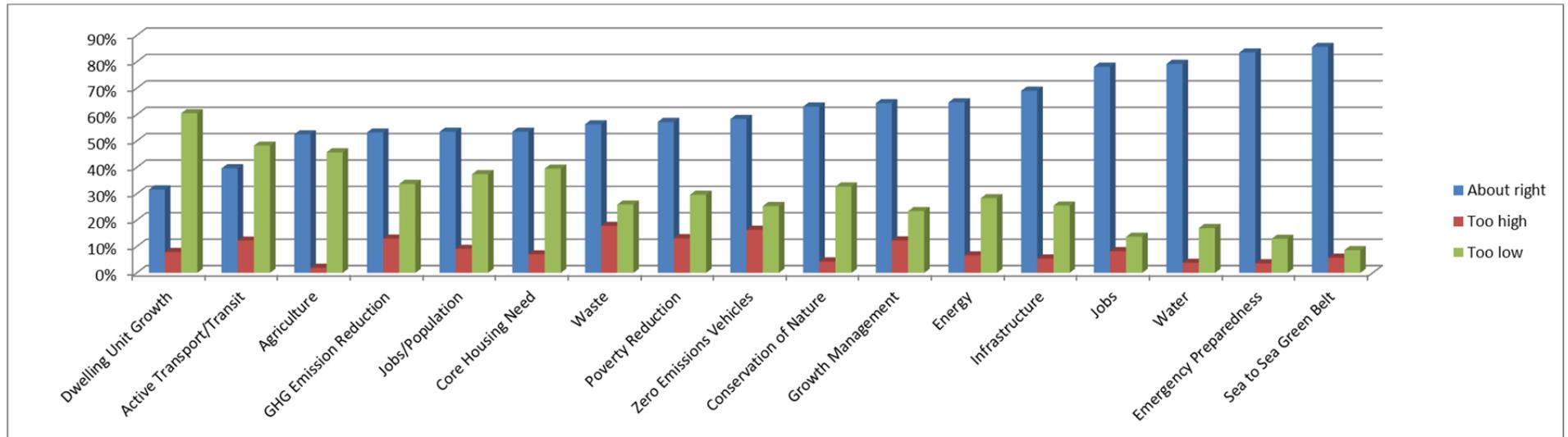


Figure 5: Sorted Display of Public Feedback on Draft RSS Targets

Figure 5 shows the targets sorted with increasing support for 'about right' from left to right. Although the targets are the same, this display order is different than presented in the Online Feedback Form and Targets Backgrounder.

Looking across all targets, it is noteworthy that:

- For all targets, with the exception of Dwelling Unit Growth and Active Transportation/Transport, more than 50% of respondents rated the targets as 'about right'
  - For Dwelling Unit Growth, 60% of respondents rated the target too low.
  - For Active Transportation/Transit, 48% of respondents rated the target too low.
  - For Agriculture, 46% of respondents rated the target too low.



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

**Table 1: Summary of Online Public Feedback on Targets** (presented in the order on the feedback form)

Target	Response			Key Themes from Majority of Comments
<p><b>GHG Emissions Reduction Target</b></p> <p><i>Reduce greenhouse gases below 2007 levels:</i></p> <ul style="list-style-type: none"> <li>• <i>By 2020 reduce region-wide community-based greenhouse gas emissions by 33%</i></li> <li>• <i>By 2038 reduce region-wide community-based greenhouse gas emissions by 61%</i></li> </ul>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>412</p> <p>101</p> <p>261</p> <p><b>774</b></p>	<p>53.2%</p> <p>13.0%</p> <p>33.7%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ Imperative to aim high and start immediately, while recognizing the challenges to full achievement. Recognize broader targets (e.g., IPCC, Climate Action Charter) and future technologies.</li> <li>■ Link GHG to compact communities and transportation policies.</li> <li>■ Allow different solutions for different communities in CRD.</li> <li>■ Are solutions affordable?</li> </ul>
<p><b>Dwelling Unit Growth Target</b></p> <p><i>Locate 30% of new growth in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space.</i></p>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>220</p> <p>55</p> <p>421</p> <p><b>696</b></p>	<p>31.6%</p> <p>7.9%</p> <p>60.5%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ Focus should be on increasing density / infilling in urban areas with good transit / cycling, with mixed use and variety of housing types, work opportunities, amenities in each compact community. Avoid densification or growth that destroys existing community character or wilderness/rural areas.</li> <li>■ Respondents saying 'too low' requested targets in the 40% to 100% range (many respondents at 40-60%), with great concern that the 30% target would allow urban sprawl and not meet other Draft RSS objectives.</li> </ul>
<p><b>Jobs and Population Target</b></p> <p><i>Achieve a jobs/population ratio of:</i></p> <ul style="list-style-type: none"> <li>• <i>0.61 in Core Area</i></li> <li>• <i>0.53 in Saanich Peninsula</i></li> <li>• <i>0.36 in West Shore</i></li> </ul> <p><b>Higher ratios mean that there are more jobs located close to housing.</b></p>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>336</p> <p>57</p> <p>235</p> <p><b>628</b></p>	<p>53.5%</p> <p>9.1%</p> <p>37.4%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ There is a split of opinion in the comments on this distribution. Target for West Shore may be too low? Or Core area could be higher? Saanich Peninsula target is about right or too low?</li> <li>■ Families have different job locations around the region – providing more job choices close to homes is desirable.</li> <li>■ More affordable housing choice close to jobs is needed, as well as well-paying and equitable jobs.</li> </ul>



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

Target	Response			Key Themes from Majority of Comments
<b>Growth Management Target</b> <i>Locate 90% of new dwelling units within the Growth Containment Area</i>	About right	424	64.3%	<ul style="list-style-type: none"> <li>■ Containing urban sprawl is essential to preserving farm space and rural character of the region.</li> <li>■ Several respondents are concerned that the 10% outside of the Growth Containment Area is too high. Many of those who responded 'too low' would like to see 95% to 100% targets.</li> <li>■ Some respondents who support the target are also concerned about the impact of densification on character of neighbourhoods.</li> </ul>
	Too high	81	12.3%	
	Too low	154	23.4%	
	<b>TOTAL</b>	<b>659</b>	100.0%	
<b>Active Transportation / Transit Target</b> <i>Achieve a transportation system that sees 42% of all trips made by walking, cycling, and transit.</i>	About right	265	39.6%	<ul style="list-style-type: none"> <li>■ Ambitious but achievable. Perhaps more realistic in the compact communities than the rural areas.</li> <li>■ Tie this target to land use mix and densification pattern.</li> <li>■ We need LRT or rail or high speed bus as well as much better cycle infrastructure.</li> <li>■ Of those suggesting 'too low', alternate targets in the 50-75% range were repeated.</li> </ul>
	Too high	82	12.2%	
	Too low	323	48.2%	
	<b>TOTAL</b>	<b>670</b>	100.0%	
<b>Zero Emission Vehicles Target</b> <i>Achieve a community vehicle fleet composed of 72% zero emission vehicles.</i>	About right	382	58.3%	<ul style="list-style-type: none"> <li>■ Good, but also emphasize other forms of public transit and active transportation, and avoid auto-centric community design.</li> <li>■ For those choosing 'too low', alternative targets of 80% to 100% were suggested.</li> <li>■ Recognize different targets for cars and light trucks, as opposed to heavy duty trucks and other transportation like ferries, airplanes, etc.</li> </ul>
	Too high	107	16.3%	
	Too low	166	25.3%	
	<b>TOTAL</b>	<b>655</b>	100.0%	
<b>Poverty Reduction Target</b> <i>Reduce the poverty rate by 75%.</i>	About right	340	57.2%	<ul style="list-style-type: none"> <li>■ Glad this is part of the plan, but CRD can't do this on its own – focus on affordable housing, transit, local food production.</li> <li>■ For those selecting 'too low', alternative targets ranged from 90-100%.</li> </ul>
	Too high	78	13.1%	
	Too low	176	29.6%	
	<b>TOTAL</b>	<b>594</b>	100.0%	



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

Target	Response			Key Themes from Majority of Comments
<b>Core Housing Need Target</b> <i>Reduce the number of households in core housing need by 25% from 2011 levels.</i>	About right	312	53.5%	<ul style="list-style-type: none"> <li>■ Consider different forms of affordable housing close to jobs. Unaffordable rural and suburban areas are forcing youth to move out of their community.</li> <li>■ Homelessness is not acceptable. Aim higher – 1% reduction a year is too slow.</li> </ul>
	Too high	41	7.0%	
	Too low	230	39.5%	
	<b>TOTAL</b>	<b>583</b>	100.0%	
<b>Jobs Target</b> <i>Increase full time jobs at the same or greater rate than the rate of labour force growth.</i>	About right	457	78.1%	<ul style="list-style-type: none"> <li>■ Good intent, but should emphasis be on another employment metric? There will still be a major role for part time work or self-employment.</li> <li>■ Job quality is as important as job number.</li> <li>■ How would the CRD accomplish this?</li> </ul>
	Too high	48	8.2%	
	Too low	80	13.7%	
	<b>TOTAL</b>	<b>585</b>	100.0%	
<b>Agriculture Target</b> <i>Retain existing amount of Agricultural Land Reserve (ALR) lands.</i>	About right	338	52.5%	<ul style="list-style-type: none"> <li>■ Absolutely retain the ALR, or increase it for the long term.</li> <li>■ Ensure most viable ALR lands are not traded for less viable.</li> <li>■ Encourage farming and active food production.</li> </ul>
	Too high	12	1.9%	
	Too low	294	45.7%	
	<b>TOTAL</b>	<b>644</b>	100.0%	
<b>Sea to Sea Green Blue Belt Target</b> <i>Acquire 100% of the Sea-to-Sea Green Blue Belt.</i>	About right	525	85.6%	<ul style="list-style-type: none"> <li>■ Excellent target.</li> <li>■ Additional wildlife corridors and wetland protection should be considered (e.g., in resource lands, or at a smaller scale in settlements).</li> </ul>
	Too high	35	5.7%	
	Too low	53	8.6%	
	<b>TOTAL</b>	<b>613</b>	100.0%	
<b>Conservation of Nature Target</b> <i>At least 50% of the Growth Management Planning Area (GMPA) land and water base is managed and connected for the conservation of nature.</i>	About right	380	63.0%	<ul style="list-style-type: none"> <li>■ Great, but recognize constraints of economics.</li> <li>■ Also recognize the need for additional accessible parks and green spaces (near urban areas). Don't be too restrictive with public access to green lands. Recognize that people are part of nature.</li> <li>■ Provide for wildlife corridors and biodiversity and nature restoration within the Growth Containment Area.</li> <li>■ Clarify the terms 'management' and 'conservation of nature'. What is the effect on active forestry and farmland?</li> </ul>
	Too high	26	4.3%	
	Too low	197	32.7%	
	<b>TOTAL</b>	<b>603</b>	100.0%	



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

Target	Response			Key Themes from Majority of Comments
<p><b>Infrastructure Target</b></p> <p><i>Identify, by 2020, the long-term capital plans for CRD utilities and major infrastructure improvements necessary to address the impacts of climate change and natural hazards.</i></p>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>406</p> <p>32</p> <p>150</p> <p><b>588</b></p>	<p>69.0%</p> <p>5.4%</p> <p>25.5%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ Ensure wildfire and sea level rise are included in hazard planning.</li> <li>■ Among those who chose 'too low', recommendations were to develop adaptation plans sooner (1-2 years), and start small implementation steps sooner.</li> </ul>
<p><b>Water Target</b></p> <p><i>Defer the need for expansion of regional water supply areas or reservoirs.</i></p>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>461</p> <p>22</p> <p>99</p> <p><b>582</b></p>	<p>79.2%</p> <p>3.8%</p> <p>17.0%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ Support is strong for deferring expansion. Can a more explicit target be devised that addresses conservation?</li> <li>■ Movement towards rainwater capture and on-farm water storage is mentioned.</li> <li>■ How do smaller water supply systems at places like Otter Point, Port Renfrew relate to the target?</li> </ul>
<p><b>Waste Target</b></p> <p><i>Achieve a waste disposal rate no greater than 250 kg per person.</i></p>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>326</p> <p>103</p> <p>150</p> <p><b>579</b></p>	<p>56.3%</p> <p>17.8%</p> <p>25.9%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ Expand waste reduction in corporations and business, condos and renters, and to packaging reduction, to complement efforts by residents.</li> <li>■ Weight may not be the right measure. Consider volume (e.g. Styrofoam, plastic bags).</li> </ul>
<p><b>Emergency Preparedness Target</b></p> <p><i>By 2018, 100% of municipalities have completed and tested an Emergency Response Plan for a Catastrophic Earthquake.</i></p>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>510</p> <p>22</p> <p>79</p> <p><b>611</b></p>	<p>83.5%</p> <p>3.6%</p> <p>12.9%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ Education and awareness is key.</li> <li>■ We should (also) be focussed on strategies to have our buildings and infrastructure survive an earthquake to save lives and shorten the recovery period.</li> </ul>
<p><b>Energy Target</b></p> <p><i>Improve region-wide energy efficiency of building stock by 50% (relative to 2007 levels).</i></p>	<p>About right</p> <p>Too high</p> <p>Too low</p> <p><b>TOTAL</b></p>	<p>372</p> <p>38</p> <p>166</p> <p><b>576</b></p>	<p>64.6%</p> <p>6.6%</p> <p>28.8%</p> <p>100.0%</p>	<ul style="list-style-type: none"> <li>■ The goal may be appropriate for existing stock, but higher targets for new?</li> <li>■ Renewable energy needs to be part of the solution.</li> </ul>



### SUMMARY OF EMAILS AND LETTERS RECEIVED

In response to the promotion of the online feedback form, some people chose to send their comments on the draft Regional Sustainability Strategy to staff and the CRD Board by email or letter. The comments received (between Jan 15, 2015 and March 9, 2015) are attached in Appendix II. Personal information is redacted to protect the privacy of individuals.

In general, the comments submitted are consistent with the majority opinion expressed in the Online Public Feedback. Many of the key themes that occur in the *Volume II: Summary of Online Public Feedback* are reiterated in these emails.

#### Letters Received

Appendix III includes formal letters received by the CRD with input regarding the Draft RSS.

To date, letters received have included:

- **West Shore Developers Association:** expressing a need for more time and engagement with a wider range of stakeholders on the Draft RSS. Comments encouraged more focus on traffic congestion and transportation improvements, sewage treatment solutions, and avoiding Draft RSS mapping which overlaps with local government land use planning discretion.
- **Environmental Law Centre at University of Victoria:** including an attached White Paper. The paper details recommendations in support of shared decision making with First Nations, a carbon evaluation framework for all decisions in the CRD, compact complete communities with a range of affordable housing and transportation options, a sustainable food system, integrated ecological and green infrastructure across the region, and sustainable regional economy.
- **Victoria Residential Builders Association:** encouraging the Draft RSS land use section to be more 'bold and courageous' to reduce low density land use policies in favour of creative, well-designed high-density land use that supports housing affordability, community vibrancy, and economic development while protecting green space. In addition, the success of Calgary's Light Rail Transit system is mentioned as a leading example of a strong planning initiative that worked well due to the single municipal governance system.
- **Consortium on Regional Sustainability:** an umbrella group of six community leaders, some of whom represent non-government organizations. Eight recommendations are made for the Draft RSS: 1. Build Compact Complete Communities within the Growth Containment Area; 2. Delete 'Rural Settlement Areas'; 3. Establish minimum density targets and a comprehensive regional evaluation process before identifying appropriate areas into which to extend the growth management area; 4. Renew the Regional Green-Blue Spaces Strategy; 5. Strengthen the land use – transportation dependency; 6. Retain or increase land in the ALR; 7. Use the Green Infrastructure; 8. Use Local Government jurisdiction to address social sustainability e.g., take poverty rate reduction target out of the Draft RSS and instead focus on affordable housing through land use and transportation policies and the CRD Housing Corporation and Fund. Other comments encourage focused actions and implementation as priorities for the Draft RSS. Link targets to policies and actions.



- **British Columbia Sustainable Energy Association (BCSEA):** providing detailed comment on the Draft RSS. The recommendations in this letter are specific to each of the questions in the online response form. The general pattern of the recommendations approximate the majority view in the analyzed online responses. Of additional note, the BCSEA states it is strongly opposed to the extension of water servicing beyond current growth management boundaries in the CRD.
- **Capital Region Food and Agriculture Initiatives Roundtable Society (CRFAIR):** expressing support for the directions outlined in the Draft RSS. A suggestion is made to improve the Agriculture Target to read *retain and increase the amount of Agricultural Land Reserve (ALR) lands within each CRD district and municipality and encourage and protect food production on these lands*. The letter provides supporting rationale, raises the issue of access to farmland for farming, and brings a focus to the role of CRD and partnerships in all-important implementation.
- **Intercultural Association of Greater Victoria:** explains their role in supporting diverse, welcoming and inclusive communities as complementary to Draft RSS Objective 4: Foster Individual and Community Wellbeing. A case is made to present the 18% of Victoria population who are immigrants as a positive contribution to society.



## **SUMMARY OF ROUNDTABLE ON ENVIRONMENT (RTE) KEY INPUT SINCE OCTOBER 2014**

Appendix IV provides a record of RTE meetings on November 21, 2014 and January 9, 2015. These meetings were focussed on review of the proposed targets and policies in the Revised October 2014 Draft RSS.

Key themes from these meetings included:

- For targets, consider a series of milestones to complete specific actions by a given year.
- Consider adding a local food production target.
- Add a supply side (renewable energy) target in addition to the energy target.
- A Zero Emission Vehicle (ZEV) target has been encouraged and is included in the Draft RSS, with acknowledgement that the CRD has very limited jurisdiction over vehicle type.
- Encourage strong targets for Growth Management and concentration of dwelling units in urbanized areas.
- Support inclusion of an energy target.



### SUMMARY OF CROSS-SECTOR FORUM KEY INPUT

On January 23, 2015, a full day Cross-Sector Forum was held with 12 individuals with expertise in economic, environmental and social aspects of sustainability.

Appendix V includes the extensive transcribed notes from this workshop. The following questions were discussed:

- What is positive about the Draft RSS?
- Are there any unintended consequences – if so, how could these be avoided?
- Are draft targets too low, just right or too high?
- Are there targets to add or remove?
- What examples exist of collaboration across social, economic and environmental interests? What made these collaborations successful?
- How could these models of success be used to promote sustainability in the region? What partnerships or joint actions might be priorities to support reaching the Draft RSS targets?

### Vision and Scope of the RSS

Positive views were offered on the vision, scope, structure, aspiration, targets and timing of the Draft RSS. Support was expressed for emphasis on poverty reduction, jobs, active transportation, growth centres and supporting mechanisms, natural area protection, climate change, zero emission vehicles, and food.

Potential unintended consequences or risks that were identified include the potential to stifle growth through over-regulation and failure to grow the economy enough to address social equity needs. Changes to transportation mix would require changes to auto-based businesses. There is a need for careful alignment with First Nation plans.

Topic areas that could be a focus for improvement in the Draft RSS included:

- more specifics on actions to reduce poverty;
- greater recognition of technological advance and related infrastructure;
- greater emphasis on social/economic development; methods to encourage partnerships, cooperation and compliance; and
- ways to gain broad public support and move towards sustainable behavior.



### Targets

In reviewing whether targets were too low, just right, or too high, the majority of targets were judged to be ‘just right’, with the following exceptions that were seen to be too low:

- **Dwelling unit growth target** (*Locate 30% of new growth in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space.*)
- **Jobs/Population target** (*Achieve a jobs/population ratio of 0.61 in Core Area, 0.53 in Saanich Peninsula, 0.36 in West Shore. Higher ratios mean that there are more jobs located close to housing.*)
- **Active Transportation and Transit Target** (*Achieve a transportation system that sees 42% of all trips made by walking, cycling, and transit.*)
- **Core Housing Need target** (*Reduce the number of households in core housing need by 25% from 2011 levels*)

Some participants also suggested **Growth Management target** was too low. For **Conservation of Nature**, participants encouraged consideration of quality over quantity. A different water target was suggested (conservation focused) and although the **Energy target** was supported, there were reservations about cost of retrofit.

Participants were asked about potential targets to add, and mentioned:

- More health targets, e.g., decrease in chronic disease, decrease in hospital visits, increase in early development index scores.
- Minimum wage compared to cost of living.
- Financial incentives to move to sustainable behavior (e.g., minimum price of fuel).
- Increase in senior care and health support facilities, housing for physically disabled, independent living.
- Training and education, including vocational training.

Participants were asked about targets to remove, and mentioned:

- That some targets were quite short term rather than relevant to a 2038 timeframe, e.g., Sea to Sea Green Blue Belt, Infrastructure, Emergency Management.

Participants were asked about criteria to select or improve targets:

- Need to focus objectives on what can be influenced. Also need to provide context for objectives: targets need to be put in provincial, national, world perspective
- Feasibility
- Acceptability



- Cost
- Availability of data to measure baseline and regularly assess changes
- Negative consequences

### Partnerships

In a third section of the workshop, the focus turned to partnerships that may be desirable or necessary to implement the objectives and targets of the Draft RSS (See Appendix V).

Participants provided an array of partnership examples, as well as principles for success of implementation partnerships.

Taking the ideas provided by participants, the facilitator grouped the ideas for partnerships into ten broad categories (Table 2).

Participants were asked to place dots under each idea representing whether the partnership idea provides synergy in addressing social, economic development, and/or environmental sustainability and targets. Participants indicated all of the partnership categories addressed all of these elements of sustainability to some degree.

Participants were then asked to identify key partners for each partnership category, and then to place dots (vote) for which partners should lead or play key roles. Participants were asked to individually vote on which partners or roles were most important by placing a dot beside that organization. CRD was designated as a key partner in 8 out of 10 categories, and as leader in 7 out of 10.

Each participant was given 10 dots and asked to invest their dots in their favoured ideas / priorities. They could choose to place all dots in one category, one in each, or some combination to show the degree of their willingness to 'invest' their time, energy or resources. Of note, participants were 'invested' in all categories.



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

**Table 2: Potential Partnerships and Priorities for Investment to Implement the CRD RSS**

Ideas for Partnerships or Collaboration	Key Partners/ Votes for Leader	Investment Willingness Dots (% of total responses)
<b>Governance</b> <ul style="list-style-type: none"> <li>○ <b>Municipal amalgamation</b></li> <li>○ <b>Joint initiatives</b></li> <li>○ <b>Economic development</b></li> <li>○ <b>Sub-regional partnerships</b></li> </ul>	Municipalities – 2 NGO – 0 <b>CRD – 6</b> Province – 2	17 (18.3%)
<b>Low Carbon Economy</b> <ul style="list-style-type: none"> <li>○ <b>Regional collaboration</b></li> <li>○ <b>Renewables and fuel shift</b></li> </ul>	<b>CRD – 2</b> Senior Government – 1 Private Energy Companies – 0 Developers - 0	9 (9.7%)
<b>Land Use/ Transport</b> <ul style="list-style-type: none"> <li>○ <b>Densification/ nodes</b></li> <li>○ <b>Mixed transportation modes</b></li> </ul>	<b>CRD – 2</b> Local Government – 2 BC Transit – 0 Developers – 0	12 (12.9%)
<b>Flexible Facilities</b> <ul style="list-style-type: none"> <li>○ <b>Multiple use</b></li> <li>○ <b>Mobile facilities for cases where critical mass not there</b></li> </ul>	<b>CRD – 1</b> Local Government – 2 School Districts – 0 Universities/ Hospitals – 0 Private Sector – 0	7 (7.5%)
<b>Education/ Health</b> <ul style="list-style-type: none"> <li>○ <b>Success by 6</b></li> <li>○ <b>Leverage existing efforts</b></li> </ul>	Island Health – 3 Health NGOs – 0 Recreation Department – 0 Universities – 2	12 (12.9%)
<b>Energy/ ZEV</b> <ul style="list-style-type: none"> <li>○ <b>Integrate building/transport energy system</b></li> <li>○ <b>Incentivize</b></li> </ul>	Province/ Federal – 1 Local Government – 0 <b>CRD – 2</b> Vehicle Manufacturer – 0 Building Operators – 0	10 (10.8%)
<b>Health/ Food/ Transport Links</b>	<b>CRD – 2</b> ALC – 0 Local Government – 0 Farm Landowners – 0 Operators – 0 Co-ops – 0	7 (7.5%)
<b>Homelessness/ Housing</b> <ul style="list-style-type: none"> <li>○ <b>Secondary units</b></li> <li>○ <b>Better GHG performance</b></li> <li>○ <b>Lower costs</b></li> </ul>	<b>CRD Housing – 7</b> Coalition NGO – 0 Local Government – 0 Developers – 0	5 (5.4%)



## INTEGRATED SUMMARY OF PUBLIC AND STAKEHOLDER INPUT

Ideas for Partnerships or Collaboration	Key Partners/ Votes for Leader	Investment Willingness Dots (% of total responses)
<b>Local Living Economy</b> <ul style="list-style-type: none"><li>○ Staycations</li><li>○ Neighbourhood work centres</li><li>○ Co-work space</li><li>○ Sharing</li></ul>	NGOs – 2 Economic Development Agency – 3 Developers/ Building Owners – 0	11 (11.8%)
<b>Salvage/ Waste Reduction</b>	<b>CRD Waste – 7</b> Private Sector – 0	3 (3.2%)



## **SUMMARY OF DEVELOPMENT PLANNING ADVISORY COMMITTEE KEY INPUT SINCE OCTOBER 2014**

Email dialogue among the Development Planning Advisory Committee (DPAC) since October 2014 led to early refinements of the revised Draft RSS prior to public review.

To encourage further discussion of nuances in the Draft RSS, a two-hour meeting of DPAC was held on January 13, 2015 (Appendix VI). A full day workshop was held on March 4, 2015, along with IAC and SRT (Appendix VII).

### **Key Themes of DPAC Discussions on January 13 and March 4, 2015**

The January 13 meeting allowed a tabling of concerns from some members of DPAC about weighting of the RSS towards carbon / GHG, environment and food / agriculture issues and not adequate focus on economic, land use and transportation basics. Specific concerns of individual municipalities were noted, with some also concerned about RSS review process. CRD staff committed to providing a 'tracked changes' version of the October 2014 Draft to DPAC members, and staff requested that documentation of individual municipal concerns about the Draft RSS be provided to them on a timely basis.

Legal review was encouraged to assess the scope and naming of the RSS, and this step was underway.

CRD staff provided proposed clarification of the 'regional context statement' and 'action' wording in the draft RSS.

Two Background Papers were reviewed: one on alternative approaches to a complete and compact communities target, and another addressing growth management approaches, with a focus on the use of water servicing as a growth management tool. The papers reviewed the mutually supportive benefits of growth management to local and regional goals, describing how limiting growth in rural areas is complementary to and dependent on focusing growth in compact, complete communities.

Planners reaffirmed the consensus that growth in rural areas should be very limited to avoid the risk of sprawl. Some planners also restated their concern that not restricting water servicing in rural areas could lead to sprawl with related transportation and GHG cumulative impacts.

At the March 4 event, the question of consistency of water servicing policy across rural areas of the CRD was raised – and it was noted the CRD Board has approved Regional Context Statements that have a wide range of approaches to managing growth in rural areas. This includes allowing for provision of water into Metchosin and into an area defined in Sooke for low density development. It was also noted that the approved Otter Point OCP amendment provides a policy framework for consideration of future water service extensions, and that addressing water servicing for Juan De Fuca communities has been outstanding since adoption of the RGS. Water service lines exist in several parts of rural areas.

DPAC discussion focused primarily on whether other potential water service extensions outside Growth Containment Areas would significantly increase pressure for development in Rural Settlement Areas. Proposed water servicing policy refinements were discussed, such as reducing the potential water service extensions from all of the Juan de Fuca Electoral Area to more defined Rural Settlement Areas in East Sooke, Otter Point or Port Renfrew.



All DPAC members agreed on the objective to concentrate urban development in growth centres and complete communities.

The role of policy and land use regulation to minimize sprawl was recognized by all. However, consensus was not apparent on potential policy changes to relax CRD water servicing restrictions to identified rural settlement areas, with concern this could lead to unacceptable sprawl into rural areas.

Discussion also included whether the amount and type of growth in the Electoral Area was significant, or 'sprawl' in comparison to growth in other urban and urbanizing areas of the CRD.

Proposals were tabled and discussed to improve proposed water servicing and growth management policy wording in the Draft RSS.

In the afternoon DPAC meeting on March 4, 2015, participants engaged in three rounds of commentary and then reached the conclusion that the group was evenly split on whether or not to extend water servicing into the rural areas and that the group would be unlikely to come to consensus. Staff consolidated the suggestions and provided 7 draft policy revisions that are listed in Appendix VII; attendees were provided one sticky dot per municipality to indicate their preferred approach. There remains a lack of consensus on final policy wording with variations aimed at providing greater certainty that the potential provision of water servicing to the named areas would not lead to increased or commuter-based development beyond what is supported by zoning and OCPs in place at the time of adoption of the RSS.



### SUMMARY OF INTERGOVERNMENTAL ADVISORY COMMITTEE (IAC/DPAC/SRT) KEY INPUT SINCE OCTOBER 2014

The Intergovernmental Advisory Committee / Development Planning Advisory Committee / Sustainability Resource Team IAC/DPAC/SRT held a workshop on the morning of March 4, 2015. Thirty-three members attended. All three groups were represented.

David Reid of Golder Associates facilitated and started with an overview of the online public feedback.

CRD staff summarized the results of the legal review, which confirmed that it is appropriate to:

- Name the Regional Growth Strategy a Regional Sustainability Strategy because the Draft RSS complies with the legal requirements of the Local Government Act for content.
- Include the scope of matters in the current Draft RSS, as the matters are each regional in nature and the language does not cross excessively into municipal issues.
- Include the current level of detail.

#### Recommended Response to Online Public Feedback

Participants discussed the key themes from Online Public Feedback in small group workshops, and collaborated to develop proposed refinements to targets in the Draft RSS. From this process, the majority of those attending expressed support for the following refinements of Targets (to clarify the wording, brackets are additions and strikeouts are deletions from the wording considered at the March 4 meeting):

**Dwelling Unit Growth Target:** 30% of new dwelling units within regional (growth) centres (mapped in the Draft RSS), and (an additional 30% of new) ~~60%~~ dwelling units in (either) mixed-use corridors (or other complete communities of varying scales) ~~scales may vary~~.

**Growth Management Target:** 95% of new units within the Growth Containment Area.

**Local Food Target:** Increase % of local food produced, processed and purchased in the Growth Management Planning Area of the Draft RSS.

**Additional Targets:** (Pursue a) Collaboration framework for active transportation/transit network development to (create co-ordinated regional systems and priorities) and avoid patchwork (or incomplete / unconnected networks).

Related suggestions for increased investment in active transportation / Infrastructure and for municipal collaboration are seen as supportive of the above additional transportation target and the Draft RSS principles in general.



## **CLOSURE**

We trust the information contained in this report is sufficient for your present needs. Should you have any additional questions regarding the project, please do not hesitate to contact the undersigned.

### **GOLDER ASSOCIATES LTD.**

Jana Zelenski, B.L.A., M.L.A., BCSLA, LEED® AP  
Associate, Senior Landscape Architect

David Reid, B.L.A., BCSLA, FCSLA  
Principal, Senior Landscape Architect

JZ/DJR/asd

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# **APPENDIX I**

## **RSS Past and Planned Engagement Events**

# RGS to RSS Development Consultation

(last updated February 24, 2015)

## Contents

For the Upcoming Committee of the Whole, April 29, 2015 ..... 1

## For the Upcoming Committee of the Whole, April 29, 2015

CRD Advisory Committee	6-Jun-14	CRD Roundtable on the Environment: RSS Update on prioritizing actions, adding a vision and creating urgency
CRD staff	10-Jul-14	SRT meeting to provide input on the cross-sector online evaluation tool (social, environmental, economic)
CRD Advisory Committee	17-Jul-14	CRD Roundtable on the Environment: Use the cross-sector online evaluation tool to evaluate the RSS
CRD Advisory Committee	29-Jul-14	CRD Roundtable on the Environment: Review the results of the RSS online evaluation tool
Mixed	11-Sep-14	IAC/DPAC/SRT Meeting: RSS process update, input on the Draft RSS (June 2014), the draft monitoring and indicators report, the draft major/minor amendment process and the “best case scenario” population projections
CRD Advisory Committee	12-Sep-14	CRD Roundtable on the Environment: Review of the RSS vision, targets and workplan
Community Group	16-Sep-14	Regional Outcomes Monitoring (ROM) Meeting: Social Equity Lens Review and Evaluation of the RSS
First Nations	8-Oct-14	Presentation to the Songhees: RSS Update
CRD Politicians	22-Oct-14	Committee of the Whole Meeting: RSS Update, Recommendation to seek public input on the current RSS Draft (Oct 2014)
CRD Advisory Committee	21-Nov-14	CRD Roundtable on the Environment: Review of the RSS targets and RSS Update regarding the public outreach campaign schedule for Jan to Feb, 2015
CRD Advisory Committee	12-Dec-15	Presentation to the Inter municipal Climate Action Group: RSS Update
Municipal Councils	Dec 2014- April 2015	<ul style="list-style-type: none"> <li>• Central Saanich (29-Jan-15)</li> <li>• Colwood (23-Mar-15)</li> <li>• Esquimalt (16-Feb-15)</li> <li>• Highlands (19-Jan-15)</li> <li>• Langford</li> <li>• Metchosin (2-Feb-15)</li> <li>• North Saanich (20-Jan-15)</li> </ul>

		<ul style="list-style-type: none"> <li>• Oak Bay (9-Mar-15)</li> <li>• Saanich (10-Mar-15)</li> <li>• Sidney (2-Mar-15)</li> <li>• Sooke (2-Feb-15)</li> <li>• View Royal (17-Feb-15)</li> <li>• Victoria (23-Mar-15)</li> </ul>
CRD staff	7-Jan-15 8-Jan-15	CRD Staff Lunch and Learns (Parks and Downtown offices): RSS Update
CRD Advisory Committee	9-Jan-15	CRD Roundtable on the Environment: Review of the revised targets and further input provided.
Local Government Planning Staff	13-Jan-15	DPAC Meeting, January 13, 2015
Community Groups	23-Jan-15	Cross-Sector Forum (environmental, social and economic groups)
CRD Advisory Committee	4-Feb-15	Water Advisory Committee: RSS Update
CRD Advisory Committee	6-Feb-15	CRD Roundtable on the Environment
First Nations	13-Feb-15	Presentation to the Tsartlip First Nations: RSS Update
Community Group	5-Mar-15	LandlordBC
Mixed	04-Mar-15	IAC/DPAC/SRT Meeting on the results of the public engagement campaign.
CRD Advisory Committee	1-Apr-15	CRD Roundtable on the Environment
Community Group	XX-Apr-15	APEGBC (Assoc. of Professional Engineers)

## To the past Committee of the Whole, Oct 22, 2014

\*Updates since the last COW meeting highlighted in red

Participant Group	Dates	RSS Development Process and Consultation
	2009	Background research, population and housing projections, Industrial Land Inventory, Legislative Review
General Public	04-Feb-10	Public Launch/Consultation on the Regional Growth Strategy (RGS) Review
General Public	27-Mar-10	Public Consultation on the RGS Review at the Victoria Official Community Plan Open House

Participant Group	Dates	RSS Development Process and Consultation
General Public	01-Apr-10	MetroQuest Online Public Consultation Input Summarized (Jan-Mar 2010)
General Public	17-Apr-10	Public Consultation on the RGS Review at the West Shore Earth Day Celebration
First Nations	2010	Chief Administrative Officer and staff delegation visit with First Nations (except Beecher Bay) that have land within the CRD boundary <i>Note: Individual First Nations meetings are not recorded in this list. Ongoing engagement with each nation has been undertaken jointly with the newly established Aboriginal Initiatives Division with a focus on specific areas of interest, as expressed by each nation in the spirit of relationship building and information sharing.</i>
CRD Advisory Committee	20-Apr-10	Roundtable on the Environment (RTE) meeting on the RGS
General Public	22-Jun-10	Public Consultation on the RGS Review at the Juan de Fuca Recreation Centre
General Public	24-Jun-14	Public Consultation Open House on the RGS Review at the Mary Winspear Centre
General Public	May and June 2010	Presentations to Community and Resident groups
Local Government Planners	14-Oct-10	Development Planning Advisory Committee (DPAC) meeting on the RGS
CRD Board	20-Oct-10	RGS discussed at the CRD Board Committee of the Whole
Council Members	14-Nov-10	Forum of Councils on the RSS (all local governments)
General Public	01-Mar-10	Inputs to RSS Portal summarized (Dec 2010 to March 2011)
CRD Advisory Committee	14-Jan-11	RTE meeting on the updated RGS, now to be called the Regional Sustainability Strategy (RSS), RSS Work Plan and Policy Briefs
Council Members	05-Mar-11	Forum of Councils on Policy Direction workbooks
CRD Politicians	25-May-11	Planning, Transportation and Protective Services Committee (PTPSC) meeting on the RSS Background work, Gas Tax and other funding
CRD Politicians	22-Jun-11	PTPSC meeting on the Policy Direction summaries, RSS Work Plan 2011 and Consultation Strategy
CRD Politicians	26-Oct-11	Report to PTPSC on the updated Terms of Reference (ToR) for the Intergovernmental Advisory Committee (IAC)
CRD Politicians	22-Feb-12	PTPSC meeting on RSS funding, Background Information and RSS Work Plan

Participant Group	Dates	RSS Development Process and Consultation
Local Government Planning Staff	10-Apr-12	DPAC meeting to introduce the RSS consultants and discuss the Forum of Councils Input
CRD Politicians	02-May-12	PTPSC meeting on the RSS ToR and the proposed Policy Directions (Economic Development, Housing, Transportation, Resource Management, Balanced Growth)
Local Government Planning Staff	10-Jul-12	DPAC meeting to introduce the consultants and review the Communications and Engagement Plan (C&E Plan)
CRD Politicians	25-Jul-12	PTPSC meeting on the RSS First Nations Engagement
CRD Politicians	02-Aug-12	PTPSC receives the RSS C&E Plan (full agenda)
CRD Politicians	15-Aug-12	PTPSC receives the RSS C&E Plan
CRD Staff	20-Aug-12	CRD Interdepartmental Staff Sustainable Resource Team (SRT) meeting on the RSS work plan and Straw Model review
CRD Politicians	22-Aug-12	PTPSC meeting on the RSS C&E Plan
CRD Politicians	24-Oct-12	PTPSC meeting where consultants were awarded the contract to support the RSS update
Mixed	11-Dec-12	IAC/DPAC/SRT meeting on the RGS and key trends affecting the region
Mixed	06-Feb-13	IAC/DPAC/SRT meeting on the proposed RSS Framework and Work Plan
CRD Staff	08-Feb-13	SRT meeting on the RSS and Community Health and Wellbeing Project
Mixed	21-Feb-13	IAC/DPAC/SRT meeting on the RSS Review Summary and Alternative Futures Visioning
General Public	22-Feb-13	New Leaf Forum
CRD Politicians	27-Feb-13	PTPSC on the RSS Work Plan for Jan to Aug 2013
CRD Politicians	06-Mar-13	Staff report to the PTPSC and presentation of proposed RSS Framework and RGS Review
CRD Staff	26-Mar-13	SRT meeting on the RSS C&E Plan
CRD Politicians	27-Mar-13	PTPSC meeting includes the revised RSS Framework
Mixed	28-Mar-13	IAC/DPAC/SRT meeting on the RSS Framework and on drafting four Policy Directions (Community Health and Wellbeing, Natural Environment, Natural Resources and Primary Infrastructure, Utilities and Infrastructure)
CRD Advisory Committee	05-Apr-13	RTE meeting on the RSS 12 Strategic Areas
CRD Politicians	24-Apr-13	PTPSC meeting includes a First Nations RSS Engagement Update
CRD Staff	03-May-13	SRT meeting for an RSS Work Plan Update

Participant Group	Dates	RSS Development Process and Consultation
Stakeholder Groups	17-May-13	Meeting with the Greater Victoria Development Agency
Council Members	March and April 2013	14 individual presentations of the RGS Review report to the councils or senior staff of 13 municipalities and 1 electoral area
CRD Politicians	22-May-13	PTPSC meeting includes a summary presentation of the input from all councils
Mixed	23-May-13	IAC/DPAC/SRT meeting on four Strategic Areas (Climate, Housing, Food and Agriculture, Energy, Emergency Management and Natural Hazards)
Stakeholder Groups	05-Jun-13	Meeting with the Cowichan Valley Regional District
CRD Staff	04-Jul-13	SRT meeting on the concept of Nature Needs Half
Local Government Planning Staff	29-Jul-13	DPAC meeting on the RSS Servicing Policy and Draft Settlement Hierarchy
Local Government Planning Staff	24-Sep-13	DPAC meeting on the Employment Lands, Servicing Policy and Draft Settlement Typology
CRD Advisory Committee	09-Nov-13	RSS meeting with the Local Government Emergency Program Advisory Commissions
Local Government Staff	18-Nov-13	DPAC meeting on the RSS Water Servicing Policy
Local Government Staff	03-Dec-13	DPAC meeting on the growth management of rural areas
Stakeholder Groups	01-Jan-14	Meeting with the Greater Victoria Development Agency
CRD Advisory Committee	15-Jan-14	RSS meeting on the RSS Emergencies & Natural Disasters Strategic Area with the Local Government Emergency Program Advisory Commissions
Local Government Planning Staff	28-Jan-14	DPAC meeting on three Strategic Areas (Growth Management, Employment Lands, Transportation)
Mixed	11-Feb-14	IAC/DPAC meeting on four Strategic Areas (Growth Management, Transportation and Mobility, Employment Lands, Economic Development)
Council Members and other key informants	12-Feb-14	Housing Forum of Councils on regional affordable housing leadership, partnership potentials, other opportunities
CRD Politicians	26-Feb-14	PTPSC meeting includes an updated RSS Work Plan
Local Government	28-Feb-14	DPAC meeting on three Strategic Areas (Growth Management, Employment Lands and Transportation)

Participant Group	Dates	RSS Development Process and Consultation
Planning Staff		Strategic Areas discussion)
CRD Staff	06-Mar-14	SRT meeting to review proposed actions
CRD Advisory Committee	17-Mar-14	RSS Update to the Housing Working Group Committee, Greater Victoria Coalition to End Homelessness
CRD Advisory Committee	26-Mar-14	RSS Update to the Inter-Municipal Climate Action Working Group
CRD Advisory Committee	4-Apr-14	CRD Roundtable on the Environment: RSS Update
CRD Staff	7-Apr-14	CRD Executive Leadership Team meeting: RSS update
Mixed	10-Apr-14	IAC/DPAC/SRT meeting on a whole RSS draft document review, discussion of vision, regional context statement considerations, review of actions
Mixed	April & May	One-on-one meetings with IAC/DPAC/SRT members to refine draft document content
Provincial Government Staff	28-Apr-14	RSS Update presentation to senior provincial government officials
CRD Advisory Committee	27-May-14	RSS Update to the Capital Regional Housing Corporation
CRD Advisory Committee	28-May-14	RSS Update to the Housing Action Team



# **APPENDIX II**

## **Emails Received**

Date Received	<p align="center"><b>Public input on the RSS Draft (Oct 2014-Revised)</b></p> <p align="center">Sent by email during the public engagement campaign, Jan 15 to Mar 9, 2015</p>
<p>Feb 16, 2015</p>	<p>Sent to: <a href="mailto:sustainability@crd.bc.ca">sustainability@crd.bc.ca</a></p> <p>I support saving existing ALR lands in all municipalities that still have some &amp; creating ways to support farming on these lands. Food security demands more people being educated and assisted to make use of the land; more development always means more expertise to grow food and the space to do it is needed.</p> <p>Victoria Resident</p>
<p>Feb 3, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>Thanks for the info.</p> <p>* I completely agree with what (Municipal Councillor) wrote, below</p> <p>The natural environment in and around Victoria is one of the most important assets for our city's future and must be preserved.</p> <p>Forwarded email:</p> <p>Right now, the Capital Regional District (CRD) is consulting residents on the Regional Sustainability Strategy (RSS), to guide land use decisions from the Saanich Peninsula to Victoria to Port Renfrew on the west coast.</p> <p>The RSS will either strengthen the policy of urban containment, mandating that new housing and development be concentrated in existing population centres, or it will provide a green light to urban sprawl, extending pavement and development into the wilderness areas and farmland of the capital region.</p> <p>I strongly support a policy of urban containment.</p> <p>Protecting forests and farmland from urban sprawl makes sense for a number of reasons. It conserves wilderness areas for the ecological value of maintaining plant and animal habitat, protecting water quality, sequestering carbon and providing opportunities for outdoor recreation.</p> <p>Urban containment also conserves farmland for present and future generations, with the capital region having a finite supply of arable land (due to mountainous terrain, constraints of the coastline, and existing development patterns).</p> <p>Local food systems are essential in the context of increasing global transportation costs, a changing climate and instability in the global capitalist economy.</p> <p>Compact land-use patterns are also important from the standpoint of transportation, with sprawling suburbs being heavily reliant on private motorvehicles, gridlocked highways and the consumption of fossil fuels, which impacts air quality and contributes to climate change. Infrastructure of sprawling suburbs is costly to maintain, with vast networks of roads, sewers and water lines. Suburbs are also often dominated by big box and corporate retail and (because of auto-dependency) have lower rates of community participation.</p> <p>I hope you will take the opportunity, to contact the CRD Board expressing your views on regional land use and urban Containment, by emailing <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a> or completing this survey before Feb. 15. Together, we can build a sustainable region that leaves no one behind and protects the natural environment. Doing so requires saying no to development in some areas and concentrating new housing within existing population centres.</p>

Date Received	<p align="center"><b>Public input on the RSS Draft (Oct 2014-Revised)</b>            Sent by email during the public engagement campaign, Jan 15 to Mar 9, 2015</p>
Feb 4, 2015	<p>Sent to: <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>I understand that you are conducting a public survey on this subject. Let me here, register my simple, short thoughts ;</p> <ol style="list-style-type: none"> <li>1. Once you pave over land you will N E V E R be able to regain it to a state where it can produce food and give people space upon which to live.;</li> <li>2. Areas around many parts of the world have erected their buildings upon land that is only marginal at best and saved their productive land. An excellent example of this is an area in the South East part of Italy where residences are built on top of small hills and thus saving the lower levels for food production - makes bringing water and groceries to the residences a bit difficult but it certainly preserves the viability of the food producing area.; and</li> <li>3. Erecting any form of building removes the capability of that area to regenerate oxygen to the atmosphere and let us not forget that this gas is absolutely essential for the life of humans</li> </ol>
Feb 15, 2015	<p>Sent to: <a href="mailto:sustainability@crd.bc.ca">sustainability@crd.bc.ca</a></p> <p>To whom it may concern:</p> <p>I am writing to complain about the extreme difficulty of filling out the feedback form to the CRD RSS. Just when I thought I had put together my responses in the different sections, I discovered that most of it had disappeared from my screen. Surely this is not a deliberate attempt to make the process as difficult as possible.            North Saanich Resident</p>
Feb 14, 2015	<p>Sent to: <a href="mailto:sustainability@crd.bc.ca">sustainability@crd.bc.ca</a></p> <p>Chair and Board ,            Capital Regional District,</p> <p>My response to the Regional Sustainability Strategy now under review is as follows:            I have found the feedback form to be very difficult to fill out. Just when I thought I had put together my thoughts on the different sections, I discovered that most of it had disappeared from my screen. Therefore, I would like to respond simply by saying that:            I particularly want to stress the importance of strengthening the Vision Statement to say:            Keep urban development compact. Protect farmland and greenspace. I support the <b>Consortium on Regional Sustainability</b> and have read their views - prepared on February 1st - on each question in the Regional Sustainability Strategy Feedback Form. They have responded to a very complex document and I appreciate the expertise that they have brought to these responses.            Please find enclosed their Sample Regional Sustainability Feedback Form Answer.            North Saanich Resident <b>PDF follows</b></p>

## Consortium on Regional Sustainability

### Sample Regional Sustainability Feedback Form Answer

1 February 2015

[REDACTED]

Each of us has been working on regional sustainability from a local to global scale for over twenty years in our personal and professional capacities. We all took an active role in the development and implementation of the current Capital Regional District (CRD) Regional Growth Strategy (RGS). That RGS is generally a success – more than 90 percent of new development occurs within the Regional Urban Containment Servicing Policy Area and the Capital Region is a vibrant, livable community.

The CRD is in the process of updating the RGS, calling it a Regional Sustainability Strategy (RSS). They are inviting comment on the draft RSS through an 18 page feedback form. The purpose of this document is to provide the public with our considered opinion on this technical feedback form. We draw on best practices in regional development from across the globe and our historic understanding of growth management in the Capital Region.

The full draft Regional Sustainability Strategy (122 pages) is at: [www.crd.bc.ca/docs/default-source/regional-planning-pdf/rss/rssdraft-october2014-revised.pdf?sfvrsn=2](http://www.crd.bc.ca/docs/default-source/regional-planning-pdf/rss/rssdraft-october2014-revised.pdf?sfvrsn=2)

The RSS targets backgrounder is at (13 pages): [www.crd.bc.ca/docs/default-source/regional-planning-pdf/rss/rss-targets-backgrounder.pdf?sfvrsn=2](http://www.crd.bc.ca/docs/default-source/regional-planning-pdf/rss/rss-targets-backgrounder.pdf?sfvrsn=2)

The online feedback form is at:

<https://surveys.crd.bc.ca/Survey.aspx?s=4d6895b2c608460b87d0d71f15c38fbf>

A printable feedback form is at: [www.crd.bc.ca/docs/default-source/regional-planning-pdf/rss/draft-regional-sustainability-strategy-feedback-form-print.pdf?sfvrsn=2](http://www.crd.bc.ca/docs/default-source/regional-planning-pdf/rss/draft-regional-sustainability-strategy-feedback-form-print.pdf?sfvrsn=2)

The comment period ends 15 February 2015.

## Part B: The Big Picture

1. What do you think is the most important action we should take as a region to become more sustainable for future generations?

Create compact, complete, cost efficient communities by containing growth within well-defined urban growth boundaries.

2. Do you support the draft vision of the RSS as written below?

No suggested response – this is an individual preference. The vision will be general in nature. It is the RSS policies and targets that are important as they will direct future OCP development and regional bylaws and works. It important to remind local governments that (a) the policies to achieve those targets are critical, together with (b) the rigorous efforts to monitor and implement the policies.

## Part C: Targets

1. Climate and Greenhouse Gases (GHGs)

*What do you think about these targets to reduce GHGs below 2007 levels?*

- By 2020 reduce community-based GHG emissions by 33%
- By 2038 reduce community-based GHG emissions by 61%

They are fine assuming that they are as strong as the CRD's provincial commitments as a signatory to the Climate Action Charter. If they are different from the Charter, what is the justification? Specifically, paragraph 5(a)(iii) of the Charter states:

Signatory Local Governments agree to develop strategies and take actions to achieve the following goals: (iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)

This recognition that compact complete communities is a primary strategy to decrease GHG's is also expressed in s.849(2)(a) and (b) of the *Local Government Act* (an RGS should work towards avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;

settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit). However, the draft RSS does not specifically link land use patterns with reduced GHGs. Households living in attached forms of housing in compact, complete urban communities use up to 60 percent less energy (household and transportation) than do rural households.

## 2. Communities

### 2.1 What do you think about the following dwelling unit growth target?

- Locate 30% of new growth in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space.

This target is much too low as it makes almost no improvement over the 2003-14 record of 28%. It should be at least double or 60% (implying a ratio of at least 45% of growth in the Growth Containment area given that the GCA will absorb at least 90% of regional growth – see 2.3 below). More precisely, specific density targets should be set for each sub-region or municipality in recognition of each of their unique circumstances i.e. some will be densifying, some remaining rural, and some creating significant urban density.

The best way to achieve economic, social and environmental goals is to increase the portion of households, particularly those with lower-incomes, living in compact, walkable, and more affordable neighborhoods. This needs clarification, so suburban jurisdictions can densify and thus qualify in their existing urbanized centres if they create more walkable, transit-friendly commercial centers and residential neighborhoods, while discouraging suburban densities elsewhere.

### 2.2 Jobs/Population Targets

*What do you think about the following jobs and population target?*

Achieve a jobs/population ratio of:

- 0.61 in Core Area
- 0.53 in Saanich Peninsula
- 0.36 in West Shore

The jobs/population ratios for the Saanich Peninsula and West Shore are fine. The ratio in the Core Area should be higher. Downtown is still the regional commercial hub, and the City of Victoria has committed to supporting this hub with considerable additional density in and around downtown. There is significant room to increase this target. We suggest 0.70.

### *2.3 What do you think about the following growth management target?*

- Locate 90% of new dwelling units within the Growth Containment Area?

This target is too low. The CRD and member municipalities exceeded that target in some years of the past decade. Locating the vast majority of new development in existing serviced areas in compact, walkable complete communities is the most direct way to address GHG reduction and affordable housing concerns. As the regional growth management program matures it makes sense to improve on past performance, especially as there is still a lot of capacity for member municipalities to improve the development of more compact, complete communities and housing affordability. This can be achieved by significantly reducing existing barriers such as restrictions on infill development density, height, mix, plus minimum parking and setback requirements. Developers should be encouraged to build more basic, low-rise (3-6 story) townhouses and apartments along arterials and in urban villages. Servicing such development with infrastructure and public services is less costly than siting new dwelling in urban fringe locations. They should have lower development fees, utility fees and tax rates than in sprawled, urban fringe locations. We suggest a growth management target of 95%.

## 3. Mobility

### *3.1 What do you think about the transportation mode shift target?*

- Achieve a transportation system that sees 42% of all trips made by walking, cycling, and transit.

This target is refreshingly ambitious but achievable, especially if densification targets are achieved. The information about Active Transportation and Transit Target could include more detail. It could reference “complete streets” policies, development of more bus rapid transit services on major travel corridors, transportation demand management, parking management, and smart growth development policies as ways to achieve the target.

### *3.2 What do you think about the zero emissions vehicles target?*

- Achieve a community vehicle fleet composed of 72% zero emission vehicles

This target is about right, although very ambitious.

## 4. Wellbeing

### *4.1 What do you think about the poverty reduction target?*

- Reduce the poverty rate by 75%

This target should be removed from the RSS and replaced with a target that is within the jurisdiction of the CRD and member municipalities. The CRD and member municipalities have no jurisdiction over the economy and social programs, and therefore cannot have any impact in this area. Additional social sustainability targets could include access to transit, number of affordable housing units built, and walkability (scores) for neighbourhoods across the region.

#### 4.2 What do you think about the core housing need target?

- Reduce the number of households in core housing need by 25% from 2011 levels

This target is unclear and much too low. We disagree with the note that, “many of the key influences on the ability to achieve this target are outside the control of local government.” It is important that any affordability indicator reflect combined housing and transportation costs, recognizing that a low cost housing may not be truly affordable if located in an area with high transportation costs, a concept called “location affordability” ([www.locationaffordability.info](http://www.locationaffordability.info)). Note that the CRD’s Backgrounder repeats the “Core Housing Need Target” as both targets 3.3 and 4.2. This may indicate that the description of another target is missing.

The target should be to *eliminate* this problem over the next 25 years. Local governments *can* do a lot to improve housing affordability by significantly reducing existing barriers such as restrictions on infill development density, height, mix, plus minimum parking and setback requirements. Developers should be encouraged to build more affordable, low-rise (3-6 story) townhouses and apartments along arterials and in urban villages. Because such development tends to be relatively cheap to serve with public infrastructure, they should have lower development fees, utility fees and tax rates than at sprawled, urban fringe locations.

The term “core housing needs” must be defined (it is not defined in the RSS).

## 5. Jobs Target

### 5.1 What do you think about the jobs target?

- Increase full time jobs at the same or greater rate than the rate of labour force growth

Again, the implementation of this target is not within the jurisdiction of member municipalities or the CRD. The RSS should include targets that specify the land use aspect of labour force growth, and local governments encourage employment growth with such policies as noted in the background paper.

## 6. Agriculture Target

### *6.1 What do you think about the agriculture target?*

- Retain existing amount of Agricultural Land Reserve (ALR) lands

This target is a good start. It is refreshing to see the language of “retain” and not “equivalent” in recognition that designation of land in the ALR is a soil quality-based standard. There is no replacing or mitigating impacts to land in the ALR. Zero percent should be lost or converted to non-farm uses. Creation of new ALR lands elsewhere should not be accepted for excisions. The target would be strengthened by two additions to read “Retain or increase the amount of Agricultural Land Reserve (ALR) lands within each CRD district or municipality”

## 7. Natural Environment

### *7.1 What do you think about the Sea to Sea Green Blue Belt target?*

- Acquire 100% of the Sea-to-Sea Green Blue Belt

This target is excellent and achievable. It reflects existing and longstanding regional commitments to complete the Sea-to-Sea Greenbelt, which is a key part of the green infrastructure for the Capital Region.

### *7.2 What do you think about the Conservation of Nature target?*

- At least 50% of the Growth Management Planning Area land and water base is managed and connected for the conservation of nature

This target is reasonable. In light of climate change and the increasing climatic variability we will experience, greater protection to ensure adequate ecological adaptation over time is imperative. However, there should also be recommendations for increasing neighborhood parks where needed.

## 8. Infrastructure

### *8.1 What do you think of the infrastructure target?*

- Identify, by 2020, the long-term capital plans for CRD utilities and major infrastructure improvements necessary to address the impacts of climate change and natural hazards

This target is essential.

## 9. Water

### *9.1 What do you think of the water target?*

- Defer the need for the expansion of regional water supply areas or reservoirs

This target is lukewarm or inadequately expressed. While we are not opposed to it, stated more positively it could read: Obtain 100% new water through conservation and efficiency such that there is no need for the expansion of the regional water supply areas or reservoirs within the planning period.

## 10. Waste

### *10.1 What do you think of the waste target?*

- Achieve a waste disposal rate of no greater than 250 kg per person

This target is acceptable. It is ambitious but achievable with widespread organics recycling.

## 11. Emergency Preparedness

### *11.1 What do you think of the emergency preparedness target?*

- By 2018 municipalities have completed and tested an Emergency Response Plan for a catastrophic earthquake

This target makes sense.

## 12. Energy

### *12.1 What do you think of the energy target?*

- Improve region-wide energy efficiency of building stock by 50% (relative to 2007 levels)

This target is acceptable, if ambitious.

### 13. Rate of Progress

*How fast should we make progress?*

While 2038 is the overall timeline, each target should have its own incremental or more fine grained timeline as some targets are achievable more quickly. Initial and ongoing emphasis should be on implementing the policies on growth management as they are the foundation for the RSS and a sustainable region.

### 14. Additional Target Suggestions

There are a number of missing targets that address the nuances of regional sustainability and will be important to identify and measure going forward in this second era of regional growth management in the CRD. In particular, a regional process for determining when new areas within and outside the Growth Containment Area will be available for development is needed. There are two fundamental criteria that must be met before development on greenfield sites is appropriate: (1) Minimum densities (i.e. the densities associated with compact, complete walkable neighbourhoods) have been achieved municipal-wide within the Growth Containment Area and (2) there has been a regional evaluation of where new growth should occur i.e. where servicing should be extended, taking into account environmental, social and economic sustainability factors.

Targets that can address these two criteria include:

Achieve an overall average density of 20 units per hectare, the density needed to support neighbourhood commercial and effective transit, in each municipality in neighbourhoods within the Growth Containment Area

Additional policies include:

Achieve an overall average density of 20 units per hectare in each municipality's Growth Containment Area before approving new subdivisions on greenfield sites

Undertake a region-wide evaluation of density targets and identify where new growth may be appropriate based on environmental, social and economic sustainability factors before considering the expansion of any Growth Containment Area.

In addition, environmental quality such as water pollution is squarely within the jurisdiction of the CRD, as is an evaluation of the provision of local parks and recreation services per capita. Additional targets on these two key regional sustainability topics are needed.

## Part D: Other Issues

### 1. Water Servicing

Should the water servicing policy be changed to allow for potential water servicing beyond the current growth management boundaries to accommodate water serve throughout all municipalities and to Otter Point, East Sooke, and Port Renfrew in the Juan de Fuca Electoral Area, subject to full cost recovery and alternative measures to limit development growth in rural areas?

**Absolutely not.**

The primary way to maintain effective growth management is to limit both sewer and water servicing. It is well proven that once servicing is extended into rural areas zoning follows and densification occurs on a case-by-case basis. There is no justification for extending servicing within the context of a regional sustainability strategy that is focusing on decreasing GHGs, creating compact complete communities, and connecting the green infrastructure of the region when plentiful opportunities exist to accommodate development in serviced areas.

Date Received	<p align="center"><b>Public input on the RSS Draft (Oct 2014-Revised)</b>            Sent by email during the public engagement campaign, Jan 15 to Mar 9, 2015</p>
<p>Feb 11, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>Dear CRD Directors,</p> <p>I would like to provide feedback on the current draft of the Regional Sustainability Strategy that has been released for public comment. As a citizen and active participant in this process, I am optimistic that this plan is steering us towards a direction where community development and ecological sustainability will become an intrinsic part of our decision-making and growth in the CRD community. After closely reading the RSS draft, I would like to strongly advise the following changes be made:</p> <p>The draft RSS should more explicitly link land use patterns with reduced Greenhouse Gas Emissions. Households living in attached forms of housing in compact, complete urban communities use up to 60 per cent less energy (both building and transportation) than do rural households. Consequently, the 30 per cent target for new growth in walkable, bikeable, transit-serviced communities is too low. It should be no less than 60 per cent. By the same token, the target of "locating 90 per cent of new dwelling units within the Growth Containment Area" is also too low. I would suggest 95 per cent as a more appropriate target. There is still a lot of capacity for member municipalities to improve the development of more compact, complete communities and housing affordability.</p> <p>The target for affordable housing ("households in core housing need reduced by 25 per cent") is also much too low. Local governments can do a lot to improve housing affordability by significantly reducing existing barriers, namely restrictions on development density, and minimum parking and setback requirements. Developers should be encouraged to build more basic, low-rise townhouses and apartments along arterials and in urban villages.</p> <p>The target for Agricultural Land Reserve lands should be not just to "retain" them but also to "increase" them. The CRD should consider creating a farmland trust to ensure regional food security.</p> <p>I applaud the target of acquiring 100 per cent of the Sea-to-Sea Green Blue Belt. There is no justification for changing the water servicing policy to allow for servicing beyond the current growth management boundaries. This is the thin end of the wedge. Once servicing is extended into rural areas, zoning and densification follow.</p> <p>Sincerely, Victoria Resident</p>
<p>Feb 5, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>I just wish to express my feelings that future growth in this area should be through urban containment of development rather than endless sprawl.</p>

Date Received	<p align="center"><b>Public input on the RSS Draft (Oct 2014-Revised)</b>  Sent by email during the public engagement campaign, Jan 15 to Mar 9, 2015</p>
Feb 10, 2015	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>Sent from my iPad. Simply put, think GREENBELT and think about FUTURE GENERATIONS. That will be your legacy to those who follow us. Good Luck. Victoria Resident</p>
Feb 4, 2015	<p>Sent to <a href="mailto:CRDboard@crd.bc.ca">CRDboard@crd.bc.ca</a></p> <p>Dear Members of the CRD,  i strongly support the strategy of Urban Containment of the Saanich Peninsula. It makes practical sense to conserve agricultural land for the growing of our food as I understand that only 4o/o of land in B.C, is labelled Agricultural Land. We will not be able to continue to have food shipped into our province from California with the high cost of oil for plane travel and I believe this will only get worse in the future. The peninsula has good quality soil and as well, it is adjacent to a large urban centre. Houses can be built on any type of land and although it might be a bit more challenging for the builder I feel we must save the best soil for the growing of food.  Sincerely, Victoria Resident</p>
Feb 2, 2015	<p>Forwarded from a Sooke Municipal Councillor to Regional and Strategic Planning Staff,</p> <p>Good afternoon,  It took me a long time to sort and reduce my thoughts. I am not sure of the protocol for submissions this late in the day. Shall I plan to basically read from my letter and bring my own copies of this letter to distribute to Mayor and Council?</p> <p>Mayor and Council,  District of Sooke  2225 Otter Point Road, V9Z 1J2  Re: Comments on Regional Sustainability Strategy</p> <p>My name is  </p> <p>Basically, this is a good regional plan with the right objectives. The devil is in the details. If I am around in 2038, I'll be ninety. What a thought.</p> <p>Here are some of my thoughts on the Regional Sustainability Strategy draft. My opinions, stated below, are my own and are informed by my experiences living in the area.</p> <p>1. Sooke's village core is a potential "urban centre".  mentioned that District staff have raised this point. A "future growth area" to expand the "urban centre" of District of Sooke might also be identified. From Gillespie Road west, there is only Highway 14 in the CRD. The other access is through the Cowichan Valley Regional District. There is not a strong north south or east west transportation corridor to facilitate commuting or development of industry and commerce. It would be interesting to analyze traffic heading west. Why do non-residents travel</p>

from Victoria to Sooke?

2. I suggest Port Renfrew be identified as a “rural centre” for planning purposes as described in the chart pages 39/40. Port Renfrew has been in existence for over 100 years so it meets the “historic basis”. What is more, Port Renfrew has the following features: post office, government wharf, fire hall, ambulance station, school, library, recreation centre, public park, church, street lights, community water system, and community sewer system. The Regional Sustainability Strategy can’t make Port Renfrew grow but it should not restrict growth in the town. All the discussion about commuting and developing local economies points to encouraging growth in Port Renfrew.

3. Sooke and the JdF EA are not “West Shore” communities. Statistics Canada suggests that for any analysis of “rural” the definition depends on the question to be answered. Here are some benchmarks. Statistics Canada recognizes the geographic isolation of the Port Renfrew population. Canada Post has “Victoria”, “Sooke”, “Shirley”, “Jordan River” and “Port Renfrew” Page 2 of 4 as postal addresses. Sooke is not “Victoria” and the history and geography of the other EA communities demonstrate they are not “Victoria” or “West Shore” either. Willis Point has “Victoria” in its address. Malahat seems to have vanished from Canada Post’s listings.

4. There needs to be more clarity around water supply questions: even with a glossary in the RSS draft, the meanings of words are not clear and different words are used across the range of planning documents and public information. The discussions of development and water supply in the RSS draft do not reflect what is described at the CRD website for the CRD Drinking Water system. At this website, Port Renfrew is described as a “town”. The “Sooke” water supply area is described as separate from the “West Shore” water supply area. The EA OCPs discuss “community” water service, not “regional” water service. A community water system can be either public or private and may serve as few as two residences. The Sheringham Water Service is operated by a private non-profit organization. The constraints of water supply and cost of service are at play. It is not clear in the RSS draft that “regional water” in Port Renfrew and on Mount Matheson does not refer to the GVWS system but to smaller systems managed by local commissions under the CRD.

The fact is that water sources for these two systems will limit their future expansion. The ability to connect to such a small system will help keep rural development compact. The number of hook-ups needed to pay for these systems will be balanced by the water available. This balance can only be decided by local residents and is also water supply required for each residence is also regulated by Island Health. I think, if the feedback form for the RSS draft implies a question about expanding the Wilderness Mountain/Mount Matheson or Port Renfrew systems, the question is irrelevant. The two water Improvement Districts in the EA are public, not private, water supply services. The question about expanding “regional” water into Otter Point and East Sooke is really a question about

- i) whether the GVWS line should be extended out Otter Point Road to serve residents there,
- ii) whether the Kemp Lake Water Improvement District should be allowed to increase the number of residences served or expand its service area after it is connected to the GVWS,
- iii) whether the GVWS line should be extended along Gillespie Road or East Sooke Road, and
- iv) whether the Seagirt Water System—operated as an Improvement District—should be allowed to increase the number of residences served or expand its water service area.

I note that the Juan de Fuca Water Distribution Area does not appear to include any of the T’Souke First Nations land and Pacheedaht First Nation is not at present connected to the Port Renfrew system.

5. Existing residences outside any of the present water servicing boundaries are served by wells or by drawing on surface water sources. They may be supplemented by water stored in cisterns and by water delivered to the residence. All of these water sources involve the “user pay” formula. A property without a reliable water supply loses value. Potable water does not define Page 3 of 4 the aesthetics of the water supply. A water supply may be “safe” but unpleasing compared to water supplied through the GVWS.

Where the various planning agencies: CRD Board, Ministry of Highways subdivision approving officer, and Island Health have permitted residential housing and a safe and sufficient supply of water is no longer available to the residents, there is an obligation to permit a solution. Whether it is facilitating water delivery, providing a standard design for engineering cistern systems, or allowing hook-up to the GVWS, residents who do not have reliable water supply deserve a solution that they can afford. Before new residences are permitted, there needs to be a robust and forward looking assessment of water available.

6. As well as replacing a water supply that is no longer viable, there is the need to protect all water sources in the CRD. This need is recognized in the RSS. “Regional water supply” might logically mean water supplied through the Greater Victoria Water Supply System directly or retailed. It might also refer to the available water in the region: wells, surface water, aquifers, reservoirs, drinking water, water for industry, and water to sustain the natural environment which sustains humans.

“Integrated Watershed Management” points to managing all watersheds, not only those supplying drinking water. If only the watersheds for the GVWS is considered, only the Leech and Sooke River systems above the GVWS intake are considered. There is a recognized need to protect watersheds. If salmon and trout streams are considered, the whole of the Sooke River watershed and those of Muir Creek, Goldstream and Bilston Creek as well as many more are considered....

7. To support RSS planning, the document should include or reference the BC Ministry of the Environment maps for sea level rise. Loss of fresh water fish habitat and shore line in water front communities, both human and natural, will be significant by 2038.

Thank you for considering my input. I hope you understand and can add your voices in support of changing or clarifying the matters I have brought forward. I have more thoughts but not today.

Yours truly, Sooke Resident

Some Figures on Population Density and Distribution

Approximate population densities below do not reflect that residences follow roads and in some areas, roads are scarce. The whereabouts of Rural Resource Lands residents is a bit of a mystery. I think most of them are near the Port Renfrew OCP area, which should be expanded.

2011 census		
DOSooke	5,800.0 ha	11700 res.
RRL	132,000.0 ha	160 res.
Malahat	7,435.8 ha	155 res.
Willis Point	635.0 ha	420 res.
East Sooke	3,098.0 ha	1475 res.
Shirley/J. Riv.	3,815.7 ha	430 res.
Pt. Renfrew	439.9 ha	195 res.
The CRD statistics for population in Port Renfrew may not include First Nations or residents of Elliotville which I think is located in the RRL OCP area at this time.		

<p>Feb 11, 2015</p>	<p>Sent to <a href="mailto:sustainability@crd.bc.ca">sustainability@crd.bc.ca</a></p> <p>Dear Directors of the CRD,</p> <p>while you were in the process of preparing the RSS residents from North Saanich asked you, urged and begged you not to allow the RCS amendment which would be contrary to your sustainability concept and would encourage urban sprawl. We even came to speak to the Board of Directors to voice our concerns - however, you ignored our voice and pushed through a dense urban style development on agricultural land which not only violated our OCP but opened the door for more uncontrolled development.</p> <p>You did not listen then, ignoring our more than 200 letters and presentations from residents – how should we know that you listen now when asked for our opinion to fill out the survey? Urban sprawl destroys the healthy balance and has a negative impact on our lifestyle and the environment. Growth should be kept in existing urban centres to protect our important and valuable farmland.</p> <p>Do concentrate on neglected city areas to improve the inner city before destroying even more rural/agricultural land. Make the city core more attractive, then you don't need to dig up more agricultural land, which we would need for future food production and a healthy lifestyle. This in addition would reduce traffic and associated costs like maintaining roads, sewers and other services and would lessen the environmental impact.</p>
<p>Feb 11, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>Dear CRD Board</p> <p>In response to an email sent by Victoria Councillor (<i>Name</i>), I would just like to offer the ideas of a non expert. I feel we should be doing all we can to minimize and even reduce the human footprint in the CRD. We live in one of the most fragile and endangered ecosystems in Canada and we should be making the most of it. Ideally I would like anyone from outside wishing to move to anywhere in the CRD do so only to accommodation that already exists, This may sound like a tall order impossible to achieve but we should at least try. Failing that we should do all we can to densify. That means smaller lots. We should be doing all we can to leave intact areas that have yet to be developed. And restrictions should be placed on the planting of non native vegetation. And of course we should do all we can to minimize automobile use and encourage walking,</p>

	<p>cycling and public transportation. Hopefully such measures would give deer their rightful place in nature and they would be less tempted by our gardens.  These are just a few ideas but I feel I should for the benefit of all put them forth  Thank you, Victoria Resident</p>
<p>Feb 9, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>I believe that the proposed Future Growth Area (FGA) in the draft version of the Regional Sustainability Strategy(RSS) does not fulfill our regional vision as outlined in your draft. Maber Flats is a wetlands and bird habitat, By allowing future development that close, will create more run off to be absorbed by less space. With increased rainfall predicted with global warming, the municipality will have to dig a large reservoir in the future to contain it. We need our wetlands that are the lungs of our community, as outlined in your RSS.</p> <p>This FGA is outside our urban containment boundary for a reason. There are no services in the area. Housing that has been built recently in the area does not sell quickly and quite a few are not sold, What is the rush? No matter what the hope is for people to work from home, or use local businesses, people will be getting into their cars and going to the urban areas, Brentwood Bay is one of the worst serviced areas for transit.</p> <p>The interest for our municipal council to make this proposal baffles me as no other municipality has a proposal for a FGA and this would be on environmentally sensitive land. Any proposal like this or any that involve taking land out of the ALR should not be entertained,</p> <p>Please reconsider this proposal  Thank you for your kind attention  Sincerely,</p>
<p>Feb 11, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>Dear CRD Directors,</p> <p>I would like to provide feedback on the current draft of the Regional Sustainability Strategy that has been released for public comment. As a citizen and active participant in this process, I am optimistic that this plan is steering us towards a direction where community development and ecological sustainability will become an intrinsic part of our decision-making and growth in the CRD community. After closely reading the RSS draft, I would like to strongly advise the following changes be made:</p> <ol style="list-style-type: none"> <li>1. The draft RSS should more explicitly link land use patterns with reduced Greenhouse Gas Emissions. Households living in attached forms of housing in compact, complete urban communities use up to 60 per cent less energy (both building and transportation) than do rural households.</li> <li>2. Consequently, the 30 per cent target for new growth in walkable, bikeable, transit- serviced communities is too low. It should be no less than 60 per cent. By the same token, the target of "locating 90 per cent of new dwelling units within the Growth Containment Area" is also too low. I would suggest 95 per cent as a more appropriate target. There is still a lot of capacity for member municipalities to improve the development of more compact, complete communities and housing affordability.</li> <li>3. The target for affordable housing ("households in core housing need reduced by 25 per cent") is also much too low. Local governments can do a lot to improve housing affordability by</li> </ol>

	<p>significantly reducing existing barriers, namely restrictions on infill development density, and minimum parking and setback requirements. Developers should be encouraged to build more basic, low-rise townhouses and apartments along arterials and in urban villages.</p> <p>4. The target for Agricultural Land Reserve lands should be not just to "retain" them but also to "increase" them. The CRD should consider creating a farmland trust to ensure regional food security.</p> <p>5. I applaud the target of acquiring 100 per cent of the Sea-to-Sea Green Blue Belt</p> <p>6. There is no justification for changing the water servicing policy to allow for servicing beyond the current growth management boundaries. This is the thin end of the wedge. Once servicing is extended into rural areas, zoning and densification follow.</p> <p>Sincerely, Victoria, BC</p>
<p>Feb 11, 2015</p>	<p>Sent to <a href="mailto:sustainability@crd.bc.ca">sustainability@crd.bc.ca</a></p> <p>Hello,</p> <p>I am a new Sidney resident -- I moved from Ontario in 2014.</p> <p>One of my first happy surprises was the freshness and high quality of the produce, much of it local. I expected everything to be expensively shipped in from the mainland.</p> <p>The abundance of farms, plant nurseries, wineries, farmers' markets and other land-based resources in the Saanich area is a huge draw for tourists and for residents.</p> <p>It makes sense to increase the population density in areas where it already exists, not to cover precious farm land. Once gone, farm land cannot be recovered.</p> <p>Thank you for thinking of future generations by preserving our farm land.</p>
<p>Feb 10, 2015</p>	<p>Email from a resident forwarded by a Municipal Councillor to Regional and Strategic Planning Staff and Corporate Communications.</p> <p>I tried to fill out the form, but the reference material did not stay up on my screen along with the questionnaire, and the questionnaire kept starting over with blanks where I had put my carefully thought-out comments, so in the end I gave up. But I am green all the way; the more local we stay and the more green space we preserve the better. The sooner we get really good clean efficient public transportation and get rid of cars in village and urban areas the better. Cars should eventually be electric (with clean sources for the electric energy), and used for long trips only. We need taxis now and then, but they could be little and electric. What else?</p> <p><b>Sewage:</b> small local plants that can expand and that convert sewage to fertilizer and energy. Wind and solar incentives for home-owners (wind turbines atop high-rises - wouldn't have to be so tall) ALSO, ocean turbines could be used in the JdeF strait, but of course that is way in the future, since the technology is still in its infancy.</p> <p><b>Development:</b> use brown space in city(s) and keep everything else within walking distance of each village. Schools, grocery and essential stores should be in each village and within walking distance of your (new) house. Europe in the middle ages is a good example of how it should be done. They still have enough farm land. Water needs protection and conservation. Just for the record, water should not be sold; it should be shared among us all and regulated by the government. Finally, agriculture should be as local as possible, interspersed within settled areas - again like the feudal set-up without the feudal politics. So that's enough for now. I would like to be on your mailing list.</p>
<p>Feb 14, 2015</p>	<p>Sent to <a href="mailto:sustainability@crd.bc.ca">sustainability@crd.bc.ca</a></p> <p>Hello people at the CRD:</p> <p>I have been attempting to respond to the RSS Feedback Form on-line and have been unable to, so I'm sending along my comments in this e-mail.</p>

Part A:

- 1) I live in North Saanich;
- 2) My age is 65+.

Part B: The Big Picture:

1) I think the most important action we can take as a region to become more sustainable for future generations is for all stakeholders (business owners, residents, First Nations) to collaborate and work together to initiate green initiatives and to reduce polluting actions. This communication strategy should be ongoing and everyone's voice should be heard. We are all in this together.

2(a): I support the draft vision of the RSS as written.

2(b): I believe the vision could be improved by adding the following:

"All people have the right to live in a healthy environment, including the right to breathe clean air, drink clean water, consume safe food, access nature, know about pollutants and contaminants released into local environment and participate in decision-making that will affect the environment". Further I believe that the CRD and the various regional municipalities have a duty to ensure that this premise is followed. If the premise is followed, pollution would be reduced and this dialogue about sustainability would be minimal.

Part C: Targets:

1) GHG emissions reduction target:

I think that the targets are too low, and there should be no reason that, by 2020 (or much earlier, say 2018) that GHG emissions could be reduced by over 50% in the region. The provincial government has had a website about GHG emissions for almost 5 years and it appears that very little has been accomplished. Why? Because these "targets" are not imposed in the region, just offered as "suggestions", and any real sanctions are put on business operations and not on individual residents and landowners.

A prime example is the practice of outdoor burning and the smoke and other unhealthy pollutants that this practice emits into the atmosphere. If the neighborhood pulp and paper mill were to emit smoke in the levels that accumulate on a single weekend in a neighborhood of one-acre parcels (where the neighbors burn their garden and construction materials en-masse), residents would be up-in-arms to the business owner, who would be required to reduce the smoke. Yet there are no sanctions on residential backyard burning and the numerous outdated woodburning stoves that foul the atmosphere on a daily basis in the neighborhoods. This situation occurs on a daily basis throughout most areas of the entire Island: certainly in all areas of the Saanich Peninsula, on the West Shore and up-island in areas of Cowichan, Comox and Courtenay.

Solution: Ban outdoor burning on the Island, as garden waste can be chipped and composted, and require all woodburning stoves to be updated to new emission standards within a 3-year time frame. Offer financial incentives for changing out wood stoves. This one small step would probably improve air quality by more than 40% to 50%. One of the major problems on the Island is the proliferation of small Districts, each with their own mayor and councillors, and each setting different priorities and goals. This makes it very difficult to come together for a common goal, such as addressing the climate change issue. I believe that amalgamation would be a positive step in the right direction, and amalgamation should occur sooner, rather than later. Climate change is upon us now and changes need to be implemented as soon as possible, to ensure that our grandchildren can enjoy this beautiful planet to its fullest. Sincerely, North Saanich Resident

<p>Feb 13, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>Dear CRD Directors,</p> <p>I would like to provide feedback on the current draft of the Regional Sustainability Strategy that has been released for public comment. As a citizen and active participant in this process, I am optimistic that this plan is steering us towards a direction where community development and ecological sustainability will become an intrinsic part of our decision-making and growth in the CRD community. After closely reading the RSS draft, I would like to strongly advise the following changes be made:</p> <p>The draft RSS should more explicitly link land use patterns with reduced Greenhouse Gas Emissions. Households living in attached forms of housing in compact, complete urban communities use up to 60 per cent less energy (both building and transportation) than do rural households.</p> <p>Consequently, the 30 per cent target for new growth in walkable, bikeable, transit- serviced communities is too low. It should be no less than 60 per cent. By the same token, the target of "locating 90 per cent of new dwelling units within the Growth Containment Area" is also too low. I would suggest 95 per cent as a more appropriate target. There is still a lot of capacity for member municipalities to improve the development of more compact, complete communities and housing affordability.</p> <p>The target for affordable housing ("households in core housing need reduced by 25 per cent") is also much too low. Local governments can do a lot to improve housing affordability by significantly reducing existing barriers, namely restrictions on development density, and minimum parking and setback requirements. Developers should be encouraged to build more basic, low-rise townhouses and apartments along arterials and in urban villages. The target for Agricultural Land Reserve lands should be not just to "retain" them but also to "increase" them. The CRD should consider creating a farmland trust to ensure regional food security.</p> <p>I applaud the target of acquiring 100 per cent of the Sea-to-Sea Green Blue Belt.</p> <p>There is no justification for changing the water servicing policy to allow for servicing beyond the current growth management boundaries. This is the thin end of the wedge. Once servicing is extended into rural areas, zoning and densification follow.</p> <p>Sincerely, Sooke Resident</p>
<p>Feb 3, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>I urge you to continue the policy of urban containment. The world must cut back on 'growth'. It will soon bring about runaway climate change.</p>
<p>Feb 15, 2015</p>	<p>Received in several ways – to Juan de Fuca Planning, to Webdesk, to the Executive Office</p> <p>Thank you for the opportunity to respond to the draft RSS. I completed the feedback form on Thursday, Feb. 12. I hope you'll take time to consider the additional comments I have attached here. I appreciate that the feedback form had to be limited to be useful and that the targets being proposed are integral to the implementation of the RSS when it's adopted.</p>

However, the feedback format eliminated the opportunity to comment on some important goals and objectives in the RSS draft.

My comments address one that is of particular concern to me: the designation of Policy Land Use Areas, which I believe are at the heart of sustainability in the Juan de Fuca EA.

I have sent my comments to the Chair and Vice Chair of the CRD Board, Mike Hicks and to the CRD Board webdesk via the message format available on the CRD website.

It is wonderful to live in a community that identifies its growth strategies in terms of sustainability and the first part of our vision as a healthy planet. The targets addressing GHG reduction, water use, waste reduction, and energy consumption reduction are laudable. Recognition of the essential ecosystem services provided by a healthy planet is a keystone concept in sustainability. Identification and implementation of Growth Containment Areas (GCAs) to absorb most of the growth are consistent with current planning practices. Thank you.

I am writing to express concerns about the lack of attention given to the designation and implications of Rural Settlement Areas (RSAs) in the draft RSS. My concerns centre on 1) the negative potential of the RSA designation and 2) discrepancies in land-use terminology between the draft Official Community Plans (OCPs) and the draft RSS. Both Map 3 and Map 9 distinguish between Rural Lands and Rural Settlement Land-use Areas. According to the definitions of each on page 42 of the RSS, they are differentiated by the potential for growth: low or no growth in Rural Lands; no defined growth limits for Rural Settlement Areas.

#### Negative Potential of the RSA designation

The growth potential of RSAs is alarming to see in a document whose title includes “sustainability” and whose first consideration in its vision statement is a “healthy planet”. Currently, the areas designated in Maps 3 and 9 are part of the most pristine natural areas we have in the entire Juan de Fuca Electoral District. They provide the ecosystem services listed on page 93. In East Sooke the areas designated as RSA are now the Natural Area Hubs and Natural Area corridors and links that allow our protected areas to maintain function. Although a predicted growth rate of 1% per year does not seem like a lot, based on a simple calculation of 1% growth per year over the 23 year time frame of the RSS, the RSA designation would allow for growth in RSAs of 23% or almost a quarter.

Surely, this is NOT consistent with the prevailing intent of the document, which is to contain growth to achieve regional objectives. Development in rural areas cannot be accomplished without the removal of the plants and animals that live there. In fact, the promotion of RSAs and the subsequent removal of natural environments contributes to sprawl which in turn:

- contributes to increased GHG emissions directly through facilitating increased commuting (Objective 1)
- forfeits resilience by removing and altering the very landscapes that provide ecosystem services, including the provision of carbon sinks ( Juan de Fuca’s lungs (RSS, p.17)) by our forests and flood mitigation (Objective 2)
- promotes rural sprawl in favour of containing development (Objective 3)
- discourages individual and community well-being by directing citizens away from regions where social services are available (Objective 4)
- destroys natural environments through removal of native habitat, fragmenting natural landscapes with more roads, impairing air quality with increased vehicle emissions and loss of trees and increases flooding potential with the introduction of more hard surfaced linear roads. (Objective 4)
- increases the costs of providing infrastructure because the action is the opposite of 6.1.5 “Concentrate growth to optimize the use of transportation and servicing infrastructure, and

	<p>public facilities” (RSS p. 102) and Figure 14 (RSS, p. 96) (Objective 6).  Rural communities in Juan de Fuca EA have been plagued by a development option known as 4 on 10s. One solution to resolve the problem has been to encourage the subdivision of 4ha lots into fee simple 1 ha lots in OCPs. However, with the definition of RSAs, this is an invitation to sprawl. The redefining and enforcing the currently assigned RSAs as low to no growth potential Rural Lands would reduce the impacts of rural sprawl encouraged by the RSA definition and enhance our region’s capability of becoming sustainable.</p> <p><b>Better options for communities affected by the RSA designation would be to:</b></p> <ul style="list-style-type: none"> <li>• set targets to guide growth in rural areas which include concepts consistent with Rural Lands</li> <li>• allow smaller communities to set objectives for local sustainability and support the overall aims of the RSS.</li> <li>• Consider objectives for rural communities such as the creation of limited mobility hubs with trail systems connecting rural communities, firefighting services that are coordinated and able to protect local and regional parks to name a few.</li> </ul> <p><b>Discrepancies in Land-use Planning Terminology</b>  OCPs for Otter Point (adopted), Shirley and East Sooke (in draft form) refer to Settlement Containment Areas which is locally supported terminology<sup>1</sup>. This term is not referred to in the RSS. This leaves the land-use are policy terminology in the current draft OCPs vulnerable to interpretation and inconsistency and could be thought to undermine the intent of communities. The clarification of growth targets and terms (rural settlement, rural lands, settlement area, settlement containment area) for consistency of intent and of use between draft OCPs and RSS is essential and pressing. The discrepancy in terminology between the draft OCPs and the RSS could render the OCPs largely ineffective if they are adopted before the RSS is adopted. I urge that no OCPs are approved or adopted until the RSS is adopted so interpretation can be consistent in all the planning documents within the CRD.</p> <p>1. 406 Settlement Area (from draft 2, East Sooke OCP):  Thank you for your time and attention Sincerely, East Sooke</p>
<p>Feb 3, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>I pay a premium to live in Victoria because of its natural spaces. Limit urban sprawl and contain it to the existing regions by allowing for innovation urban design and space usage encouraged by a reduction in red tape and archaic bylaws. Not everyone drives and not every suite needs a parking space. Micro homes can be had for 50 k if the city would allow them. But let the coast remain pristine and stop building ugly subdivisions, Langford is an eyesore, let it end there.  Esquimalt Resident</p>
<p>Feb 9, 2015</p>	<p>Forwarded from a Municipal Councillor to CRD Communications and Regional and Strategic Planning Staff,</p> <p>(Municipal Councillor Name): with the best will in the world and a lot of frustration: giving people a L50 page RSS document to read and an upcoming deadline in which to respond to it will probably produce a miniscule result in terms of feedback.  I've only just opened your email of 3rd Feb and there is no way that I'll be able to respond in a way that justifies the premise to "reach a shared vision for the region by 2038."  Point of fact: most young people I know have an attention span that might last till 20.38pm today, with luck. Very briefly, I oppose all forms of development that are unsustainable. In my lifetime, the planet has suffered massive injury, much of it preventable of course.</p>

<p>Feb 9, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a> Dear CRD Members, While I have only read the Draft RSS - Targets Backgrounder, I would nevertheless like to comment on point 6, page 7 - the Agricultural Target in this email (I would like to comment upon aspects of the Backgrounder, but ...).</p> <p>I believe that saving land for agricultural use is Greater Victoria for many reasons. According to a documentary film called Island on the Edge ( a DV Cuisine, 2007 production), the Saanich Peninsula produced approx. 85% of the food in the area not even 100 years ago, but now that number is now down to about 3%. With California experiencing droughts that push food prices higher, producing more of our own food is one response to these increases. Producing more of our own food also helps in case of disruptions from disasters such as earthquakes.</p> <p>As a gardner, I have grown garlic, yet in stores I see garlic imported from China and Argentina. Given that we can grow garlic here, plus the transportation needed to import garlic from other countries it makes no sense to not grow what we can here. In order to do this, however, land needs to be set aside and to this end, I hope that through the RSS, the CRD will set into motion means and ways to protect land from development that would reduce food production even more and put ourselves at risk should our food supplies be disrupted.</p> <p>As to the City of Victoria, I believe that support for inner city farms be foremost in offering means and ways to grow locally. While the RSS Agriculture Target is admirable, it will take insight, courage and determination to see this target implemented, let alone achieved and I hope that the CRD is up to the task. Agricultural land must be preserved; growing local must be encouraged and the CRD must show leadership in both.</p> <p>Thank-you, Victoria Resident</p>
<p>Feb 11, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a> Dear CRD Directors,</p> <p>I would like to provide feedback on the current draft of the Regional Sustainability Strategy that has been released for public comment. As a citizen and active participant in this process, I am optimistic that this plan is steering us towards a direction where community development and ecological sustainability will become an intrinsic part of our decision-making and growth in the CRD community. After closely reading the RSS draft, I would like to strongly advise the following changes be made:</p> <p>The draft RSS should more explicitly link land use patterns with reduced Greenhouse Gas Emissions. Households living in attached forms of housing in compact, complete urban communities use up to 60 per cent less energy (both building and transportation) than do rural households.</p> <p>Consequently, the 30 per cent target for new growth in walkable, bikeable, transit- serviced communities is too low. It should be no less than 60 per cent. By the same token, the target of "locating 90 per cent of new dwelling units within the Growth Containment Area" is also too low. I would suggest 95 per cent as a more appropriate target. There is still a lot of capacity for member municipalities to improve the development of more compact, complete communities and housing affordability.</p> <p>The target for affordable housing ("households in core housing need reduced by 25 per cent") is also much too low. Local governments can do a lot to improve housing affordability by significantly reducing existing barriers, namely restrictions on development density, and</p>

	<p>minimum parking and setback requirements. Developers should be encouraged to build more basic, low-rise townhouses and apartments along arterials and in urban villages.</p> <p>The target for Agricultural Land Reserve lands should be not just to "retain" them but also to "increase" them. The CRD should consider creating a farmland trust to ensure regional food security.</p> <p>I applaud the target of acquiring 100 per cent of the Sea-to-Sea Green Blue Belt.</p> <p>There is no justification for changing the water servicing policy to allow for servicing beyond the current growth management boundaries. This is the thin end of the wedge. Once servicing is extended into rural areas, zoning and densification follow.</p> <p>Sincerely, Victoria, BC</p>
<p>Feb 3, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>The land is one of our most precious resources, and once it is lost to urban sprawl it will never return to the wild state. We must keep our urban development restrained in order to preserve our land. Wild land close to (constrained) urban resources is especially significant, as it gives urban dwellers a chance to experience the wonders of our great outdoors. If urban sprawl and unlimited development near present cities is allowed, many people will have much less access of, and appreciation for, the natural land. And farmland also needs to be preserved - once paved, it never returns to food productivity.</p>
<p>Feb 12, 2015</p>	<p>Sent to <a href="mailto:CRDBoard@crd.bc.ca">CRDBoard@crd.bc.ca</a></p> <p>I wish to state unequivocally that I believe it is essential that all future land development be constrained to currently developed urban areas to reinforce the policy of urban containment. I'm certain you are aware of the myriad reasons for this from rural protection to infrastructure efficiency so the decision should be obvious.</p> <p>Sincerely yours, Victoria Resident</p>
<p>Feb 15, 2015</p>	<p>Sent to Regional and Strategic Planning Staff directly</p> <p>I wrote this message earlier today and sent a word copy which was colour coded; I think it does make more sense with the colours. Here are my responses to the questionnaire I had trouble with the on-line form so I have sent it to you as an attachment. I could not answer the questionnaire until I read the 120 page draft which I transferred page by page into word. Please find attached my responses to the Questionnaire.</p> <p>I tried again and was able to transfer my responses onto the digital form. the formatting was difficult I hope it made sense.</p> <p><b>PDF follows</b></p>

█

Here are my responses to the questionnaire I had trouble with the on-line form so I have sent it to you as an attachment. I could not answer the questionnaire until I read the 120 page draft which I transferred page by page into word.

Sincerely

█

PART A.

Responses to RSS Questionnaire. February 15, 2015

█ Oak Bay age76

I was █

█ Since 1992 I have attended international conferences such as UNCED in Rio, Rio +5 in New York, WSSD in Joburg, Habitat II in Istanbul, Commissions on the Status of Women in New York, Peace conferences in the Hague. And Climate change conferences in Copenhagen Cancun and will attend COP21 in. I have tried over the years to apply international principle to national and regional local issues.

INTRO In my responses to the questionnaire, I have read through the RSS draft and included some passages in my responses

I have used the following colour coded Legend.

Black for specific sections that I believe fulfill the vision and help with responding to the questions

Red for wording I think should be replaced or deleted

Green for my comments and additions

Blue for the questions. And categories

## Part B: The Big Picture

1. What do you think is the most important action we should take as a region to become more sustainable for future generations?

I think that the integration of socially and ecologically sound energy and multimodal transportation within complete communities and throughout the CRD will help address climate change, reduce the ecological footprint, prevent urban sprawl and not deter the CRD from advancing proposals that are usually deemed to be beyond the CRD jurisdiction.

I also think that if other levels of government impede the fulfilling of the vision of the RSS, the CRD should be prepared to challenge them and not say "this is not our jurisdiction". One of the constraints that has to be overcome is that both senior levels of government have not taken a path towards a socially equitable and ecologically sound future. And have been discounting the rights of future generations. A current example comes to mind where the first nations supported by an organization of fishers has called for the commercial herring fisheries not to open and then the Federal government has officially opened the season.

Given the lack of federal and provincial leadership on climate change, many are looking to municipalities to pick up the slack. Municipalities can play an important role both by taking action locally and by lobbying other levels of government. I have been at several international climate change conferences: in Copenhagen in 2009 and in Cancun, in 2010 and at the Peoples climate Conference in Cochabamba, Bolivia in 2010. And I will be attending COP21 in Paris. And I also went to Rio+20 where it was clear that the federal governments, especially Canada, the US and Australia were unwilling to address the urgency of climate change, and a group of mayors were meeting every day demanding actions being taken to discharge international obligations under the UN Framework Convention on Climate Change.

I also think that ensuring the following commitments is important

Protection of watersheds with respect to depletion and degradation of their forest cover and from harmful upstream activities; CHAPTER 18, 59a v Agenda 21, UNCED)  
And promotion of research into the contribution of forests to sustainable water resources development; CHAPTER 18, 59a vi Agenda 21, UNCED

## PART B VISION

Do you support the draft vision of the RSS as written below?

There appear to be two different versions of the vision

The RSS sets out a vision and targets for 2038 that are bold and aspirational – that provide a strong and clear direction for action. Realizing the vision and achieving targets will require an on-going commitment to **pragmatic** actions that over a 20+ year period will result in desired outcomes. To be successful, we will need to **prioritize** those actions that will most effectively deliver results and then promptly take action.

While the vision claims to be bold and aspirational it undermines this boldness by stating elsewhere in the draft “it is noted that adoption of the RSS does not commit or authorize the CRD or local municipalities to implement specific actions identified in the RSS”. If there is widespread agreement on the RSS, there should be an obligation, on the part of the CRD and municipalities to comply with the RSS

To be successful, **we will need to prioritize those actions that will most effectively deliver results and then promptly take action.** We may need to proceed with actions concurrently. The following statement seems to reinforce the need to examine the complexity and interdependence of actions concurrently;]

It addresses a broad scope of issues and considers the long-term. Sustainability is also a way of holistically understanding issues and potential solutions. With sustainability there is a shift from considering regional issues and opportunities as separate, discrete matters, to gaining a better understanding of interconnections and relationships and leveraging synergies. An example of this approach is the influence that active transportation and transit have on simultaneously reducing GHG emissions; minimizing energy use for travel; reducing travel costs; supporting healthy lifestyles; supporting fair access to jobs, goods, services and amenities; and supporting the creation of accessible, safe, people-friendly public spaces.

The following sections outline the urgency with which we need to shift to more sustainable ways of living, the challenges and opportunities, key leverage points, and the targets by which progress will be measured.

The RSS refers to sustainability<sup>17</sup> and sustainability 130 times but unsustainable only once. Often sustainability can only exist if unsustainable practices are proscribed. I prefer the expression: “socially equitable and ecologically sound because it more clearly combines equity and ecology.

Here is the other vision:

By 2038: We contribute to a healthier planet and create a thriving, sustainable economy that optimizes individual and community wellbeing. Direct, innovative action by the CRD and cooperation with others achieves transformational change by boldly: shifting to affordable, low carbon, energy-efficient lifestyles; expanding the local food supply; stewarding renewable resources; and achieving greater social equity.

While I like this vision better, I am still concerned about other statements, in the RSS which may impede the implementation of a bold integrated vision that will be, if agreed to, implemented

## Part C: Targets

The beauty is that even in the absence of the climate change imperative, required changes would create a better community.

The question is not whether we will achieve the breakthroughs required, but whether we do so before it is too late. The clock is ticking. Temperatures are rising steadily towards the point that scientists have said poses unacceptable risks. At the same time as we work to prevent further warming, we need to address

But there is a climate change a legal imperative!

BC government endorsed the UNFCCC (FOI request, 1993) and thus is bound by the convention; - there is thus a climate change imperative to discharge the following obligation:

**Under Article 2 of the legally binding UN Framework Convention on Change, states are “to stabilize greenhouse gases below a level of dangerous anthropogenic emissions.” At this point we are close to reaching that limit.**

### 1. Climate and Greenhouse Gases (GHGs)

What do you think about these targets to reduce GHGs below 2007 levels?

*What do you think about these targets to reduce GHGs below 2007 levels?*

I think the levels should be 1990, and the percentages higher

- By 2020 reduce community-based GHG emissions by 50% below 1990
- By 2038 reduce community-based GHG emissions by 80%by below 1990 level
- By 2050 reduce community-based GHG emissions by 100% BELOW 1990 level

Climate change knows no borders

We must raise this issue that while we can try to address the urgency, with targets in the regional district, we have an obligation to urge that bold measures be taken all across Canada and to demand that the Canadian Government to no longer obstruct the negotiations and undertake to use the baseline level of 1990 increase the percentage to 50%

By working with senior government partners, regulated utilities and others, the CRD and local municipalities will lead through example and strive to meet the BC Climate Action Charter targets for the reduction of GHG emissions from regional and municipal infrastructure.

Innovative: Is this decision/investment innovative? Will it provide new solutions to address problems? **Will it lead the way for others?** Will it stimulate economic activity that is cleaner/greener than would otherwise be the case?

Canada signed the UNFCCC in Rio in 1992 and 1992 the province of BC endorsed at the cabinet level. BC is therefore bound by the UNFCCC; therefore the divestment is long overdue. I would also revisit the concept of due diligence which has caused investment managers to be deemed not to have exercised due diligence if the stock in socially equitable and environmentally sound investment falls; but if the investment manager invests in the fortune 500 and the stock falls, there would not be the accusation of failing to exercise due diligence. What needs to happen is that an investor who invests in fossil fuels must be deemed not to have exercised due diligence.

Given that in this RSS draft, strong support is given to taking bold action on climate change and given that many decisions affecting climate change are dictated at the federal level, the CRD should undertake to have input into the COP 21 conference in Paris, and into the Canadian government's weak target for 2020

See Climate Change: COP 20 Lima - Time to be Bold

[http://pejnews.com/index.php?option=com\\_content&view=article&id=9958:-climate-change-cop-20-peru-time-to-be-bold-november-30-2014&catid=86:i-earth-news&Itemid=210](http://pejnews.com/index.php?option=com_content&view=article&id=9958:-climate-change-cop-20-peru-time-to-be-bold-november-30-2014&catid=86:i-earth-news&Itemid=210)

There must also be a target for reducing greenhouse gas emissions by 2020 in relation to 1990 levels so that it could influence federal position at COP21 in Paris.

1990 level is the base line that has been used in the UNFCCC and is used by almost all states except Canada, us and Australia

Primacy should be given to mitigation rather than to adaption-to prevent the climate change rather than to attempt to address to rectify what may have become irreversible

Another vision; People's Agreement on climate change

[http://pejnews.com/index.php?option=com\\_content&view=article&id=9921:peoples-agreement-on-climate-change-from-cochabamba-must-no-longer-be-ignored&catid=86:i-earth-news&Itemid=210](http://pejnews.com/index.php?option=com_content&view=article&id=9921:peoples-agreement-on-climate-change-from-cochabamba-must-no-longer-be-ignored&catid=86:i-earth-news&Itemid=210)

## 2. Communities

### 2.1 *What do you think about the following dwelling unit growth target?*

Locate 60% of new growth in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space.

I think the target should be considerably higher because it reflects the vision of RSS affordable, low carbon, energy-efficient lifestyles; expanding the local food supply; stewarding renewable resources; and achieving greater social equity. A higher target will counter urban sprawl and will ensure the necessary ecological integrity of the region

## 2.2 Jobs/Population Targets

*What do you think about the following jobs and population target?*

)

**Achieve a jobs/population ratio of:**

- **0.61 in Core Area**
- **0.53 in Saanich Peninsula**
- **0.36 in West Shore**

I presume that this assessment is accurate; I wish instead to deal with a social equity issue which was not in the RSS draft labour rights

(a) There should be a minimum wage of \$15

(b) equal pay for work of equal value as agreed in the international covenant on economic, social and cultural rights;

The States Parties to the present Covenant recognize the right of everyone to the enjoyment of just and favourable conditions of work which ensure, in particular:

(a) Remuneration which provides all workers, as a minimum, with:

(i) Fair wages and equal remuneration for work of equal value without distinction of any kind, in particular women being guaranteed conditions of work not inferior to those enjoyed by men, with equal pay for equal work;

(ii) A decent living for themselves and their families in accordance with the provisions of the present Covenant;

(b) Safe and healthy working conditions;

(c) Equal opportunity for everyone to be promoted in his employment to an appropriate higher level, subject to no considerations other than those of seniority and competence;

(d) Rest, leisure and reasonable limitation of working hours and periodic holidays with pay, as well as remuneration for public holidays

Without distinction of any kind, in particular women being guaranteed conditions of work not inferior to those enjoyed by men, with equal pay for equal work; Fair wages and equal remuneration for work of equal value without (Article 7 (i))

And in the Convention Against all Form of Discrimination Against Women

The right to equal remuneration, including benefits, and to equal treatment in respect of work of equal value, as well as equality of treatment in the evaluation

**(c) C087 - Freedom of Association and Protection of the Right to Organise Convention, 1948 (No. 87)**

Convention concerning Freedom of Association and Protection of the Right to Organise  
(Entry into force: 04 Jul 1950)

### **Preamble**

Considering that the Preamble to the Constitution of the International Labour Organisation declares "recognition of the principle of freedom of association" to be a means of improving conditions of labour and of establishing peace;

**(d). C098 - Right to Organise and Collective Bargaining Convention, 1949 (No. 98)**

### **Preamble**

Having decided upon the adoption of certain proposals concerning the application of the principles of the right to organise and to bargain collectively, which is the fourth item on the agenda of the session, and

Having determined that these proposals shall take the form of an international Convention, adopts this first day of July of the year one thousand nine hundred and forty-nine the following Convention, which may be cited as the Right to Organise and Collective Bargaining Convention, 1949:

#### Article 1

Workers shall enjoy adequate protection against acts of anti-union discrimination in respect of their employment.

#### Article 2.

Such protection shall apply more particularly in respect of acts calculated to--

(a) make the employment of a worker subject to the condition that he shall not join a union or shall relinquish trade union membership;

(b) Cause the dismissal of or otherwise prejudice a worker by reason of union membership or because of participation in union activities outside working hours or, with the consent of the employer, within working hours.

## Article 4

Measures appropriate to national conditions shall be taken, where necessary, to encourage and promote the full development and utilisation of machinery for voluntary negotiation between employers or employers' organisations and workers' organisations

### 2.2 What do you think about the following jobs and population target?

Achieve a jobs/population ratio of:

- 0.61 in Core Area
- 0.53 in Saanich Peninsula
- 0.36 in West Shore

It seems that the core area could be considerably higher in proportion to the other areas

### 2.3 What do you think about the following growth management target?

I think that 100% of new dwelling units within the Growth Containment Area? This way new housing will be situated in in existing service areas **compact and complete communities**,

\*to ensure that there are general principles in place that will prevent urban sprawl, megabusineses container box stores the detriment of socially equitable and environmentally sound community development , and to labour rights

\*When there is infilling housing in established neighbourhoods. Innovative ways of preventing the potential loss of vegetation and tree canopy should be encouraged Development ought to be confined as much as possible to existing footprints in order to conserve precious greenspace.

\*To conserve biodiversity, our urban forest should flourish and a stronger tree bylaw be implemented. When ageing apartment buildings and condos are replaced, in exchange for the granting of variances, as a community benefit there needs to be a percentage of units categorized as affordable housing.

Parking must be addressed in situations where duplexes, triplexes, laneway housing and garden or in-house suites are concerned. Permeable paving ought to be incorporated on some sites, and where adequate parking space does not exist, enforceable covenants precluding vehicle ownership must be signed.

On the local level, a home share/home care programme ought to be introduced. A registry can be established of community-minded homeowners, particularly seniors seeking assistance, to offer low rent in exchange for help with specific needs such as errands, cooking and gardening. Interests and abilities should be coordinated, and and

references required from all parties. As deteriorating apartment buildings and condos are replaced, a percentage of units should be become affordable housing.

## 1. Mobility

I agree with the following proposal:

Work with municipalities and the province to provide facilities, services and programs that encourage a greater share of trips within and to Growth Centres and General Employment Lands, to be made by walking, cycling, transit, and low-to-zero-emissions and multiple- occupancy vehicles.

Establish land use mixes and density thresholds that support a greater share of trips to Growth Centres and General Employment Lands to be made by walking, cycling, and transit, and low/zero emissions and multi-occupancy vehicles.

Invest in transportation infrastructure and facilities that support the following travel choices to and within Growth Centres and General Employment Lands:

- Walking
- Cycling
- Transit
- Low/zero-emissions vehicles

Will lead to the reducing GHG emissions; minimizing energy use for travel; reducing travel costs; supporting healthy lifestyles; supporting fair access to jobs, goods, services and amenities; and supporting the creation of accessible,

Highest density mixed-use development within 400 m radius from future rapid transit station

Locate over 60% of new growth (dwelling units) in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space.

\*Revitalization E&N railway

\*Separation, where possible between street and the sidewalk and between bicycle paths and the street

\*Re-introduction of the streetcar in Victoria

\*Car-Free Days so citizens of all ages can experience the community without cars.

3.1 What do you think about the transportation mode shift target?

I agree with the following:

BC Ministry of Transportation and Infrastructure (MoTI) and BC Transit. The CRD and MoTI have worked collaboratively to prepare a Regional Transportation Plan (RTP), which defines the Regional Multi-Modal Network (RMN) and sets out directions to improve mobility, expand the range of accessible and affordable transportation choices, and support regional sustainability. The RSS incorporates the RMN as the backbone of the region's transportation system and supports it with strong land use policy to focus growth along the RMN at mobility hubs

I support RMN because it leads to an integration of roads with freight, transit, bicycles and pedestrians and to an evolution of liveable and vibrant communities.

*3.2 What do you think about the zero emissions vehicles target?*

Achieve a community vehicle fleet composed of 72% zero emission vehicles

Given that the date line is 2038 and that there is a commitment to reduce the use of fossil fuels, I think the target should be much higher

I assume that a zero-emission community vehicle would be some form of public transit, and that the source of electricity would be ecologically sound renewable energy. I hope the target will also be moving away from car dependency. Roads, garages, parking lots and sprawl will increase until public transit is prioritized over the expansion of private car ownership, no matter the energy source that runs them.

#### 4. Wellbeing

Ecological problems, such as global climate change, largely driven by unsustainable patterns of production and consumption, are adding to the threats to the well-being of future generations. (Preamble, 1.2 International Conference on Population and Development, 1994)

Around the world many of the basic resources on which future generations will depend for their survival and well-being are being depleted and environmental degradation is intensifying, driven by unsustainable patterns of production and consumption, unprecedented growth in population, widespread and persistent poverty, and social and economic inequality (Preamble, 1.2. International Conference on Population and Development, 1994)

Areas degraded by human activities shall be rehabilitated for purposes and be compatible with the well-being of affected populations. All planning shall include, among its essential elements, the formulation of strategies for the conservation of nature, the

establishment of inventories of ecosystems and assessments of the effects on nature of proposed policies and activities

VIVIR BIEN English translation of Morales' Summit address to correspond more closely to the original Spanish transcription. The Spanish phrase *Vivir Bien* (Living Well), which recurs throughout Morales' address, refers to the Andean concept of living in harmony with the community and nature, ensuring the sufficient means to live well without always seeking more and thereby depleting the resources of the planet.

VIVIR BIEN is central to Bolivia's recognition of the rights of mother earth.

<https://pwccc.wordpress.com/programa/>

[http://pejnews.com/index.php?option=com\\_content&view=article&id=9682:bolivia-gives-legal-rights-to-the-earth&catid=86:i-earth-news&Itemid=210](http://pejnews.com/index.php?option=com_content&view=article&id=9682:bolivia-gives-legal-rights-to-the-earth&catid=86:i-earth-news&Itemid=210)

#### 4.1 What do you think about the poverty reduction target?

- Reduce the poverty rate by 75%

The goal should be 100 %. The best way would be through the Annual Guaranteed Income. The senior governments should be approached with this recommendation and as has been mentioned below poverty is one of the greatest determinants of health problems

More and more there is recognition of the social determinants of health, poverty, and poor nutrition and environmentally induced illnesses. The RSS must address these social determinants through implementation of plan with the emphasis being placed on prevention through nutrition and life style.

The RSS could lead by calling upon the government of Canada to include the rights guaranteed in the legally binding International Covenant on Economic, Social and Cultural Rights to be enshrined in the Constitution

#### **Article 11**

General comment on its implementation

1. The States Parties to the present Covenant recognize the right of everyone to an adequate standard of living for himself and his family
2. Food, clothing and housing, and to the continuous improvement of living conditions. The States Parties will take appropriate steps to ensure the realization of this right, recognizing to this effect the essential importance of international co-operation based on free consent. General comment on its implementation

3. The States Parties to the present Covenant, recognizing the fundamental right of everyone to be free from hunger, shall take, individually and through international co-operation, the measures, including specific programmes, which are needed:

On the local level, a home share/home care programme ought to be introduced. A registry can be established of community-minded homeowners, particularly seniors seeking assistance, to offer low rent in exchange for help with specific needs such as errands, cooking and gardening. Interests and abilities should be coordinated, and references required from all parties. As deteriorating apartment buildings and condos are replaced, a percentage of units should be become affordable housing.

Also together against poverty has indicated that rents are rising rather than affordability of housing increasing

<http://www.timescolonist.com/opinion/op-ed/comment-instead-of-increasing-rent-increase-affordability-1.1686958>

#### 4.2 What do you think about the core housing need target?

Reduce the number of households in core housing need by 25% from 2011 levels.

Could this be that, if this were done, the right to affordable housing would be guaranteed within a specific period of time? The target should be that by a certain date affordable housing would be guaranteed for all.

If communities move more and more away from car dependency, including car ownership which considerably reduces the amount of space available for affordable housing, the availability of affordable housing would increase considerably. While the ability to achieve this target is within the control of local government, the need for a national housing strategy linked to socially equitable and ecologically sound energy and transportation should become a federal election issue:

An innovative proposal that could help more seniors remain in their homes. Home Share/Home Care would be a Registry of seniors and others in need of some form of assistance at home. They would provide background information related to their needs and their interests. Companionable tenants with harmonizing interests could live in at an affordable rent. In exchange, they could help fulfill needs related to house and garden maintenance, meal preparation, errands, etc. An affordable Housing Organization could set up to explore and help implement such an initiative. to promote and fully guarantee respect for human rights including labour rights, women's rights civil and political rights, indigenous rights, social and cultural rights – rights to food, rights to housing, rights to safe drinking water and sewage, rights to education and rights to a universally accessible, not for profit health care system.

\*Increase Cooperative housing and cooperative living

*\*The Housing First Principles*

Housing First is made up of five interdependent principles that require simple yet profound, transformative shifts in thinking. Each principle is explained in one of the videos.

The principles are:

- Immediate access to housing with no readiness conditions
- Consumer choice and self-determination
- Recovery orientation
- Individualized and person-driven supports
- Social and community integration

- See more at: <http://www.raincityhousing.org/hf-p-into-p/#sthash.nylayE3C.dpuf>

### 5.1 What do you think about the jobs target?

Increase full time jobs at the same or greater rate than the rate of labour force growth

I like this principle because it could be applied to prevent mega projects and big box stores that would impact on the environment and communities and would undermine the vision of the RSS

;

I support the following:

Supporting fair access to jobs, goods, services and amenities;

Rural areas contribute by serving as the lungs of the region, protecting watersheds, providing wilderness areas, recreation areas, open spaces, offering jobs in forestry and agriculture, producing food and lumber, and maintaining the beauty of the natural and pastoral landscapes of the region. Urban areas provide a host of job opportunities, housing choices, health and education services, public gathering spaces, and arts/ cultural amenities.

A. There could also be promoted a way of doing local jobs better and ending socially inequitable and environmentally unsound practices

•

(i). Selection forestry

[http://www.for.gov.bc.ca/hfp/publications/00092/note\\_03.pdf](http://www.for.gov.bc.ca/hfp/publications/00092/note_03.pdf)

End the clear cut logging, and the esthetic fringe which hides a clear cut from view. "With this system, your land is never out of production – you're always growing trees. Merv Wilkinson. Merv feels his management style is fairly close to what foresters call "a true selection system," but with one major exception. "I don't over manage my forest," he says. "I take my lead from nature rather than a textbook. Good forestry requires the

flexibility to make decisions based on what is going in the forest, not always according to rules and theories.” See More on Selection Forestry in Other issues #2

(ii) Identification of biodiversity

Another important job would be to identify biodiversity which is required under the legally binding Convention on Biological Diversity.

(iii). Keeping it living

Learning the ways that first Nations take medicines from nature without destroying nature

iv. Value added

End the export of raw logs and using them here

(v) Linking those who wish to grow edibles with those who have land to share.

b. Importance of not jeopardizing existing jobs

- (i) The jobs in salmon fishing could be jeopardized by socially inequitable and environmental unsound practices such as salmon aquaculture which should be prohibited.
- (ii) prohibit salmon aquaculture, <http://www.salmonconfidential.ca/watch-salmon-confidential-documentary/>
- (iii) End the production and distribution of transgenic salmon should [http://pejnews.com/index.php?option=com\\_content&view=article&id=9431:transgenic-salmon-is-fraught-with-uncertainties-and-irreversible-harmful-consequences&catid=87:c-earth-news&Itemid=212](http://pejnews.com/index.php?option=com_content&view=article&id=9431:transgenic-salmon-is-fraught-with-uncertainties-and-irreversible-harmful-consequences&catid=87:c-earth-news&Itemid=212)
- (iv) Prevent pollution and invoke the precautionary principle

Under article 194 5. of the legally binding un law of the sea is the obligation

To prevent, reduce and control pollution of the marine environment and to take measures necessary to protect and preserve fragile ecosystems as well as the habitat of ... forms of marine life.

And under article 66 1&2, of the convention is the following obligation:

1. States in whose rivers anadromous stock (such as salmon and surgeon) originate shall have the primary interest in and responsibility for such stocks and shall ensure their conservation

In article 8j of the legally binding convention on biological diversity is the following obligation”

In the omnibus bill 38 the Harper government weakened section 35 of the fisheries act; undoubtedly, the weakening of section 35 was in contravention of the UN Convention on the Law of the Sea and its agreements.

## 6. Agriculture Target

### 6.1 What do you think about the agriculture target?

Retain existing amount of Agricultural Land Reserve (ALR) lands

I think that the ALR should not just be retained but expanded and fragmentation of farmlands discouraged

Initiate a regional farmland trust and farmland acquisition fund, and support ...and expand urban agriculture.

I think the proposal for urban agriculture is so important but the expansion of urban agriculture should never be used as a justification of urban expansion, or for a reduction of ALR or existing farm land.

I also support the linking of those who wish to grow edibles with those who have land to share.

I am pleased to see the CRD agreeing to the following:

We, the CRD, agree to:

Lead the development of strategies and action plans that increase awareness of food choices that support sustainability and human health. Local municipalities, provincial and federal agencies are requested to: 4.3.1.

Participate in the preparation of strategies and action plans that increase awareness of food choices that support sustainability and human health. 4.3.2.

I am, however, concerned that in the RSS there was no proscription against unsustainable practices that would undermine food security

#### a. Proscription of unsustainable practices

(i) I think that it is important to promote organic, pesticide-free, GE-free farming, and to ban genetically engineered food and crops, to support the UBCM resolution on GE-FREE BC and to institute a fair and just transition for farmers and communities affected by the ban

(ii) Pesticide regulations strengthened and the following pesticides, banned

\*Glyphosate as found in products such as Round-up, Sidekick.

[http://pejnews.com/index.php?option=com\\_content&view=article&id=9826:scandal-of-glyphosate-re-assessment-in-europe-inbox-x-press-releasei-sisorguk-747-am-4-hours-ago-to-me-the-intended-recipient-for-this-message-is-drjrusso@gmailcom-the-institute-of-science-in-society-science-society-sustainability-httpwww&catid=86:i-earth-news&Itemid=210](http://pejnews.com/index.php?option=com_content&view=article&id=9826:scandal-of-glyphosate-re-assessment-in-europe-inbox-x-press-releasei-sisorguk-747-am-4-hours-ago-to-me-the-intended-recipient-for-this-message-is-drjrusso@gmailcom-the-institute-of-science-in-society-science-society-sustainability-httpwww&catid=86:i-earth-news&Itemid=210)

<http://www.change.org/en-CA/petitions/the-un-general-assembly-institute-a-global-ban-on-genetically-engineered-food-and-crops>

\*2,4-D such as weed n feed , Killlex, etc.

\*Malathion Carbaryl such as SevinDiazinon

\* Neonicotinoids should be banned because of the proven deleterious impact on the bee population.

### 7.1 What do you think about the Sea to Sea Green Blue Belt target?

- Acquire 100% of the Sea-to-Sea Green Blue Belt  
Absolutely an urgent goal

### 7.2 Natural Environment

I support the following;

Connected, continuous ecological networks and **conservation corridors** are an important means for supporting resilient response to changes in natural habitat allowing for fluid movement of animal and plant life.

Regional environmental health, including the maintenance of biological diversity and essential ecological processes, can only be accomplished by working across administrative boundaries. Human health and well-being are linked to a healthy natural environment and the availability of areas for outdoor recreation and personal rejuvenation in an easily accessed regionally connected system of green and blue spaces.<sup>1</sup> Regional economic vitality is linked to the competitive advantage we obtain from maintaining a healthy natural environment and preserving the natural beauty of the region.

This land use policy area includes major federal, provincial regional and municipal parks and ecological reserves that are protected for ecological and recreational purposes. **Ecological reserves, along with BC parks must be expanded and a**

moratorium placed on resource or urban development which could jeopardize future ecological expansion. Respect must also be given for sites which could be designated either for a UN Biosphere Reserve designation or a listing of a world heritage designation under the 1972 UN Convention on the Protection of Natural and Cultural heritage. See other #8 in other issues

Abiding by precautionary principle is essential for protecting and conserving the environment and for reducing the ecological footprint.

*Canada and BC are bound by the precautionary principle which reads*

Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent the threat." (Rio Declaration, UNCED1992).

In the Convention on Biological Biodiversity, the precautionary principle reads;

Where there is a threat of significant reduction or  
Loss of biological diversity, lack of full scientific certainty should not be used as a reason for postponing measures to avoid or minimize such a threat

In the 1992 UN Framework Convention on climate change:

The Parties should take precautionary measures to anticipate, prevent or minimize the causes of climate change and its adverse effects, and where there are threats of irreversible damage, the lack of scientific certainty should not be used as a reason for postponing such measures.

And in 1995 agreement "relating to the Conservation and management of straddling fish stocks and highly migratory fish stocks is the obligation to invoke the precautionary principle.

There is sufficient evidence that there could be serious irreversible damage, loss of significant biological diversity, adverse effects of climate, and harm to marine life to justify invoking the precautionary principle and end environmental destruction

(ii) Instituting the fair and just transition principle

Often in projects that involve jobs and the environment there is a dispute between unions and environmentalists. An important labour principle should be applied. When there is the possibility that a project will be harmful to human health or the environment, there should be the institution of a fair and just transition for workers involved with the project.

(iii) Transboundary principle; this principle usually applies to adjacent states but could also apply to adjacent regional districts.

It is important to develop anticipatory policies and of preventing, mitigating and monitoring significant adverse environmental impact in general and more specifically in a transboundary context (Convention on Environmental Impact Assessment in a Transboundary Context, 1991).

## 8. Infrastructure

;

### *8.1 What do you think of the infrastructure target?*

Identify, by 2020, the long-term capital plans for CRD utilities and major infrastructure improvements necessary to address the impacts of climate change and natural hazards

There are two types of Na-Techs; the first is technology destroyed through natural occurrences the other is nature being destroyed by technology. An example of the first is the Fujiyama nuclear plant destroyed by a tsunami and an example of the second is the accident in Mount Polley mine disaster or accident caused by Enbridge spill. The latter two were caused by gross negligence. Perhaps the nuclear accident was too-building in a country that is susceptible to Earth Quakes.

Hopefully, the member states, at COP21 will finally agree on a bold set of mitigation targets and there will not be onerous infrastructure to address climate change. Mitigation is essential to prevent the need for excessive adaption

## 9. Water

### *9.1 What do you think of the water target?*

Defer the need for the expansion of regional water supply areas or reserve

If there were an immediate campaign to conserve water through numerous means such as discouraging lawns, reducing urban sprawl, collecting water in barrels, reducing impermeable surfaces etc., then in the future there might be a reduced rather than an increased need for expansion

### *10.1 What do you think of the waste target?*

Achieve a waste disposal rate of no greater than 250 kg per person

I do think a limit is important. During what time period? And by when?

End the privatization, including Public Private Partnerships, of public services such as sewage

Pursue waste management strategies that provide farmers and food growers with access to the region's organic waste materials. And participate in development of waste management strategies that provide farmers and food growers with access to the region's organic waste materials. This a good proposal and should definitely reduce waste, and move away from the practice of some municipalities of transferring the waste outside the region

The goal of achieving a sustainable waste system that deals with climate change issues. Such a system would require tertiary treatment, eliminate all toxins in the biosolids, produce and utilize large volumes of gas from the biosolid treatment process, and recover and use the purified water as well.

; DND lands must be returned to the jurisdiction of the regional district and perhaps the site could be used for a sewage treatment plant. Also, DND is planning to dump its waste into a nearby lake. Another good reason for returning DND to local control

.11.1 What do you think of the emergency preparedness target?

By 2018 municipalities have completed and tested an Emergency Response Plan for a catastrophic earthquake

I think that it could be achieved earlier

The best preparation for emergencies is prevention

Under the UN Convention on Reduction of Disasters (1994), governments enlarged the concept of natural disaster prevention to include na-techs technological disasters and placed an emphasis on the imperative of developing: "a global culture of prevention as an essential component of an integrated approach to disaster reduction", and acknowledged that disaster response alone is not sufficient, as it yields only temporary results at a very high cost. We have followed this limited approach for too long."... prevention contributes to lasting improvement in safety and is essential to integrated disaster management?

The convention also affirmed the following commitment: to developing disaster prevention is also closely linked to the precautionary principle which reads: where there is a threat to the environment lack of full scientific certainty shall not be used as a reason for postponing measures to prevent the threat.

In the CRD there are other activities which could result in a disaster

- (i) War games such as Exercise Trident Fury must be discontinued by 2015
- (ii) the intrusion into Canadian waters by US. Nuclear powered and nuclear arms capable vessels contravenes obligations to prevent disasters, commitments to eliminate weapons of mass destruction, must be discontinued in 2015 the berthing of nuclear powered and nuclear-arms capable vessels in an urban harbour.
- (III) Oil tankers along the Juan de Fuca must be discontinued in 2015

There is a need to endorse the anticipatory principle:

the anticipatory principle is a pro-active measure to ensure that substances, processes and activities which are harmful to the environment are prevented from entering the environment, and to ensure that costly subsequent means of restoration are avoided, and that irreversible environmental degradation are avoided. adverse effects include, but are not limited to: toxicity, bioaccumulation, bioconcentration, persistence, depletion of the stratospheric ozone layer, reduction of carbon sinks, increased greenhouse gases, increased human-induced climate change, reduction or loss of biodiversity, as well as heat, light and electro-magnetic radiation, atomic radiation, and hormone mimicry (Chapter 12, Agenda 21, UNCED).

For further principles to prevent disasters see principles of compliance [http://pejnews.com/index.php?option=com\\_content&view=article&id=10074:principles-of-compliance-mandatory-international-normative-standards-mins&catid=74:ijustice-news&Itemid=216](http://pejnews.com/index.php?option=com_content&view=article&id=10074:principles-of-compliance-mandatory-international-normative-standards-mins&catid=74:ijustice-news&Itemid=216)

## 12. Energy

### 12.1 *What do you think of the energy target?*

- Improve region-wide energy efficiency of building stock by 50% (relative to 2007 levels)

...active transportation, such as walking, cycling and transit will have an influence on simultaneously reducing GHG emissions and minimizing energy use for travel;

The solution is clear. We need to shift our societies and economies off fossil fuels and on to 100% clean, sustainable socially equitable and environmentally sound renewable energy. There is urgency to this, because we need to make the change within a generation. Getting to 100% clean energy will require massive change, but this change is entirely achievable - we have the alternative energy technology needed to replace fossil fuels.

Investments in socially equitable and ecological sound energy and divestments of fossil fuels will have a significant impact on the energy targets

Innovative: Is this decision/investment innovative? Will it provide new solutions to address problems? **Will it lead the way for others?** Will it stimulate economic activity that is cleaner/greener than would otherwise be the case? **These are important questions.**

There must be investment in socially equitable environmentally sound energy funds , such as solar and wind, and transportation funds, such as public transit, and divestment of socially inequitable and environmentally unsound practices such as geoengineering, energy, such as fossil fuels, biofuels, and transportation such as personal automobiles.

Investments must be only in funds that have both a positive and negative screens that would comply with the stated vision of the promoting of socially equitable and environmentally sound renewable energy and transportation. it would be unconscionable to invest in the greenhouse producing energy or transportation

The CRD and member municipalities have a long history of taking action to reduce GHG emissions and energy use and the RSS sets out a program to build on earlier initiatives.

In the Capital Region, GHG emissions come from the transportation system, the heating, cooling and lighting of buildings, and waste (Figure 7: GHG Emissions Sources). Key RSS climate-related actions focus on:

- Reducing energy demand (e.g., increasing transit and active transportation, multi-storey buildings)
- Increasing energy efficiency (e.g., improving building construction, district energy systems)

Increasing building and infrastructure energy efficiencies is fundamental to achieving significant GHG emissions reductions. Energy recovery from waste allows for closed loop systems that can reduce GHG emissions, and increase energy efficiencies. Eco-industrial developments further contribute to waste reduction by creating environments that support synergies between businesses. For example, one business will use waste from another business and transform it into useable products. Eco-industrial developments also foster new business opportunities.

Full-cost accounting for new, retrofit and upgraded infrastructure and facilities takes into account on-going and long-term costs, such as operation and maintenance expenses. This provides a sound basis for comprehensively assessing the costs and benefits of building 'green' (i.e., energy and water efficient).

**1.1.3 Pursue opportunities to create public/private partnerships to establish clean district energy systems for new development and retrofit projects.**

## PPP have generally been disappointing

1.2.3 Develop programs to support the use of alternative renewable energy generation technologies and clean district energy systems.

1.2.4 Support energy retrofits that incorporate green building standards in the design and construction of CRD buildings and support green building construction standards for privately-owned buildings.

1.2.5 Develop renewable energy public education and outreach programs to reduce GHG emissions.

1.2.6 Provide input to approving authorities on measures to mitigate potential community impacts of proposed renewable energy generation projects in the region.

1.2.7 Adopt OCPs for the JdF EA that facilitate renewable energy generation projects on Natural Resource Lands that address environmental and community impacts.

Local municipalities, provincial and federal agencies and public utilities are requested to:

1.2.8 Support the use of renewable energy generation technologies and clean district energy systems.

## 13. Rate of Progress

*How fast should we make progress?*

Recognition of the complexity and interdependence of all these issues; it might be advisable to proceed in an integrate way rather than in the traditional linear sequential way

## 14. Additional Target Suggestions

(i) Implement selection forestry by the end of 2015 See #2 in Other Issues

(ii) to submit a proposal for the CRD o become a UN Biosphere Reserve within 3 years See #8 in Other Issues

(iii) Help Victoria Council work towards enshrining the Right to a healthy environment See #6 in Other Issues

## Part D: Other Issues

### 1. Water Servicing

Should the water servicing policy be changed to allow for potential water servicing beyond the current growth management boundaries to accommodate water serve throughout all municipalities and to Otter Point, East Sooke, and Port Renfrew in the Juan de Fuca Electoral Area, subject to full cost recovery and alternative measures to limit development growth in rural areas?

Access to water is a fundamental human right for those already here and who are not able to obtain water from any other source but should not be used to spawn urban development that would contribute to urban sprawl and undermine the strong message reiterated in the RSS- the containment of growth within compact complete communities and the supporting green infrastructure.

## 2. Selection Forestry

Promoting selection forestry

Merc Wilkinson's Sustainable Selection Forestry

By Tisha Wilkinson

Sustainable selection forestry is a method of managing the forest and harvesting forest products in a manner that conserves forest ecosystems. This method of forestry is a valuable tool and management practice to help ensure we retain for the future the forest resource opportunities we have today.

**Manage the forest for diversity.** This involves maintaining a mixed species forest. The benefits of maintaining a mixed species forest are:

- Healthy and varied bird populations, which control/prevent insect infestations
- Improved soil quality
  - Soil building species such as alder add nitrogen to the soil
  - humus building species, such as maple shed leaves that protect soil from evaporation and provides essential organic matter

**Encourage natural seeding.** Identify and leave seed (parent) trees. Parent trees are those that are healthy; demonstrate strong growth, free of genetic defects, and producers of good quality cones.

**Selective Harvests.** Select individual candidate trees to harvest in order to:

- maintain species diversity
- maintain forest stand health
- maintain forest stand structure including mixed species and ages
- manipulate the forest canopy to encourage and protect productive natural regeneration

**Sustainable Harvest.** Never harvest more timber than the annual growth rate of the timber. Determine and monitor the growth rate as represented by the number of cubic meters of growth per hectare per year. This is used as the basis for the maximum annual allowable cut.

**Protect forest capital during harvest.** Harvesting activities during bird nesting season may be disruptive to bird population. Compaction of soils may occur more easily during certain seasons when the soil is saturated by rainfall. The drop zone must

be carefully considered in order to minimize damage to surrounding trees and seedlings. Methods of extracting the fallen tree from the drop zone must be considered prior to felling the tree. The more difficult to extract, the more damage that the surrounding fauna could sustain during the extraction process. Minimizing the collateral damage is key.

**Protection of soils.** Methods of extracting fallen trees should be well planned and executed in order to prevent soil erosion and compaction. Ensure that the top, branches, leaves, needles, rotten wood and unusable portions of the trunk remain on the forest floor so that they are left to rot and contribute to the improvement of the soil.

### **3. Ending the destruction of traditional deer habitat and co-existing with deer in the CRD**

I am surprised that this issue was not raised. It would have been an opportunity to estimate public support for alternatives to the cull which is now being done in Oak Bay. Oak Bay should not be infamous for culling the deer to save the roses.

The current cull in Oak Bay should be terminated and a pilot project of use of Spay vac should be initiated in the event that a reduction of population might be advisable

Citizens should be encouraged to plant crops that the deer do not eat and erect fences in key areas. Better placed deer crossing signs ought to be erected in vulnerable areas.

The CRD had made the following non-binding recommendations which unfortunately were not followed.

1. Increased signage
2. Reduced speed limits in deer crossing paths
3. Public education
4. To do an accurate deer count

In the future after all the recommendation were acted, if a deer count warrants deer population reduction, a program of contraception should to be implemented. Given the cruelty of the cull, it should never be used. Their habitat has been permitted to be destroyed, and as a result they have migrated to the human settlements; citizens should learn to co-exist with the deer.

### **4. Coordination with First Nations**

The integrity of the RSS can be strengthened by First Nations participation in the plan development process on a government-to-government basis of mutual respect, cooperation and collaboration. The CRD is committed to striving towards a sustainable future that includes a continuous process of shared learning and collaboration with First Nations to advance initiatives that support mutual interests.

To strengthen First Nations Participation, the RSS should acknowledge

The UN legally binding Declaration on the Rights of Indigenous Peoples. Given that this declaration has been almost universally adopted, the provisions have the status of being international peremptory norms

*Article 2*

Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

*Article 3* Indigenous peoples have the right to self-determination. by virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.

*Article 4* indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating to their internal and local affairs, as well as ways and means for financing their autonomous functions.

*Article 5* indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the state.

*Article 7*

7.1. Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.

7.2. Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

*Article 8*

States shall provide effective mechanisms for prevention of, and redress for:

(a) any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;

(b) any action which has the aim or effect of dispossessing them of their lands, territories or resources;

...

*Article 9*

Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. no discrimination of any kind may arise from the exercise of such a right.

*Article 10*

indigenous peoples shall not be forcibly removed from their lands or territories. no relocation shall take place without the free, prior and informed consent of the indigenous

peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

#### *Article 11*

1. Indigenous peoples have the right to practice and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.
2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

#### *Article 12*

1. Indigenous peoples have the right to manifest, practice, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.
2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

#### *Article 13*

1. Indigenous peoples have the right to revitalize, use, develop and transmit to future generations their histories, languages, oral traditions, philosophies, writing systems and literatures, and to designate and retain their own names for communities, places and persons.
2. States shall take effective measures to ensure that this right is protected and also to ensure that indigenous peoples can understand and be understood in political, legal and administrative proceedings, where necessary through the provision of interpretation or by other appropriate means.

#### *Article 14*

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.
2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the state without discrimination.
3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

#### *Article 15*

1. Indigenous peoples have the right to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information.
2. States shall take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society.

#### *Article 16*

1. Indigenous peoples have the right to establish their own media in their own languages and to have access to all forms of non-indigenous media without discrimination.
2. States shall take effective measures to ensure that state-owned media duly reflect indigenous cultural diversity. States, without prejudice to ensuring full freedom of expression, should encourage privately owned media to adequately reflect indigenous cultural diversity.

#### *Article 17*

1. Indigenous individuals and peoples have the right to enjoy fully all rights established under applicable international and domestic labour law.
2. States shall in consultation and cooperation with indigenous peoples take specific measures to protect indigenous children from economic exploitation and from performing any work that is likely to be hazardous or to interfere with the child's education, or to be harmful to the child's health or physical, mental, spiritual, moral or social development, taking into account their special vulnerability and the importance of education for their empowerment.
3. Indigenous individuals have the right not to be subjected to any discriminatory conditions of labour and, inter alia, employment or salary.

#### *Article 18*

Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

#### **Article 19**

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.

#### *Article 20*

1. Indigenous peoples have the right to maintain and develop their political, economic and social systems or institutions, to be secure in the enjoyment of their own means of subsistence and development, and to engage freely in all their traditional and other economic activities.

2. Indigenous peoples deprived of their means of subsistence and development are entitled to just and fair redress.

*Article 21*

1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.

2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.

**a/61/l.67 ....for full declaration see**

[http://pejnews.com/index.php?option=com\\_content&view=article&id=10079:united-nations-declaration-on-the-rights-of-indigenous-peoples&catid=74:ijustice-news&Itemid=216](http://pejnews.com/index.php?option=com_content&view=article&id=10079:united-nations-declaration-on-the-rights-of-indigenous-peoples&catid=74:ijustice-news&Itemid=216)

## 5. Imperative to have Collaboration among Municipalities

### AN EXAMPLE

#### BOWKER CREEK 100 YEAR PLAN

The Bowker Creek Watershed Management Plan (2003) guides all activities undertaken by the Bowker Creek Initiative.

Ten key actions have been identified as important first steps for municipalities and other land stewards in the next

Three to five years, as follows (see Section 6 for details):

1. Review and revise municipal plans to include Bowker Creek goals and actions
2. Adopt requirements to reduce effective impervious area for new developments.
3. Remove specific invasive species beginning to colonize the watershed.
4. Complete a pilot project to locate and build a demonstration rainwater infiltration/retention structure in each municipality.
5. Support development of an urban forest strategy in Oak Bay to complement those underway in Saanich and Victoria.
6. Develop a strategy to acquire key properties as they come available.
7. Work with Oak Bay High School to design and implement creek restoration on school district property.
8. Participate in the Shelburne Valley Action Plan process to identify current and future opportunities for creek restoration, rainwater infiltration and/or greenway development.

9. Work with creek-side landowners between Pearl and Trent Streets to achieve the long-term vision.
10. Continue with restoration at Browning Park.

## 6. Supporting the right to a healthy environment being enshrined in the constitution

See Council of Victoria Declaration

<http://www.vicnews.com/news/286138241.html>

## 7. Re-instating and expanding Environmental Education in the school system in BC

I believe that RSS should come out in support of environmental education in the schools in BC. It appears that, at the moment, there is little environmental education in the classrooms.

While education is a responsibility of the provincial government, the CRD should work with the Ministry of Education to ensure that environmental education has a prominent role in the education of BC students.

## 8 Encouraging Divestment in funds that invest in socially inequitable and ecologically unsound practices

Investments must be only in funds that have both a positive and negative screens that would comply with the stated vision of the promoting of socially equitable and environmentally sound renewable energy and transit. It would be unconscionable to invest in the greenhouse gas industries and the automobile industry while advocating a bold vision for addressing climate change.

Encourage investment in socially equitable and environmentally sound renewable energy, transportation, and socially responsible ventures.

## 7. Nomination of UN Biosphere Reserve

### I believe that nominating the CRD fits well into the vision of the RSS

Target

Within 3 years, compile background information to apply for the CRD Application for a UN Biosphere Reserve

Biosphere reserves are areas of terrestrial and coastal/marine ecosystems, or a combination thereof, which are internationally recognized within the framework of UNESCO's Programme on Man and the Biosphere (MAB) They are established to promote and demonstrate a balanced relationship between humans and the biosphere. Biosphere reserves are designated by the International Coordinating Council of the MAB Programme at the request of the State concerned. Individual

biosphere reserves remain under the sovereign jurisdiction of the State where they are situated. Collectively, all biosphere reserves form a World Network in which participation by States is voluntary.

- (i) Applying the 1972 UN Convention on the Protection of Natural and Cultural and Natural Heritage

<http://whc.unesco.org/archive/convention-en.pdf>

Under the 1972 UN Convention on the Protection of Natural and Cultural heritage sites that are identified as being of universal value are protected

- (ii)
- (iii) Implementing Parks Protected Areas and the Human Future: the Caracas Declaration

The Caracas Declaration was adopted by over fifteen hundred leaders and participants at the Fourth World Congress on national parks and Protected Areas. (Feb. 1992).

[http://pejnews.com/index.php?option=com\\_content&view=article&id=10073:failure-of-bc-to-abide-by-the-caracas-declaration&catid=89:bc-earth-news&Itemid=213](http://pejnews.com/index.php?option=com_content&view=article&id=10073:failure-of-bc-to-abide-by-the-caracas-declaration&catid=89:bc-earth-news&Itemid=213)

- (iv) BC Government's Commitment to abide by the 1992 Caracas Declaration

In a letter dated March, 1992, from both the Provincial Ministry of Forests and the Provincial Ministry of Environment is the following commitment

As we, in BC Parks and BC Forest Service begin to work on implementing our components of B.C.'s protected areas under the aegis of the Commission on Resources and Environment, we will be mindful of this Declaration [Parks Protected Areas and the Human Future: the Caracas Declaration] and its implications. Our objective will be to have a system of protected areas which we are proud to present to the world.

Through this intention to be "mindful of this Declaration" the Provincial Government of B.C. through its Ministries of Environment and Forests has recognized the Caracas Declaration and the UN Resolution 37/7 (1982) World Charter for Nature.

B.C.'s endorsement of the Caracas Convention) and in its participation in the Caracas Congress commits BC to "move from logging old growth to second growth" (Report on implementation requirements of the Caracas Declaration, Mar. 1992)

Other recommendations

By the Caracas Congress on means to fulfill the Caracas Declaration

### 3.2. Conserving Biodiversity

The congress urgently requested that all countries urgently undertake surveys to identify additional sites of critical importance for conservation of biological diversity, and wherever possible, accord total protection to them. Harvesting should be relocated from primary to secondary forests and tree plantations in previously deforested areas; or - where this is not possible - sustainable forest harvesting systems which favour natural species diversity should be developed and introduced. p 8

### 3.3. Conservation on a regional scale

Protected areas have sometimes been seen as islands of nature and tranquility, surrounded by incompatible land uses. But the congress made it clear that such an "island mentality" is fatal in the long run. The congress recognized that it is unlikely that protected areas will be able to conserve biodiversity if they are surrounded by degraded habitats that limit gene-flow alter nutrient and water cycles and produce regional and global climate change that may lead to the final disappearance of these "island parks". Protected areas therefore need to be part of broader regional approaches to land management. The term bioregion was used to describe extensive areas of land and water which include protected areas and surrounding lands, preferably including complete watersheds, where all agencies and interested parties have agreed to collaborative management.

#### Recommendation 3

Global efforts to conserve biological diversity.

"the loss of biodiversity has reached crisis proportion and if present trends continue up to 25 % of the world's species may be sentenced to extinction or suffer severe genetic depletion in the next several decades, accompanied by equally significant and alarming degradation of habitats and ecosystems. This loss of biological diversity is impoverishing the world of its genetic resources, its species, habitats and ecosystems.

All species deserve respect, regardless of their usefulness to humanity. This Principle was endorsed by the UN Assembly when it adopted the World Charter for nature in 1982. The loss of the living richness of the planet is dangerous, because of the environmental systems of the world support all life, and we do not know which are the key components in maintaining their essential functions.

The IVth World Congress on national Parks and Protected Areas recommends that:

- a) governments make the protection of biological diversity, including species and habitat richness, representativeness and scarcity, a fundamental principle for the identification, establishment, management and public enjoyment of national parks and other protected areas;
- b) all countries urgently undertake surveys to identify additional sites of critical importance for conservation of biological diversity and wherever possible, accord

total protection to them Harvesting should be relocated from primary to secondary forests and tree plantations in previous deforested areas; or — where this is not possible — sustainable forest harvesting systems which favour natural species diversity should be developed and introduced: p. 30

Recommendation 4:  
Entitled legal regimes for protected areas.

Protected areas require a mutually reinforcing system of international and national environmental law for their establishment, maintenance and management. International treaties establish a harmonized set of obligations with regard to areas within national jurisdictions and activities having effect beyond national jurisdictional boundaries. These obligations must be reflected in national legislation; otherwise, the treaties cannot be implemented. In turn, innovative national legislation provides a basis and impetus for further international law. The dynamic interaction between the two levels is thus conducive to further progress.  
p. 31

### (iii) Abiding by the Convention on Biological Diversity

In the RSS there are statements related to biodiversity such as ‘maintain biodiversity, biodiversity conservation, biodiversity protection, and ensure biodiversity.

There is no mention that BC is bound to discharge obligations under the Convention on Biological Diversity.

The Convention was endorsed by the BC is the following:

In the Preamble of the CBD is the precautionary principle which reads;

Where there is a threat of significant reduction or loss of biological diversity, lack of full scientific certainty should not be used as a reason for postponing measures to avoid or minimize such a threat

In the operational clause is the following obligations:

Each Contracting Party shall, as far as possible and as appropriate, in particular for the purposes of Articles 8 to 10:

(a) Identify components of biological diversity important for its conservation and sustainable use having regard to the indicative list of categories set down in Annex I;

(b) Monitor, through sampling and other techniques, the components of biological diversity identified pursuant to subparagraph (a) above, paying particular attention to those requiring urgent conservation measures and those which offer the greatest potential for sustainable use;

(c) Identify processes and categories of activities which have or are likely to have significant adverse impacts on the conservation and sustainable use of biological diversity, and monitor their effects through sampling and other techniques; and

(d) Maintain and organize, by any mechanism data, derived from identification and monitoring activities pursuant to subparagraphs (a), (b) and (c) above.

(j) To respect, preserve and maintain knowledge, innovations and practices of indigenous and local communities embodying traditional lifestyles relevant for the conservation and sustainable use of biological ***diversity***

(iv) Applying the 1992 World Charter of Nature principles:

Convinced that : ( a) every form of life is unique, warranting respect regardless of its worth to man, and, to accord other organisms such recognition, man must be guided by a moral code of action,

All species deserve respect, regardless of their usefulness to humanity... The loss of the living richness of the planet is dangerous, because of the environmental systems of the world support all life, and we do not know which are the key components in maintaining their essential functions.

(v) Strengthening enforcement under the Species at Risk Act and registry and IUCN red and blue lists

## 9. Extended parks

5.1.5 Extend the Regional Parks Land Acquisition Fund beyond 2019.

5.1.6 Collaborate with the public, private and non-profit organizations to identify areas of interest identified in the Regional Parks Strategic Plan and to develop strategies that support biodiversity protection and contribute to a regional ecological connectivity network.

### **Also I support the following**

5.1.10 Adopt OCPs for the JdF EA that:

- identify policies to work with the province and private landowners to protect land identified as sensitive ecological areas, and as areas of interest in the Regional Parks Strategic Plan; and
- ensure the long-term protection of Capital Green Lands shown in *Map 7: Capital Green Lands and Blue Spaces Core Area*.

Local municipalities agree to identify the relationship between their OCP and the following actions in their RCS:

### 5.1.11 Locate Capital Green Lands consistently with *Map 7: Capital Green Lands and Blue Spaces Core Area*.

Local municipalities are requested to:

5.1.12 Participate in a collaborative process to implement the Green/Blue Spaces Strategy for marine areas identified as Blue Space Core Area Policy Area on *Map 7: Capital Green Lands*

## A. Integrated water resources development and management

### Basis for action

The extent to which water resources development contributes to economic productivity and social well-being is not usually appreciated, although all social and economic activities rely heavily on the supply and quality of freshwater. As populations and economic activities grow, many countries are rapidly reaching conditions of water scarcity or facing limits to economic development. Water demands are increasing rapidly, with 70-80 per cent required for irrigation, less than 20 per cent for industry and a mere 6 per cent for domestic consumption. The holistic management of freshwater as a finite and vulnerable resource, and the integration of sectorial water plans and programmes within the framework of national economic and social policy, are of paramount importance for action in the 1990s and beyond. The fragmentation of responsibilities for water resources development among sectorial agencies is proving, however, to be an even greater impediment to promoting integrated water management had been anticipated. Effective implementation and coordination mechanisms are required. (CHAPTER 18 FRESH WATER AGENDA 21, UNCED)

Ecological problems, such as global climate change, largely driven by unsustainable patterns of production and consumption, are adding to the threats to the well-being of future generations. (Preamble, 1.2 International Conference on Population and Development, 1994)

6.

Around the world many of the basic resources on which future generations will depend for their survival and well-being are being depleted and environmental degradation is intensifying, driven by unsustainable patterns of production and consumption, unprecedented growth in population, widespread and persistent poverty, and social and economic inequality (Preamble, 1.2. International Conference on Population and Development, 1994)

Indigenous people and their communities have an historical relationship with their lands and are generally descendants of the original inhabitants of such lands. In the context of this chapter the term "lands" is understood to include the environment of the areas which the people concerned traditionally occupy. Indigenous people and their communities represent a significant percentage of the global population. They have developed over many generations a holistic traditional scientific knowledge of their lands, natural resources and environment. Indigenous people and their communities shall enjoy the full measure of human rights and fundamental freedoms without hindrance or discrimination. Their ability to participate fully in sustainable development practices on their lands has tended to be limited as a result of factors of an economic, social and historical nature. In view of the interrelationship between the natural environment and its sustainable development and the cultural, social, economic and physical well-being of

indigenous people, national and international efforts to implement environmentally sound and sustainable development should recognize, accommodate, promote and strengthen the role of indigenous people and their communities. (Agenda 21, 16.1)

Feb 11, 2015	<p>Sent to (Regional and Strategic Planning Staff)</p> <p>Hello (Regional and Strategic Planning Staff),</p> <p>Thank you very much for taking the time to chat this morning. Here are a few visuals for the Project. I'd like to send also, late on, a Regional Rail map.</p> <p>Sincerely,</p> <p>Temporary Terminus of the E&amp;N – with suggested intention of using the current in-place Johnson Street bridge for extension to Douglas Street.</p> <p><b>PDF Follows</b></p>
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# Vision — Six Mile Transit Exchange

Interior of building

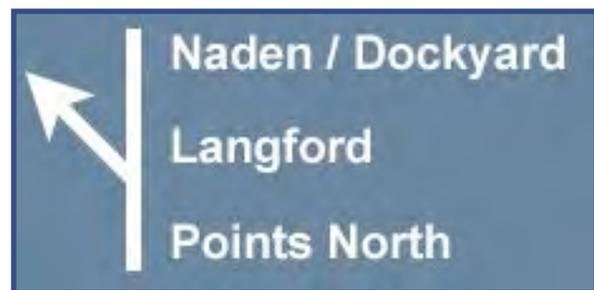
**vision** |'vi zh ən|

noun

- 1 the faculty or state of being able to see ...
  - the ability to think about or plan the future with imagination ...
  - a mental image of what the future will or could be like

The words, "... plan the future ..." are of particular significance when we approach an Official Community Plan.

This graphic is a reflection on the word, "vision".



Text:

**FILE: Regional Rail map**

You replied to this message on 11/02/2015 10:53 AM.  
Sent: Wed 11/02/2015 10:36 AM

Message

- 20140816 - Temp. Terminus of E&N.jpg (263 KB)
- ATT00001.txt (268 B)
- Centennial Sq - 1000x300 with border.jpg (151 KB)
- ATT00002.txt (262 B)
- CO2 Emissions - Hydro Quebec.png (96 KB)
- ATT00003.txt (264 B)
- 20140120 - Graphic of Six Mile Exch - Interior.pdf (344 KB)
- ATT00004.txt (272 B)

Thank you very much for taking the time to chat this morning.

Here are a few visuals for the Project. I'd like to send also, later on, a Regional Rail map.

Sincerely,

Temporary Terminus of the E&N - with suggested intention of using the current in-place Johnson Street bridge for extension to Douglas Street.

Attachments:

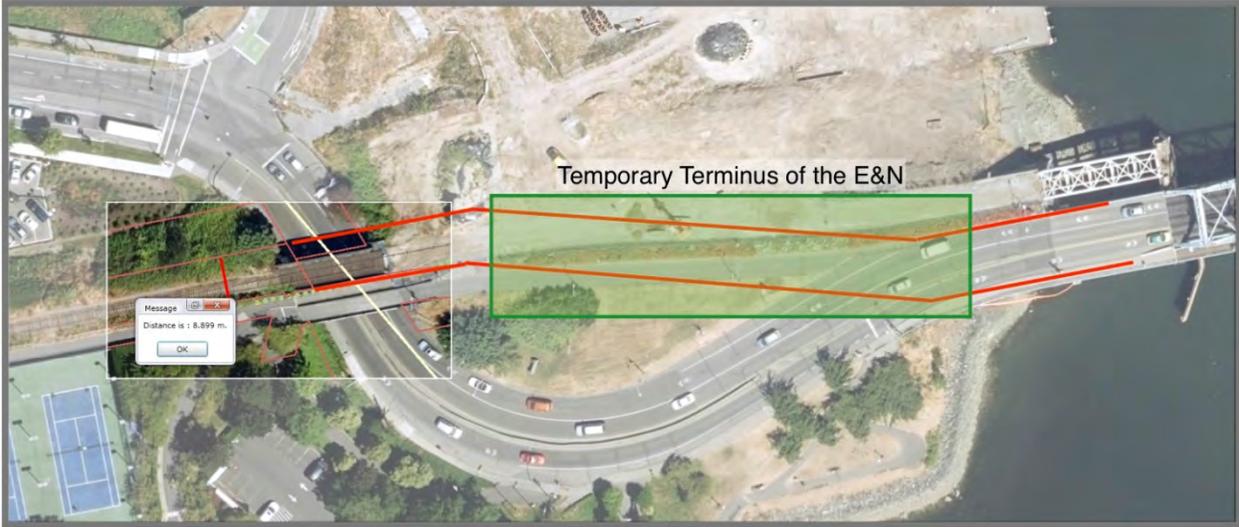
### Urban Passenger Transportation

CO2 Emissions – Grams per pass per km

Electric Rail	100% load	0
Diesel rail*		11
Diesel bus	100% load	32
Diesel bus	50% load	56
Compact car	1 pass	214
Mid-sized car	8L/100 km/1 pass	286
SUV	12L/100 km/1 pass	405

Source: Hydro Quebec, and (for Diesel Rail) \*Colorado Rail (19mi = 11.4/km)  
Note: does not include emissions from generation of electricity.





Temporary Terminus of the E&N

Message  
Distance is : 8,899 m.  
OK

Mar 9, 2015	<p>Sent to Regional and Strategic Planning Staff directly</p> <p>I attach my submission on the RSS. I'm afraid I've sent it after close of business, but hope that it will nevertheless be accepted as meeting the 9 March deadline. I'll be happy to provide any clarifications you may seek. With best regards, Metchosin (Victoria)</p> <p><b>PDF Follows</b></p>
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[REDACTED]  
[REDACTED]  
[REDACTED]

9 March, 2015

TO: CRD Regional Planners

Submission on Draft Regional Sustainability Strategy

I endorse the proposals contained in the paper submitted by the “Consortium on Regional Sustainability.”

In addition, I hope the draft RSS presented to the Board reflects a couple of additional ideas.

**RSS should set a target of zero TOTAL Green House Gas emissions (not just community-based ones) by the end of the planning period.** The justification is that if catastrophic climate change is to be arrested, Canada will be enjoined/required/want to undertake measures to ensure NEGATIVE net emissions by 2040-2050. Taking steps now to achieve that goal is as important as implementing measures to mitigate foreseen adverse climate impacts. Some major policy initiatives to achieve this target will necessarily be in the hands of higher levels of government and land owners. Nevertheless, local governments have a role to play both through their own legislation and through encouraging others to adopt sustainable policies. Precedents exist.<sup>1</sup>

Two additional sets of measures to meet to this challenge belong in the RSS:

first, measures to ensure the forests within the Natural Resource Lands and contiguous forested areas are managed for carbon

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<sup>1</sup> For a very recent example, see <http://www.theguardian.com/australia-news/2015/mar/09/byron-bay-first-regional-australian-city-to-commit-to-zero-emissions>).

sequestration as well as sustainable jobs (neither objective is adequately realised at present)<sup>2</sup> and,

second, encourage or require (in some cases) more climate-friendly building practices (passive housing, more use of modern timber products, such as the BC produced cross laminated timber rather than concrete and steel, etc. so that more carbon from the forest harvest is sequestered). The latter, certainly, is within the remit of local governments to influence.

I urge support of the Consortium proposals to **eliminate the Rural Settlement Area designation, and to consider no revisions to OCPs in the JdeF EA before adoption of the RSS** (ideally with an explicit provision that those OCPs will be brought into conformity with the RSS). Moreover, the RSS should require **smaller allowable densities** (and potential development) in most of the area proposed for RSA.

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<sup>2</sup> This could involve

(a) designating extensive forest areas to become “old growth” (which will sequester large amounts of carbon for several hundred years, while providing for some recreation, harvesting of various products etc),

(b) ensuring that the timber harvest rotations and practices involve minimum emissions and increase sequestration (age of harvest, species mix, logging practices—think Wildwood, which in less than two generations saw double the harvest of initial stock, and an increase over the initial forest biomass in diverse species) as well as creating steadier local employment, and

(c) policies which influence the use of the harvested timber. (Current exports of small raw logs don’t only reduce potential value added in the regional and BC economy, they are used largely to make forms for pouring concrete in China, hardly friendly to reducing GHG emissions.)

The justification for these recommendations is not to repeat, and to the extent possible, remedy, one of the main failures to limit sprawl during the decade of the RGS. This failure was to accept a RUCSPA boundary in Sooke (Sooke GCA in the RSS) which far exceeds the area needed for walkable communities there. The results have been sprawl within the initial Sooke RUCSPA (including excisions from the ALR for non-walkable low-density housing), plus the subsequent annexation by Sooke of important rural forested areas in East Sooke and the resulting ongoing habitat destruction and suburban development (some areas not even contiguous with the initial RUCSPA), and the continuation of pre-RGS zoning densities in the JdeF EA which epitomized "rural sprawl" even then. The OCP revisions now being considered in the JdeF EA would exacerbate the situation further, by replacing 4 on 10 zoning with one Hectare lots (avoiding the impediment to sales and development of strata titling, and facilitating a doubling detached houses in the form of large detached secondary suites), and by allowing provision of public water to areas where ground water shortage has been a major (in many cases, the most) important impediment to development.

I look forward to seeing seeing these ideas presented for Board consideration in April.

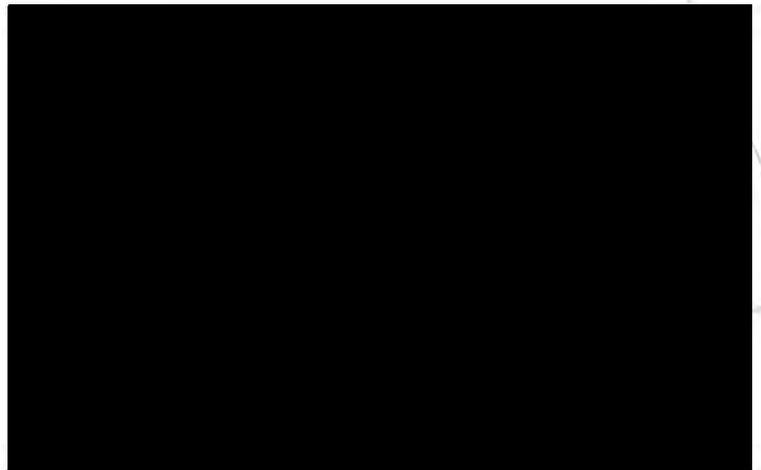
Yours sincerely

A solid black rectangular redaction box covering the signature area.

cc. CRD Board Members (email)

<p>Mar 9, 2015</p>	<p>Sent to <a href="mailto:sustainability@crd.bc.ca">sustainability@crd.bc.ca</a></p> <p>I strongly object to the designation of East Sooke as a Rural Settlement area. It should be designated Rural, as any further development would be severely detrimental to the present rural nature of the community. East Sooke has already been degraded by the annexation of some parts by Sooke, and subsequent deforestation and high-density development, as at Silver Spray. Substantial parts of Metchosin, which is more developed and closer to Victoria, have been designated Rural, and there is an even stronger rationale to accord the same designation to East Sooke, which is further removed from high population areas and has less development.</p>
<p>Mar 9, 2015</p>	<p>Received in the mail.</p> <p><b>PDF Follows</b></p>

You will note that I had tried to submit this online and failed and had then sent an email asking how it could be submitted but got no response. Rather than giving up I thought I'd throw it in the mail. [REDACTED]



Date: February 25, 2015

A municipal policy framework should:

1. Be open-minded and objective and based on facts and actual science, as opposed to being based on politics or crowd science.
2. Recognize that sustainability is about more than just fewer food miles.
  - a. Sustainability can be increased by producing crops where they grow best. Locales that have the best soils and climate produce more with less negative impact.
  - b. Sustainability often increases with scale. This is not to imply that a mega-scale is required, but there is sustainability value (less carbon emissions and better use of water) that come with a level of scale that achieves better efficiency.
3. Recognize that Island farms come in different sizes and have significantly different needs. Careful consideration must be given to the potential impacts of any policy on each segment because policies that benefit one segment may actually harm other segments. The Vancouver Island Coast Regional Agriculture Framework Action (2012)<sup>1</sup> segments Island farms as follows:
  - a. Part-time farm Operators – This group has annual sales of less than \$10,000 in gross receipts per year. *They represent 62% of the farms, but generate less than 8% of industry income.* These farms are not economically motivated; they are lifestyle based and/or may benefit from agricultural tax benefits.
  - b. Developing farm “businesses” – This group generates between \$10,000 and \$100,000+ in gross receipts per year. They represent 28% of the farms, but generate 12% of industry income.
  - c. Established Commodity farms – These are large, well-established farms producing for commodity markets and selling into the mass distribution system. They generate from \$100,000 into the millions of dollars per year. They represent 10% of the farms, but generate over 80% of industry income. They are growing in size (acreage), scale (revenue) and number of farms.
4. The greatest impact on food production would be achieved by incenting the operators described in 3.b and 3.c. Politically, the 3.a folks are the largest and most influential group but they also represent the greatest threat to increased food production. These farms are not economically motivated and their tendency will be to produce at the threshold level needed to get a break on property taxes and other farm tax advantages. These folks may have experienced a capital gain when they sold their farm in another jurisdiction before coming here to retire – but they want to live in the country and buying a “farm” here represents a tax break. These issues is not unique to Vancouver Island and it warrants further study of policy responses in other jurisdictions. Property taxes can be used to modify the behaviour of land owners in a way that encourages higher levels of food production.

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<sup>1</sup> [http://www.gov.bc.ca/itst/down/VI\\_Coast\\_Ag\\_Framework\\_Aug17\\_2012\\_FINAL.pdf](http://www.gov.bc.ca/itst/down/VI_Coast_Ag_Framework_Aug17_2012_FINAL.pdf)

5. Recognize that there are also different types of consumers. Food price sensitivity is virtually non-existent for the wealthiest residents but for average citizens affordability is a major factor. As an example, my wife and I moved our family here in 2013 from Saskatoon and found that house prices are 20% higher, the overall cost of living to be about 15% higher, and food prices are about 10% higher. Meanwhile, incomes for average people are 20% less. It seems odd to us that we can typically buy a basket of BC grapes for 20% less in Saskatoon than you can get them on the Island. Local in-season vegetables are reasonable in price for the most part.
6. Farms need to be profitable to survive and any increases in supply must be accompanied by proportionate increases in demand. Demand need to pull supply not the other way around. If demand exists prices will rise and farmers will respond with increased production.
7. Recognize that British Columbia is a major export trading entity. Food imports and exports are both desirable and necessary for BC's economy.
8. Align with existing federal, provincial and regional food strategies.
9. Focus on issues that CRD has the ability to influence – and don't be afraid to try to influence higher levels of government in relation to policies that impede the viability of local farms. In other words, advocate where you can.
10. Take into account factors that are highly resistant to change:
  - a. The world isn't short of high quality food so much as it's short of people who can afford to buy high quality food. This is as true locally as it is globally.
  - b. In the same manner that residential property values in Greater Victoria have become unhinged from the area's income generating capacity, so too have agricultural property values. The best farm land on the Saanich Peninsula can sell for \$70,000 or more per acre and this price is comparable with land in California where they are able to generate three crops each year. Land cost alone is sufficient to render farming non-viable.
  - c. The grocery business is one of the most competitive businesses in North America. There has been a perpetual price war at the retail level and the evidence of this is that all of the major chains utilize price checkers who go to the other guys store to make sure they aren't selling a can of creamed corn for a penny less than they are. The retailer takes a slim margin, as does the wholesaler, the trucker, the processor and the labour. The farmer is also expected to take a slim margin but they face weather, market, currency, competitive and financial risks that the rest of the value chain does not have to face. They get squeezed on revenue and left to chance on production.
  - d. The majority of North America's fruit and vegetable production occurs in California, Oregon and Washington and Mexico, most of which is only a one-day truck ride from Vancouver Island. The growers in these locations have large efficiencies and economies of scale and access to cheap and plentiful labour. They are also much more productive, Mexico and California for example are able to produce multiple crops each year, and; they have access to cheap but highly productive labour.
  - e. The window for Island grown fresh fruits and vegetables tends to be small – perhaps a month or two long at most. The fact that the further south you go, the earlier crop maturity occurs, provides us with access to affordable fresh fruits and vegetables year round. It seems unlikely that we could displace seasonal crops that are imported from southern food growing regions during times of year that we do not have fresh fruits and

vegetables available. Arguably we could accomplish this with an increase in greenhouse production however to succeed in this we would need to have a cost advantage.

- f. Farm land is not homogenous in terms of its productivity and other characteristics. The optimal use for land is determined by factors such as soil type, topography, drainage, and access to water for irrigation. It's not fair to assume that land that is currently used to produce hay or for grazing livestock could be cultivated for use in horticulture production. Over time, the experience of a farming community will determine the best use for a given parcel of land. It seems highly likely that the largest parcels of land are already being utilized in an optimal manner.

### **Low Cost Policy Responses**

Here are some low cost ideas that could help local food producers:

1. Improving communications by establishing a farm database from which:
  - a. British Columbia's Growing Forward II program has a \$426 million budget allocation but none of this will be spent on promoting the program. The result is that farmers have no idea that there are programs that may benefit them. The more promotion this receives the more benefit will fall to local farms.
  - b. Important news and information about events can be selectively disseminated to each of the three producer segments.
  - c. The use of cloud-based survey software could be used to acquire feedback quickly and effectively (i.e. Survey Monkey)
  - d. Enable Business Retention and Expansion Programing that helps to identify the challenges facing the various segments.
2. Encourage continuous learning.
  - a. Promote the many excellent academic courses and classes that are available, and from which farmers of all ages can benefit.
  - b. Uneducated workers receive minimum wage while a Certified Horticulture Technician can earn two to three times that amount.
  - c. Promote grower field days, one-day seminars and courses (funding is available via Growing Forward II).
  - d. Establish a farm mentorship program for young and emerging farmers. This would not only benefit protégés, it would provide an opportunity for experienced operators to give something back to the agricultural community.
  - e. Having a good educational foundation is important for any business person. Having access to an extension Agrologist should not be a substitute for this kind of learning – in fact people who increase their knowledge level are able to work more effectively with technical experts.
3. Setting a higher threshold for what constitutes farming would:
  - a. Encourage some lifestyle farms to increase production to meet the new threshold
  - b. Allow municipalities to focus on enhancing outcomes for farms in the other two segments
  - c. Increase property tax revenue which can then be used to support farming
4. Provide tax relief to lifestyle farms who rent their land in a manner that maximizes its potential, and/or; penalize those who allow good land to be taken out of production. This will require a

- much better understanding of land quality and best use but it seems like a more realistic approach than trying to raise millions of dollars to establish a Land Trust.
5. Encourage member municipalities to be as open-minded as possible to changes that would benefit agriculture. Consider how other jurisdictions have dealt with various issues. Topics that come to mind include housing for temporary workers and wildlife crop damage.
  6. Establish another farmer category by encouraging families and young people to have a backyard garden or participate in a community garden. Support them by supporting learning that leads to new skills being developed in relation to producing, processing and storing high quality home-grown food. Heat and eat convenience foods have replaced conventional cooking to a surprising extent. Consider that:
    - a. When Babyboomers were growing up during the 1960's the preparation time for the main meal of the day was 1 hour and 20 minutes. Today it averages less than fifteen minutes for many families and it involves home-ready meals (HMR).
    - b. The knowledge of how to cook healthy home-prepared meals is in decline but the knowledge of how to preserve foods through canning, drying, fermenting, storing are virtually lost. Knowledge of food preservation is needed to prolong a family's ability to continue consuming their garden production beyond the immediate post-harvest period.
    - c. Good farm land can be found in places many people wouldn't expect. For example, in Saskatoon there are people who have been profitably farming back yards<sup>2</sup> for a number of years.
    - d. A strategy that encouraged more people to develop gardening skills has benefits:
      - i. Increased ability for our children to continue living here
      - ii. Increased pool of qualified workers and future farm operators
      - iii. Increased local food security
      - iv. Better health outcomes
      - v. Potentially increased sustainability
  7. The notion of municipalities making compost available is a good one, providing:
    - a. It is surplus to the needs of the municipality.
    - b. It is suitable to be applied on farmland
    - c. It is done on a cost recovery basis.
    - d. It is done in a fair manner that focuses on helping farmers who have the greatest need – which is probably the 3B group.
    - e. Alternatives are considered – for example municipalities could supply land on which a "Farm Compost Cooperative" could gather biomass and self-perform the work needed to compost it and distribute it to its members.

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<sup>2</sup> <https://spinfarming.com/creators/>

Mar 8,  
2015

Sent to [sustainability@crd.bc.ca](mailto:sustainability@crd.bc.ca)

Dear CRD Staff;

I'm grateful to live in a region where sustainability is being addressed by the government, and relieved that the CRD planning strategy has moved from "growth" to "sustainability". The Draft Regional Sustainability Strategy outlines some promising initiatives that, if they are developed and implemented, will start us on a path to better sustainability.

I have read the RSS, considered its proposals, and completed the questionnaire. I write this letter to emphasize my concern about one aspect of the plan, the proposal to make Juan de Fuca (except for park and ALR) into a "Settlement Area", the description of which is found below\*. (The OCP for Otter Point as Settlement Area has already been approved; those of Shirley and East Sooke are still in draft form, with the draft maps incorporated in the RSS Map 3.) The replacement of the "Settlement Containment Area"--the existing and locally-supported designation--with a draft "Settlement Area" leaves growth targets open to local interpretation. It is essential to review growth targets and terms (rural settlement, rural lands, settlement area, settlement containment area) for consistency of intent and of use between draft OCPs and RSS. *First, I urge that no more OCPs be approved until the RSS is adopted.* The consequences of land use in Juan de Fuca are significant and regional, as demonstrated in the discussions and resolution of the Ilkay development proposal. The RSS Land Use Planning Map 3 shows all of Otter Point, Shirley, and East Sooke as Settlement Areas and significantly undermines the Regional Objectives of the RSS, specifically by:

- Permitting growth in an area with no infrastructure and poor transit (Objective 1);
  - Permitting growth in the CRD area most exposed to natural marine hazards (Objective 2);
  - Using maps, descriptions, and policies that contradict each other, leaving development open to local interpretation (Objective 3);
  - Permitting growth in areas with no or very limited social services (Objective 4);
  - Permitting growth in the most rural sectors of the CRD (Objective 5);
  - Permitting growth that is remote from population centres and thus expensive (Objective 6)
- Is it really sustainable to locate the 5<sup>th</sup> (of 14) highest percentages of regional growth (Appendix 1) in "the lungs of the region" (p. 17)?

Please reconsider the importance of the remaining rural areas in light of our stated Regional Objectives, and revise this draft in a manner that makes it possible to preserve them, specifically restricting growth to compact, serviced areas.

Thank you for your consideration. Cordially,

\* 406 Settlement Area (from draft 2, East Sooke OCP):

The intent of the Settlement Land Use Designation is to support:

- A. Single family residential uses including duplexes;
- B. Suites to increase the affordability of housing and offer rental accommodation;
- C. Home-based businesses, small-scale neighbourhood commercial activities and small-scale tourism activities;
- D. Light manufacturing of a type and scale appropriate to a rural community;
- E. Civic and institutional uses; and
- F. Community parks

March 8,  
2015

Sent to [sustainability@crd.bc.ca](mailto:sustainability@crd.bc.ca)

My name is [REDACTED] I have a long standing and active interest in land use planning for the CRD and especially for the Juan de Fuca Electoral Area. I am familiar with parts of the LGA that pertain to regional growth strategies and to land use planning. I am also familiar with the several JdF EA OCPs and land use bylaws. I attended one of the first public meetings for the review of the regional growth strategy at the Laurel Point Inn and have tried to pay attention and make comment as the review and planning has been underway since. I appreciate this opportunity to comment and make suggested with regard to the draft Regional Sustainability Strategy.

My comments generally. Overall, I support the objectives of the RSS draft.

The RSS acknowledges the “urgency with which (CRD residents) need to shift to more sustainable ways of living.” I think it is not specific enough about how proper land use management of the Rural Resource Lands (RRL) will support this shift.

I recommend that the Juan de Fuca Electoral Area not be lumped in with the “West Shore” municipalities. Also that the township of Port Renfrew be identified as a “rural growth centre.” I do not think the Port Renfrew OCP area properly captures historic and present “settlement areas” so that some of the parcels adjacent in the RRL should probably be annexed to the Port Renfrew planning area.

The CRD Board is responsible for local government in the JdF EA. While some decisions are delegated to Voting Panels, the whole Board is responsible for how the JdF Official Community Plans match the regional growth strategy. The whole Board also decides on zoning and zoning amendments for the Rural Resource Lands OCP area.

The JdF EA is not a municipality and planning for the EA has completely different priorities as to residential and commercial development. I think including the vast unpopulated RRL and the sparsely populated OCP areas of East Sooke, Otter Point, Shirley Jordan River, Malahat, Willis Point and Port Renfrew in the “West Shore” Sub-Region for discussion obscures the special planning required for these areas.

With regard to the several JdF EA OCP areas where Rural Settlement Areas are identified, I am concerned an error may have occurred because the same label is used for one of the designated policy areas in the Otter Point OCP as is used for one of the designated policy areas in the RSS draft. However, what is meant by each designation does not match so that the OCP designated “Rural Lands” cannot be transferred to the RSS as “Rural Lands” without examination and adjustment.

On page 42 of the RSS draft “Rural Settlement Areas” are described as including “existing and potential rural residential, local commercial and industrial land uses identified in the OCPs for the JdF EA in place at the time of the adoption of the RSS.” The “Rural Lands” policy area is described as including “existing rural residential, commercial and industrial developments.” There seems to be redundancy in the two designations because both designations are said to include “existing” developments. This is not my main concern.

“Natural Resource Lands” are described on page 42 as including “ALR land, PMFL and Crown forestry land.”

In the Otter Point OCP adopted in October 2014 has three "Settlement Area" designations and a "Rural Lands" designation is as follows:

#### 4.1 Settlement Area Designation

The Settlement Area designation signifies that the predominant land use is rural residential; however, agriculture, resource extraction, commercial, industrial, tourism and park and trail uses are also permitted. This designation also includes Kemp Lake, Poirier Lake and McKenzie Lake.

#### 4.2 Rural Lands Designation

The Rural Lands accommodate larger rural residential parcel sizes with a density of one parcel per four hectares. The primary use for the Rural Lands Area is to protect renewable resources including lands designated as ALR, and Crown lands or Private Managed Forest Lands (PMFL) used for forestry purposes. The provisions of Section 4.2 will not apply to the ALR without the approval of the ALC or to Crown lands or PMFL lands until they are removed from Crown ownership or the PMFL designation is removed

It is clear that the OCP "Settlement Areas" can be shown as "Rural Settlement" policy areas in the RSS mapping but the "Rural Lands" designation in the OCP does not fit the Rural Lands" policy designation in the RSS. On Map 9, it looks as if Crown land and PMFL have been included in the "Rural Lands" areas where they should be shown as "Natural Resource Lands." RSS Map 9 should be checked for accuracy.

More general on the Rural Resource Lands.

The Rural Resource Lands OCP area within the JdF EA comprises 132,000 ha, which is over half of the total regional growth strategy planning area. According to the RRL OCP, there are approximately 160 residents in the area. There are approximately 70 property owners, including Crown provincial, Crown federal and Crown municipal. Where, on page 28 of the RSS draft, it says "'a further ten [First Nations] have traditional territories within the region", I have the impression that the traditional territories referred to lie for the most part within the RRL.

Several property owners are corporations rather than private individuals. CRD planning and governance must pay more attention to the RRL because the size and importance of the land area is not in proportion to the number of residents or their interest in regional planning. To a large degree, property owners are not "local" and their interests may not align with local government interests.

The RSS recognizes the need to work with other levels of government to achieve RSS objectives. Because the provincial and federal government manage resources such as forestry, mining, fishing and agriculture, we recommend that the RSS lay out more specific changes or initiatives for working with other governments to achieve policies to support regional sustainability objectives.

On page 42, the description of "Natural Resource Lands" does not include the information that the CRD Board has only limited planning authority for Agricultural Land Reserve land, Privately Managed Forest Land (PMFL) and Crown forestry lands. The degree to which forest practises are sustainable seems at present unconnected to the RSS.

In the Rural Resource Lands, approximately 37.5% of the land is Crown land under tree farm licenses. PMFL accounts for approximately 44.7% of the area. An area of Agricultural Land

Reserve is identified along the San Juan River so that perhaps 83% of the RRL is “Natural Resource Lands” and basically managed by the province. Capital Green Lands mapped for the RSS include parks, ecologically protected areas and the CRD Water Supply Area lands. In the Rural Resource Lands, this is approximately 15.8% of the area. The CRD Water Supply Lands are 12.3% of the area. Existing Parks and Protected Areas are 3.5% of the total RRL area.

(Estimates are from the RRL OCP where the land categories in Table 1 (page 1) do not exactly match the RSS designations. ALR land and privately owned land are grouped with “other lands”.)

Looking at RSS Map 7 showing where the Capital Green Lands are located in the CRD, it is clear that nearly all of the 15.8% of protected area in the Rural Resource Lands is east of the Sooke River. Very little planning seems to be anticipated for the vast area west of the Sooke River. The fact that most of this area is basically under the management of the province could be stated along with goals for aligning provincial regulation and management with regional sustainability planning.

In discussions of reducing or mitigating GHG emissions, the potential for a standing forest in the RRL is not described. I recommend that preserving the old growth and identifying areas where new forests will be preserved to grow on “in perpetuity” be clearly stated as an objective for the RRL. By 2038, the value of ecological services of a properly managed forest in the RRL will outweigh economic benefits from harvesting and exporting timber over the next few years. I believe planning for “sustainable” land use in the CRD must include specific recognition of the challenges and benefits of regional planning for the RRL.

I would like to see more explicit statements about the need to preserve old growth forest and to allow a significant portion of the Rural Resource Lands forests to grow on to maturity and beyond. Preserving old growth, replanting, and growing-on forested areas in the RRL could be the most important initiative undertaken to mitigate green house gas emissions in the CRD.

I recommend that in each Part of the RSS and in each description of objectives, the Rural Resource Lands be mentioned more specifically. I have identified places where such specific comment seems appropriate.

page 16. add a bullet or two for the RRL: increasing the amount of Capital Green Lands in the RRL to increase the carbon sequestration capacity of the CRD; to enhance the habitat preservation and economic diversity of the RRL; to preserve and enhance natural services provided by wild land: water supply, clean air, fisheries protection

page 17. The last paragraph on Regional Context describes the contributions of “rural areas” and “urban areas”. By including the whole of the JdF EA in “West Shore” the fact that nearly 132,000 hectares is “wild land” is obscured. There needs to be a discussion throughout of a third category: the wild lands. Rural areas are not “wilderness areas” in any lay person’s understanding of the word. Elk are not sheep. Consider the National Fire Protection Association guidelines for rural and wild land areas. Except that the RRL area is “unincorporated”, it is not “rural” in any sense.

page 18. quote: “The western part of the region is predominantly within the Coastal Western Hemlock biogeoclimatic zone” etc. This description could well be reworded to make clear that “West of the Sooke River is predominantly within the Coastal Western Hemlock biogeoclimatic zone” etc.

page 21. quote: “smaller urban centres in the West Shore and Peninsula” The JdF EA is recognized in the last of the eight bullets. An additional bullet specifying that “no residential development is projected for the RRL” would be appropriate.

page 22. The District of Sooke and the EA are categorized as “West Shore”. In my view, this conflicts with the description on page 21.

page 23. Table 1. Sooke and the JdF EA do not belong in the “West Shore” grouping. This grouping obscures the challenge for the District of Sooke to diversify its economic base so that it does not become more of a bedroom community with unsuitable commuting distances to employment. It obscures the very low level of development desired for the JdF EA.

page 24. Land use and transportation structure. The first bullet mentions “West Shore” as accommodating population growth and requiring transportation routes. This should not include Sooke and the EA. The next two bullets mention “low growth rate” and limited demand for land use change. These two bullets are appropriate for the JdF EA and especially for the RRL OCP area. The District of Sooke, while it does not belong in the West Shore grouping, does have the challenge of population growth, local employment, and transportation to employment in commercial, service and industrial areas east of Sooke.

page 25. Access to nature is mentioned as contributing to the “high quality of life” and therefore is cited as an attraction for “businesses that seek amenity-rich locations.” This supports a thread discussing the wild land areas as part of the human economic package: recreation opportunities in the RRL enhance the economy of the CRD.

page 26. The “LGA specifies that a regional growth strategy must address parks and natural areas”, “economic development,” and “targets and policies for GHG emissions”. Where the RSS addresses these requirements, it could build on the present RGS by expanding the role of the Rural Resource Lands.

page 27. While several communities in the JdF EA are reviewing their OCPs, residents have been told that the revised OCPs may have to be further revised if they are not consistent with the RSS bylaw. On page 42, the draft RSS says that “Rural Settlement Areas” and “Rural Lands” will be identified through OCPs for JdF EA in place when the RSS is adopted. It is necessary that the RSS policy be clear enough on objectives and actions for the RRL and settled areas of the JdF EA that “Rural Settlement Areas” can be identified without further controversy. I have mentioned above that the “Rural Settlement” and “Rural Land” policy areas do not seem much different: the former identifies existing and potential development areas and the latter existing development areas.

page 28. First paragraph. quote: “Some lands within CRD boundaries are not subject to local or regional land use planning” etc. The RRL should be mentioned specifically at this point: “Nearly all of the Rural Resource Lands in the JdF EA and some other lands are not subject to...”

page 30. I suggest that the Regional food systems service recognize the value of wild lands and watersheds as they affect local rainfall patterns, the fisheries and other harvest of “wild” food.

page 41. “Natural Resource Lands” Where Crown land is under a TFL but no active logging is taking place, the land should be open for recreation. I would like the RSS policy to encourage Crown and PMFL owners to allow eco-tourism as a use on their land.

page 43. Reference to Map 7, Capital Green Lands and Blue Spaces Core Area. As above, there is nothing in the RSS planning for 2038 that clearly supports expanding the Capital Green Lands and Blue Spaces west of the Sooke River. What does “Capital” mean in this context? Is it Capital as in CRD or Capital as in near the core of urban development? Nearly all of the RRL OCP area is “Natural Resource Lands” at this time which better supports timber harvest than conservation for ecological benefits. Please re-think for 2038 and include more specific statements about increasing the “Green Lands and Blue Spaces” area in the Rural Resource Lands.

page 55. “Forested lands...play a role in sequestering carbon.”

page 58. “The CRD’s primary strategies for achieving the 33% reduction target focus on ...existing Growth Centres and General Employment Lands”.

page 59. The BC Climate Action Charter

I think that the potential for carbon sequestration in 132,000 ha. of wild land is seriously understated in this planning. “Sequestration” is the opposite of “emission” but it works towards the overall objective. “Wild” is the opposite of “urban” but it is an apt description of over half the RSS planning area. I understand that the province over-rides the regional district in land use planning for the Crown land and PMFL, but I would like the RSS to mention and work towards having the province support regional planning goals for 2038. Does the BC Climate Action Charter speak to the value of standing forests for mitigating GHG emissions? What does the actual process of timber harvest contribute as GHG emissions?

page 65. Policy 1.5 The CRD agrees to: 1.5.1 through 1.5.4

This is great. What is missing is recognition of how much forested land is potentially involved. Again, the JdF EA has been elsewhere put in a category with “West Shore” and nowhere acknowledged as over half the RGS/RSS planning area. People seem to be blind to this fact and if we can’t see it, we can’t address the challenges properly.

page 66. Policy 1.6 There are very few references in the RSS to policies that will protect fish bearing streams. Most of these streams have their headwaters in the RRL. Noted also that hunting deer for meat is a permitted use in the JdF EA if not in Oak Bay and Saanich.

pages 68-70. The RSS should include a map showing the projected sea-level rise for shorelines and estuaries. Discussion of hazards and resiliency needs to address fire hazards in wild land forests and ensuring forestry practises that reduce fire hazards and restore the ecological function of natural vegetation in increasing local rainfall and retaining groundwater for properly functioning watersheds.

pages 73-74. 2.3.6 OCPs for the JdF EA Good to see an acknowledgement that farms that are not on ALR designated land also need support with potable water supplies and policies to discourage fragmentation. Because so many fish bearing rivers have their headwaters in the JdF EA an action to ensure protection and enhancement of fish bearing river systems is suggested

as the second bullet [fish being local food]: “increase protection of watersheds for fish bearing river systems”

page 76. second to last paragraph. Putting the JdF EA in with the West Shore obscures the point that while property in the EA may be inexpensive, residential development in the JdF EA has

other costs. This is not an area where new housing for “low and moderate-income” residents should be located. Because of the commuting distances, new residential development should be limited to what is currently permitted. A challenge for planners and residents is that real estate sales and development are important sources of income for JdF EA and District of Sooke residents. There is a persistent Everyman conflict between “income” and “sustainable development”.

page 78. 3.1.8 As noted above, the RSS map showing “Rural” and “Rural Settlement Areas” does not seem to reflect the current OCP for Otter Point.

page 80. Policy 3.2 Protect the integrity of rural lands

It is not clear that there is any “urban” development in the JdF EA. How is urban defined? Using the NFPA guidelines, it seems there are rural areas and wild land areas in the EA. As stated earlier, the Rural Resource Lands is not “rural land” except that it is an unincorporated area with the regional board as the local government body. For land use planning, as opposed to governance, the RRL should be seen as “wild land”.

page 81. Policy 3.3 Integrate land use and transportation planning.

3.3.4. Including the JdF EA with the West Shore communities obscures the challenge of public transport and reducing single passenger vehicle trips to and from the EA.

page 83. “The outstanding natural beauty of the region is one of its greatest assets” etc. I would like the CRD to “bite the bullet” and be more assertive protecting and enhancing this asset in the RRL.

page 86. 4.1.7 I suggest adding to this bullet by saying how the action will be carried out: “Increase public access to natural environment areas” by acquiring more public green space and negotiating for access with other property owners.

4.1.9 I suggest a bullet that speaks to protecting more of the natural beauty of the RRL wild land. “work to preserve old growth forest and to increase the inventory of standing forest in the RRL OCP area”

page 89-90. Policy 4.4 Leverage public investment and land use to support economic growth

4.4.3 “Protect the region’s natural environment and quality of life features as a draw for investments.” Suggest adding a bullet after this saying the CRD will invest in more public green space in the RRL.

“Provincial agencies are requested to:”

4.4.8 this bullet is about aggregate and mineral mining. I suggest another bullet where the provincial agencies are requested to “Continue to address environmental and community impacts of forestry practises in collaboration with municipal and regional governments.”

pages 93-94. Objective 5 Conserve and enhance our natural environment.

Since the Rural Resource Lands overwhelmingly has the largest potential and presence as a “natural environment”, the RRL wild lands should be identified in this section.

	<p>page 95-99. If the RRL are introduced in the discussion pages 93-94, these bullets on CRD actions to protect...the natural environment” are excellent. I think that if the RSS does not actively and consciously look to the wild lands of the RRL in the JdF EA, the many values of this resource area for 2038 will not be realized.</p> <p>5.1.7 The Riparian Areas Protection regulations do not currently apply to forestry in TFLs or PMFL. There are regulations for forestry practise that are intended to protect watersheds for fisheries. These need to be reviewed for effectiveness and improved/enforced where necessary. We request a bullet to the effect that the CRD will “collaborate with DFO etc. to protect watersheds.”</p> <p>5.1.10 How/when will lands acquired after the adoption of the RSS be mapped? This isn’t clear on page112 where information updates are described. Please include language that ensures protection of Green Lands acquired after the RSS is adopted.</p> <p>5.2.4 “Adopt OCPs for the JdF EA that identify policies to mitigate the impacts of land use and development on fresh and marine water quality and quantity, including watersheds and groundwater resources.”</p> <p>This is exactly the type of action by the CRD that is needed. However, as stated before, collaboration with the provincial and federal government on regulation of land use will be needed to mitigate and protect, etc. especially in the RRL OCP area.</p> <p>5.2.7 “Ensure that land and resource use activities meet government standards to protect fresh and marine water quality etc.” Yes. Clearly stated at this point. Needs to be introduced and stated at the other points where it is relevant.</p> <p>pages 100-101. Policy 5.3 Protect the natural resource land base</p> <p>Again, since the RRL OCP area includes a huge proportion of the “Natural Resource Lands” identified in the RSS, it would make sense to state this in the RSS text.</p> <p>5.3.4 As requested elsewhere, please make sure that mapping of Rural Settlement Areas for the JdF EA accurately shows the present “settlement” and “settlement containment areas” designated by the OCPs.</p> <p>pages 101-103. Objective 6 Provide public infrastructure, facilities and service that are cost effective.</p> <p>The JdF EA does not have the same public infrastructure requirements as the municipalities. In the RRL OCP area any public infrastructure would be installed to serve populated areas outside of the RRL with the exception of infrastructure/facilities needed to operate parks and public green space.</p> <p>END</p>
<p>Sent March 9, 2015</p>	<p>The following are my comments regarding the RSS. I will be commenting specifically on the lands called the Rural Resource Lands (RRL) in the RGS rather than the Natural Resource Lands specified in the RSS. The forested lands of the RRL need to be specifically addressed in the RSS as these lands are forested and therefore have great potential for carbon storage. Coastal temperate rainforests such as the RRL provide the best land carbon storage in our latitudes ( to</p>

	<p>1300 tonnes of carbon per hectare stored). Conserving these lands as forests is our best option to store carbon and do our part in mitigating climate change. The CRD has the responsibility and the obligation to keep human settlement out of this area and so the RSS needs to stress that the these lands remain as forests in perpetuity and that this will be enforced by the CRD. The 130,000 ha of forest in the Rural Resource Lands are very significant in the CRD as a prime way to mitigate climate change.</p> <p>Also, there should be no change to the present 120 ha zoning in these lands.</p> <p>The RSS also needs to ensure that present and any future settlements in these areas are kept compact and that they do not at any time extend into the Rural Resource Lands areas. It is not certain whether the presently designated Rural Settlement areas in the RSS maps may in fact already extend into the RRL. Urbanization and rural sprawl has to be avoided and rural settlement areas have to remain very compact to avoid carbon-based development and vehicular traffic. There should be no extension of water services to these rural areas to ensure the compactness of the area.</p> <p>These forests will serve as the lungs of the CRD, habitat for wildlife and areas for recreation if the RSS specifically looks at the RRL, identifies these forest lands with these attributes and firmly states that development or settlement will not be allowed in the Rural Resource Lands.</p> <p>Furthermore, if it is within the mandate of the RSS, it would be worthwhile to promote improved forest management of these forests with the province. Improved forest management would include longer rotations, eliminating waste, and selective logging. All these are crucial to preserve a functioning ecosystem into the future. Value-added forestry would create more jobs. Forestry can be an important part of the low-carbon economy of the future but not without more conservation and improved logging practices.</p> <p>Thank you.</p> <hr/> <p>Second email:</p> <p>I just want to clarify one point in my comments. The third paragraph in my feedback reads: The RSS also needs to ensure that present and any future settlements in these areas are kept compact and that they do not at any time extend into the Rural Resource Lands areas.</p> <p>For clarity, it should say:</p> <p>The RSS also needs to ensure that present and any future settlements in the Juan de Fuca electoral area are kept compact and that they do not at any time extend into the Rural Resource Lands areas (Juan de Fuca forest) identified in the original RGS.</p> <p>Thank you.</p>
<p>March 9, 2015</p>	<p>Phone call, then email sent to Regional and Strategic Planning Staff</p> <p>I appreciate your acceptance for my late submission as discussed with Susan Palmer yesterday. (the lateness is due to dental surgery)</p> <p>I have kept it as simple and short as possible.</p> <p>I have added some longer term goals as I believe that they should also be considered to be part of the vision of the RSS into the future.</p> <p>Thank you.</p> <p><b>PDF follows</b></p>

**Submission [REDACTED] Senior Management Planner, [REDACTED]**

Re: Regional Sustainability Strategy (RSS)

March 9, 2015

Thank you for the opportunity to submit a short statement on concerns regarding the draft Regional Sustainability Strategy. I support the submission from the Consortium [REDACTED]

[REDACTED] Some of my comments below will echo those.

- 1) The RSS must be strengthened and be stronger than the RGS. That is not apparent in this draft.
- 2) The RSS must have a clear implementation strategy so that the public can rely on the RSS to uphold the clear, binding laws to protect their communities from sprawl and developer driven development.
- 3) The RSS must have a clearly stated vision for the future with clear goals. The primary focus must be on creating compact communities within the urban development boundaries.
- 4) Strengthen the goals to protect green space, and protection of endangered and fragile ecosystems and habitat. (E.g. why are we letting the Garry oak grove by Florence Lake and the highway be fragmented and destroyed?)
- 5) The RSS must clearly protect rural communities. That is not clearly stated and my point #6 below raises serious concerns in one of the rural areas.
- 6) Major concerns around the Juan de Fuca area and the existing planning eg new designation of Rural Settlement Lands that will lead to rural development and sprawl. That designation undermines all the high language about controlling green house gas emissions and planning compact communities. It is an anathema to good planning principles. Many citizens feel threatened in the rural communities by the pressure from those who would like to benefit from development.
- 7) Quoting [REDACTED]' submission.

I urge support of the Consortium proposals to **eliminate the Rural Settlement Area designation, and to consider no revisions to OCPs in the JdeF EA before adoption of the RSS** (with an explicit provision that those OCPs will be brought into conformity with the

RSS). (That issue has been raised in the rural communities and is a serious concern)

Moreover, the RSS should require **smaller allowable densities** (and potential development) in most of the area proposed for RSA.

- 8) The Rural Resource Lands should be given more protection and more attention. They make up 2/3 of the land base of the CRD (excluding the Gulf Islands). This is a critically important region for all residents of the CRD. Existing provincial forest management regulations are extremely weak and do not protect fish and wildlife habitat, endangered ecosystems, tourism and recreation values, scenic values and the potential for carbon sequestration. More attention must be paid to the coming impacts on the environment from climate change. With the present clearcut logging of 40-50 year old trees across the region and logging of remnant old growth and older second growth forests there is clearly no thought for the future, or the future forest. Or for the benefit of these forests for the communities into the future.

There is recognition that management of the forests are under provincial jurisdiction, however, wholesale unsustainable liquidation of the forests in the RRL negatively impacts the residents of the CRD. Therefore, the RSS should reflect concern about this critical forested landscape and state that better forest practices that plan for a future forest with protection for all values is critical for the sustainable future of the CRD.

- 9) Concerns have also been raised from citizens in both Central and North Saanich of dense developments having been approved by previous councils, that appear not to be in compliance with the RGS. This raises the concern over the ability of the CRD to implement and enforce the new RSS strategy so that these abuses do not continue into the future. The RSS must be very clear about the goals and implementation strategy. The communities in the whole CRD must be supported by a very strong RSS and strong CRD board to ensure that we have planning that creates a sustainable region into the future.

- 10) Transportation needs more attention.

**The RSS should and must be a visionary document with a clear eye to the future.**

No piped water outside of urban containment areas.

No minor amendments.

Protection of ALR agricultural lands. Examination of the potential for an agricultural lands levy like the parks levy to help protect agricultural lands and ensure that they are used for agriculture and growing food.

Expand the issue of protection of lands and ecosystems. The short and long term goal and vision must include more protection for lands, waters, wetlands and coastlines.

Examination of what other jurisdictions have done, for example, a coastal strategy. The California Coastal Commission. The CRD could be a leader.

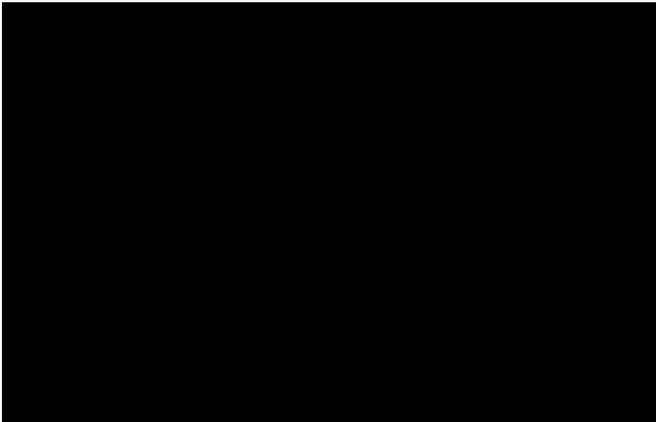
Extension of the Juan de Fuca Marine Trail Provincial Park to the West Coast Rd.

Protection of Muir Creek.

Establishment of Community forests. (Interior communities are doing this, why not the CRD?)

Thank you for your time and attention.

Yours sincerely,





# **APPENDIX III**

## **Formal Letters Received**



March 9<sup>th</sup>, 2015

Signe Bagh, MCIP, RPP  
Senior Manager, Regional & Strategic Planning  
Capital Regional District, Planning and Protective Services  
625 Fisgard St. PO Box 1000  
Victoria, BC, V8W 2S6

**Re: Consultation on CRD's Draft Regional Sustainability Strategy (RSS)**

Thank you for your letter on February 10<sup>th</sup>, 2015. The West Shore Developers Association (WSDA) has many very serious reservations about the process underway at the CRD, and this Draft RSS for a number of reasons.

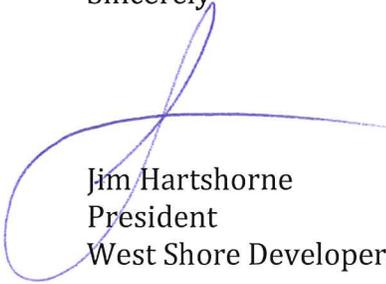
1. The WSDA was not consulted in the drafting of the Regional Sustainability Strategy (RSS) at all until a phone call was received on January 30<sup>th</sup>, 2015 asking if our group wanted to complete an online survey. This phone call was followed up with an email on the same date notifying the WSDA that it had until March 9<sup>th</sup> to submit feedback. The WSDA has not met since prior to the Jan. 30<sup>th</sup> phone call, and met today for the first time, where we decided to strike a committee to review the RSS in appropriate detail. As such the WSDA has not had time to review the document adequately and will require more time to do so. Since you state that the CRD did in fact seek feedback from several CRD Advisory Committees and working groups, evidently the WSDA was not welcome to participate in any of these early stakeholder input opportunities, and we are either an afterthought, or perhaps purposefully sidelined.
2. The West Shore is projected to be the receiving area for approximately 50% of all development in the region (at about 1,000 units per year) over the forecast period of the RSS, and yet the development industry in the West Shore was not consulted whatsoever in either of the earlier Draft versions of the document. This is despite the City of Langford Planning Staff urging the CRD to consult with our Association at least as far back as February 2013.
3. Greenhouse Gas (GHG) reduction is elevated to the level of crisis above all other priorities in the region over numerous pages in this document. While clearly a very important issue worthy of being addressed at this high level, it seems that other critical matters to the Region are ignored or sidelined at the expense of this focus on GHG reduction.
4. Traffic Congestion – The RSS focuses on GHG reduction, forecasts relatively massive population growth in the West Shore, and claims as its #2 “Keystone Initiative” a “more sustainable transportation system”. However the East-West traffic congestion is not addressed at all, other than to dismiss rapid

transit in one single bullet point on page 24 as being “challenging” as a solution. Given existing land use and zoning approvals, and RSS growth forecasts, this represents a complete lack of leadership and planning on one of the most significant and growing challenges this region will face moving forward. Increasing congestion will severely impact quality of life, health and wellness, and GHG generation. It would seem to the WSDA that the RSS is precisely the place high level support for improved East-West public transit would be identified as a priority. If the CRD was serious about its stated Vision to achieve “transformational change by boldly: shifting to affordable low carbon, energy efficient lifestyles”, and its Objective One to “Significantly reduce community-based GHG’s” it seems this might be a good place to focus.

5. Sewage Treatment and how it is designed, constructed and operated will be a defining priority in the Capital Region over the intended lifespan of this RSS, and yet it is not even mentioned in the document. This will have wide reaching implications to planning and growth in the region, not too mention massive impacts to GHG production depending on the design, construction methodology and future operation of the system. The RSS should have some mechanism that relates to the sewage treatment program at the very least.
6. The maps are overly specific and intrude on Local Government land use authority. It is not appropriate for the CRD to micro-manage local government land use authority through the use of detailed land use planning maps. This sets up conflict with the local government, including potentially requiring local government to apply to amend the RSS for relatively minor OCP and zoning amendments. Further to this, the maps in the draft document are not accurate as currently drafted, and miss some areas of zoned General Employment land in Langford. Municipalities should not support such detailed mapping being incorporated into the RSS.
7. According to your letter of February 10<sup>th</sup>, 2015, the CRD intends to push through a Public Hearing in August of this year. This RSS stands to have far and wide reaching impacts for five to ten years in the Capital Region and cannot be rammed through in such a premature state. Private land-use applicants would be accused of attempting to skirt due process if they requested a summer Public Hearing. By sticking to this date it creates an appearance that the CRD would like to quietly adopt this RSS without too much public scrutiny.
8. A significant portion of the drafting of the RSS was done during the lead up to the 2014 municipal election campaign. Subsequent work would have been underway during the early portion of the new Council term with several new faces and changes to the CRD Committees, in addition to the distraction that it is the CRD’s sewage treatment project. It doesn’t seem that this crucial land use planning document has been afforded enough public scrutiny to be considered ready to advance into the final Adoption stage.

This RSS is not close to being ready for Adoption and needs to be delayed so that proper consultation with a wider range of stakeholders can be completed. The WSDA has now formed a committee to review the RSS in greater detail and will provide this detailed comment back to the CRD soon.

Sincerely

A handwritten signature in blue ink, appearing to read "Jim Hartshorne", with a large, sweeping flourish extending to the left and then curving back up to the right.

Jim Hartshorne  
President  
West Shore Developers Association

March 9 2015

Signe Bagh  
Senior Manager Regional Planning  
Capital Regional District  
625 Fisgard Street  
Victoria, BC  
V8W 1R7

Dear Ms. Bagh,

**Re: Submission on the Regional Sustainability Strategy (Draft October 2014-Revised)**

The CRD RGS has been recognized internationally as one of the best regional plans in North America.<sup>1</sup> It sets clear targets and policy direction for the region. In particular, the establishment of the Regional Urban Containment and Servicing Policy Area promotes the protection of rural and agricultural lands, diminishes development pressures upon green and blue spaces, and facilitates compact, urban settlements where citizens can access public transit and have lower reliance upon automobiles.<sup>2</sup>

As of 2008, the region had exceeded its target of locating 15% of new dwelling units within the City of Victoria consistently since 2001,<sup>3</sup> and had met its target of locating a minimum of 90% of the region's new housing within the urban containment area between 2003 and 2008.<sup>4</sup> Other regions developing strategic plans have acknowledged the effectiveness of the RGS strategies, for example, citing the CRD's effectiveness in protecting natural species through the Regional Green/Blue Spaces Strategy.<sup>5</sup>

The success of the RGS in pointing the region towards resilient forms of community provides an excellent beginning. Further steps towards sustainability are needed now as the region transitions to the Regional Sustainability Strategy. The change in name to a Regional Sustainability Strategy underscores the commitment by the CRD to further develop its leadership in sustainable

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<sup>1</sup> Statement by Jack Diamond, Diamond and Schmitt Architects, Officer of the Order of Canada and recipient of the Royal Architecture Institute of Canada Gold Medal to the Downtown 2020 Conference November 17 2003.

<sup>2</sup> *Local Government Act*, R.S.B.C. 1996, c.323 s. 855(2). Capital Regional District Regional Growth Strategy, Appendix "A" to Bylaw No. 2952, August 2003.

<sup>3</sup> State of the Region Report: 2008 Regional Growth Strategy Five-Year Monitoring Review (November 2008), at 18.

<sup>4</sup> *Ibid* at 19.

<sup>5</sup> Regional District of Okanagan-Similkameen, Environmental Issues and Options For the South Okanagan Regional Growth Strategy, at 7.

[http://www.rdosmaps.bc.ca/min\\_bylaws/planning/rgs/ReportsAndStudies/RGSVol1EnvIssuesOptionFinal06.pdf](http://www.rdosmaps.bc.ca/min_bylaws/planning/rgs/ReportsAndStudies/RGSVol1EnvIssuesOptionFinal06.pdf).

strategic planning by building on what is working, such as the strong urban containment policy. The success of urban containment underpins the achievement of many of the other key policies goals that have been identified regionally, such as promotion of food security, reduction of greenhouse gases, and creating compact, walkable neighbourhoods.

The local governments in the region deserve congratulations on setting a course for sustainability in the existing RGS. It is important to note that the direction set in the 2003 RGS is mirrored in many other best practices planning and growth management documents. In particular, Metro Vancouver has just completed a comprehensive update of its RGS, the foundation principles of which are:

- create a compact urban area;
- support a sustainable economy;
- protect the environment and respond to climate change impacts;
- develop complete communities; and
- support sustainable transportation choices.<sup>6</sup>

The attached White Paper prepared by the Environmental Law Centre at the University of Victoria highlights successful planning and infrastructure best management practices that must form the cornerstones for the new RSS. By building upon the strengths of the existing RGS, this White Paper aims to set a baseline of required RSS policies necessary to achieve sustainability over the long term.

We direct your attention to the recommendations that are fully explained and referenced in the White Paper:

1. Reform governance in the region to:
  - (a) Establish shared decision-making with First Nations; and
  - (b) Apply a carbon evaluation framework to all decisions made at the CRD.
2. Create compact complete communities in planned locations where a range of affordable housing and transportation options are available.
3. Integrate green infrastructure throughout all communities in the region through expanded and updated green/blue spaces and biodiversity corridor planning, including extending the Green/Blue Spaces Strategy to the Juan de Fuca landscape and using integrated rainwater/stormwater management approaches.
4. Support the sustainable regional economy through the efficient use of natural resources and products within green industry, building on the strong protection of the rural working landscape and Victoria Economic Development Strategy.

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<sup>6</sup> Metro Vancouver, Metro Vancouver 2040 Shaping Our Future (Regional Growth Strategy Bylaw No. 1136, 2010) <http://www.metrovancouver.org/planning/development/strategy/RGSDocs/RGSJan-14-2011SubmittedtoAffectedLocalGovernments.pdf>.

5. Reinforce the regional food system by continuing to protect all agricultural land and creating an integrated food system strategy for food security and a vibrant agricultural industry in the region.

I am pleased to discuss the White Paper and any of the recommendations with you.

Yours truly,

A handwritten signature in black ink, appearing to read 'DC' followed by a long horizontal line and a small flourish at the end.

Deborah Curran  
Lawyer, Professor  
Environmental Law Centre

# Sustainability in the Capital Regional District:

Sustainable Systems and their Implementation  
through the Regional Sustainability Strategy





# **Sustainability in the Capital Regional District:**

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A White Paper prepared for the Dogwood Initiative by students and staff  
in the University of Victoria's Environmental Law Clinic:

Alex Etchell, Natasha Gooch, Naomi Kovak, Maya Stano, and  
Laura Weston-Baradoy, students

Deborah Curran, lawyer and Hakai Professor in Environmental Law and  
Sustainability

July 2011





*The people who have lived at the south end of Vancouver Island for the last 15,000 years know that it is a very special place, in Canada and in the world.*

*In order for the Capital Region to continue to be special for succeeding generations, the citizens and their leaders must keep the city and the countryside separate.*

*The farmlands, forests and natural areas needed for the wildlife, water, food and fiber must be protected from sprawl. The growth that is coming must be guided to revitalize and intensify the area that is already developed, so that coming generations will still be proud to call this place home.*

*Robert Liberty  
Executive Director  
Oregon Sustainable Cities Initiative  
University of Oregon*

*Former Councilor for Metro Portland  
and Executive Director, 1000 Friends of  
Oregon*



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## Preface: Indigenous Lands

The landscape of the Capital Regional District lies within Coast Salish and Nuu-chah-Nulth territories where treaty and aboriginal rights and aboriginal title exist. Some areas of the Capital Region are also subject to modern land claims. We acknowledge the Coast Salish and Nuu-chah-Nulth communities in the region and their traditional territories that are the foundation for this White Paper. These 10 communities include:

- Esquimalt First Nation
- Malahat First Nation
- Pacheedaht First Nation
- Pauquachin First Nation
- Scia'new First Nation
- Songhees First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tseycum First Nation
- T'souke First Nation

Courts have not yet ruled that local governments have a duty to consult with First Nations as part of the Crown's responsibilities under the *Constitution Act, 1984*. However, the *Local Government Act* requires a regional district to consult with First Nations as part of the development of a Regional Growth Strategy (RGS).<sup>1</sup> The regional district board must adopt a consultation plan that provides opportunities for early and ongoing consultation with First Nations. As recognized by the Capital Regional District in its 2010 Public Participation Framework:

*Consultation and engagement with First Nations is different than public consultation because it is driven by the law, not just good public policy. The Canadian courts have emphasized that the federal and provincial governments must consult with First Nations when making*

*decisions that may affect aboriginal and treaty rights and accommodate those rights where appropriate. Aboriginal and treaty rights are also protected under the Constitution of Canada.*

*It is important to keep in mind that the CRD [Capital Regional District] cannot assume responsibility for the legal obligations to consult now imposed on the senior governments. It can, however, be delegated procedural steps such as gathering information on First Nations interests. It is also important to recognize that First Nations and the CRD are neighbours so it makes sense to work with First Nations in a meaningful way to seek their input, to apply their input to avoid future problems and to seek opportunities to work together whenever working on a project that may affect their interests or provide opportunities to build a stronger relationship.<sup>2</sup>*

Sustainability within a region requires that all levels of government share decision-making in meaningful ways. Acknowledging that First Nations are an order of government with the Constitutional status like the provincial and federal governments, and that reconciliation of aboriginal rights and title will result from shared decision-making, it is important that the foundation of a Regional Sustainability Strategy be a commitment to creating a governance structure at the regional level that explicitly takes into account the interests of indigenous communities and enables them to co-develop region-wide strategies. The Regional Sustainability Strategy is an opportunity to create a governance structure where the Coast Salish and Nuu-chah-Nulth nations in the region can exercise treaty and aboriginal rights with the support of local governments and local government can develop long-term strategies with the support of the Coast Salish and Nuu-chah-Nulth nations.

<sup>1</sup> *Local Government Act*, R.S.B.C. 1996, c.323 s. 855(2). Capital Regional District Regional Growth Strategy, Appendix "A" to Bylaw No. 2952, August 2003. [http://www.crd.bc.ca/reports/regionalplanning/\\_generalreports/\\_regionalgrowthstrate/\\_regionalgrowthstrate/regionalgrowthstrate.pdf](http://www.crd.bc.ca/reports/regionalplanning/_generalreports/_regionalgrowthstrate/_regionalgrowthstrate/regionalgrowthstrate.pdf)

<sup>2</sup> Capital Regional District (2010) Capital Regional District Public Participation Framework (Victoria: Capital Regional District) at 6. <http://www.crd.bc.ca/about/documents/2010-may-participation-framework.pdf>



## Executive Summary and Introduction

### Regional Growth Strategies

The Capital Regional District (CRD) is currently in the process of updating its strategic growth document, the *Regional Growth Strategy* (RGS) of 2003, and renewing its purpose and scope to reflect this region's commitment to sustainability. Titled the *Regional Sustainability Strategy* (RSS), the purpose of this regional bylaw is to "promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources."<sup>3</sup> Ultimately, an RGS provides a way for a regional district and member municipalities to coordinate land use planning, infrastructure servicing and amenities to shape growth in a way that improve overall quality of life in a region.

The population of the CRD was 364,000 in 2008,<sup>4</sup> which is projected to increase by 0.9% per year to 390,000 by 2016, and to 475,000 by 2038.<sup>5</sup> While this is not considered a high growth rate by West Coast standards, balancing a changing population demographic with environmental protection, social resilience, and a changing economy takes foresight and creativity.

The Capital Region's competitive advantage from an economic perspective highlights its best features:

- The Island location and small geographic scale attracts people for the lifestyle and environment reasons while offering a very high quality of life due to the natural environment, attractive urban and rural communities, excellent public services, climate and good local government;
- The proximity to the ocean provides many economic and recreation opportunities;
- There is a core of talented, creative and in-

novative people in the technology, arts and culture, agriculture and other industries.<sup>6</sup>

These strengths also point to the challenges of living and shaping development in the region, namely the price of housing that can make it difficult to attract young employees and new firms. In addition, changing land use jurisdiction in the region, such as the provincial government approving the removal of private land from provincial regulation under forestry tenures, point to unique regional challenges that warrant an updated analysis of growth and sustainability in the CRD.

### The Success of the CRD RGS

The CRD RGS has been recognized internationally as one of the best regional plans in North America.<sup>7</sup> It sets clear targets and policy direction for the region. In particular, the establishment of the Regional Urban Containment and Servicing Policy Area promotes the protection of rural and agricultural lands, diminishes development pressures upon green and blue spaces, and facilitates compact, urban settlements where citizens can access public transit and have lower reliance upon automobiles.<sup>8</sup> As of 2008, the region had exceeded its target of locating 15% of new dwelling units within the City of Victoria consistently since 2001<sup>9</sup> and had met its target of locating a minimum of 90% of the region's new housing within the urban containment area since 2003.<sup>10</sup> Other regions developing strategic plans have acknowledged the effectiveness of the RGS strategies, for example, citing the CRD's effectiveness in protecting natural species through the Regional Green/Blue Spaces Strategy.<sup>11</sup>

The success of the RGS in pointing the region

6 City of Victoria, *Strengthening Victoria's Economy: Proposals for a Strategic Plan* (May 2011) <http://www.victoria.ca/business/pdfs/economic-development-strategy-proposals-v2.pdf>.

7 Statement by Jack Diamond, Diamond and Schmitt Architects, Officer of the Order of Canada and recipient of the Royal Architecture Institute of Canada Gold Medal to the Downtown 2020 Conference November 17 2003.

8 *Supra* note 1.

9 State of the Region Report: 2008 Regional Growth Strategy Five-Year Monitoring Review (November 2008), at p. 18. ("State of the Region Report").

10 *Ibid* at 19.

11 Regional District of Okanagan-Similkameen, *Environmental Issues and Options For the South Okanagan Regional Growth Strategy*, at 7. [http://www.rdosmaps.bc.ca/min\\_bylaws/planning/rgs/ReportsAndStudies/RGSVol1EnvIssuesOptionFinal06.pdf](http://www.rdosmaps.bc.ca/min_bylaws/planning/rgs/ReportsAndStudies/RGSVol1EnvIssuesOptionFinal06.pdf)

3 *Local Government Act*, *supra* note 1 s. 849.

4 CRD, *A Context for Change Management in the Capital Regional District, Changing People in a Changing Region: Future Population, Labour Force, Employment and Housing in the Capital Regional District* (August 2009) <<http://www.crd.bc.ca/regionalplanning/growth/documents/CRDRGSDocumentationFinal.pdf>> at 10.

5 *Ibid* at 19.

towards resilient forms of community provides an excellent beginning. Further steps towards sustainability are needed now as the region transitions to the Regional Sustainability Strategy. The change in name to a Regional Sustainability Strategy underscores the commitment by the CRD to further develop its leadership in sustainable strategic planning by building on what is working, such as the strong urban containment policy. The success of urban containment underpins the achievement of many of the other key policies goals that have been identified regionally, such as promotion of food security, reduction of greenhouse gases, and creating compact, walkable neighbourhoods.

The local governments in the region deserve congratulations on setting a course for sustainability in the existing RGS. It is important to note that the direction set in the 2003 RGS is mirrored in many other best practices planning and growth management documents. In particular, Metro Vancouver has just completed a comprehensive update of its RGS, the foundation principles of which are:

- create a compact urban area;
- support a sustainable economy;
- protect the environment and respond to climate change impacts;
- develop complete communities; and
- support sustainable transportation choices.<sup>12</sup>

See Appendix A for a complete list of the Metro Vancouver RGS strategies and goals.

Given that many of the recommendations made in this White Paper are contemplated in the existing RGS or as part of the discussion leading towards the new RSS, the CRD and member municipalities are well-placed to fulfill the goal of creating regional sustainability as an adaptive growth management approach over the long term.

<sup>12</sup> Metro Vancouver, Metro Vancouver 2040 Shaping Our Future (Regional Growth Strategy Bylaw No. 1136, 2010) <http://www.metrovancouver.org/planning/development/strategy/RGSDocs/RGSJan-14-2011SubmittedtoAffectedLocalGovernments.pdf>.

## Foundational Principles: Shared Decision-Making and Carbon Evaluation

The intention of this White Paper is to highlight successful planning and infrastructure best management practices that must form the cornerstones for the new RSS. By building upon the strengths of the existing RGS, this White Paper aims to set a baseline of required RSS policies necessary to achieve sustainability over the long term. To that end, the White Paper is organized into two foundational principles and five parts.

The first foundational principle of shared decision-making is discussed in the Preface above. The second foundational principle is to apply a carbon evaluation framework to all decision-making within the CRD — as a governance methodology that addresses the CRD's Climate Action Charter commitments to become carbon neutral by 2012 and reduce its greenhouse gas emissions from 2007 levels by 33% by 2020.<sup>13</sup> Given these goals and the recognized need for climate action, applying a carbon evaluation framework for all CRD decisions for the broader community will assist it in achieving the greatest greenhouse gas reduction strategy by creating compact, complete communities where motorized transportation is minimized and building energy efficiency is maximized (since transport and buildings account for 39% and 58% of the energy used in the CRD).<sup>14</sup>

## Structure of the White Paper

In addition to the foundational principles, the White Paper addresses five topic areas. **Part 1** builds on the fiscally, socially and environmentally responsible growth management direction from the RGS of creating complete communities by keeping urban settlement compact through urban containment boundaries and building af-

<sup>13</sup> Capital Regional District (fall 2010) Climate Change Regional Sustainability Strategy Policy Options Series [http://sustainability.crd.bc.ca/media/1280/climate\\_change\\_policy\\_brief\\_small.pdf](http://sustainability.crd.bc.ca/media/1280/climate_change_policy_brief_small.pdf); Capital Regional District (2008) Climate Change: Corporate Action Plan for the Capital Regional District [http://www.crd.bc.ca/climatechange/documents/corporate\\_actionplan.pdf](http://www.crd.bc.ca/climatechange/documents/corporate_actionplan.pdf)

<sup>14</sup> *Ibid*, Climate Change Policy Options Series.

fordable housing, with the ultimate purpose of building *resilient communities*. **Part 2** supports the direction for a *sustainable food system*, in particular recommending the continued protection of agricultural land and the development of a regional food system strategy. **Part 3** builds on the foundation of the existing RGS, the Green/Blue Spaces Strategy, to address *ecological health* and recommends policies that complete the network of protected areas in the region, as well as supports biodiversity through green/blue planning for the Juan de Fuca Electoral Area and incorporating green infrastructure into all developments. **Part 4, Sustainable Regional Resource Systems**, examines the use of the green infrastructure (natural resources) and the working landscape in the CRD and makes recommendations to use key resources such as water and waste wisely by reducing human demands while protecting the working landscape for agriculture and forestry. Finally, **Part 5** links the various landscapes of the CRD together by addressing *sustainable transportation*.

Each part sets out the state of the issue and what the CRD has achieved in addressing that issue. The role of the issue in sustainability and what is needed to achieve sustainability is then discussed, with each part concluding with essential policy recommendations for sustainability through a regional sustainability strategy in the Capital Region.



## Summary Recommendations

In summary, to achieve sustainability the RSS must contain the following fundamental policies:

- 1. Reform governance in the region to (a) establish shared decision-making with First Nations; and (b) apply a carbon evaluation framework to all decisions made at the CRD.**
- 2. Create compact complete communities in planned locations where a range of affordable housing and transportation options are available.**
- 3. Integrate green infrastructure throughout all communities in the region through expanded and updated green/blue spaces and biodiversity corridor planning, including extending the Green/Blue Spaces Strategy to the Juan de Fuca landscape and using integrated rainwater/stormwater management approaches.**
- 4. Support the sustainable regional economy through the efficient use of natural resources and products within green industry, building on the strong protection of the rural working landscape and Victoria Economic Development Strategy.**
- 5. Reinforce the regional food system by continuing to protect all agricultural land and creating an integrated food system strategy for food security and a vibrant agricultural industry in the region.**

See Appendix B for a summary of the recommendations contained in this report.



## I. A Resilient Community



### Introduction

Both sustainable communities and regional growth strategies must “promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.”<sup>15</sup> Evolved planning practice over the past 20 years now recognizes that efficiency in land use and resources is driven by effective urban containment — within which compact, complete communities are accessible and affordable for everyone who calls this region home.<sup>16</sup>

These best planning practices are in response to modern land use planning where residential sprawl incurred high infrastructure and environmental costs,<sup>17</sup> threatened agricultural lands, and resulted in the segregation of residential from other uses.<sup>18</sup> Urban containment aims to mitigate the costs of sprawl and create more equitable communities by “choreographing public infrastructure investment, land use and development regulation, and employing incentives and disincentives to influence the rate, timing, intensity, mix and location of growth.”<sup>19</sup> The existing RGS is a leader in this approach in North America, and the current transition to the RSS is an opportunity to build upon the strengths of the RGS and to continue CRD leadership in smart growth.

Flowing from the RGS, the most powerful implementation tool of local government in the region are zoning bylaws that regulate the use of land, permissible density (how much of a use is allowed on a parcel), and the location and size constraints of structures built.<sup>20</sup> Zoning is a flexible regulatory tool that specifies where activities may occur.

The CRD and member municipalities collaborate through the RGS, “guiding decision on growth, change and development within its regional district.”<sup>21</sup> By incorporating strategies of urban containment and the provision of affordable housing within the regional sustainability strategy, the CRD can ensure that efforts made by municipalities across the region are orchestrated effectively.

### The Current and Projected State of Community Resilience in the CRD

The current RGS highlights the necessity of containing future urban development within existing urban areas through the use of the Regional Urban Containment and Servicing Area (RUSCA). The RUSCA is a boundary outlined within the RGS that defines the outer limits of urban growth for the region – and the RGS recommends that a minimum of 90% of new development within the region occur within its borders.<sup>22</sup> As of 2006, the CRD estimated that it was meeting this goal with 90% of new units being built within the RUSCA and 87% of the population living within its boundaries.<sup>23</sup> Containing urban growth within the RUSCA ensures that the rural integrity of the outlying communities is maintained<sup>24</sup> and allows for the development of complete communities within the RUSCA where people can carry out their daily activities close to home.<sup>25</sup>

In addition to overall population growth in the region, the demographic of people over 65 is expected to grow significantly relative to the working age population, with predictable impact on the housing needs within the region.<sup>26</sup> In addition, the demand for high-density, apartment-based, and rental housing is expected to increase with shifting demographics.<sup>27</sup> The rental vacancy rate in Victoria in 2009 was estimated at 1.4%, which is less than half the national average of 3.1%,<sup>28</sup> and observed to be one

15 Local Government Act, *supra* note 1 at s. 849.

16 Condon, Patrick, *Seven Rules for Sustainable Communities: Design Strategies for the Post-Carbon World* (Washington: Island Press, 2010).

17 Nelson, Arthur C., Casey J. Dawkins, and Thomas W. Sanchez, “Urban Containment and Residential Segregation: A Preliminary Investigation,” 2004, 41:2, *Urban Studies*, 423, at 423. (“Urban Containment and Residential Segregation”).

18 *Ibid* at 423.

19 *Ibid* at 423.

20 Local Government Act, *supra* note 1 at s. 903.

21 Local Government Act, *supra* note 1 at s. 850(1)

22 RGS, *supra* note 1 at s. 1.1.

23 State of the Region Report, *supra* note 9 at Executive Summary.

24 RGS, *supra* note 1 at s. 1.2.

25 *Ibid* at s. 3.1.

26 *Ibid* at 20.

27 *Ibid* at 37.

28 Online: Human Resources and Skills Development Canada <[http://www4.hrsdc.gc.ca/3ndic.lt.4r@-eng.jsp?iid=43#M\\_4](http://www4.hrsdc.gc.ca/3ndic.lt.4r@-eng.jsp?iid=43#M_4)>

of the lowest rental vacancy rates in the country. In 2007, more than 38% of the households in the City of Victoria alone were in “core housing need,” meaning they spend more than 30% of their income on shelter.<sup>29</sup> A disproportionate number of aboriginal households and elderly citizens typically fall into this category.<sup>30</sup> A recent survey measured the number of people without housing, or homeless, in excess of 1200 people, again with a disproportionate representation of aboriginal people.<sup>31</sup> The significant number of people unable to obtain affordable housing in this region is linked to high land and housing costs. The average house price in the region in 2007 was \$554,092,<sup>32</sup> and was predicted to increase 15% by 2009.<sup>33</sup> The income required to purchase a home in 2007 was \$146,679.<sup>34</sup> This makes home ownership unaffordable for a significant portion of the community. Comparatively, rental prices are estimated on average to be \$745 per month for a one bedroom unit, and \$935 per month for a two bedroom unit, with rates increasing at a faster pace than inflation.<sup>35</sup> In order to stay in the affordable range, a household making \$1,800 net income per month would need to spend less than \$630 per month on their total housing expenses, and less than \$360 per month on transportation.<sup>36</sup> Clearly, there is a need for more affordable housing in the CRD.

## What does a Sustainable Community look like?

### Urban containment

Containing future development within serviced areas optimizes use of existing amenities and infra-

structure – and efficiently allocates local government resources. Infrastructure costs per home are 4.5 times higher in low-density suburbs than the costs per home in compact development in urban areas.<sup>37</sup> Urban containment boundaries are an effective mechanism for ensuring that urban growth is concentrated. An urban containment boundary should be clearly mapped out, delineating urban and rural areas. It should include complementary policies that ensure that urban development does not occur outside of the boundary. Thus far, member municipalities have adopted the RGS’s urban containment boundary in their official community plans based on their own growth patterns, but not based on a truly a regional assessment of where new development should occur.<sup>38</sup>

The primary method for enforcing the RUCSPA is restricting water and sewage services outside its boundaries.<sup>39</sup> Supporting this servicing boundary are zoning regulations that establish large minimum lot sizes in rural areas, minimum density requirements as a prerequisite for designating new greenfield sites outside of the boundary, and a variety of zoning mechanisms that encourage growth within the boundary. When executed properly, an urban containment boundary can be an effective method for protecting rural areas and agricultural land, and encouraging infill development in existing urban areas.

### Building complete communities

A complete community is one where there are a variety of housing types available within close proximity to work, schools, shopping and parks. By creating compact communities that include a broad mix of land uses, automobile dependence can be reduced. People are more likely to use alternative modes of transportation, such as walking or cycling, in their daily lives, when housing is integrated with other uses that meet residents’ daily needs. People living in neighbourhoods where they

29 The City of Victoria, “Key Facts on Housing in the City of Victoria,” (2007) online: <[http://www.victoria.ca/cityhall/pdfs/plnsph\\_housing\\_cmprhn\\_fctsh1b.pdf](http://www.victoria.ca/cityhall/pdfs/plnsph_housing_cmprhn_fctsh1b.pdf)>

30 BC Housing, “A Housing Strategy for British Columbia,” [http://www.bchousing.org/resources/About%20BC%20Housing/Housing\\_Matters\\_BC/Housing\\_Matters\\_BC\\_FINAL.pdf](http://www.bchousing.org/resources/About%20BC%20Housing/Housing_Matters_BC/Housing_Matters_BC_FINAL.pdf)

31 City of Victoria Mayor’s Taskforce on Breaking the Cycle of Mental Illness, Addictions, and Homelessness, “Population-at-Risk Profile,” (2007) online: [http://www.victoria.ca/cityhall/pdfs/tskfr\\_c\\_brcycl\\_poprsk.pdf](http://www.victoria.ca/cityhall/pdfs/tskfr_c_brcycl_poprsk.pdf)

32 State of the Region Report, *supra* note 9 at Executive Summary.

33 CMHC, “Housing Market Outlook: Victoria CMA,” (2008) online: <[http://dsp-psd.pwgsc.gc.ca/collection\\_2008/cmhc-schl/hmo/nh12-55/NH12-55-2008-1E.pdf](http://dsp-psd.pwgsc.gc.ca/collection_2008/cmhc-schl/hmo/nh12-55/NH12-55-2008-1E.pdf)> at 3. (“Housing Market Outlook: Victoria CMA”)

34 State of the Region Report, *supra* note 9.

35 Housing Market Outlook: Victoria CMA, *supra* note 33.

36 Victoria Transport Policy Institute, “Affordable-Accessible Housing in a Dynamic City: Why and How to Increase Affordable Housing Development in Accessible Locations,” (12 December 2010) online: <[http://www.vtpi.org/aff\\_acc\\_hou.pdf](http://www.vtpi.org/aff_acc_hou.pdf)> at 9. (“Affordable-Accessible Housing in a Dynamic City”).

37 CMHC, *Costing Mechanism to Facilitate Sustainable Community Planning—Background Research and Costing Framework*, Research Highlight, Socio-economic Series 05-023, 2005. <http://www.cmhc.ca/od/?pid=64126>

38 RGS, *supra* note 1 at s. 1.1.

39 RGS, *supra* note 1 at s. 1.1.

are able to engage in daily activities within walking distance of their home are 2.4 times more likely to meet their 30-minute daily exercise requirement.<sup>40</sup> These types of communities are particularly good for seniors because they can allow for greater independence from transportation restrictions.<sup>41</sup>

Housing prices are primarily determined by market demand and are not typically due to land constraints.<sup>42</sup> In fact, developing complete communities with a variety of housing types allows individuals to choose appropriate housing and transportation options with the opportunity to decrease costs and increase affordability overall.<sup>43</sup> There is a very strong relationship between supplying a variety of housing types and increasing housing affordability.<sup>44</sup>

Building a sustainable community requires attention to the social health of the region as well as the ecological health. Research has shown that as societies become more equitable a variety of social issues such as violence, ill health, and obesity decline.<sup>45</sup> Traditional land use regulation has increased segregation between households with lower average incomes from higher average incomes, as well as increased racial segregation.<sup>46</sup> Regions that employ strong urban containment policies, paired with mixed-use, high density and infill development in existing urban areas demonstrate higher degrees of both income and racial neighbourhood integration.<sup>47</sup>

Zoning regulations that allow for diverse densities and mixed-use developments can encourage infill of existing areas and the renewal of existing neigh-

bourhoods.<sup>48</sup> Mixed use zoning is able to incorporate a variety of housing types and price ranges in one neighbourhood by allowing for the development of secondary suites, residential over commercial, and the conversion of existing non-residential buildings.<sup>49</sup> These types of developments allow citizens to engage in the majority of their daily activities close to home. Ideally, they will enable community members to walk less than 10 minutes to their commonly used services and commute to numerous jobs by transit in less than 30.<sup>50</sup>

### Accessible affordable housing

Housing costs and transportation costs are generally considered to be affordable when they account for less than 30% of household income, while transportation should be less than 18%.<sup>51</sup> Individuals who spend more than 30% of their income on housing are described as being in core housing need. However, creating affordable accessible housing requires more than merely ensure that housing is available in every price range. It is also necessary to ensure that housing is available to meet the other accessibility needs of the community. Seniors for example, who are more likely to fall in core housing need, are able to retain greater independence when they are not reliant upon automobiles for transport and can engage in numerous activities close to home. The development of complete communities with affordable housing options has been identified as one method of meeting this growing need.<sup>52</sup>

Neighbourhoods where residents are able to engage in their daily activities close to home have lower transportation costs, increasing overall affordability. Car owners spend over \$8000 per year in driving costs for a mid-size vehicle (driving between 16,000 and 18,000 kms),<sup>53</sup> which can be avoided by providing access to daily activities close to home.

40 Heart and Stroke Foundation of Canada, *Report Card on Canadians' Health: Has the Suburban Dream Gone Sour?*, (2005) [http://www.heartandstroke.bc.ca/site/c.kplPKXOyFmG/b.3644781/k.8554/2005\\_Report\\_Card\\_Has\\_the\\_suburban\\_dream\\_gone\\_sour.htm](http://www.heartandstroke.bc.ca/site/c.kplPKXOyFmG/b.3644781/k.8554/2005_Report_Card_Has_the_suburban_dream_gone_sour.htm)

41 CMHC, "Impacts of the Aging of the Canadian Population on Housing and Communities," (February 2008) <https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?lang=en&cat=143&itm=10&fr=1295975587046> ("Impacts of Aging").

42 Rolf Pendall, Jonathan Martin, and William Fulton (2002) *Holding the Line: Urban Containment in the United States* (Brookings Institution) [http://www.brookings.edu/~media/Files/rc/reports/2002/08metropolitanpolicy\\_pendall/pendallfultoncontainment.pdf](http://www.brookings.edu/~media/Files/rc/reports/2002/08metropolitanpolicy_pendall/pendallfultoncontainment.pdf)

43 Affordable-Accessible Housing in a Dynamic City, *supra* note 36 at 9.  
44 Andrew Aurand, "Density, Housing Types and Mixed Land Use: Smart Tools for Affordable Housing?," (2010) 47:5, *Urban Studies*, 1015 at 1030.

45 Erik Assadourian, "Transforming Cultures: From Consumerism to Sustainability," (2010), 30:2, *Journal of Macromarketing*, 186 at 189.

46 Urban Containment and Residential Segregation, *supra* note 17 at 426-427.

47 Urban Containment and Residential Segregation, *supra* note 17 at 426-428.

48 Impacts of Aging, *supra* note 41.

49 Affordable-Accessible Housing in a Dynamic City, *supra* note 36 at 14.

50 Affordable-Accessible Housing in a Dynamic City, *supra* note 36 at 14.

51 Ibid at 3.

52 Impacts of Aging, *supra* note 41 at 5.

53 Canadian Automobile Association, "Driving Costs" (2009) <http://www.caa.ca/documents/DrivingCostsBrochure-jan09-eng-v3.pdf>

Zoning strategies can support the creation of affordable housing within the community. Inclusionary zoning requires that developers set aside a portion of units in new developments for affordable housing. This can also be accomplished through off-site developments or cash-in-lieu payments to a regional or municipal affordable housing fund,<sup>54</sup> such as the CRD's Regional Housing Trust Fund.<sup>55</sup> Also, employing zoning strategies identified in the discussion of complete communities can ensure that there is a variety of housing options available at a variety of price ranges, thus diversifying the housing supply in the community.

### **The Sustainable Direction for the CRD**

In order to achieve sustainable built communities, the Regional Sustainability Strategy must:

#### **I. Establish strong urban containment boundaries**

- Continue to identify areas as urban or rural in character and separate them using an urban containment boundary
- Continue to restrict the provision of municipal sewer, water or other servicing outside of the urban containment boundary
- Continue to locate a minimum of 90% of new dwelling units in the developed lands within the urban containment boundary, thus encouraging residential intensification/redevelopment and neighbourhood infill
- Set targets for minimum urban densities that must be met before new greenfield urban or rural cluster development occurs outside of the urban containment boundary
- Based on population projections, achievement of minimum densities, and infill build-out, consider the need to identify new greenfield neighbourhoods adjacent to existing services where services will be extended if projected population, minimum densities, and infill buildout are achieved

- Agree on large minimum lot sizes for areas that fall outside of the urban containment boundary

#### **2. Create compact, complete communities**

- Commit to mixed-use zoning to allow for a diversity of residential, commercial and other land uses in proximity to one another
- Report on best practices in the use of amenity density bonus in urban areas for infill projects
- Establish job and dwelling unit density targets that reflect minimum densities needed to support
- transit and neighbourhood commercial areas

#### **3. Increase the availability of affordable housing**

- Set targets for the construction of a range of affordable housing types that can be met through the construction of affordable units (below market, rental, and non-market) or cash-in-lieu payment to the Regional Housing Trust Fund
- Support the use of density bonuses to encourage greater infill of appropriate areas and allow higher densities in exchange for the provision of more affordable housing units
- Commit to legalizing secondary suites across the region to increase the supply of rental units in the existing housing stock and to increase the affordability of ownership
- Evaluate the need to expand CRD Housing's mandate to include management of price restricted affordable housing for purchase

<sup>54</sup> Affordable-Accessible Housing in a Dynamic City, *supra* note 36 at 28.

<sup>55</sup> CRD: Regional Housing Trust Fund, online: <http://www.crd.bc.ca/housingsecretariat/trustfund.htm>

## 2. A Sustainable Food System



### Introduction

A food system is the sum of all the processes involved in feeding a population. This includes growing, harvesting, processing, packaging, distribution, preparation, marketing, consumption, and disposal of food waste and packaging. A robust food system is a key component of a sustainable region.

Although no one level of government has responsibility for ensuring the food needs of citizens are met, the CRD has significant jurisdiction to facilitate a sustainable food system within the region. The CRD derives jurisdiction over certain matters that affect the regional food system through the *Local Government Act*, most fundamentally to develop and implement a RGS that protects agricultural lands by “maintaining the integrity of a secure and productive resource base, including the agriculture land reserve.”<sup>56</sup> The other necessary elements of a sustainable food system can be built on the foundation of a secure agricultural base. For example, the CRD and member municipalities can go on to make critical land use and zoning decisions that will facilitate the development of the infrastructure needed to support local agriculture. Further, the CRD can manage solid waste to reduce landfilling and to find ways to recover waste in the food system for energy or as soil amendments for local farmlands.<sup>57</sup> Finally, the CRD is the main political forum for addressing food issues of regional importance.

### The Current State of the CRD’s Food System

The current RGS outlines the importance of agriculture within the region by acknowledging:

- the Regional Urban Containment and Servicing Policy Area as a way to contain urban development and protect both rural and agricultural lands;<sup>58</sup>

- the economic value of the agricultural industry for the region;<sup>59</sup> and
- specifically, the need for a regional strategic plan for resource management and food security.<sup>60</sup>

The regional importance of food security and local agricultural production has been one of the policy areas emphasized in the development of the RSS as illustrated by the Food Security Policy Options Paper developed by the CRD.<sup>61</sup>

Most of the CRD’s farmland is contained within the Agricultural Land Reserve (ALR), which accounts for about 7% of the CRD’s jurisdictional area.<sup>62</sup> Excluding the Gulf Islands and Indian Reserve lands, approximately 64% of that land is used for producing food intended for consumption by people or livestock.<sup>63</sup>

Over the last 50 years, the CRD’s food system has undergone massive changes in response to global economic forces driven by changes in technology, particularly in food production methods and transportation. Half a century ago, an estimated 85% of Vancouver Island’s food supply was produced here on the island. Today, only 10% of the food consumed on the Island is produced here.<sup>64</sup> Correspondingly, most of the food consumed in the CRD now travels an average 2,000 km from point of production to where it is consumed. Along the way it loses nutritional value while it incurs significant fuel and environmental costs.<sup>65</sup> A University of Michigan study found that the conventional agriculture systems we rely on for most of our food resources use 7.3 units of energy to produce one unit of food energy.<sup>66</sup>

59 RGS, *supra* note 1 at s. 5.1.

60 RGS, *supra* note 1 at s. 2.2.

61 CRD, Food Security: Regional Sustainability Strategy Policy Options Series (Fall 2010) <[http://sustainability.crd.bc.ca/media/1236/food%20security%20policy%20brief\\_small.pdf](http://sustainability.crd.bc.ca/media/1236/food%20security%20policy%20brief_small.pdf)> (“Food Security Policy Options”).

62 British Columbia Sustainable Agriculture Management Branch, “Capital Regional District Agricultural Overview,” July 2008. <http://www.agf.gov.bc.ca/resmgmt/sf/Publications.htm> p. 4 (“CRD Agricultural Overview”).

63 British Columbia Ministry of Agriculture and Lands, “Agriculture in Brief: Capital Regional District,” 2008. <http://www.agf.gov.bc.ca/resmgmt/sf/Publications.htm> (“Agriculture in Brief”).

64 CRD Roundtable on the Environment, “Final Report, Phase 1: Putting Food and Food Policy on the Table,” Sept. 2006. <http://www.crd.bc.ca/rte/documents/healthycommunities.pdf> p. i.

65 *Ibid* p. 1.

66 Centre for Sustainable Systems, University of Michigan, 2009, “U.S. Food System Factsheet”. Pub. No. CSS01-06.

56 *Supra* note 1 at s. 849(2)(e)

57 *Supra* note 1 at s. 797.1(4).

58 RGS, *supra* note 1 at s. 1.1.

While rising fuel costs and increasing environmental risks make the food system increasingly risky (from both a food security and a financial standpoint), economic pressures are forcing vital farmland in the CRD out of production. Rapidly increasing land values are a key issue. Between 1991 and 2006, about 97% of the increase in the total farm capital in the CRD was attributable to increases in the value of land and buildings.<sup>67</sup> So while existing agricultural land is underutilized for growing food, it is increasingly out of the financial reach of would-be farmers.<sup>68</sup> At the same time, the average farmer is 58 years old, and farmers are leaving the industry at a greater rate than they are being replaced.

A lack of food processing and distribution facilities is also a factor limiting the region's ability to feed itself. For example, there is currently a lack of appropriately zoned and well equipped land for fresh food distribution centres.<sup>69</sup>

The region's ability to supply food to its residents is summarized succinctly in the 2009 City of Victoria Food Policy Discussion Paper:

*Regionally, local production capacity is far below what is required to feed the CRD's population. Production is hindered by an aging farm population facing a host of regulatory burdens, rising input costs, shortages in farm labour and skilled labour, high cost of land, and flagging supportive processing and distribution infrastructure.*<sup>70</sup>

The negative impacts associated with these trends are significant. For example, from a food security perspective, there is only a three-day supply of fresh food in stores in the region.<sup>71</sup>

Despite the myriad challenges facing the regional food system, there is a robust public appetite for high quality local food and food products. However, consumption of good quality local food risks becoming a trend to be partaken in only by those with financial means. As it stands, an individual's access to a sufficient healthy food, or food security, is tied to income level. In particular, the homeless, those on income assistance, and the working poor are often not food-secure. Thirty-nine agencies in Greater Victoria provide over 28,000 meals or other food-related services each week and two-thirds of agencies report that they serve a high proportion of homeless or unstably housed clients.<sup>72</sup> Statistics Canada notes that those living on income assistance are very likely (59.7%) to report food insecurity.<sup>73</sup>

The CRD is endowed with agricultural land, a superb growing climate and a reliable water supply for irrigation. There is public appetite for fresh thinking. The time for aggressive policies to establish a sustainable regional food system is now.

## **What does a Sustainable Regional Food System look like?**

### **Achieving food security**

A sustainable food system is one in which there is food security for all residents. Food security exists when individuals and families have ready access to a healthy diet through a food system that facilitates healthy choices, equal access to food, and community self-reliance.<sup>74</sup> Regional farmland is well protected from urban encroachment and policies are in place to make accessing this land affordable for farmers. Additionally, farmers are well connected to convenient resources and facilities for processing, distributing and marketing farm products, and consumers have ready access to these products at stores or markets in their neigh-

67 CRD Agricultural Overview, supra note 62 at 15.

68 CRD Roundtable on the Environment, supra note 64 at p. 3.

69 Food Security Policy Options, supra note 61.

70 City of Victoria. "City of Victoria Food System Discussion Paper." Prepared by Masselink Environmental Design. December 2009. <http://www.shapeyourfuturevictoria.ca/wp-content/uploads/2010/01/CoV-FSDP-Doc-2010.pdf> ("Discussion Paper").

71 CRD Roundtable on the Environment, supra note 64 at p. 1.

72 Boeski, A. and M. Annand. 2008. "Agency Community Foods & Meals Survey." Victoria, BC. Prepared for Vancouver Island Health Authority, Salvation Army and University of Victoria.

73 Health Canada. 2007. Canadian Community Health Survey: Income-related household food security in Canada. [www.hc-sc.gc.ca/fn-an/surveill/nutrition/commun/income\\_food\\_sec-sec\\_alim\\_e.html](http://www.hc-sc.gc.ca/fn-an/surveill/nutrition/commun/income_food_sec-sec_alim_e.html).

74 Public Health Services Authority. 2002. "Community Food Assessment Guide." [www.phsc.ca](http://www.phsc.ca)

bourhoods. Agencies that provide food services for their clients also have ready access to high quality local food. At the same time, urban food production supplements access to good quality, nutritious food, especially for low-income individuals.<sup>75</sup>

### **Improving ecological health and reducing greenhouse gas emissions**

A sustainable food system helps to reduce greenhouse gas emissions. One study has shown that local, organic agriculture has the potential to eliminate 34% of greenhouse gas emissions when compared with industrial agricultural.<sup>76</sup> Because farmland provides critical ecological goods and services to the general public, a sustainable food system merits substantial regional and local programs to ensure that the provision of these services is recognized and maintained.

### **Contributing to the regional economy**

A sustainable food system enhances regional economic growth. Even a relatively small change in purchasing habits to favour local food has significant benefits for the regional economy by increasing jobs in farming, food processing and distribution, direct food marketing, and agricultural and culinary tourism.<sup>77</sup> A study undertaken in Seattle found that shifting 20% of food spending towards locally produced foods would inject nearly \$1 billion into that region's economy each year. The study found that local food produced for export from the region generated \$1.70 in local economic activity for every dollar in sales while food sold locally through farmers markets generated \$2.80 in local income for every dollar in sales.<sup>78</sup>

In a sustainable food system there is warehousing, processing and distribution capacity for lo-

cal foods. Agricultural enterprise zones with tax exemptions and comprehensive zoning are used to encourage the co-location of agriculture-related businesses and services, including agricultural support services and value-added production.<sup>79</sup> Other facilities, like food terminals, enhance opportunities for local farmers to get their produce into the conventional supply chain.

### **Engaging citizens**

In a sustainable food system, citizens are well educated about healthy choices and the benefits of local agriculture. Decision makers incorporate knowledge of the region's food system into all aspects of local and regional decision making.

### **The Sustainable Direction for the CRD**

In order to achieve sustainability by creating a sustainable food system, the Regional Sustainability Strategy must:

#### **1. Create a Regional Food System Strategy**

- Commit the CRD and member municipalities to undertake a Regional Food System Strategy by 2013 that reflects commitment by local government, the agriculture sector, and the community to enhancing the viability of farming and protecting agricultural land in the region.

#### **2. Improve the ability to grow local food**

- Prohibit the removal of agricultural land from the ALR and protect farmland through all local government plans (RSS, official community plans, agricultural area plans) and zoning bylaws
- Establish targets and actions to increase the amount of land farmed in the region
- Adopt strategies to increase food production in the region and restrict non-farm uses on agricultural lands

75 Resource Centre on Urban Agriculture and Food Security. "Why is Urban Agriculture Important?" [www.ruaf.org/node/513](http://www.ruaf.org/node/513)

76 Wan-Ho, M. 2008. "Organic Agriculture and Localized Food & Energy Systems for Solving Climate Change." Institute of Science in Society Report, October 2008. [www.i-sis.org.uk/OAMCC.php](http://www.i-sis.org.uk/OAMCC.php)

77 Pretty, J. The Living Land: Agriculture, Food and Community Regeneration in Europe. London: Earthscan, 2001; Tootelian, D.H. "The economic impact of shifts in consumer purchasing patterns to more California-grown agricultural commodities." Sacramento: California Department of Food & Agriculture (Buy California Initiative), 2003.

78 Sonntag, V. "Why Local Linkages Matter: Findings from the Local Food Economy Study." Seattle, Washington. Sustainable Seattle, 2008.

79 D. Curran and T. Stobbe, Local Government Policy Options to Protect Agricultural Land and Improve the Viability of Farming in Metro Vancouver (2010) [http://www.metrovancouver.org/planning/development/agriculture/AgricultureDocs/Local\\_Government\\_Policy\\_Options\\_to\\_Protect\\_Agricultural\\_Land.pdf](http://www.metrovancouver.org/planning/development/agriculture/AgricultureDocs/Local_Government_Policy_Options_to_Protect_Agricultural_Land.pdf)

- Improve opportunities for farmers to access farmland through strategies such as a farmland trust and regional farmland acquisition levy
- Integrate enhancement of biodiversity and renewable resources with agricultural programs

### **3. Increase local farm enterprise and processing capacity**

- Facilitate the creation of agricultural enterprise zones with tax exemptions and comprehensive zoning used to encourage the co-location of agriculture-related businesses and services
- Support local processing facilities, including abattoirs, to improve local secondary agricultural industries
- Develop “buy local” policies to purchase from local farms and processors

### **4. Include urban food production in regional food security**

- Increase urban gardening by improving access to municipal and institutional land and developing supportive policies and regulations

### **5. Increase local food system literacy**

- Support school programs that teach children about the regional food system
- Educate decision makers about the regional food system
- Develop and use a brand that is readily identifiable to promote locally grown food

### 3. Ecological Health



#### Introduction

The Capital Regional District is home to some of Canada's and British Columbia's most sensitive ecosystems that provide numerous public health and green infrastructure management services.<sup>80</sup> Key to the ecological health of these ecosystems and the region is biodiversity, the greatest threats to which include ecosystem conversion, ecosystem degradation, the introduction and spread of foreign species, and pollution.<sup>81</sup> Of major concern for biodiversity in the CRD is the degradation and fragmentation of critical habitats. The CRD has recognized in the existing RGS that in order to protect the diversity of both land and water species in the CRD, a network of interconnected parks and green spaces is necessary to facilitate the mobility and survival of species, minimize water pollution that threatens the habitats of freshwater and marine species, and mitigate the impact of greenhouse gasses.<sup>82</sup>

#### The Current State of Ecological Health in the CRD

The CRD is empowered by the *Local Government Act* to protect "environmentally sensitive areas," to protect "the quality and quantity of ground water and surface water" and to preserve, create, and link "urban and rural open space including parks and recreation areas" through policies in the RGS.<sup>83</sup>

In 1997, the Board of the CRD adopted the Regional Green/Blue Space Strategy as an initiative to "protect and maintain the full range and diversity of the natural environment."<sup>84</sup> It identified four principal components of the Regional Green/Blue Spaces System: Green/Blue Space Core Areas, Greenways, Renewable Resource Working

Landscapes, and Valuable Remnant Ecosystems.<sup>85</sup> This Strategy acknowledges land-use regulations as the key tool for protecting these spaces and the necessity of its collaborative implementation by member municipalities and the CRD.<sup>86</sup>

*Key elements of the Regional Green/Blue Spaces Strategy include the protection of a Sea to Sea Green/Blue Belt running from Saanich Inlet south to Juan de Fuca Strait, and the development of an integrated system of parks and trails linking urban areas to rural green space areas... The Regional Growth Strategy proposes that the CRD, member municipalities and the Province aim to protect a minimum of 100% of the Sea to Sea Green/Blue Belt by 2011, and complete 100% of the Regional Trail network by 2016.<sup>87</sup>*

The 2003 RGS explicitly supports the continuing implementation of the 1997 Regional Green/Blue Space Strategy. Specifically, the RGS mandates the protection of the region's key green and blue spaces, including a Sea-to-Sea Green/Blue Belt (SSGGB), identifying parklands, high biodiversity value green spaces and important marine features for protection.<sup>88</sup> The carrying forward of the original Regional Green/Blue Space Strategy into the RGS has been helpful in maintaining ecological health within the CRD. The SSGGB is accompanied by a mandate to protect 100% of this space for ecological and recreational reasons by 2011.<sup>89</sup> When the 2008 State of the Region Report was released, 81% of the proposed land was deemed protected,<sup>90</sup> and since 2000 the CRD has purchased about 4,500 hectares of lands for regional

80 Austin, M.A. and A. Eriksson, *The Biodiversity Atlas of British Columbia*, March 2009, at p. 27. For a discussion of the economic benefits of nature see Chapter 1 of the Green Bylaws Toolkit [www.greenbylaws.ca](http://www.greenbylaws.ca).

81 *Ibid.*, at p. 76.

82 RGS, *supra* note 1 at s. 2.1.

83 *Supra* note 1 at s. 849(2)(d), (j), and (l).

84 Capital Regional District, *Regional Green/Blue Spaces Strategy 1997* [http://www.crd.bc.ca/parks/documents/greenblue\\_spaces\\_strategy.pdf](http://www.crd.bc.ca/parks/documents/greenblue_spaces_strategy.pdf) "Regional Green/Blue Spaces Strategy" at i-ii.

85 *Ibid.* at 8.

86 *Ibid.* at iii.

87 RGS, *supra* note 1 at 9.

88 RGS, *supra* note 1 at s. 2.1.

89 RGS, *supra* note 1 at s. 2.1.

90 State of the Region Report, *supra* note 9 at 10.

parks,<sup>91</sup> marking significant progress toward the CRD's goal of achieving 100% protection.

The initial discussions about ecological health in the development of the RSS maintains the goals of increasing biodiversity, the identification of sensitive areas, and increasing connectivity between natural areas as priorities.<sup>92</sup>

Despite significant progress, however, recent development proposals in important rural landscapes and adjacent to significant areas of biodiversity threaten the CRD's commitment to the protection of valuable green spaces, biodiversity corridors and sensitive ecosystems. Indeed, the Green/Blue Spaces Strategy did not map and prioritize biodiversity corridors and protected areas in the Juan de Fuca Electoral Area because that area was recognized as a key natural resource landscape. Given that land in the Juan de Fuca Electoral Area is no longer under provincial land use planning jurisdiction, it makes sense to extend the Green/Blue Spaces Strategy into that area before significant development compromises the potential for biodiversity corridors and macro ecological health planning.

In addition to fragmented green spaces, this region has numerous threats to fish habitats. First, it has among the highest densities of potential road obstacles to fish-bearing streams in British Columbia.<sup>93</sup> Second, the percentage of impervious cover (i.e. concrete, roads, roofs) in select watersheds in the region alters watershed characteristics, allows excess rainwater runoff volumes, and facilitates the transfer of pollutants to the marine environment that contaminate fish habitats and pose threats to human health.<sup>94</sup>

91 Capital Regional District Ecological Health: Regional Sustainability Strategy Policy Options Series (Fall 2010) [http://sustainability.crd.bc.ca/media/1266/ecological%20health%20policy%20brief\\_small.pdf](http://sustainability.crd.bc.ca/media/1266/ecological%20health%20policy%20brief_small.pdf) "Ecological Health." at 7.

92 *Ibid.*

93 Austin, *supra* note 80 at p. 109.

94 Environmental Law Clinic (2010) Re-inventing Rainwater Management: a Strategy to Protect Health and Restore Nature in the Capital Region, at p. 24. < <http://www.elc.uvic.ca/press/documents/stormwater-report-FINAL.pdf>> ("Environmental Law Clinic").

## What Does Ecological Health In a Region Look Like?

### Protection of Biodiversity

Habitat loss is widely recognized as the leading threat to biodiversity.<sup>95</sup> Loss of habitat and their consequent fragmentation leads to increased rates of extinction and impaired species re-colonization.<sup>96</sup> Consequently, ecologically healthy communities need substantial dedication of protected areas – defined by the International Union for Conservation of Nature as “a clearly defined geographical space, recognised, dedicated and managed, through legal or other effective means, to achieve the long term conservation of nature with associated ecosystem services and cultural values.”<sup>97</sup> However, ecological connections between these areas are also critical.<sup>98</sup> Regional trails such as the Galloping Goose and the Juan de Fuca trails can help to facilitate this inter-connectivity, but connecting green spaces free of both foot and vehicle traffic are also necessary. Roads, trails, and other linear structures can fragment habitats, facilitate invasion by alien species, and alter predator-prey relationships.<sup>99</sup>

As a “fluvial” ecosystem “whose drainage networks are embedded in the landscape,” the protection of riparian corridors—encompassing the stream channel and the high water mark to the uplands where the water may still impact vegetation during elevated water tables—is particularly important for regions such as the CRD.<sup>100</sup> The seasonal variances and disturbances that occur in these corridors are necessary for the maintenance of their ecological diversity.<sup>101</sup> As such, modifi-

95 Sih, A., Johnson, B. G. & Luikart, G. 2000 Habitat loss: ecological, evolutionary and genetic consequences. *Trends Ecol. Evol.* 15, at p. 132-134.

96 Hanski, I. Metapopulation dynamics: from concepts and observations to predictive models. In *Metapopulation biology: ecology, genetics and evolution* (ed. I. Hanski & M. E. Gilpin), (London: Academic, 1997), at p. 69-91.

97 IUCN, “Protected Areas – what are they, why have them?” [http://www.iucn.org/about/work/programmes/pa/pa\\_what/](http://www.iucn.org/about/work/programmes/pa/pa_what/)

98 Windham, Lisamarie, Mark Laska, and Jennifer Wollenberg, “Evaluating Urban Wetland Restorations: Case Studies for Assessing Connectivity and Function” *Urban Habitats* (December 2004) [http://www.urbanhabitats.org/v02n01/evaluating\\_full.html](http://www.urbanhabitats.org/v02n01/evaluating_full.html)

99 Austin, *supra* note 80 at 106.

100 Naiman, Robert, Henri Decamps and Michael Pollock, “The Role of Riparian Corridors in Maintaining Regional Biodiversity,” *Ecological Applications*, 3(2), 1993, p. 209.

101 *Ibid.*, at p. 210.

cations to these corridors should be minimized within an integrated rainwater management framework in sustainable communities.

### Reduction of Greenhouse Gases

Linked parks and green spaces, particularly forested stream systems, can reduce “heat island effects” by cooling air and providing shade, thus decreasing the need for air conditioning and the greenhouse gases associated with energy production.<sup>102</sup> Additionally, forested streamways sequester carbon, reducing greenhouse gas loading.<sup>103</sup>

### Protection of Fish Habitats and Water Quality Using Interconnected Green Spaces

The watershed is the environmental system most integral to ecologically healthy communities.<sup>104</sup> Impervious surfaces such as streets, parking lots, driveways and rooftops gather water and, like capillaries carry blood to veins, carry stormwater to underground drainage pathways and eventually to rivers and streams.<sup>105</sup> Along the way to rivers and streams, this storm water collects all of the chemicals deposited on urban landscapes, including heavy metals, PCBs, hydrocarbons, pesticides, and other substances.<sup>106</sup> The runoff water and pollutants are then carried by the storm sewer system and deposited at increased velocity into water bodies. This effect is one of the greatest challenges to modern water pollution control,<sup>107</sup> and devastates fish habitats and damages various fish species and marine wildlife.<sup>108</sup> Conventional stormwater management has turned our urban salmon streams into barren drainage ditches. Green spaces are nature’s way of filtering stormwater and returning it to the watershed. By maximizing terrestrial green, absorbent spaces and urban green infrastructure, the deleterious effects of polluted stormwater are mitigated.

<sup>102</sup> Condon, *supra* note 16 p. 112.

<sup>103</sup> *Ibid.*

<sup>104</sup> *Ibid.*, at p. 111.

<sup>105</sup> *Ibid.*

<sup>106</sup> Environmental Law Clinic, *supra* note 94 at p. 16.

<sup>107</sup> Urban Stormwater Management in the United States, National Research Council, 2008 Report prepared for the US Environmental Protection Agency, p. vii [http://www.epa.gov/npdes/pubs/nrc\\_stormwaterreport.pdf](http://www.epa.gov/npdes/pubs/nrc_stormwaterreport.pdf).

<sup>108</sup> Environmental Law Clinic, *supra* note 94 at p. 18.

### Reduction of the Watershed Impact of Urban Development

Green infrastructure reduces the negative impacts of stormwater on watersheds in urban areas. Pilot projects in North America have shown that green infrastructure can “capture, retain, infiltrate, or evapotranspire 90 percent or more of the rain from typical storms.”<sup>109</sup> For example, the use of treed boulevards and grassy verges along roads and pervious asphalt and concrete, in contrast to conventionally impervious pavements, facilitates the natural filtering and absorption of stormwater.<sup>110</sup>

### The Sustainable Direction for the CRD

In order to achieve sustainability by enhancing the ecological health of the Region and protecting biodiversity, the Regional Sustainability Strategy must:

#### 1. Adhere to the Green/Blue schedule included in the RGS

- Reaffirm the Green/Blue Spaces Strategy as the fundamental basis of the RSS
- Reject development proposals that include urban or tourism expansion inconsistent with ecological protection of ecologically sensitive landscapes
- Avoid the fragmentation of habitats through pod style land development that interrupts natural processes

#### 2. Undertake a Green/Blue Spaces planning process for the Juan de Fuca Electoral Area

- Prior to any development in the Juan de Fuca Electoral Area, conduct a Green/Blue spaces analysis and expand the Green/Blue Space Strategy into the RSS for that area.

#### 3. Enhance the interconnectivity of parks and green spaces throughout the region

- Connect existing parks with green spaces: both trail systems and green spaces free of traffic

<sup>109</sup> Wise, Steve, “Green Infrastructure Rising” *Planning* 74(8) (2008) 14, at p. 16.

<sup>110</sup> Condon, *supra* note 16 at p. 150.

#### **4. Implement integrated watershed and rainwater management approaches**

- Coordinate the implementation of integrated watershed and rainwater management from the regional to local scale, including bylaw revisions to re-establish pre-development infiltration and hydrological status

#### **5. Develop regional district bylaws to require green infrastructure in all development projects**

- Require the use of infiltration-based development approaches, such as pervious pavements, deeper soil, rain gardens and/or treed boulevards or other green mechanisms to filter and absorb stormwater

## 4. Sustainable Regional Resource Systems



### Introduction

The Capital Region is well positioned to achieve a sustainable future based on its wealth in resources. These resources include clean air and water, agricultural and forest lands, healthy ecosystems, and existing infrastructure. However, the current existence of these resources does not, by itself, guarantee a sustainable future. Nor do policies that are limited to achieving “efficient use” of land and resources.<sup>111</sup> Rather, a sustainable resource system demands that the interdependence between urban and surrounding rural areas be recognized by way of:

- integrated development approaches;
- demand management, long-term planning; and
- frequent adaptation (adaptive management).<sup>112</sup>

The Capital Regional District (CRD) is the primary agency responsible for supplying drinking water, wastewater and solid waste infrastructure in the Capital Region and is engaged in the stewardship of agriculture and forest lands in the region.<sup>113</sup> Therefore, the CRD is ideally positioned to advance a sustainable resource strategy for the Capital Region.

### The Current State of the CRD’s Resource Management System

The 2003 RGS identifies the stewardship of the land and natural resources within the region as a priority. It identifies four principles intended to guide land and resource governance sustainably:

1. keeping waste discharge below the assimilative capacity of the natural environment;
2. maintaining the depletion rates of natural resources below their regenerative capacity;
3. minimizing the consumption of scarce and non-renewable resources (demand management); and
4. giving priority to strategies that maintain eco-system health broadly.<sup>114</sup>

The continued commitment to “integrated sustainable infrastructure systems” is acknowledged in the CRD Resource Management Policy Options Paper that outlines various resource management related goals for the new RSS.<sup>115</sup>

The current RGS identifies the Regional Urban Containment and Servicing Policy Area (RUCSPA) as suitable for future growth and urban development, while areas outside of the RUCSPA are mainly designated as Rural/Rural Residential, Capital Green Lands Policy Area, and Renewable Resource Lands Policy Area.<sup>116</sup> The protection of areas outside of an urban containment boundary from urban development and for green infrastructure, including a working landscape for agriculture and forestry, is a key planning mechanism for sustainable growth and resource management. The experience of the Oregon state-wide regime for supporting the agriculture and forest industries through urban containment is well documented.<sup>117</sup> The CRD has been successful in identifying areas conducive for growth and designating areas external to the core for natural resource uses. For example, the entire Juan de Fuca Electoral Area has been designated as natural resource lands where its use can be maintained as a renewable resource working landscape, and protecting both the wilderness and rural character.<sup>118</sup>

<sup>111</sup> *Local Government Act*, *supra* note 1 at s 849(1): One of the primary purposes of the regional growth strategy is to make efficient use of land and other resources...

<sup>112</sup> Sangeetha Purushothaman, Robert Brook and Simone Purohit, “Transcending rural-urban boundaries”, *Habitat Debate Forum* 10:3 (September 2004) 1, online: United Nations Human Settlements Programme, <http://www2.unhabitat.org/hd/hdv10n3/9.asp>.

<sup>113</sup> *Local Government Act*, *supra* note 1 ss. 176, 306, 540-548, 550, 553, 796, 797.1, 907.

<sup>114</sup> RGS, *supra* note 1 at s.2.2.

<sup>115</sup> CRD, Resource Management: Regional Sustainability Strategy Policy Options Series (Fall 2010) <[http://sustainability.crd.bc.ca/media/1269/resource%20management%20policy%20brief\\_small.pdf](http://sustainability.crd.bc.ca/media/1269/resource%20management%20policy%20brief_small.pdf)> (“Resource Management”).

<sup>116</sup> RGS, *supra* note 1 at Map 3.

<sup>117</sup> Oregon Department of Land Conservation and Development, Farmland Protection Program <http://www.oregon.gov/LCD/farmprotprog.shtml>.

<sup>118</sup> Bylaw No. 3591 [http://www.crd.bc.ca/bylaws/juandefucaelectorala/\\_bl35910000/BL35910000.pdf](http://www.crd.bc.ca/bylaws/juandefucaelectorala/_bl35910000/BL35910000.pdf)

However, a variety of evolving ecosystem governance conditions necessitate updating the RGS and including specified best management practices for renewable resource systems. As the primary agency responsible for water infrastructure in the region, the CRD is called to address the key challenge of water sustainability being one of governance and not technical capacity.<sup>119</sup> Sustainable water management is only possible if the entire water cycle is managed holistically on a watershed-wide basis. Although stormwater discharges fall under the jurisdiction of municipal government, the CRD plays an important role through the Stormwater, Harbours and Watersheds Program. However, issues with stormwater drainage management remain, as evidenced by the recent incident in January 2009, when the Vancouver Island Health Authority issued a public health advisory for the eastern coastline following a heavy rain event and snow melt that caused a major combined sewer overflow.<sup>120</sup> Unfortunately, less than 10% of the CRD is currently covered by watershed management plans.<sup>121</sup> In addition, to meet the needs of water consumers in the region, the CRD recently purchased water supply lands in the Leech River Watershed to augment the existing Sooke reservoir capacity by 33% in the future.<sup>122</sup> This additional treated water supply reflects the region's high water consumption, which at 400 litres per capita per day is higher than most other Canadian provinces. Note that only a small percentage of this treated water is consumed and actually requires treatment.<sup>123</sup>

The CRD has also been responsible for solid waste disposal in the region for almost four decades, and it operates the regional Hartland landfill.<sup>124</sup> Under the Solid Waste Strategic Plan,

the CRD established a new strategic waste diversion goal of 60% by 2013 and 90% by 2020. This strategy calls for “never having another landfill”.<sup>125</sup> However, recent data suggests that current policies are not adequately addressing the waste problem in the region. For example, between 2001 and 2008, there was an increase in the annual amount of per capita solid waste production. By 2008, this amount was slightly above the provincial target of 309 kg/year/person.<sup>126</sup> In addition, although the CRD waste diversion rate sits at 39%,<sup>127</sup> there remains room for improvement: data from the most recent solid waste annual report showed that the combined food and yard wastes, wood and wood products, and paper products, which are all good resources for recovery potential, accounted for over half of the total solid waste stream,<sup>128</sup> with the current recycling programs and evolving kitchen scraps program not being financially sustainable after 2013.<sup>129</sup>

Finally, the anchor of sustainable renewable resources is a protected agricultural and forested landscape. Agricultural land protection is provided under the Agricultural Land Reserve (ALR) system. However, since 1974 the ALR stock has fallen by 12% while the population of the Capital Region has risen by 40%.<sup>130</sup> Of particular concern is the fact that the most significant losses took place in the last decade,<sup>131</sup> bringing into question reliance on the ALR as an important urban containment boundary. In addition, the regional food system is subject to vulnerabilities because the cost of agricultural land is increasing,<sup>132</sup> and there has been a significant loss of poultry and dairy farms in the region.<sup>133</sup> On the forested landscape, changes in forestry regulation at the provincial level since the enactment of the RGS have changed the status of significant areas of

119 United Nations, *Water for People Water for Life* (Paris: UNESCO Publishing, 2003) at 4, online: UNESCO, <http://unesdoc.unesco.org/images/0012/001295/129556e.pdf>.

120 “Storm water overflows pose health risk on Victoria shoreline”, CBC News (January 7, 2009) online: CBC News <<http://www.cbc.ca/canada/british-columbia/story/2009/01/07/bc-victoria-sewage-overflows.html>>.

121 State of the Region Report, *supra* note 9 at 43.

122 State of the Region Report, *supra* note 9 at 39.

123 Andrew Hellebust, “Green Buildings and Urban Space: A Water Soft Path Perspective” in David B. Brooks, Oliver M. Brandes, & Stephen Gurman, eds. *Making the Most of the Water We Have: The Soft Path Approach to Water Management* (London: Earthscan Publications Ltd., 2009) at 184.

124 CRD, *Solid Waste Annual Report* (Victoria: Capital Regional District, 2009) at 6.

125 CRD, *Strategic Plan - Solid Waste Division* (Victoria: Capital Regional District, 2008) at 3.

126 State of the Region Report, *supra* note 9 at 10.

127 Resource Management, *supra* note 115 at 4.

128 CRD, *Solid Waste Annual Report* (Victoria: Capital Regional District, 2009) at 13.

129 Resource Management, *supra* note 115 at 4.

130 *Ibid* at 6.

131 State of the Region Report, *supra* note 9 at 31.

132 City of Victoria Food Security, *supra* note 70 at 25.

133 *Ibid* at 25.

land – i.e., the private lands deleted in 2007 from the Provincial Tree Farm Licence in the Juan de Fuca Electoral Area.<sup>134</sup> The task of the RSS is to take into account these changes and to create a robust rural resource policy framework to guide sustainable land use in the future.<sup>135</sup>

### **What does a Sustainable Regional Resource Management System look like?**

#### **Realizing water demand management**

Best practices in water management recognize that “[s]ustainable urban water management is only possible if the entire urban water cycle is managed in a holistic manner in the context of the entire catchment”.<sup>136</sup> This means that water conservation for liquid infrastructure must play a foundational role in water demand management.<sup>137</sup> This can be achieved in a variety of ways including upgrades to water infrastructure and landscaping,<sup>138</sup> legal requirements such as the CRD’s *Water Conservation Bylaw* and tiered pricing for water use.<sup>139</sup>

A fundamental demand management policy of “no new water” (meeting water demand with existing supply and water conservation initiatives) will clearly direct policy in this area,<sup>140</sup> including implementation of full cost accounting through water metering, a proven method of decreasing water use per capita, particularly to address peak demand.<sup>141</sup>

134 In 2003, the BC government replaced the Forest Land Reserve (FLR) Act with the Private Managed Forest Land (PMFL) Act.

135 Resource Management, supra note 115 at 7 (adoption of policies that support the retention of working forest land within the CRD is recognized by the CRD as a significant change from the status quo in the region).

136 Akiça Bahri, *Managing the other side of the water cycle: Making wastewater an asset* (Mölnlycke, Sweden: Global Water Partnership Technical Committee, 2009) at 53.

137 Oliver M. Brandes & Tony Maas, “Community Paths – investigating BC’s urban water use” (2007) 33:4 *Alternatives Journal* 14.

138 Oliver M. Brandes & Tony Maas, “Thinking Beyond Pipes and Pumps: Water Soft Paths at the Urban Scale” in David B. Brooks, Oliver M. Brandes, & Stephen Gurman, eds, *Making the Most of the Water We Have: The Soft Path Approach to Water Management* (London: Earthscan Publications Ltd., 2009) at 117.

139 Alberta Water Research Institute, *Towards Sustainability: Phase I: Ideas and Opportunities for Improving Water Allocation and Management in Alberta* (Alberta: Alberta Water Research Institute, 2009) online: Alberta Environment <[http://environment.alberta.ca/documents/WCO\\_Oldman\\_River.pdf](http://environment.alberta.ca/documents/WCO_Oldman_River.pdf)> (this approach has been adopted in southern tributaries of the Oldman River in Alberta)

140 Brandes & Maas, supra note 138 at 119.

141 Environment Canada, 2010 *Municipal Water Use Report: Municipal Water Use, 2006 Statistics* (Ottawa: Her Majesty the Queen in Right of Canada, 2010) at 6 (“All Municipal Water and Wastewater Surveys since 1991 have indicated that Canadians who are charged a volume-based rate use less water”).

Sustainable water management also pairs the appropriate type of water with a particular use. Greater emphasis is placed on water reuse with efforts aimed at matching water sources and treatment level to actual service requirements.<sup>142</sup> Treated wastewater and captured rainwater can be reused for a variety of purposes including landscape irrigation (parks, green areas, golf courses, etc.), groundwater recharge, recreational and environmental uses (restoration of water bodies and wetlands), industrial uses, and toilet flushing.<sup>143</sup> In Ontario, use of recycled grey water and harvested rainwater for toilet flushing is already approved under the Building Code.<sup>144</sup>

The focus on demand management and water reuse decreases the use of water infrastructure, such as pipes, which is equally relevant for managing rainwater. A sustainable regional resource system aims to restore natural flows by managing rainwater from an integrated watershed management approach. Infiltration techniques using green infrastructure (e.g., rain gardens, deeper soil, trees, plants, green roofs and permeable surfaces) are efficient tools for re-establishing the natural water cycle and recharging ecosystems.<sup>145</sup> In addition, such retention mechanisms can help reduce peak flows that lead to flash flooding and erosion of natural streams. A shift in drainage system financing from property taxes to rainwater utility charges can create a powerful incentive to shift the rainwater management focus to on-site rainwater infiltration and retention.<sup>146</sup> To be effective it is important that legal requirements are consistent across the region.<sup>147</sup>

142 Online: Capital Regional District <<http://www.wastewatertomadeclar.ca/inthecrd/paper031-7.htm>>.

143 Bahri, supra note 136 at 28. The German Association for Water, Wastewater and Waste recently published a useful handbook with design criteria on Innovative Sanitation Systems – available online at <[www.dwa.de](http://www.dwa.de)>.

144 Ontario Building Code Act, 1992 – Regulation 350/06.

145 West Coast Environmental Law, *Smart Bylaws Guide* (Vancouver: West Coast Environmental Law) online: <<http://wcel.org/smart-bylaws-guide-%E2%80%93-part-2-0>>.

146 Environmental Law Clinic, supra note 94 at 10.

147 Environmental Law Clinic, supra note 94 at 77 (recognized how the CRD’s innovative Model Storm Sewer and Watercourse Protection Bylaw failed due to inconsistent application by the different member municipalities). See also Online: UniverCity <[http://www.univercity.ca/about\\_us/sustainability.46.html](http://www.univercity.ca/about_us/sustainability.46.html)> (at the UniverCity development in Burnaby, almost 100% of stormwater is managed on-site).

### Recognizing the resource value of waste

A sustainable regional resource system aims to limit waste discharges to the assimilative capacity of the natural environment.<sup>148</sup> This approach demands recognition of the resource potential of various types of waste to reduce the amount of solid waste ultimately disposed of in landfills. The City of Edmonton is recognized for its significant achievements in recovering resources from the region's waste stream; for example, this facility recovers 80,000 tonnes of marketable compost annually, captures methane gas to generate electricity for 4,000 homes, operates an electronics and metals recycling plant, and supports continued innovation through a centre for waste and wastewater treatment research.<sup>149</sup> The CRD is well-placed to build on its existing resource recovery activities and landfill bans in the new RSS.

### Protecting the working land base

A sustainable regional resource system maintains valuable agricultural and forest lands as a working land base for the region. The agricultural land base is the foundation for the region's food system and food security, while a forest land base supports the local economy in a variety of ways and is integral to ecosystem function. The inherent value of healthy forest ecosystems was recently recognized in a government study of the Lower Mainland that estimated that the loss of 1,500 hectares of urban forest cover would translate into over \$254 million of extra infrastructure costs to manage the stormwater that was being controlled through natural processes.<sup>150</sup> These lands play important roles in retaining rainwater, preventing flooding, recharging aquifers, and providing habitat for a variety of species.<sup>151</sup>

The key to maintaining and adapting economic activities on these landscapes is their secure design

for rural uses. Capital investment is less likely to occur if agricultural land is seen merely as a reserve for future urban uses.<sup>152</sup> Key to this protection of the working land base are regional urban containment policies with local implementation through zoning, buffers, and food system or economic development strategies.<sup>153</sup>

### The Sustainable Direction for the CRD

In order to achieve sustainability by creating sustainable resource systems, the Regional Sustainability Strategy must:

#### I. Reduce water consumption and the impact on the regional water cycle

- Adopt a “no new water” policy for the region
- Manage water resources in the region on a watershed basis
- Adopt more assertive demand management targets for water use
- Implement the demand management targets through water use bylaws, building code incentives, and water pricing
- Implement water reuse strategies throughout the region
- Adopt and implement integrated rainwater management and the restoration of natural watercourses as primary rainwater management approaches
- Mandate compact communities to reduce water loss in the distribution system

#### 2. Value Waste as a Resource

- Adopt new “waste free” targets for the region as part of the RSS process
- Maximize waste stream separation for resources with good recovery potential
- Invest in research and pilot projects for continued innovation in waste recovery and use

<sup>148</sup> RGS, *supra* note 1 at s. 2.2.

<sup>149</sup> Sustainable EDGE Inc., *Demonstrating The Economic Benefits Of Integrated Green Infrastructure* (Toronto: Federation of Canadian Municipalities, 2010) at 2.

<sup>150</sup> Biodiversity Conservation Strategy Partnership, *Strategic Directions for Biodiversity Conservation in the Metro Vancouver Region* (Vancouver: Biodiversity Conservation Strategy Partnership, 2008) at 11.

<sup>151</sup> Deborah Curran, *Protecting the working landscape of agriculture: a smart growth direction for municipalities in British Columbia* (Vancouver: West Coast Environmental Law, 2005) at 10.

<sup>152</sup> *Ibid.*

<sup>153</sup> *Ibid* at 29.

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### 3. Protect the working land base

- Reaffirm the rural resource policy area designation in the RSS as the primary safeguard for agricultural and forested lands
- Prohibit the conversion of agricultural and forested lands to non-renewable resource uses
- Designate agriculture enterprise zones to facilitate the clustering of farm businesses
- Encourage urban agriculture by inventorying available vacant lands and collaborating with community organizations to create community gardens
- Adopt urban and rural forest cover targets aimed at increasing the forest cover in the region



## 5. A Sustainable Transportation System



### Introduction

Transportation in a region includes private vehicles, buses, rapid transit, bicycles, walking and other self-propelled forms of transit, and the roadways, parking, and sidewalks that go along with those forms of transport. The CRD and member municipalities committed to taking a transportation demand management (TDM) approach in the 2003 RGS.<sup>154</sup> Transportation demand management refers to strategies designed to achieve greater efficiency in the provision of transportation services, focusing on reducing the demand for transportation infrastructure by paying attention to land use and overall development patterns.<sup>155</sup> Demand management seeks to change the demand for services rather than changing the services to meet the demand. For example, instead of increasing vehicle access to downtown centres, TDM might instead act to increase the population living downtown and access by transit and walking.

Ideally, a goal of TDM is to increase transit use, cycling and walking, and reduce the number of kilometres traveled in single occupancy vehicles in a region, particularly at peak times. This can only be achieved through land use planning that promotes densely organized urban landscapes where proximity to work, home and play through transit, cycling and pedestrian infrastructure decreases the need for personal vehicle use. Transportation is demonstrably linked to personal health as well. People who take transit are more likely to walk greater distances and to meet recommended daily minimum exercise levels than those who use private vehicles.<sup>156</sup>

Under the *Transportation Act*,<sup>157</sup> the Ministry of Transportation and Infrastructure manage the

highways in the CRD while all other roads in the region fall into the jurisdiction of member municipalities. The CRD is responsible for the Galloping Goose, Lochside and E&N Rail Trails.<sup>158</sup> Transit services outside of Metro Vancouver in BC are provided by BC Transit, a provincial crown corporation governed by the *BC Transit Act*.<sup>159</sup> BC Transit recently released a Strategic Plan that contains goals and projections to 2030, the goals of which include “support and shape liveable communities”.<sup>160</sup> The organization’s vision statement is “to be a leader of integrated transportation solutions connecting people and communities to a more sustainable future.”<sup>161</sup> In the CRD the Victoria Regional Transit Commission is responsible for decisions regarding transit services and funding.

### The current state of the CRD’s transportation system

The current RGS recognizes transportation as one of five key policy initiatives with an emphasis upon improving transportation options within the region.<sup>162</sup> This has led to positive developments within the region with respect to transit sustainability. For example, since 1991 the number of car trips to and from the Downtown core has declined by 8%.<sup>163</sup> At the same time, biking, walking and transit trips to and from the Downtown core and within the area have increased by 11%.<sup>164</sup> Victoria has the highest level of use of sustainable modes of transport for getting to work in Canada, alongside Montreal.<sup>165</sup> In 1998, the University of Victoria and Camosun College became the first post-secondary institutions in Western Canada to launch the U-Pass program

<sup>154</sup> RGS, *supra* note 1 at 15.

<sup>155</sup> Victoria Transport Policy Institute, Online TDM Encyclopedia <http://www.vtpi.org/tdm/>

<sup>156</sup> Ugo Lachapelle and Lawrence D. Frank, “Transit and Health: Mode of Transport, Employer-Sponsored Public Transit Pass Programs, and Physical Activity” (2009) *Journal of Public Health Policy* 30, S73–S94.

<sup>157</sup> *Transportation Act*, S.B.C. 2004, c. 44.

<sup>158</sup> CRD, Regional Planning Division, “Transportation: Regional Planning Profile Series” at 4 <http://www.crd.bc.ca/regionalplanning/publications/capitalregionprofile/documents/transportation2009.pdf> (“CRD Transportation”).

<sup>159</sup> *British Columbia Transit Act*, R.S.B.C. 1996, c. 36.

<sup>160</sup> BC Transit, “Shaping our future: BC Transit’s Strategic Plan 2030” [http://www.transitbc.com/2030/BCTransit\\_Strategic\\_Plan\\_Final\\_Full\\_Document\\_WEB.pdf](http://www.transitbc.com/2030/BCTransit_Strategic_Plan_Final_Full_Document_WEB.pdf) at 23.

<sup>161</sup> *Ibid* at 22.

<sup>162</sup> RGS, *supra* note 1 at s. 4.1.

<sup>163</sup> City of Victoria, *Victoria Framework for Development – Transportation* at 1 <http://www.shapeyourfuturevictoria.ca/wp-content/uploads/2010/10/Transportation.pdf>

<sup>164</sup> *Ibid* at 1.

<sup>165</sup> *Ibid* at 1.

for students.<sup>166</sup> In its Transportation Policy Options Paper, the CRD has outlined its commitment to develop sustainable transit options as the region moves towards the RSS.<sup>167</sup>

On an average weekday, CRD residents take approximately 1.24 million trips.<sup>168</sup> Of those, 78% are taken in private vehicles.<sup>169</sup> According to the most recent report to the BC Transit Commission, transit ridership in the CRD is at an average of 29.5 passengers per hour, while the cost per service hour is \$91.43.<sup>170</sup> It is noteworthy that by 2009, 100% of the regular bus fleet in the CRD was equipped with bike racks;<sup>171</sup> these racks help to facilitate multi-modal sustainable travel choices.

The CRD board adopted the Travel Choices Strategy in 2005, and set goals to increase pedestrian travel from 11% to 15%, to increase the number of cycling trips from 2% to 5% and increase transit trips from 8% to 11% by 2026.<sup>172</sup> Between 2001 and 2006 there was a slight increase in the percentage of trips taken in private vehicles in the CRD, with transit and bicycle use also increasing somewhat.<sup>173</sup>

Over the next 30 years, automobile traffic is projected to increase by 41% in the region, which translates to approximately 342,000 more automobile trips per day.<sup>174</sup>

In the CRD, at least two-thirds of commuters cross one or more municipal boundaries each day.<sup>175</sup>

### What does a sustainable transportation system look like?

166 BC Transit, *supra* note 166 at 11.

167 CRD, "Transportation: Regional Sustainability Strategy Policy Options Series;" (Fall 2010) [http://sustainability.crd.bc.ca/media/1263/transportation%20policy%20brief\\_small.pdf](http://sustainability.crd.bc.ca/media/1263/transportation%20policy%20brief_small.pdf)

168 *Ibid* at 3.

169 *Ibid* at 3.

170 BC Transit, "Victoria Regional Transit, #7 Financial & Performance Report" November 23, 2010 <http://www.transitbc.com/regions/vic/news/commission/pdf/cmtg-ri-628.pdf>

171 CRD Transportation, *supra* note 167 at 3.

172 CRD, Regional Planning Division, "Travel Choices: A Long-Term Transportation Strategy for the Capital Region" (2005) [http://www.crd.bc.ca/reports/regionalplanning/\\_generalreports/\\_transportation/\\_travelchoicesstrateg\\_/adoptedtravelchoices/adoptedtravelchoices.pdf](http://www.crd.bc.ca/reports/regionalplanning/_generalreports/_transportation/_travelchoicesstrateg_/adoptedtravelchoices/adoptedtravelchoices.pdf)

173 CRD Transportation, *supra* note 167 at 2.

174 CRD Transportation, *supra* note 167 at 2.

175 CRD Transportation, *supra* note 167 at 1.

There are many definitions of sustainable transportation, but according to a widely accepted definition by the Centre for Sustainable Transportation, a sustainable transportation system is one that:

- Allows the basic access needs of individuals and societies to be met safely and in a manner consistent with human and ecosystem health, and with equity within and between generations
- Is affordable, operates efficiently, offers choice of transport mode and supports a vibrant economy
- Limits emissions and waste within the planet's ability to absorb them, minimizes consumption of non-renewable resources, limits consumption of renewable resources to the sustainable yield level, reuses and recycles its components, and minimizes the use of land and the production of noise<sup>176</sup>

This definition reflects the interconnected social, economic and environmental aspects of a sustainable transportation system. For example, lower emissions from cars due to less traffic congestion has both environmental and human health or social benefits. Likewise, lower emissions could benefit the tourism industry, demonstrating the *economic* benefits of reducing traffic congestion.

TDM initiatives generally use four key mechanisms to promote sustainable travel choices:

1. demand-focused land use planning that reduces overall need for trip making;
2. demand-focused transportation planning that more effectively uses existing resources rather than expanding infrastructure such as road capacity;
3. incentives and disincentives that encourage sustainable travel modes; and
4. social marketing strategies that encourage greater use of sustainable travel modes such as car-sharing, walking, cycling and public transit.<sup>177</sup>

176 Centre for Sustainable Transportation <http://www.centreforsustainabletransportation.org/>

177 CRD, Travel Choices Select TDM Sub-Committee "A Regional TDM Strategy for the CRD: Recommendations on Scope and Strategic Directions" 2008 at 3, online: [http://www.crd.bc.ca/reports/travelchoicesselectc\\_/2008\\_04april\\_/2apr2008tdmsubcommre/2apr2008tdmsubcommre.pdf](http://www.crd.bc.ca/reports/travelchoicesselectc_/2008_04april_/2apr2008tdmsubcommre/2apr2008tdmsubcommre.pdf)

The success of TDM initiatives has been found to be closely tied to four interrelated conditions:

- supportive federal and provincial/state legislation;
- successful partnerships between the public and private sectors for planning, funding and implementation of TDM programs;
- commitment of staff and resources to initiate and maintain TDM programs; and
- integrated TDM measures that increase accessibility to sustainable transportation modes while also increasing costs for private vehicle use.<sup>178</sup>

Sustainable transportation systems are closely linked with land-use planning policies. It has been shown that as urban densities increase, per capita fuel consumption decreases.<sup>179</sup> Regions characterized by sprawl rather than high-density, mixed-use development patterns are associated with greater costs for residents who have to rely on personal vehicles. These costs have been likened to financing an \$80,000 mortgage simply for vehicle ownership and operation.<sup>180</sup>

Effective and efficient transit systems are beneficial for lower-income households and seniors. Studies of transit rich neighbourhoods in the United States have illustrated that racialized people, lower income households, and renters are less likely to own automobiles and are thus more likely to use, and to be dependent on, public transit.<sup>181</sup> Increased ridership benefits the transit system and the available of efficient and effective transit facilitates the diversification of neighbourhoods.<sup>182</sup>

In sum, TDM is as much about land use planning as it is about providing transportation infra-

structure. Urban containment, increasing density, and the provision of transit are complemented by mixed-use zoning and housing development paired with strategies for affordable housing.

## **The Sustainable Direction for the CRD**

### **1. Integrate land use and transportation planning**

- Make transit and non-motorized transportation analysis part of every land use decision
- Support the commitment to TDM through nodal and corridor planning
- Commit to locating all new development within 400 metres of a bus stop or access to transit
- Renew the targets for bicycle and pedestrian mode share
- Focus on accessibility to travel choices rather than mobility

### **2. Prioritize non-motorized and shared transportation infrastructure**

- Increase the share of total transportation infrastructure funding for active transportation, transit, and ride-share uses
- Identify existing roads for bicycle and pedestrian use only (except local traffic)

### **3. Expand sustainable transportation choices**

- Continue to expand the range of transportation options available throughout the region
- Expand transit passes to employers and as conditions of new development
- Experiment with user-pay mechanisms that discourage single occupancy vehicle trips during peak travel times

<sup>178</sup> *Ibid* at 14.

<sup>179</sup> Newman and Kenworthy (1989) *Cities and Automobile Dependence: An International Sourcebook*. Avebury Technical: Great Britain. (As cited in Smart Growth BC, "Transportation Policy" (2005) at 3, online: <http://www.smartgrowth.bc.ca/Portals/0/Downloads/SGBC%20Transportation%20Policy.pdf>)

<sup>180</sup> Smart Growth BC, "Transportation Policy" (2005) at 4, online: <http://www.smartgrowth.bc.ca/Portals/0/Downloads/SGBC%20Transportation%20Policy.pdf>

<sup>181</sup> Dukakis Center for Urban and Regional Policy, "Maintaining Diversity in America's Transit-Rich Neighborhoods: Tools for Equitable Neighborhood Change," (October 2010) <http://www.dukakiscenter.org/TRNEquity> at 12.

<sup>182</sup> *Ibid* at 15.



## Conclusion

Local governments in the Capital Region have almost a decade of experience in implementing sustainable growth management and renewable resource policies. The 2003 Regional Growth Strategy set the path for the region towards more integrated land and resource management systems. The new Regional Sustainability Strategy is poised to adopt evolving best practices in urban containment, demand management, and resource recovery to launch the CRD into a new era of sustainability. This approach will not only maintain the region's competitive advantage, from an economic perspective, it will make the CRD a leader in sustainable land use planning and regional growth management.

The 59 recommendations from each part of this White Paper and summarized in Appendix B can be summarized as five fundamental policy and bylaw directions required to achieve a sustainable regional growth strategy:

1. **Reform governance in the region to (a) establish shared decision making with First Nations and (b) apply a carbon evaluation framework to all decisions made at the CRD.**
2. **Create compact complete communities in planned locations where a range of affordable housing and transportation options are available.**
3. **Integrate green infrastructure throughout all communities in the region through expanded and updated green/blue spaces and biodiversity corridor planning, including extending the Green/Blue Spaces Strategy to the Juan de Fuca landscape and using integrated rainwater/stormwater management approaches.**
4. **Support the sustainable regional economy through the efficient use of natural resources and products in green industry, building on the strong protection of the rural working landscape and Victoria Economic Development Strategy.**
5. **Reinforce the regional food system by continuing to protect all agricultural land and creating an integrated food system strategy for food security and a vibrant agricultural industry in the region.**



## **Appendix A: Metro Vancouver RGS Strategies and Goals**

### **GOAL 1 Create a Compact Urban Area**

Strategy 1.1 Contain urban development within the Urban Containment Boundary

Strategy 1.2 Focus growth in Urban Centres and Frequent Transit Development Areas

Strategy 1.3 Protect Rural areas from urban development

### **GOAL 2 Support a Sustainable Economy**

Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment close to where people live

Strategy 2.2 Protect the supply of industrial land

Strategy 2.3 Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production

### **GOAL 3 Protect the Environment and Respond to Climate Change Impacts**

Strategy 3.1 Protect Conservation and Recreation lands

Strategy 3.2 Protect and enhance natural features and their connectivity

Strategy 3.3 Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality

Strategy 3.4 Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks

### **GOAL 4 Develop Complete Communities**

Strategy 4.1 Provide diverse and affordable housing choices

Strategy 4.2 Develop healthy and complete communities with access to a range of services and amenities

### **GOAL 5 Support Sustainable Transportation Choices**

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods and services



## Appendix B: Recommendations

### I. Ecological Health

#### Adhere to the Green/Blue schedule included in the RGS

- Reaffirm the Green/Blue Spaces Strategy as the fundamental basis of the RSS
- Reject development proposals that include urban or tourism expansion inconsistent with ecological protection of ecologically sensitive landscapes
- Avoid the fragmentation of habitats through pod style land development that interrupts natural processes

#### Undertake a Green/Blue Spaces planning process for the Juan de Fuca Electoral Area

- Prior to any development in the Juan de Fuca Electoral Area conduct a Green/Blue spaces analysis and expand the Green/Blue Space Strategy into the RSS for that area.

#### Enhance the interconnectivity of parks and green spaces throughout the region

- Connect existing parks with green spaces: both trail systems and green spaces free of traffic

#### Implement integrated watershed and rainwater management approaches

- Coordinate the implementation of integrated watershed and rainwater management from the regional to local scale, including bylaw revisions to reestablish pre-development infiltration and hydrological status

#### Develop regional district bylaws to require green infrastructure in all development projects

- Require the use of infiltration-based development approaches, such as pervious

pavements, deeper soil, rain gardens and/or treed boulevards or other green mechanisms to filter and absorb stormwater

### 2. Sustainable Regional Resource Systems

#### Reduce water consumption and the impact on the regional water cycle

- Adopt a “no new water” policy for the region
- Manage water resources in the region on a watershed basis
- Adopt more assertive demand management targets for water use
- Implement the demand management targets through water use bylaws, building code incentives, and water pricing
- Implement water reuse strategies throughout the region
- Adopt and implement integrated rainwater management and the restoration of natural watercourses as primary rainwater management approaches
- Mandate compact communities to reduce water loss in the distribution system

#### Value Waste as a Resource

- Adopt new “waste free” targets for the region as part of the RSS process
- Maximize waste stream separation for resources with good recovery potential
- Invest in research and pilot projects for continued innovation in waste recovery and use

#### Protect the working land base

- Reaffirm the rural resource policy area designation in the RSS as the primary safeguard for agricultural and forested lands in the region
- Prohibit the conversion of agricultural and forested lands to non-renewable resource uses
- Designate agriculture enterprise zones to facilitate the clustering of farm businesses

- Encourage urban agriculture by inventorying available vacant lands and collaborating with community organizations to create community gardens
- Adopt urban and rural forest cover targets aimed at increasing the forest cover in the region

### **3. Sustainable Food Systems**

#### **Create a Regional Food System Strategy**

- Commit the CRD and member municipalities to undertake a Regional Food System Strategy by 2013 that reflects commitment by local government, the agriculture sector, and the community to enhancing the viability of farming and protecting agricultural land in the region.

#### **Improve the ability to grow local food**

- Prohibit the removal of agricultural land from the ALR and protect farmland through all local government plans (RSS, official community plans, agricultural area plans) and zoning bylaws
- Establish targets and actions to increase the amount of land farmland in the region
- Adopt strategies to increase food production in the region and restrict non-farm uses on agricultural lands
- Improve opportunities for farmers to access farmland through strategies such as a farmland trust and regional farmland acquisition levy
- Integrate enhancement of biodiversity and renewable resources with agricultural promotion programs

#### **Increase local farm enterprise and processing capacity**

- Facilitate the creation of agricultural enterprise zones with tax exemptions and comprehensive zoning used to encourage the co-location of agriculture-related businesses and services

- Support local processing facilities, including abattoirs, to improve local secondary agricultural industries
- Develop “buy local” policies to purchase from local farms and processors

#### **Include urban food production in regional food security**

- Increase urban gardening by improving access to municipal and institutional land and developing supportive policies and regulations

#### **Increase local food system literacy**

- Support school programs that teach children about the regional food system
- Educate decision makers about the regional food system
- Develop and use a brand that is readily identifiable to promote locally grown food

### **4. Sustainable Communities**

#### **Establish strong urban containment boundaries**

- Continue to identify areas as urban or rural in character and separate them using an urban containment boundary
- Continue to restrict the provision of municipal sewer, water or other servicing outside of the urban containment boundary
- Continue to locate a minimum of 90% of new dwelling units in the developed lands within the urban containment boundary, thus encouraging residential intensification/redevelopment and neighbourhood infill
- Set targets for minimum urban densities that must be met before new greenfield urban or rural cluster development occurs outside of the urban containment boundary
- Based on population projections, achievement of minimum densities, and infill buildout, consider the need to identify new greenfield neighbourhoods adjacent

to existing services where services will be extended if projected population, minimum densities, and infill buildout are achieved

- Agree on large minimum lot sizes for areas that fall outside of the urban containment boundary

#### **Create compact, complete communities**

- Commit to mixed-use zoning to allow for a diversity of residential, commercial and other land uses in proximity to one another
- Report on best practices in the use of amenity density bonus in urban areas for infill projects
- Establish job and dwelling unit density targets that reflect minimum densities needed to support transit and neighbourhood commercial

#### **Increase the availability of affordable housing**

- Set targets for the construction of a range of affordable housing types that can be met through the construction of affordable units (below market, rental, and non-market) or cash-in-lieu payment to the Regional Housing Trust Fund
- Support the use of density bonuses to encourage greater infill of appropriate areas and allow higher densities in exchange for the provision of more affordable housing units
- Commit to legalizing secondary suites across the region to increase the supply of rental units in the existing housing stock and to increase the affordability of ownership
- Evaluate the need to expand CRD Housing's mandate to include management of price restricted affordable housing for purchase

## **5. Sustainable Transportation**

### **Integrate land use and transportation planning**

- Make transit and non-motorized

transportation analysis part of every land use decision

- Support the commitment to TDM through nodal and corridor planning
- Commit to locating all new development within 400 metres of a bus stop or access to transit
- Renew the targets for bicycle and pedestrian mode share
- Focus on accessibility to travel choices rather than mobility

### **Prioritize non-motorized and shared transportation infrastructure**

- Increase the share of total transportation infrastructure funding for active transportation, transit, and ride-share uses
- Identify existing roads for bicycle and pedestrian use only (except local traffic)

### **Expand sustainable transportation choices**

- Continue to expand the range of transportation options available throughout the region
- Expand transit passes to employers and as conditions of new development
- Experiment with user-pay mechanisms that discourage single occupancy vehicle trips during peak travel times

## Victoria Residential Builders Association

**From:** Casey Edge [mailto:vhba2013@gmail.com]  
**Sent:** Monday, March 09, 2015 1:10 PM  
**To:** CRD Sustainability; Paula Steele  
**Subject:** Draft Regional Sustainability Strategy

Hi Paula,

Below is VRBA's input regarding the Regional Sustainability Strategy:

The Regional Sustainability Strategy says there is a need for a significant shift from a 'business as usual' approach to one that is "bold and courageous..."

However, the RSS Land Use section does not accomplish that goal.

As part of achieving sustainability, the RSS refers to the mitigation of climate change and green house gas. Energy efficient housing is part of sustainability, but this also increases construction costs in one of the most expensive housing markets in North America.

BC has the highest average home price in Canada - \$589,650. The second highest is Ontario - \$435,352, a difference of about \$154,000. The lowest average price is in New Brunswick at \$150,000.

Higher density than identified in the RSS Land Use section is going to be necessary if our goal is affordable energy efficient housing. Growth Centres with low and medium density are not compatible with this goal in our market.

Partly due to the cost of housing, we have a declining population in some regions, and minimal growth in others. BC's average population growth was +7% according to the 2011 census vs 2006.

Sidney's population declined -1% while small increases were in Central Saanich +1%; Saanich +1%; Oak Bay +1%; North Saanich +3%.

Coincidentally, there has been significant growth in one of the few urban areas encouraging more affordable small lot subdivisions and efficient development processes – Langford at +30%.

RSS objectives include "economic development" and "cost-effective infrastructure."

This should be achieved by creating vibrant urban centres enabling local businesses to thrive. Some major companies in the peninsula area are being held back due to a lack of housing affordability for their employees, which may cause the companies to relocate. The existing low-density community "nodes" with "village character" lack vibrancy, housing variety, and affordability to attract employees in high-tech industries, which are often knowledge-based and sustainable.

The RSS language claims to support a strong vision, but the low-density Land Use policies fall short.

Creative, well-designed high-density land use supports housing affordability, community vibrancy, and economic development while protecting green space.

Compact high-density communities result in more efficient urban systems delivering services at less cost per unit. Human scale is achieved through building masses stepping down to open spaces using arcades and pavilions as buffers. Communities connect by a variety of transport systems including cycle paths, walkways, bus lanes, light rail corridors.

Higher density in urban areas promotes affordability and vibrancy while protecting agricultural land, ecosystems and recreational areas.

An example of a past, strong planning initiative is Calgary's Light Rail Transit system.

In 1980, Calgary began building their Light Rail Transit system when they had a population similar to Greater Victoria's today. At the time, there was debate about whether Calgary's population was sufficient to embark on such a project. The planners successfully argued LRT must be built early to manage growth and not after growth has occurred. Thirty-five years later, Calgary has a population of over a million people, and the LRT was an important part of their planning and development.

They were able to accomplish this partly because Calgary has a ward system. Communities like Oak Bay exist, but they exist as part of a single municipal council, where their representatives must work together on issues that impact the region. Unified municipalities are simply more effective at addressing regional issues.

That said, while municipal amalgamation may not be on the table, the CRD is encouraged to create a strong vision statement for the region that supports both sustainability and affordability.

Thank you for the opportunity to provide input to the RSS.

Sincerely,

Casey Edge  
Executive Director  
Victoria Residential Builders Association  
Ph: 250.383.5044  
[cedge@vrba.ca](mailto:cedge@vrba.ca)  
[www.vrba.ca](http://www.vrba.ca)  
[www.careawards.ca](http://www.careawards.ca)



# CONSORTIUM ON REGIONAL SUSTAINABILITY

## MEMO

To: Capital Regional District Board Members

Cc: Signe Bagh, Senior Manager Regional Planning

From: Consortium on Regional Sustainability

Dr. Saul Arbess – Former Spokesperson, Conservation Sector, Vancouver Island Land Use Table & Sea to Sea Greenbelt Society  
Deborah Curran – Hakai Professor in Environmental Law and Sustainability, University of Victoria Faculty of Law  
Vicky Husband – Order of Canada, Order of B.C.  
Todd Litman – Executive Director, Victoria Transport Policy Institute  
Frank Mitchell – Former Chair, Public Advisory Committee CRD Regional Growth Strategy and Association for the Protection of Rural Metchosis  
Ray Zimmerman – Sea to Sea Greenbelt Society

Date: March 9 2015

Re: Submission on the Regional Sustainability Strategy  
Draft October 2014-Revised

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The purpose of this memo is to provide concise professional advice for continued revision of the draft Regional Sustainability Strategy (RSS) that is, in law, a regional growth strategy pursuant to Part 25 of the *Local Government Act* R.S.B.C. 1996, c. 323. This is a condensed document that summarizes our primary recommendations. These eight recommendations are based on best practices in regional development from across the globe and our historic experience with growth management in the Capital Region since 1997. In particular, we have reviewed the recent academic literature on planning and transportation,<sup>1</sup> as well as examined the supporting documentation prepared by CRD staff that explains the current state of the CRD.

Each of us has been working on regional sustainability locally and in reference to regions across the globe for over twenty years in our personal and professional capacities. In short, we have a keen understanding of and experience with best practices in regional planning.

We all took an active role in the development and implementation of the current Capital Regional District (CRD) Regional Growth Strategy (RGS). In our view, the

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<sup>1</sup> We are pleased to provide references in support of these recommendations upon request.

# CONSORTIUM ON REGIONAL SUSTAINABILITY

RGS is generally a success or is moving towards success and is based on well-proven principles of regional development. Its principle policies warrant continued attention in the RSS. In particular, the growth containment policies have led to more compact complete communities, a more vibrant commercial core, extensive protection of biodiversity corridors, and protection of the working landscape. The RGS is internationally recognized, supports the regional agricultural economy and is achieving world-class greenspace standards.

Building on that success, we view the eight recommendations set out below as a prerequisite to maturing the CRD's approach to regional growth and to a successful RSS as visionary and forward looking. These recommendations are made in the context of:

- CRD and Member Municipality Jurisdiction – Many of the policies and actions identified in the RSS are not within local government jurisdiction. An effective RSS can acknowledge the broader context of sustainability but policies must rest within local government jurisdiction or they will be meaningless and unduly complicate the RSS.
- Limited Resources – Local government staff and elected officials have more mandatory activities to accomplish than for which there is time. Policies and actions identified in plans that are not squarely within local government jurisdiction and attended to “off the side of the desk” will not be accomplished and unnecessarily clutter comprehensive local government servicing and land use jurisdiction.

## **1. Build Compact Complete Communities within the Growth Containment Area**

As a community we are not managing growth (Objective 3). We are developing a vibrant, sustainable community. The way to do that is to build compact complete communities within clearly defined growth containment areas. While we appreciate the need for reducing GHGs to be front and centre in the RSS, urban containment leads to the success of all other objectives, from completing the Sea-to-Sea Greenbelt to creating more affordable housing. Therefore, this objective, as core CRD jurisdiction, should be the first objective.

### *Growth Containment and GHGs*

Relating containing growth to GHG reduction, we note that the CRD is a signatory to the Climate Action Charter that states, at paragraph 5(a)(iii):

Signatory Local Governments agree to develop strategies and take actions to achieve the following goals: (iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use,

## CONSORTIUM ON REGIONAL SUSTAINABILITY

establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)

This recognition that compact complete communities is a primary strategy to decrease GHG's is also expressed in s.849(2)(a) and (b) of the *Local Government Act* (an RGS should work towards avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner; settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit). However, the draft RSS does not specifically link land use patterns with reduced GHGs. Households living in attached forms of housing in compact, complete urban communities use up to 60 percent less energy (household and transportation) than do rural households.

### *Growth Containment Target*

The proposed target of locating 90% of new dwelling units within the Growth Containment Area is too low. The CRD and member municipalities exceeded that target in some years of the past decade, and the RSS is the opportunity to fine tune core sustainability policies. Locating the vast majority of new development in existing serviced areas in compact, walkable complete communities is the most direct way to address GHG reduction and affordable housing concerns. As the regional growth management program matures it makes sense to build on past performance, especially as there is still a lot of capacity for member municipalities to improve the development of more compact, complete communities and housing affordability. This can be achieved by significantly reducing existing barriers such as restrictions on infill development density, height, mix, plus minimum parking and setback requirements. Developers should be encouraged to build more basic, low-rise (3-6 story) townhouses and apartments along arterials and in urban villages. Servicing such development with infrastructure and public services is less costly than siting new dwelling in urban fringe locations. They should have lower development fees, utility fees and tax rates than in sprawled, urban fringe locations.

We recommend a growth management target of 95%. This would still allow over 2,500 new dwelling units outside the Growth Containment Area according to the RSS forecasts, as contrasted with over 5,000 under the draft criterion of 90%.

### *Growth Containment and Compact Complete Communities (low carbon hugs)*

The proposed target of locating 30% of new growth in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space is much too low.

# CONSORTIUM ON REGIONAL SUSTAINABILITY

A fundamental question is why are we building 70% of new growth in unsustainable land use forms?

Given the comprehensive approach of the RSS, the 30% target is an anomaly that suggests almost no improvement over the 2003-14 record of 28%. It should be at least 2/3 (66%) or more, with a view to having it match the 95% target for growth within the Growth Containment Area. More precisely, specific density targets should be set for each sub-region or municipality in recognition of each of their unique circumstances i.e. some will be densifying, some remaining rural, and some creating significant urban density (see Recommendation 3).

The best way to achieve economic, social and environmental objectives is to increase the portion of households, particularly those with lower-incomes, living in compact, walkable, and more affordable neighborhoods. This needs clarification, so suburban jurisdictions can density and thus qualify in their existing urbanized centres if they create more walkable, transit-friendly commercial centers and residential neighborhoods, while discouraging suburban densities elsewhere.

## **2. Delete “Rural Settlement Areas”**

From sustainability and land use planning perspectives, the term “rural settlement area” is an oxymoron. Settlements should be in compact, complete community forms and within the Growth Containment Area or, upon regional evaluation, adjacent to a serviced area.

With respect, the rural settlement areas are, in effect, low density sprawl that goes against the primary goals of the RGS. They are a glaring anomaly in the RSS and must be deleted.

The call for extension of water servicing into the Juan de Fuca electoral area is related to these areas of rural sprawl. There is no justification for extension of water servicing to these areas. The primary way to maintain effective growth management is to limit both sewer and water servicing. It is well proven that once servicing is extended into rural areas zoning follows and densification occurs on a case-by-case basis. There is no justification for extending servicing within the context of a regional sustainability strategy that is focusing on decreasing GHGs, creating compact complete communities, and connecting the green infrastructure of the region when plentiful opportunities exist to accommodate development in serviced areas. Specifically, the actions under Policy 3.2 do not necessarily support that policy.

Finally, this issue is squarely within the jurisdiction of the CRD. The CRD has direct land use and planning authority over the Juan de Fuca Electoral Area and we expect that it will apply as rigorous a sustainability framework to its land use regulation as it expects of member municipalities.

# CONSORTIUM ON REGIONAL SUSTAINABILITY

An appropriate target for water infrastructure is: Obtain 100% new water through conservation and efficiency such that there is no need for the expansion of the regional water supply areas or reservoirs within the planning period.

### **3. Establish Minimum Density Targets and a Comprehensive Regional Evaluation Process Before Identifying Appropriate Areas Into Which To Extend the Growth Management Area**

The maturing of a regional plan necessitates more specific evaluation of where new greenfield development occurs. This is both within and outside of the Growth Containment Area. There are two fundamental criteria that must be met before development on greenfield sites is appropriate: (1) Minimum densities (i.e. the densities associated with compact, complete walkable neighbourhoods) have been achieved municipal-wide within Growth Containment Areas and (2) there has been a regional evaluation of where new growth should occur i.e. where servicing should be extended, taking into account environmental, social and economic sustainability factors.

At present there is no mechanism by which the CRD can evaluate whether or not an extension of the Growth Containment Area is warranted.

We recommend the RSS:

- Establish minimum densities on a neighbourhood basis for each member municipality;
- Set out criteria for municipalities to evaluate whether new greenfield development is appropriate within their Growth Containment Areas taking into account municipal success in achieving the densities necessary for carbon hubs or compact complete communities.

Likewise, any extension of the Growth Containment Area warrants comprehensive region-wide review rather than coming forward as a response to a specific application for development. The RSS must include a commitment to regional evaluation when minimum densities are nearing achievement and new land is needed for an additional compact, complete neighbourhood. The RSS must establish a process and the criteria by which sustainability factors will be applied to evaluating where new urban-type development will occur (i.e. not ecologically sensitive land, adjacent to existing services and transit, affordable and accessible to provide infrastructure, etc.).<sup>2</sup>

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<sup>2</sup> Metro Portland has gone through this process of identifying new land adjacent to the existing urban growth boundary several times.

# CONSORTIUM ON REGIONAL SUSTAINABILITY

Additional policies include:

- Achieve an overall average density of 20 units per hectare in each municipality's Growth Containment Area before approving new subdivisions on greenfield sites
- Undertake a region-wide evaluation of density targets and identify where new growth may be appropriate based on environmental, social and economic sustainability factors before considering the expansion of any Growth Containment Area.

Finally, any extension of the Growth Containment Area is not a minor amendment to the RSS. Only comprehensive board-lead evaluation of where new growth should occur is appropriate, and therefore a major amendment.

## **4. Renew the Regional Green-Blue Spaces Strategy**

The CRD is a leader in biodiversity connectivity and the protection of ecologically sensitive areas. We applaud completion of the Sea-to-Sea Greenbelt. However, the target of "at least 50% of the GMPA land and water base is protected or managed for the needs of nature and residents of the region" is unclear. What would management of the land base *not* for residents of the region look like? Presumably even if the Crown land was used solely for industrial purposes that could mean "managed for the needs of ...residents of the region".

To make this target meaningful, the objectives should begin with renewing the Regional Green/Blue Spaces Strategy as the foundation of the RSS. The starting point for management of much of the land in the GMPA is biodiversity corridors and connectivity. This protection should have representation of each ecosystem type in each area of the region. From there, all other land uses can be identified in addition to the baseline of ecosystem functioning. This is particularly important because the Green-Blue Space Strategy did not consider and create priorities for the landscape in the Juan de Fuca Electoral Area and natural resource areas.

Given the success and age of the Regional Green-Blue Spaces Strategy we recommend revisiting the Strategy and renewing it as a foundational document for ecological sustainability in the CRD.

## **5. Strengthen The Land Use-Transportation Dependency**

The RSS admirably addresses the integral dependency between land use and transportation. In particular, Policy 3.3, and Action 3.3.1 that mandates transportation and infrastructure funding be directed to Growth Centres, is directly on point. However, sustainable transportation, particularly the convenience of

## CONSORTIUM ON REGIONAL SUSTAINABILITY

frequent transit, is only possible with density in compact urban forms. We support the creation of a mechanism, such as a regional transportation authority, by which municipal land use planning is evaluated for its transportation connectivity. This would be a somewhat expanded role for transportation service authority contemplated in Policy 6.3, and would have a mandate of better analysis and coordination of transportation policies among various government agencies. For example, school districts and parks/recreation agencies should be encouraged or required to analyze the vehicle travel impacts of facility siting and management practices, recognizing that consolidation and specialization of services often increases vehicle travel. Described more positively, by maintaining more neighborhood schools, parks and other services, residents can satisfy more of their needs by walking and cycling, or short automobile trips.

The target of achieve a transportation system that sees 42% of all trips made by walking, cycling, and transit is refreshingly ambitious but achievable, especially if densification targets are achieved. The information about Active Transportation and Transit Target could include more detail. It could reference “complete streets” policies, development of more bus rapid transit services on major travel corridors, transportation demand management, parking management, and smart growth development policies as ways to achieve the target.

Other primary policies on transportation would be to:

- Mandate rigorous performance standards for new transportation projects that ensure that they are cost-effective, reduce driving miles, and provide more transportation options, and
- Direct all transportation dollars to the maintenance of existing infrastructure (“fix it first”), including to make roadways safe and accessible for people who take transit, walk and bike.<sup>3</sup>

### **6. Retain or Increase Land in the ALR**

The target for protection agricultural lands would be strengthened by two additions to read “Retain or increase the amount of Agricultural Land Reserve (ALR) lands within each CRD district or municipality.

### **7. Use the Green Infrastructure**

We are well into the era of low impact development, multifunctioning infrastructure and a water balance approach to rainwater management. Indeed, the CRD is one of the leader in this regard with its Integrated Watershed Management program. The RSS contains no policies directing infrastructure to these best practices, nor

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<sup>3</sup> See the new report Moving Dollars: Aligning Transportation Spending With California’s Environmental Goals [http://www.law.berkeley.edu/files/Moving\\_Dollars.pdf](http://www.law.berkeley.edu/files/Moving_Dollars.pdf).

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committing the CRD to using low impact development approaches. The use of green infrastructure will become increasingly important as climate change brings with it more extreme storm events. In many areas there will not be sufficient stormwater system management capacity to handle severe rainwater, and other approaches, such as strategic flooding of playing fields (a multifunctional infrastructure approach) will be necessitated due to infrastructure cost and design constraints. We recommend an objective and actions prioritizing taking a green infrastructure approach.

### **8. Use Local Government Jurisdiction to Address Social Sustainability**

The target of reducing the poverty rate by 75% should be removed from the RSS and replaced with a target that is within the jurisdiction of the CRD and member municipalities. The CRD and member municipalities have no jurisdiction over the economy and social programs, and therefore cannot have any impact in this area. Indeed, much of Objective 4 is window dressing while the RSS makes little mention or establishes effective actions that are within the jurisdiction of the CRD.

Instead, the target can focus on increasing the affordability of housing, a key pillar in social sustainability. The CRD Housing Corporation and Fund are notable Canadian successes in increasing the number of units of affordable housing. Building off that success there should be an objective and several actions relating to increasing the effectiveness of the Housing Corporation and Fund.

The CRD can reduce the number of households in core housing need (households that spend more than is affordable on basic housing expenses) by more than 25% in the next 20 years by taking an integrative approach to sustainability. Local governments can do a lot to improve housing affordability by significantly reducing existing barriers, such as restrictions on infill development density, height, mix, plus excessive minimum parking and setback requirements. Developers should be encouraged to build more affordable, low-rise (3-6 story) townhouses and apartments along arterials and in urban villages. Because such development tends to be relatively cheap to serve with public infrastructure, they should have lower development fees, utility fees and tax rates than at sprawled, urban fringe locations.

Additional social sustainability targets could include access to transit, number of affordable housing units built, and walkability (scores) for neighbourhoods across the region.

It is important that any affordability indicator reflect combined housing and transportation costs, recognizing that a low cost housing may not be truly affordable if located in an area with high transportation costs, a concept called “location affordability” ([www.locationaffordability.info](http://www.locationaffordability.info)).

# CONSORTIUM ON REGIONAL SUSTAINABILITY

## Other Comments

- The document contains too many policies that do not mandate specific action (for example, actions that start with work with, pursue, support, promote). This waters down the most important policies and actions and makes it too long for most citizens to engage with. Expunge the policies over which the CRD has no jurisdiction, focus on foundational policies from which other results will be achieved (i.e. urban containment), and shorten the RSS considerably.
- Distinctly show land in the Agricultural Land Reserve on the natural resource lands map.
- Put a moratorium on CRD planning until the RSS is enacted. This would allow any further CRD planning activities such as OCP amendments to be consistent with the principles of the RSS. It is within local government jurisdiction (i.e. it is legal) to halt development approvals until comprehensive planning is complete.
- The actual targets (the numbers behind the land use, waste/energy, and social sustainability policies and actions) are not included in and linked to the specific policies and actions in the RSS. They should be expressed at the beginning of each objective and all policies/actions tooled to meet them.

Finally, the RSS will be successful only to the extent that its implementation plan is precise in terms of tasks to be undertaken, timetables, monitoring, and action to remedy shortfalls. We appreciate that it is premature to set out the full timetable at this time. Even now, however, the draft RSS should contain lists of actions and proposed timetables for the most urgent matters. Not least, inclusion of such a provisional scheme would help highlight for Board members the importance of issues and help determine the tradeoffs that must be made.



Empowering British Columbians to build a clean, renewable energy future

15 February 2015

**To: The Planning, Transportation and Protective Services Committee  
Capital Regional District  
by email: sustainability@crd.bc.ca**

**Greetings,**

**Re: Draft Regional Sustainability Strategy, of the Capital Regional District**

The BCSEA, Victoria Chapter appreciates this opportunity to provide its views on the CRD's Draft Regional Sustainability Strategy (RSS).

BCSEA (<http://www.bcsea.org>) is a non-profit association of citizens, professionals and practitioners committed to promoting the understanding, development and adoption of sustainable energy, energy efficiency and energy conservation in British Columbia. BCSEA has five chapters across B.C. and approximately five hundred individual and corporate members, including a chapter and many members in Victoria and the CRD. BCSEA's goals include sustainable energy, energy efficiency and energy conservation in British Columbia.

We wish to acknowledge the 'Consortium on Regional Sustainability' for its *Sample Regional Sustainability Feedback Form Answer*, which provided us with much useful information and analysis as we developed our responses to the Draft RSS.

The BCSEA commends the CRD Board and planning staff for the work and vision that went into producing the RSS. In particular, the introduction and vision statement appropriately reflect the importance of global climate change as an issue to form the context of the CRD's planning.

Our comments follow the order of the on-line feedback form on the CRD website.

## **Part B: The Big Picture**

### **1. What do you think is the most important action we should take as a region to become more sustainable for future generations?**

The CRD should prioritize efforts to create compact, 'complete' (i.e. incorporating within them as many as possible of the required services of a community), cost efficient communities by containing growth within well-defined urban growth boundaries. It is critical to integrate transportation planning with community planning as a means to realize such communities. This connection is indicated on p.83 of the draft RSS. Transportation resources need to be shifted from infrastructure that supports single occupancy vehicle travel to planning, facilities and services that support sustainable transportation, reduce sprawl, encourage "complete streets" and compact, walkable, bikeable communities. Reference: <http://www.8-80cities.org>, Gil Penulosa.

We note the goals of the Climate Action Charter, of which the CRD is a signatory, which state under section 5(a):

Signatory Local Governments agree to develop strategies and take actions to achieve the following goals:

...

(iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)

This recognition that compact complete communities is a primary strategy to decrease GHG's is also expressed in s.849(2)(a) and (b) of the *Local Government Act*:

[a regional growth strategy should work towards ...]

(a) avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner;

(b) settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit).

We encourage the CRD explicitly to link land use patterns with reduced GHGs in its Draft RSS. Households living in attached forms of housing in compact, complete urban communities use up to 60 percent less energy (household and transportation) than do rural households.

## **2. a) Do you support the draft vision of the RSS as written below?**

BCSEA, Victoria Chapter support the tagline and draft vision statement.

Further, we commend the CRD for the Vision, Objectives and Introduction in Part 1 of the Draft RSS. We believe it contains a fair statement of the sustainability issues and challenges facing the CRD and the world today, particularly regarding the urgent need to reduce greenhouse gas emissions so as to minimize the harm of climate change.

## **2. b) If all or part of the tagline or vision could be improved, please explain what themes to keep and how other parts could be made more relevant or inspiring:**

We suggest that the CRD could be more explicit about the need for the CRD to 'do its share' as a basis for determining the goals for GHG reductions. This could be added to the 'Full Vision Statement.'

### **Part C: Targets**

#### **1.1 GHG Emissions Reduction Target**

##### **a) What do you think about these targets to reduce GHGs below 2007 levels?**

- **By 2020 reduce community-based GHG emissions by 33%**
- **By 2038 reduce community-based GHG emissions by 61%**

The CRD should adopt GHG reduction goals that are no less stringent on a percentage basis than BC's legislated GHG reduction targets, i.e.:

- 18% less than 2007 levels by 2016,
- 33% less than 2007 levels by 2020, and
- 80% less than 2007 levels by 2050.

## **2. Communities**

### **2.1 a) What do you think about the following dwelling unit growth target?**

- **Locate 30% of new growth in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space.**

BCSEA believes this target is much too low, as it makes almost no improvement over the 2003-14 record of 28%. The goal should be 60%, implying a ratio of at least 45% of growth in the Growth Containment Area given that the GCA will absorb at least 90% of regional growth (see 2.3 below).

Specific density targets should be set for each sub-region or municipality in recognition of each of their unique circumstances.

The best way to achieve economic, social and environmental goals is to increase the portion of households, particularly those with lower-incomes, living in compact, walkable, and more affordable neighborhoods. This principle should be detailed and supported in the Draft RSS, so that suburban jurisdictions will be able to densify and thus qualify in their existing urbanized centres if they create more walkable, transit-friendly commercial centers and residential neighborhoods, while discouraging suburban densities elsewhere.

### **2.2 Jobs/Population Targets**

#### **a) What do you think about the following jobs and population target?**

**Achieve a jobs/population ratio of:**

- **0.61 in Core Area**
- **0.53 in Saanich Peninsula**
- **0.36 in West Shore**

BCSEA, Victoria Chapter generally supports the proposed job/population ratios for the Saanich Peninsula. The ratio for the Core Area should be higher, perhaps 0.70. We do not understand why the proposed West Shore ratio is as low as 0.36. We believe there is room for more business and residential densification in the Langford and Colwood areas. We suggest 0.50 in the West Shore.

In addition, we suggest that people need to live as close as possible to their jobs, and achieving this

should be an explicit goal of the Draft RSS. In rural areas, transportation emissions are a serious issue.

## **2.3 Growth Management Target**

### **a) What do you think about the following growth management target?**

- **Locate 90% of new dwelling units within the Growth Containment Area?**

The target should be at least 95%.

The CRD and member municipalities exceeded the 90% target in some years of the past decade. Locating the vast majority of new development in existing serviced areas in compact, walkable complete communities is the most direct way to address GHG reduction and affordable housing concerns. As the regional growth management program matures it makes sense to improve on past performance, especially as there is still a lot of capacity for member municipalities to improve the development of more compact, complete communities and housing affordability. This can be achieved by significantly reducing existing barriers such as restrictions on infill development density, height, mix, plus minimum parking and setback requirements. Developers should be encouraged to build more basic, low-rise (3-6 story) townhouses and apartments along arterials and in urban villages. Servicing such development with infrastructure and public services is less costly than siting new dwelling in urban fringe locations. They should have lower development fees, utility fees and tax rates than in sprawled, urban fringe locations.

## **3.1 Active Transportation and Transit Target**

### **a) What do you think about the transportation mode shift target?**

- **Achieve a transportation system that sees 42% of all trips made by walking, cycling, and transit.**

BCSEA, Victoria Chapter supports this goal as being ambitious, but achievable (especially if densification targets are achieved), and appropriate to the situation.

The information about the Active Transportation and Transit Target could include more detail. It could reference “complete streets” policies, development of more bus rapid transit services on major travel corridors, transportation demand management, parking management, and smart growth development policies as ways to achieve the target.

It is vitally important to continue to develop separated bicycle infrastructure to and within the urban centres. Copenhagen achieves a rate of 42% trips by bicycle alone, but this was not achieved without significant alteration of the streetscape.

Also, consider designing for electric assist commuter bikes that erase hills and extra long distances. This is what is coming.

### 3.2 Zero Emission Vehicles Target

#### a) What do you think about the zero emissions vehicles target?

- **Achieve a community vehicle fleet composed of 72% zero emission vehicles**

The BCSEA, Victoria Chapter understands this target as applying to municipal, private and commercial vehicles operating in the CRD area and to be a target to be achieved by 2038, on the way to possible further reductions.

We support this target. It is ambitious, but achievable, and it is highly appropriate to the current situation of global climate change and the urgent need to reduce GHGs. The ultimate target should be a community vehicle fleet that has entirely or almost entirely zero emission vehicles.

### 4.1 Poverty Reduction Targets

#### a) What do you think about the poverty reduction target?

- **Reduce the poverty rate by 75%**

This target should be removed from the RSS and replaced with a target that is within the jurisdiction of the CRD and member municipalities. The CRD and member municipalities have no jurisdiction over the economy and social programs, and therefore cannot have any impact in this area. Additional social sustainability targets could include access to transit, the number of affordable housing units built, and walkability scores for neighbourhoods across the region.

### 4.2 Core Housing Need Target

#### a) What do you think about the core housing need target?

- **Reduce the number of households in core housing need by 25% from 2011 levels**

The term “core housing needs” should be more clearly defined. Any affordability indicator reflect combined housing and transportation costs, recognizing that a low cost housing may not be truly affordable if located in an area with high transportation costs, a concept called “location affordability” ([www.locationaffordability.info](http://www.locationaffordability.info)).

Assuming the target refers to households that must be subsidized in order to retain housing, the 25% target is much too timid. The target should be to *eliminate* this problem within the time-span of the RSS.

We disagree with the statement that, “many of the key influences on the ability to achieve this target are outside the control of local government” (Backgrounder, page 6). Local governments *can* do a lot to improve housing affordability by significantly reducing existing barriers such as restrictions on infill development density, height, mix, plus minimum parking and setback requirements. Developers should be encouraged to build more affordable, low-rise (3-6 story) townhouses and apartments along arterials and in urban villages. Because such development tends

to be relatively cheap to serve with public infrastructure, they should have lower development fees, utility fees and tax rates than at sprawled, urban fringe locations.

We note that the CRD's Backgrounder repeats the "Core Housing Need Target" as both targets 3.3 and 4.2. This may indicate that the description of another target is missing.

## **5. Jobs Target**

### **a) What do you think about the jobs target?**

- **Increase full time jobs at the same or greater rate than the rate of labour force growth**

The implementation of this target is not within the jurisdiction of member municipalities or the CRD. The RSS should include targets that specify the land use aspect of labour force growth, and local governments should encourage employment growth with such policies as noted in the background paper.

## **6. Agriculture Target**

### **a) What do you think about the agriculture target?**

- **Retain existing amount of Agricultural Land Reserve (ALR) lands**

The BCSEA, Victoria Chapter strongly supports the goal to "retain the existing amount of ALR lands," read as retaining the actual existing ALR lands, as opposed to "equivalent" amounts of land. The designation of land in the ALR is based on soil quality. Alienated agricultural land is virtually impossible to replace. Therefore, none should be allowed to be lost or converted to non-farm uses. The creation of new ALR lands elsewhere should not be accepted as a substitute for excisions.

In addition, it would be desirable to increase the amount of ALR lands.

The target should be amended to: "Retain existing Agricultural Land Reserve (ALR) lands, and seek to increase the amount ALR lands within each CRD district or municipality."

The problem will remain that small plot farmers generally cannot make a living wage at farming and land costs are too expensive for motivated young people to make farming a career.

## **7.1 Sea to Sea Green Blue Belt Target**

### **a) What do you think about the Sea to Sea Green Blue Belt target?**

- **Acquire 100% of the Sea-to-Sea Green Blue Belt**

The BCSEA, Victoria Chapter strongly supports this goal as highly desirable and achievable. It reflects existing and longstanding regional commitments to complete the Sea-to-Sea Greenbelt, which is a key part of the green infrastructure for the Capital Region.

## **7.2 Conservation of Nature Target**

**a) What do you think about the Conservation of Nature target?**

- **At least 50% of the Growth Management Planning Area land and water base is managed and connected for the conservation of nature**

This target is reasonable. In light of climate change and the increasing climatic variability we will experience, greater protection to ensure adequate ecological adaptation over time is imperative.

There should also be recommendations for increasing neighborhood parks where needed. We also need bold restorative targets for “nature reserves” They need to grow, not be maintained or shrink more slowly.

**8. Infrastructure Target**

**a) What do you think of the infrastructure target?**

- **Identify, by 2020, the long-term capital plans for CRD utilities and major infrastructure improvements necessary to address the impacts of climate change and natural hazards**

The BCSEA, Victoria Chapter believes this target is essential.

**9. Water Target**

**a) What do you think of the water target?**

- **Defer the need for the expansion of regional water supply areas or reservoirs**

The BCSEA, Victoria Chapter suggests recasting this target into more positive language: “Meet all new water resource requirements through conservation and efficiency, such that there is no need for the expansion of the regional water supply areas or reservoirs within the planning period.” Also, we suggest you consider that a lot of water is lost through leakage and theft, but it is expensive to locate the leaks and the source of theft.

**10. Waste Target**

**a) What do you think of the waste target?**

- **Achieve a waste disposal rate of no greater than 250 kg per person**

The BCSEA, Victoria Chapter supports this target. It is ambitious but achievable with widespread organics recycling.

**11. Emergency Preparedness Target**

**a) What do you think of the emergency preparedness target?**

- **By 2018, 100% of municipalities have completed and tested an Emergency Response Plan for a catastrophic earthquake**

The BCSEA, Victoria Chapter supports this goal.

## 12. Energy Target

### a) What do you think of the energy target?

- **Improve region-wide energy efficiency of building stock by 50% (relative to 2007 levels)**

BCSEA, Victoria Chapter endorses this target but feels it is both important and feasible to move faster, and to describe specific means of achieving the target. In the U.S. a task force of the General Services Administration (the administrative body for federal agencies; [www.gsa.gov/](http://www.gsa.gov/)) recommended that at least 50% of the entire federal government's building area achieve net-zero energy status by 2030.

The CRD to promote and support mandatory efficiency labeling for buildings.

We encourage the promotion of the concept of a Residential Energy Conservation Ordinance (RECO), introduced in San Francisco in 1982, under which a seller, before transfer of title can occur, must have an energy inspection verifying that all applicable conservation applications have been installed to meet or exceed California's Title 24 Energy Codes.

## 13. Rate of Progress

**The targets of the RSS are intended to be met by 2038, unless stated otherwise. Now that you have considered what our targets should be, please consider how fast we should make progress.**

Each target should have its own incremental or more fine grained timeline, as some targets are achievable more quickly. Initial and ongoing emphasis should be on implementing the policies on growth management, as they are the foundation for the RSS and a sustainable region.

BCSEA suggests that CRD target new development and promote in every way possible innovative design processes such as 'passivhaus' design (<http://passiv.de/en/>) for both single family as well as multi unit residential buildings (MURBs).

## 14. Additional Target Suggestions

The BCSEA, Victoria Chapter suggests that targets should be added to address the nuances of regional sustainability to improve the measurement of progress as we advance into this second era of regional growth management in the CRD.

In particular, a regional process is needed to determine when new areas within and outside the Growth Containment Area should be available for development. Two fundamental criteria should be met before greenfield development is appropriate:

(1) Minimum densities (20 units per hectare; i.e. the densities associated with compact, complete walkable neighbourhoods) have been achieved municipal-wide within the Growth Containment Area, and

(2) There has been a regional evaluation of where new growth should occur, i.e. where servicing

should be extended, taking into account environmental, social and economic sustainability factors.

Additional criteria to consider in evaluating the location of new growth should be: water quality and the provision of local parks and recreation services per capita. Additional targets may be appropriate.

**Part D: Other Issues**

**1. Water Servicing**

**a) Should the water servicing policy be changed to allow for potential water servicing beyond the current growth management boundaries to accommodate water serve throughout all municipalities and to Otter Point, East Sooke, and Port Renfrew in the Juan de Fuca Electoral Area, subject to full cost recovery and alternative measures to limit development growth in rural areas?**

The BCSEA, Victoria Chapter strongly opposes the extension of water servicing beyond current growth management boundaries in the CRD.

The primary way to maintain effective growth management is to limit both sewer and water servicing. It is well proven that once servicing is extended into rural areas, zoning follows and densification occurs on a case-by-case basis. There is no justification for extending servicing within the context of a regional sustainability strategy that is focusing on decreasing GHGs, creating compact complete communities, and connecting the green infrastructure of the region. Plentiful opportunities exist to accommodate development in serviced areas.

Sincerely,



Thomas Hackney  
BCSEA, Victoria Chapter Steering Committee  
thackney@bcsea.org

## Capital Region Food and Agriculture Roundtable, Linda Geggie

See pdf below

**From:** Linda Geggie [mailto:lgeggie@telus.net]  
**Sent:** Friday, February 20, 2015 11:38 AM  
**To:** CRD Sustainability; CRDBoard  
**Cc:** Jeff Weightman  
**Subject:** Input to the RSS from the Capital Region Food and Agriculture Roundtable (CRFAIR)

Hello

Please accept this letter on behalf of the roundtable and CRFAIR President Lee Fuge, it provides our considered response to the call for input on the latest version of the CRD Regional Sustainability Strategy  
Thank you for your continued work on this plan.

Sincerely,



Linda Geggie, Coordinator, CRFAIR  
Capital Region Food and Agriculture Initiatives Roundtable  
250-896-7004 [www.crfair.ca](http://www.crfair.ca)



Capital Region Food and Agriculture Initiatives Roundtable Society

PO Box 46002 QUADRA

Victoria, BC V8T 5G7

Phone: 250-896-7004

Email: [info@crfair.ca](mailto:info@crfair.ca)

Web: [www.crfair.ca](http://www.crfair.ca)

Attention: CRD Board Directors and Planning Staff

## **Re: Regional Sustainability Strategy Draft for Input**

The Capital Region Food and Agriculture Initiatives Roundtable would like to express our support for the directions outlined in the Draft Regional Sustainability Strategy. We have been involved in the development of this strategy for a number of years and have done specific work on the development of the background Food Security Policy Paper as well as the Food Systems Sub Strategy. We have helped to organise and facilitate public input into both of these initiatives as they were being developed.

We believe that the depth and breadth of the policies expressed in the strategies reflect the public's concern and interest in food as a planning and sustainability issue. The recent poll conducted by McAllister Opinion Research [BC Public Attitudes Toward Agriculture and Food 2014](#) also reveals how the public feels about these issues. The poll found that:

- 92% of respondents agreed it is very important that BC produces enough food so we don't have to depend on imports from other places
- 81% said BC agriculture is important because it is a renewable, sustainable industry that can help address climate change.

The poll also provides useful information about more specific issues related to agricultural land and reinforces what is proposed for your **Agriculture Target** (Retain existing amount of Agricultural Land Reserve (ALR) lands). Given the public emphasis on local food production, this target could be strengthened by adjusting to *retain and increase the amount of Agricultural Land Reserve (ALR) lands within each CRD district and municipality and encourage and protect food production on these lands*. In the implementation stage it would be good to set more specific targets around the amount of land needed for agriculture based on targets for levels of food production related to regional sustainability. We need to understand what percentage of local food should be produced here and how much we want to rely on external sources and trade. That of course will require additional research, but is very important to our region.

We believe the staff and consultants involved have accomplished a very difficult task in presenting a strategy that is dealing with complex systems. It is worthy to note that food and agriculture related policies appear across the strategy areas (*Significantly Reduce GHG's, Resilience to Climate Change, Foster Community Well Being, and Conserve and Enhance the Natural Environment*) and reveal that the role that food systems plays in our region is a



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very important one indeed. For example, there are many people in our region who understand that increasing sustainable local food production will go a long way to achieving the greenhouse gas emission reduction targets that we must if we hope to have a sustainable community. It is also important that food be considered in emergency planning, and this is not currently expressed in the RSS. With only three days' supply of food on the Island at any given time, if an emergency strikes, we would be better positioned having a plan in place. CRFAIR suggests a policy direction that undertakes an assessment of food supply and integrates food needs into the emergency planning strategy

Some of the policy strategies that are outlined are very forward thinking and indeed may need continued educational work so that CRD residents, staff and board understand why these steps are critical and need to be tackled if we wish to address sustainably issues that challenge us here in the region, but also are felt across the globe. CRFAIR will continue to support this process.

In our research and engagement across sectors over two decades we have learned that food literacy (the understanding of food systems, and the skills and connections necessary to feed ourselves healthy and sustainable diets) is foundational for CRD residents to be able to make decisions on a daily basis that impact health, the local economy, and environmental sustainability. We believe strategies that support food literacy must be a regional priority.

We also know that having a quality and consistency of water supply, as well as accessible land and investment in new growers and food producers is critical. The CRD's role in supporting farm extension, and wildlife management to ensure that farming can be profitable is also very critical to the local farm community and continuing your efforts on geese and deer management is needed.

Maintaining a fertile land base is paramount, and we are pleased at the emphasis in the plan to allow for zero percent of ALR land to be lost or converted to non-farm uses. Besides loss of farmland a major issue we face is access to farmland for farming. Over 50% of our farmers will retire in the next decade. We must replace our farm population in a time when market forces on farmland make farming economically challenging. This situation necessitates we find new and innovative ways to provide land access with long term tenure for farmers. The policy direction to initiate work on land trusts for this purpose is extremely important for the region. The amount of lands that are already public that could be designated into the trust would be a good start and there is already work underway towards this by CRD member municipalities.



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A good plan is a start and, of course, implementation is where it counts. Implementation of the policies will require more work to bring together the necessary resources and partnerships. The CRD will not be alone in this work, but having the CRD bring capacity through facilitation will be critical moving forward. The importance of a solid implementation plan for all of the food and agriculture policy areas in the plan is paramount to success as is the development of a Food and Agriculture Advisory to oversee and monitor this path.

CRFAIR and its diverse membership are working on many of the initiatives outlined and will continue to be a partner and resource to the CRD in moving forward. Count us in! Again, we want to stress the good work that has been done, and thank the CRD Board, staff and many hands that went into creating this forward thinking plan.

Sincerely,

Lee Fuge, President

Capital Region Food and Agriculture Initiatives Roundtable Society (CRFAIR)

Cc. Jeff Weightman

## **CRD Regional Sustainability Strategy**

### **Feedback from the Inter-Cultural Association of Greater Victoria (ICA) – February 2015**

ICA is pleased to provide feedback on the draft CRD RSS. During the past 44 years, ICA has helped over 25,000 immigrant and refugee newcomers to settle in our community by providing guidance to ease their adjustment to life in a new country. ICA supported over 1,600 newcomers with their integration process this last year.

#### Why this plan is important for ICA and immigrant integration in the CRD region?

As ICA reviewed the strategy we focused on Objective 4: Foster Individual and Community Wellbeing as it most closely relates to the values and vision of our organization and stakeholders.

As the leading immigrant and refugee organization in the region ICA hosts the [Community Partnership Network \(CPN\)](#), a growing network of over 160 local agencies, businesses and institutions committed to building diverse, welcoming and inclusive communities in the CRD region. The long term goal is to develop the Capital Regional District's capacity to more effectively attract, welcome and integrate newcomers into our communities, workplaces, organizations and institutions, aligned with Objective 4 in the CRD Regional Sustainability Strategy. CPN members work to develop their capacity by sharing resources and information aimed at promoting and supporting our increasingly diverse region.

This past year, ICA in partnership with the CPN began the strategic development of a [Local Immigration Partnerships strategy \(LIPs\)](#) for the CRD region. The LIPs which is funded by the Government of Canada - Citizenship and Immigration Canada- brings together CPN members and other local key stakeholders in a partnership to promote immigration integration in our region. LIPs are designed to strengthen local capacity to attract newcomers and improve immigration integration outcomes, further advancing Objective 4 in the CRD Regional Sustainability Strategy.

Learn more about [ICA here](#).

#### Why do immigrants matter to the CRD Regional Sustainability Plan?

### **1. Presenting Immigrants as a Positive Contribution to our Society**

The 2011 National Household Survey reported that 18% of people in the Capital Regional District (CRD) were immigrants (Statistics Canada). The CRD welcomed 1,193 Permanent Residents in 2013 (Statistics Canada). Additionally, in 2013 BC hosted 21.6% of the temporary foreign workers in Canada.

Immigrants represent approximately 18% of the CRD region and add diversity, skilled labour and economic growth to our vibrant community. However in the Regional Sustainability Strategy the word Immigrant is only mentioned once in the entirety of the document under the Vulnerable Populations table on p. 85 “non-English speakers and new immigrants”.

The CRD RSS states (p. 84, second paragraph) “It is equally important to retain and attract new skilled workers in the education, health, sport and government sectors.”. Many immigrants that come to Canada are highly educated, and often have higher education than Canadians. In an effort to attract and retain the value and diversity that these highly skilled workers offer to our region we recommend that immigrants are promoted as a positive contribution to our economy/society, rather than a deficit.

### **2. CRD labour market depends on immigrants**

#### **a) Immigrants as Skilled Workers**

As previously mentioned immigrants make up a high number of skilled workers in the region, including many that arrive to Canada with a higher level of education than Canadians. The identified population growth outlined in Appendix I (p. 117 ) should take into consideration how immigration positively affects population growth.

With the upcoming retirement of the baby boomer generation and a limited number of new workers trained domestically, international migration of skilled workers, entrepreneurs and students, and the successful integration of refugees will be the key to the economic future of BC. The CRD needs immigrants to build and

grow a strong economy. Our communities' economic, civic and cultural values are renewed and strengthened through the participation and inclusion of immigrants.

#### **b) Immigrants as Business Owners**

Many immigrants are currently investing into the local economy. There is an opportunity within the CRD to provide enhanced services for immigrant business owners. Among rural locations there is a need to support immigrant business owners to be successful in the CRD region, to reduce racism, discrimination and support cultural adaptation.

With a vision to ensure succession planning there is less-turnover of local businesses and better able to sustain local economy.

### **3. Aging Population**

With an increase in the CRD's aging population, immigrants continue to play a vital role in supporting this population. A high number of temporary foreign workers and skilled workers will be employed in health professions. Education, Health and Information is identified in the RSS on Figure 3 (p. 23) as one of the highest Industry Sector growth area.

### **4. Keeping the Community Vibrant**

RSS section 4.1.23 (p. 87) highlights the importance of promoting regional arts and culture. ICA community arts department believes in the power of arts engagement to mobilize diverse communities, particularly those of varying ethnic, socio-economic, educational backgrounds, age, genders, sexuality and religion among others, to create vibrant communities. Celebrating and building community through the arts creates opportunity for diverse communities to be proud of their backgrounds and valued within their community.

We recommend section 4.1.23 include a focus on multi-ethnic, multicultural and diverse culture arts to continue to add vibrancy and inclusiveness to CRD regions.

### **Conclusion**

Thank you for encouraging community input on the CRD RSS and welcoming and supporting immigrants to our community. Their skills and cultural diversity enrich us now and contribute to an ongoing strong and viable future. We would appreciate the opportunity to meet to further discuss the ideas within this document.

Sincerely,

ICA Management Team



# **APPENDIX IV**

## **Roundtable on Environment Meeting Notes**



Making a difference...together

**Minutes of a Meeting of the Roundtable on the Environment  
Held November 21, 2014 in Room 488, 625 Fisgard Street, Victoria, BC**

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**PRESENT:** **Members:** Lynn Bailey, Stephen Brydon, Stephanie Cairns, Naomi Devine, Neville Grigg (12:27), Cora Hallsworth (by phone), Blaine Juchau, Gene Miller, David Moffat, Andrew Pape-Salmon (1:10), Dale Wall, Nancy Wilkin (12:23)  
**CRD Board:** Nils Jensen  
**Staff:** Larisa Hutcheson, General Manager, CRD Parks & Environmental Services; Glenn Harris, Senior Manager, CRD Environmental Protection; Signe Bagh, Senior Manager, Regional & Strategic Planning; Cathy Leahy, Recorder  
**Also Present:** Ray Zimmerman

The meeting was called to order at 12:04 pm by Chair Moffat.

**1. Approval of Agenda**

Chair Moffat suggested that the following items be added:

Item 2. New Member Welcome

Item 4. Post-Election Update from Nils Jensen

The agenda be approved as amended.

**2. New Member Welcome**

Chair Moffat welcomed new member, Naomi Devine. Introductions were made around the table.

**3. Adoption of Minutes of September 12, 2014**

**MOVED** by S. Brydon, **SECONDED** by D. Wall, that the minutes of September 12, 2014 be adopted.

**CARRIED**

**4. Post-Election Update**

N. Jensen provided his views on the outcome of the recent municipal elections and responded to questions.

Members also discussed the amalgamation study from the perspective of focusing not just on cost reductions, but also on performance, particularly as it relates to regional environmental issues, such as climate change. This may be a strategic opportunity for the Roundtable on the Environment (RTE). S. Cairns will discuss with D. Wall possible ways for RTE engagement in this process. It will be discussed at the next RTE meeting.

**5. Review of Task List of September 12, 2014**

The task list was reviewed.

## 6. Regional Sustainability Strategy (RSS) – Update and Obtaining Input on Targets

S. Bagh advised that the CRD Committee of the Whole directed staff to proceed with stakeholder and public consultation on the draft RSS from mid-January to mid-February. Staff are tweaking the document and finalizing targets. Ms Bagh circulated a copy of current draft targets and requested RTE suggestions regarding target percentages by mid-December.

Discussion ensued, and the following points and suggestions were raised:

- Would be good to tie goals to political office terms (4 years) rather than just 2038.
- Could have a series of milestones to complete specific actions by year x; demonstrate how to achieve 2038 goals using measure points along the way.
- These are good target statements and are reasonably ambitious. Great opportunity for RTE to fill in target percentages. Could create descriptions of actions required in CRD to achieve the target goal percentages.
- Action statements won't be finalized until CRD staff receive stakeholder/public feedback.

[12:51 p.m. – N. Jensen left the meeting]

- B. Juchau and S. Brydon will work on the percentage for mobility target; N. Devine – climate target; L. Bailey – waste target; D. Moffat and S. Brydon – complete communities; D. Wall – jobs target; B. Juchau – food target. D. Moffat will schedule a meeting to discuss.
- Concern was expressed about the food target. It is good to maintain ALR land, but food productivity can't be measured by existing land. Emphasize eating local and buying local. Could add "increase local food production by \_\_\_ %."
- Is there a role in the communications strategy for the RTE to do media interviews? (S. Bagh believes there is an opportunity; would require further discussion. Also would like the RTE's ideas on how to reach organizations members are linked to.)
- There is urgency in these matters. The political structure doesn't serve to convey a high level of urgency to the public. Who owns the urgency?
- Set ambitious targets, even if we can't enforce them.

[1:17 pm: S. Bagh left the meeting]

## 7. Updates and Next Steps from Priority Area Champions

### • **Green Space/Invasive Species**

The invasive species report from Royal Roads University students was included in the agenda package. N. Wilkin will share the report with CRISP for feedback; then she and S. Brydon will meet with CRD staff to discuss the report's recommendations. The RTE agreed with this process.

### • **Long-Term Energy Strategy for the Region**

L. Bailey and A. Pape-Salmon reviewed the draft memo requesting meetings with CRD staff to discuss energy. Then they will meet with other key energy influencers from the

public and private sectors, and look for an opportunity to meet with CRD political representatives.

Discussion included the following points:

- Solar Colwood and Solar CRD participants reduced energy use by 44% but there are no plans to continue the program even though it's working.
- Would be good to have a UBCM resolution as a result of this energy strategy to give CRD/municipalities a mandate.
- Welcomes input from members on best practices and biggest opportunities.
- The RTE approved D. Moffat and S. Cairns working with UVic professor Cara Shaw's students ("On Climate, Energy and Politics", 4<sup>th</sup>-year course) on an RTE research project on energy. They will send her a proposal for January-April course.

RTE members gave L. Bailey their approval to send the energy memo to CRD staff.

#### **8. Roundtable on the Environment – Updated Terms of Reference (TOR)**

L. Hutcheson advised that the RTE reviewed these last meeting but lost their quorum. RTE members approve staff bringing these TOR forward to the Environmental Services Committee for approval.

#### **9. Roundtable on the Environment – Membership and Participation**

The following members, whose terms expire on December 31, wish to renew membership for another 2 years: S. Brydon, S. Cairns, N. Grigg, D. Wall and N. Wilkin. G. Miller won't be returning. Also, D. Moffat's 3-year chairship ends in April 2015, and he asked members to let him or L. Hutcheson know if they're interested in the position.

S. Brydon reported on "lessons learned" to improve new member recruitment for next time: better discipline with timeline; understanding RTE priorities and skill set interests for new members. The RTE decided it will have a subcommittee with the power to make recommendations for new members that will check in with L. Hutcheson, the RTE chair and vice chair. Also, it's important to ask new recruits about their capacity for work outside of regular RTE meetings. Advertising must be part of the process. S. Brydon will provide a process document for new member recruitment.

A member suggested considering having a CRD municipal representative on the RTE and a representative from the Ministry of Community, Sport and Cultural Development. This can be discussed during the next recruiting process, which will start around June 2015.

#### **10. CRD Standing Committees: Environmental Services, Regional Parks, Planning, Transportation & Protective Services**

L. Hutcheson provided an update on standing committee work.

## 11. Other Business

### Proposed “Built Environment” Goal

The draft “built environment” goal wording for the RTE’s Strategic Framework was discussed. Mr. Pape-Salmon will wordsmith it further based on discussion regarding mixed use/complete compact communities. He would also like to add wording about supply-side/district energy systems. The final RTE strategic framework should be shared with the Environmental Services Committee (ESC).

### CRD Strategic Planning

L. Hutcheson advised that a consultant has been retained to start the CRD’s new strategic planning cycle process. After December 10, he will conduct interviews with Board members and executive staff. RTE members asked if there’s an opportunity for them to be interviewed. L. Hutcheson will discuss with the CRD’s Chief Administrative Officer and will e-mail RTE members outlining the process and providing the consultant’s name.

Also, how can the RTE ensure there’s an opening in the strategic plan for the RTE’s energy recommendations. L. Hutcheson advised that staff can facilitate linkages and the RTE could present the ESC with an update.

R. Zimmerman, member of the public, asked if he can make a presentation at the next RTE meeting regarding the change of the Regional Growth Strategy to a Regional Sustainability Strategy. Chair Moffat said the RTE would take that under consideration.

### Good News Stories

A. Pape-Salmon suggested adding “good news stories” as a standing agenda item. Chair Moffat agreed but suggested only one member’s story per meeting.

## 12. Closing Comments and Next Steps

### Proposed 2015 Meeting Dates

Jan 9, March 3, May 1, June 12, Sept 18 and Nov 20 (Fridays from noon-2:30).

## 13. Next Meeting Date

The next meeting will be held January 9, 2015.

## 14. Adjournment

The meeting adjourned at 2:27 pm.

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**CHAIR**

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**RECORDING SECRETARY**



Making a difference...together

**Minutes of a Meeting of the Roundtable on the Environment  
Held January 9, 2015 in Room 488, 625 Fisgard Street, Victoria, BC**

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**PRESENT:** **Members:** Stephen Brydon, Stephanie Cairns, Naomi Devine, Cora Hallsworth, Blaine Juchau (by phone), David Moffat, Andrew Pape-Salmon, Dale Wall, Nancy Wilkin  
**CRD Board:** Judy Brownoff, Nils Jensen  
**Staff:** Larisa Hutcheson, General Manager, CRD Parks & Environmental Services; Glenn Harris, Senior Manager, CRD Environmental Protection; Signe Bagh, Senior Manager, Regional & Strategic Planning; Cathy Leahy, Recorder  
**Also Present:** Ray Zimmerman; Francis Zwiers, Director of Pacific Climate Impacts Consortium, University of Victoria

**ABSENT:** Lynn Bailey, Neville Grigg

The meeting was called to order at 12:05 pm by Chair Moffat.

**1. Approval of Agenda**

**MOVED** by D. Wall, **SECONDED** by N. Devine, that the agenda be approved as circulated.

**CARRIED**

**2. Adoption of Minutes of November 21, 2014**

**MOVED** by N. Devine, **SECONDED** by D. Wall, that the minutes of November 21, 2014 be adopted.

**CARRIED**

**3. CRD Update**

N. Jensen, new CRD Board Chair, advised that he is no longer chair of the Environmental Services Committee (ESC); that role will be filled by J. Brownoff, who will now be the ESC's liaison to the Roundtable on the Environment (RTE). Board Chair Jensen introduced Director Brownoff and thanked RTE members for their work and time commitment.

[12:07 N. Jensen left the meeting]

Introductions were made around the table.

**4. Review of Task List of November 21, 2014**

The task list was reviewed.

**5. Presentation – Aspects of Land Use in the CRD**

R. Zimmerman gave a presentation on the importance of public advocacy in regional decisions on land use issues, citing examples where public campaigns made a difference.

He raised the issue of the provincial government's approval of Western Forest Products' deletion of 12,500 ha from TFL 25 in 2007 and expressed concern that the CRD Board's response was slow and arose due to a request from the public. Also, the CRD amended the Regional Growth Strategy to describe Juan de Fuca forest as "rural resource lands", which could suggest it's a place where people live, leading to urban sprawl. Mr. Zimmerman asked that these issues be considered in the development of the Regional Sustainability Strategy. Chair Moffat suggested that he follow up with N. Wilkin who is the RTE champion on green space and invasive species.

## **6. Presentation – Past and Future Climate Change in British Columbia**

Francis Zwiers, Director of the Pacific Climate Impacts Consortium, University of Victoria, gave a PowerPoint presentation on climate change in BC. He advised that, based on temperature and precipitation records, BC climate has warmed over the past century but there is less evidence of a systemic change in precipitation. Impacts will be substantial and will require adaptation, even in the case of strong emissions mitigation.

He responded to questions:

Q: What extreme events is Vancouver Island most vulnerable to?

A: Flooding – coastal and inland; agricultural drought; forest fires; more insects, due to warmer winters; increased vectors that carry disease.

Q. Do you work with building code staff regarding designing buildings for extreme future weather events?

A. The province is working with UVic staff to develop a technical circular for BC engineers on dealing with climate change issues. Climate change experts are developing new intensity duration frequency curves (i.e., the intensity and duration of snow loads or rainfall a building/roof must withstand).

[1:10 p.m. F. Zwiers left the meeting]

## **7. CRD Update**

L. Hutcheson advised that the inaugural CRD Board meeting with new members is next week. J. Brownoff mentioned that climate change and sea level rise guidelines will be further discussed by the Environmental Services Committee and Board in the future.

The RTE had asked to be interviewed as part of the new Board's strategic planning process; the Board will decide at the end of January whether there's time/budget for the consultant to interview stakeholders such as the RTE.

## **8. Regional Sustainability Strategy (RSS) Update**

S. Bagh thanked RTE members for their input on RSS targets. Staff refined some targets based on RTE input; other targets remain unchanged but the seed was planted for future consideration.

There was discussion regarding the following targets:

**Electric Vehicles** – Staff did not include the RTE’s suggested electric vehicle target as it seemed to fall under provincial and federal jurisdiction. RTE members expressed concern about this removal; the RSS should include goals, even if they’re activities the CRD does not directly control. Also, the math indicates that to achieve provincial/federal GHG reduction targets – even if the ambitious goals of walking, biking and transit are successful – the emissions goals cannot be achieved without 72% zero emission vehicles by 2038. Ms Bagh will add the RTE’s proposed target back in so that the public can provide feedback.

**Complete Communities** – Staff concluded that as long as people are living in a complete community with services nearby, it may not matter which community it is, so they revised the target. After much discussion from the RTE, Ms Bagh indicated she will tweak the target so that it says: “locate 30% of new growth in walkable, bikeable, transit-serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space”.

**Energy:** Staff struggled with this target and whether it is measurable and if it’s a duplication of the community-based GHG emissions reductions target. RTE members advised that it is measurable (CEEI) and it’s valuable to have both targets. Based on RTE input, Ms Bagh will keep the proposed target so that it’s part of the stakeholder engagement: “improve region-wide energy efficiency of existing building stock by 50% (relative to 2007 levels).”

The RSS survey will be available on the CRD website from Jan 15-Feb 15. Members interested in distributing outreach materials should contact Ms Bagh. RTE members are also invited to attend the RSS stakeholder workshop on January 23.

[2:05 S. Bagh, K. Lorette and N. Wilkin left the meeting]

### Revised Strategic Framework Updates & Next Steps from Priority Area Champions

- **Revised Strategic Framework** – A. Pape-Salmon has revised the strategic framework, which will go forward to the next Environmental Services Committee meeting.
- **Green Space/Invasive Species**  
N. Wilkin will be meeting with CRD staff.
- **Energy Strategy Charter & Brainstorm on Matrix**  
A. Pape-Salmon presented the energy subcommittee’s goals and work plan, and a matrix outlining various sectors the RTE wishes to influence. His group has met with L. Hutcheson and G. Harris and will meet with other CRD energy experts. Mr. Pape-Salmon needs RTE volunteers to work on “Planning” and “Community Infrastructure.” S. Cairns advised that UVic’s Environmental Studies 405 class will do an assignment researching best practices in energy and will present findings to the RTE in April.

- **Discussion on Potential Engagement on Amalgamation**

The topic of amalgamation was raised by N. Jensen last meeting. L. Hutcheson and J. Brownoff advised that amalgamation discussion may not occur at the CRD table; more likely, it will be discussed by municipal councils. RTE members are interested in thinking of it from a performance/sustainability perspective, not just cost efficiency.

**9. Roundtable on the Environment – Membership**

**(a) Selection of New Chair** - D. Moffat's chairship ends March 31. Members interested in the position should contact Chair Moffat.

**(b) Recruitment Process** – S. Brydon included background information and a proposed process for future membership recruitment. This document will be brought forward in June when the next membership recruitment process starts.

**10. CRD Standing Committees: Environmental Services, Regional Parks, Planning, Transportation & Protective Services**

L. Hutcheson provided an update on standing committee work.

**11. Other Business**

No new business.

**12. Good News Story**

B. Juchau advised that the Tesla Roadster will have a battery modification so that its range exceeds 400 miles; such advancements in alternative transportation are a good sign for the future.

A. Pape-Salmon advised that the City of Vancouver is contemplating including electric charging in their building bylaw for new construction.

**13. Closing Comments and Next Steps**

D. Moffat thanked Mr. Zimmerman and members of the public for attending today's meeting.

**14. Next Meeting Date**

The next meeting will be held March 6, 2015.

**15. Adjournment**

The meeting adjourned at 2:35 pm.

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**CHAIR**

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# **APPENDIX V**

## **Cross-Sector Forum Meeting Notes**

## Regional Sustainability Strategy

### MEETING NOTES

#### Cross Sector Forum

Friday, January 23, 2015

Individuals invited were from a cross section of economic, environmental, and social backgrounds.

Participants were:

Attendees	
Blaine Juchau	Deborah Chaplain
Alex Rueben	Evert Lindquist
Ally Dewji,	Dr. Murray Fyfe
Analisa Blake	Naomi Devine
Dale Wall	Dr. Richard Stanwick
Dallas Gislason	David Moffat
Consultants and Staff	
David Reid	Golder Associates Ltd.
Susan Palmer	CRD-Regional Planning
Signe Bagh	CRD-Regional Planning
Tracy Olsen	CRD-Regional Planning

### Event Details

The Cross-sector forum was held on Friday January 23rd from 9:00am to 3:00pm. The Room Facilitator (David Reid, Golder Associates Ltd.) led the discussion and small group or individual task assignments, watched timelines in relation to agenda, and led plenary discussions.

The room was organized in three small groups, with assigned seating for participants to create a mix of interests at each table.

Each small group had five participants and one CRD staff person (Susan Palmer, Signe Bagh, Tracy Olsen) acting as a Table Host. The role of the Table Host was to be a facilitator or 'coach' for the small group, and to provide recording of results on the flip chart.

## Questions for the Day

The following questions were presented to the groups for consideration while completing the activities and feedback throughout the day.

- What is positive about the RSS?
- Are there any unintended consequences – if so, how could these be avoided?
- Are draft targets too low, just right or too high?
- Are there targets to add or remove?
- What examples exist of collaboration across social, economic and environmental interests? What made these collaborations successful?
- How could these models of success be used to promote sustainability in the region? What partnerships or joint actions might be priorities to support reaching the RSS targets?

### Session A – First Impressions of the RSS

1. Individuals were first asked to take 5 minutes and answer the questions below on sticky notes:
  - What is positive?
  - Could there be any unintended consequences, and how could they be avoided?
2. Following the individual activity, the table hosts placed the stickies on each table’s respective flip chart and the small groups discussed building on the positives and solving any unintended consequences. The Table host recorded the discussion on their table’s flip chart.

## Key Themes

The following Key Themes were compiled from the three small group discussions:

Positive Comments/ Likes	Improvements
<ul style="list-style-type: none"> <li>• Vision</li> <li>• Scope</li> <li>• Structure</li> <li>• Aspirational</li> <li>• Timing</li> <li>• Public and Active Transportation</li> <li>• Focus on youth education and health-adults by 2030</li> </ul>	<ul style="list-style-type: none"> <li>• Feedback loop</li> <li>• Recognize U&amp;H</li> <li>• Be very strategic – eg. Leverage focus on wedge issues – examples but flexible</li> <li>• Long-term transition – eg. Automobile – active transportation</li> <li>• Show/ graphic interrelationships</li> <li>• Personal benefits</li> <li>• Are social/ economic given equal weight to environmental</li> <li>• Transparent monitoring process</li> <li>• Encourage existing boundary view point – competition among municipality</li> <li>• Living wage might reduce employment</li> <li>• Acknowledge issues – eg. Wood burning stoves</li> <li>• Public enlightenment required</li> </ul>

Individual Responses – Table A

Positive Comments/ Likes	Unintended Consequences	Improvements
<ul style="list-style-type: none"> <li>• Intros</li> <li>• Poverty reduction target</li> <li>• Jobs target</li> <li>• Emphasis on active transportation</li> <li>• Natural area protection</li> <li>• Climate change focus</li> <li>• Specific objectives for zero emission vehicles (ZEVs)</li> <li>• Good recognition for provincial and federal</li> <li>• Great section on food</li> </ul>	<ul style="list-style-type: none"> <li>• Environmental impact of agricultural activity (eg. water contamination)</li> <li>• Renewable energy</li> <li>• Shutting down economic growth with too much regulation</li> <li>• Lose synergies associated with concentration</li> <li>• Fail to grow economy enough to address social equity</li> <li>• Impacts on auto-related businesses</li> <li>• Have not fully addressed First Nation access to transit</li> <li>• Insufficient alignment with First Nation plans</li> </ul>	<ul style="list-style-type: none"> <li>• More visuals for making connections</li> <li>• Ensure that affordable housing not too clustered (to help normalize)</li> <li>• Address streetscapes to ensure safety</li> <li>• Active transportation – make link to A/Q</li> <li>• Be strategic about where to regulate</li> <li>• Link ZEVs with walk/bike/transit references</li> <li>• Also name school boards, universities, etc.</li> <li>• Also address coastal fisheries</li> <li>• Strategy to reduce food waste</li> <li>• Add references to ecosystems and link to traditional and wild food systems</li> <li>• Address emerging issues with on-land fish farming, medical marijuana and greenhouses</li> <li>• Long time frame education new business opportunities</li> <li>• Address areas that are more remote for transit</li> <li>• Consider access to transit as an equity issue</li> </ul>

Individual Responses – Table B

Positive Comments/ Likes	Unintended Consequences	Improvements
<ul style="list-style-type: none"> <li>• Timing is perfect</li> </ul>		<ul style="list-style-type: none"> <li>• More emphasis on First Nations</li> <li>• Needs feedback loop re-structure</li> <li>• Develop infrastructure to sustain technological advances (eg. electric vehicles, charging stations)</li> <li>• Missing is explanation of enlightened self-interest</li> <li>• Graphic of different plans – circle rather than land use</li> <li>• Show ‘conflict zones’ between land use policy areas</li> <li>• Reduce commute times</li> </ul>

		<ul style="list-style-type: none"> <li>• Think wedges (eg. be firmer on growth containment)</li> <li>• Mass transit becomes default rather than expand roads</li> <li>• Build integrated community to support affordable housing: schools etc; let's make it livable</li> <li>• Transit-walking-healthy</li> <li>• Wedge-what is needed for containment- homes and transportation</li> <li>• Force creativity</li> <li>• How to reduce poverty</li> <li>• Lacks information on how to address specific issues (poverty, local economy)</li> </ul>
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Individual Responses – Table C

Positive Comments/ Likes	Unintended Consequences	Improvements
<ul style="list-style-type: none"> <li>• Good vision</li> <li>• Monitoring – support full-cost accounting</li> <li>• Like growth centres and supporting mechanisms</li> </ul>	<ul style="list-style-type: none"> <li>• Living wage could have unintended consequence of deterring growth – too expensive to pay</li> </ul>	<ul style="list-style-type: none"> <li>• Vision: are all 3 areas adequately dealt with?</li> <li>• social/economic development objectives need more improvement</li> <li>• Monitoring: needs to be open to the public, clear and current</li> <li>• Compatibility with other agencies/ municipalities: look to cross-jurisdictional/ boundary approach; economic development competition between municipalities</li> <li>• Compliance Issues: how to make municipalities comply? Province change legislation?</li> <li>• Growth Centres: emphasis on public transportation; define alternative transportation; define benefits of green spaces</li> <li>• Early childhood education: needs more emphasis; recognize youth in the plan; youth today are the adults in 2038; need better social indicators – ones that are municipal specific</li> <li>• Greenhouse gases: major issue and can't be ignored; tackle different issues such as wood stove particles</li> <li>• Possible public backlash: need to look at ways to gain public support</li> <li>• Living wage: look at other ways to support low income groups than just living wage</li> </ul>

## Session B – Targets Breakout

1. Participants were asked to take 5 minutes to summarize on sticky notes their comments on the draft targets, and the criteria they are thinking of to rate the targets– why are they rating targets a certain way? Participants then placed their sticky notes in the comments column.
2. The room facilitator reviewed the comments in plenary.
3. Participants were then asked to place one dot in the appropriate category for Target Rating, and place one dot in the appropriate category for Target Pacing.
4. After the individual review and rating, a whole group discussion took place to determine:
  - Are there any targets missing?
  - Should any be removed?
  - Discuss points of interest (i.e. consensus/ disparity around too high or too low – why?)

Targets	Comments	Target Rating				Target Pacing Should we get halfway by 2020? Choose one from below	
		Abstain	Too Low	Just Right	Too High	Yes	No
<b>1.1 GHG Emissions Reduction Target</b> <ul style="list-style-type: none"> <li>• <i>By 2020 reduce region-wide community-based greenhouse gas emissions by 33%</i></li> <li>• <i>By 2038 reduce region-wide community-based greenhouse gas emissions by 61%</i></li> </ul>	<ul style="list-style-type: none"> <li>• Very important, yet very difficult</li> <li>• Zero emission vehicles only viable means</li> <li>• Seems just right</li> <li>• Too high (but need more information)</li> </ul>			9	1	6	
<b>2.1 Dwelling Unit Growth Target</b> <ul style="list-style-type: none"> <li>• <i>Locate 30% of new growth (dwelling units) in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Could be higher</li> <li>• All communities should be walkable, transit services and have accessible amenities</li> <li>• Too low for a sustainability strategy</li> <li>• Take into account alternative work arrangements (rather than just employer locations (eg. telecommuting))</li> <li>• OK</li> </ul>		10			5	1

Targets	Comments	Target Rating				Target Pacing Should we get halfway by 2020? Choose one from below	
		Abstain	Too Low	Just Right	Too High	Yes	No
<b>2.2 Jobs/Population Target</b> <ul style="list-style-type: none"> <li>Achieve a jobs/population ratio of: <ul style="list-style-type: none"> <li>0.61 in Core Area</li> <li>0.53 in Saanich Peninsula</li> <li>0.36 in West Shore</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Take into account alternative work arrangements (rather than just employer locations (eg. telecommuting))</li> <li>Increase core area</li> <li>Decrease Saanich area</li> <li>Jobs target help! No idea</li> <li>Can we not achieve “vitality” by growing existing employment centres and linking multi-modal transit versus encouraging higher ratio at suburban level? (Richard Florida’s thesis)</li> <li>Good jobs or bad jobs?</li> <li>Don’t agree with employment/population ratio targets for certain municipalities</li> <li>These should be high as possible (what about exploring advocacy and communal infrastructure for telecommuting from “bedroom” communities. For example- co-working/satellite spaces so people don’t need to commute)</li> </ul>	2	5			2	
<b>2.3 Growth Management Target</b> <ul style="list-style-type: none"> <li>Locate 90% of new dwelling units within the Growth Containment Area.</li> </ul>	<ul style="list-style-type: none"> <li>OK</li> <li>Too low</li> </ul>		2	9		4	
<b>3.1 Active Transportation and Transit Target</b> <ul style="list-style-type: none"> <li>Achieve a transportation system that sees 42% of all trips made by walking, cycling, and transit.</li> </ul>	<ul style="list-style-type: none"> <li>Very ambitious but worthy as aspirational</li> <li>Too high – how can this be achieved? Transit Plan? Cycling Master Plan?</li> <li>Consider ability of people to “access” rather than “move”</li> </ul>		5	3	1	3	

Targets	Comments	Target Rating				Target Pacing Should we get halfway by 2020? Choose one from below	
		Abstain	Too Low	Just Right	Too High	Yes	No
<b>3.2 Zero Emissions Vehicles Target</b> <ul style="list-style-type: none"> <li>Achieve a community vehicle fleet composed of 72% zero emission vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Estimate assumed reductions versus RSS text of no change</li> <li>Zero emission vehicles likely too low</li> <li>Walk, bike, transit very ambitious</li> <li>Zero emission vehicle ambitious but physically possible versus energy target which is physically impossible</li> <li>Too high</li> <li>Electric vehicle demand?</li> <li>Cost prohibitive</li> </ul>	2	1	4	1	3	
<b>4.1 Poverty Reduction Target</b> <ul style="list-style-type: none"> <li>Reduce the poverty rate by 75%</li> </ul>	<ul style="list-style-type: none"> <li>Not a level CRD controls, focus on indirect approaches</li> <li>Policies not in sync with target</li> <li>Noble but is this realistic?</li> </ul>	2	1	3		4	
<b>4.2 Core Housing Need Target</b> <ul style="list-style-type: none"> <li>Reduce the number of households in core housing need by 25% from 2011 levels.</li> </ul>	<ul style="list-style-type: none"> <li>Too high</li> <li>Publicly funded or private?</li> </ul>		5	2	1	5	
<b>5. Jobs Target</b> <ul style="list-style-type: none"> <li>Increase full time jobs at the same or greater rate than the rate of labour force growth.</li> </ul>	<ul style="list-style-type: none"> <li>Over long-term this is more about ratios and composition than numbers: clean; household sustaining; professional versus service-oriented (Richard Florida thesis)</li> <li>Rather than saying “outside the control of local government” let’s point to what is in control. Plus, what partnerships or coalitions are required to move the mentre (Don Lenihan thesis)</li> <li>Let’s get more focused: jobs versus: high-paying jobs; household incomes; ratio of</li> </ul>	1	3	3			

Targets	Comments	Target Rating				Target Pacing Should we get halfway by 2020? Choose one from below	
		Abstain	Too Low	Just Right	Too High	Yes	No
<b>Target Text</b>	<b>What Factors influence your ratings? Could Targets be improved?</b>						
	<p>incomes and affordability</p> <ul style="list-style-type: none"> <li>Noble but too generic, need sector specific focus</li> </ul>						
<p><b>6. Agriculture Target</b></p> <ul style="list-style-type: none"> <li>Retain existing amount of Agricultural Land Reserve (ALR) lands.</li> </ul>	<ul style="list-style-type: none"> <li>Need food production target</li> <li>Are these important to our future? What is their current use?</li> </ul>	2	1	7		1	
<p><b>7.1 Sea-to-Sea Green Blue Belt Target</b></p> <ul style="list-style-type: none"> <li>Acquire 100% of the Sea-to-Sea Green Blue Belt.</li> </ul>			1	9		1	
<p><b>7.2 Conservation of Nature Target</b></p> <ul style="list-style-type: none"> <li>At least 50% of the Growth Management Planning Area (GMPA) land and water base is protected or managed for the needs of nature and residents of the region.</li> </ul>	<ul style="list-style-type: none"> <li>Quality should be considered over quantity</li> <li>Natural areas from 20% to 50% how?</li> </ul>		8	2			
<p><b>8. Infrastructure Target</b></p> <ul style="list-style-type: none"> <li>Identify, by 2020, long-term capital plans for CRD utilities and major infrastructure improvements necessary to address the impacts of climate change and natural hazards.</li> </ul>				5		1	
<p><b>9. Water Target</b></p> <ul style="list-style-type: none"> <li>Defer the need for expansion of regional water supply areas or reservoirs.</li> </ul>	<ul style="list-style-type: none"> <li>Abstain</li> <li>Wrong target except for engineers</li> </ul>	1	2	3		3	
<p><b>10. Waste Target</b></p> <ul style="list-style-type: none"> <li>Achieve a waste disposal rate no greater than 250 kg per person.</li> </ul>		1		4		3	1

Targets	Comments	Target Rating				Target Pacing Should we get halfway by 2020? Choose one from below	
		Abstain	Too Low	Just Right	Too High	Yes	No
<b>11. Emergency Preparedness Target</b> <ul style="list-style-type: none"> <li>By 2018, 100% of municipalities have completed and tested an Emergency Response Plan for a Catastrophic Earthquake.</li> </ul>			2	7		1	
<b>12. Energy Target</b> <ul style="list-style-type: none"> <li>Improve region-wide energy efficiency of building stock by 50% (relative to 2007 levels).</li> </ul>	<ul style="list-style-type: none"> <li>Target physically impossible without major disaster destroying existing</li> <li>Too high, cost implications are significant</li> <li>Energy right</li> </ul>		2	4	1	4	

## Targets to Add/ Remove

Targets to Add	Targets to Remove	Criteria
<ul style="list-style-type: none"> <li>More health targets, for example: decrease incidence of chronic disease; increase early development index scores; decrease hospital visits; quality of life measures</li> <li>Increase wage per hour (minimum wage compared to cost of living)</li> <li>Increase senior care and health support facilities</li> <li>Capitalizing on economic drivers in the region</li> <li>Training and education within the community</li> <li>A water target people can understand</li> <li>Food target</li> <li>Minimum price per litre of</li> </ul>	<ul style="list-style-type: none"> <li>7.1 Sea to Sea target as more of a target for a single activity</li> <li>Infrastructure as only 5 years from now</li> <li>11 Emergency- only in 3 years, so not appropriate for 2038 strategy</li> <li>2.2 jobs/population target</li> </ul>	<ul style="list-style-type: none"> <li>Need to focus objectives on what can be influenced. Also need to provide context for objectives: targets need to be put in provincial, national, world perspective</li> <li>Feasibility</li> <li>Acceptability</li> <li>Cost</li> <li>Evidence for changing</li> <li>Negative consequences</li> </ul>

Targets to Add	Targets to Remove	Criteria
gasoline with differential going to mass transit/infrastructure-supports objectives 1,2,3,4 <ul style="list-style-type: none"> <li>• Marine targets</li> <li>• Housing for physically disabled to increase independence</li> <li>• Transportation to allow increased independence</li> <li>• Vocational training opportunities (eg. Youth acquired brain injury)</li> <li>• Increased independent living-vulnerable</li> </ul>		

### Session C – Synergies and Partnerships Breakout 1

1. Individuals were asked to take 5 minutes to record examples of successful collaboration on sticky notes and give the stickie to the table host.
2. As a small group, the table host read out examples of the synergies and partnerships and asked, “What made these collaborations successful?” The table host recorded key ingredients for success and asked participants to consider:
  - How could these models of success be used to promote sustainability in the region?
  - What partnerships or joint actions might be priorities to pursue?
3. The table hosts recorded group ideas on sticky notes and the room facilitator transferred and compiled the key ideas for Partnerships or Collaboration onto a large wall display.

Partnership Examples	Principles for Success
<ul style="list-style-type: none"> <li>• Ocean Networks Canada               <ul style="list-style-type: none"> <li>○ Commercialization of research and development (Economic)</li> <li>○ Protecting oceans and coastline and disaster response (environmental)</li> </ul> </li> <li>• Local investment Co-op (CSPC)               <ul style="list-style-type: none"> <li>○ Reduce Leakage (economic)</li> <li>○ Affordable housing (social)</li> </ul> </li> <li>• London’s Congestion Tax</li> <li>• Portland’s Greenbelt</li> <li>• Portland’s zoning requirement for retail in most multi-unit buildings</li> <li>• Bogata’s rapid bus system               <ul style="list-style-type: none"> <li>○ Dedicated bus lines instead of LRT</li> <li>○ Least cost option</li> </ul> </li> <li>• San Francisco’s innovation culture               <ul style="list-style-type: none"> <li>○ Mayor’s mandate</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Bring good jobs</li> <li>• Have media as team member</li> <li>• Entrepreneurial</li> <li>• Vision to bring people together</li> <li>• Time needed for results</li> <li>• Partners who want to work together – right people at the right time</li> <li>• Learn to communicate</li> <li>• Create space and culture for process</li> <li>• Storytelling element</li> <li>• Acknowledge failure as part of process</li> <li>• Need process momentum – leadership</li> <li>• Identify where appropriate authority</li> <li>• Build culture of innovation (eg. innovation hub on Saanich Peninsula; Leadership Victoria)</li> <li>• Social</li> </ul>

Partnership Examples	Principles for Success
<ul style="list-style-type: none"> <li>• Swiss Re’s insurance strategy for climate change</li> <li>• Shellfish Industry <ul style="list-style-type: none"> <li>○ Local investment and presence</li> <li>○ Environmental/ health/ social</li> <li>○ Local employment</li> </ul> </li> <li>• CRD Watershed and mandated</li> <li>• BC’s reusing neutral carbon tax</li> <li>• UVic/RRU/Camosun <ul style="list-style-type: none"> <li>○ Housing, transportation, innovation and collaboration hub within community</li> </ul> </li> <li>• Victoria Native Friendship Centre <ul style="list-style-type: none"> <li>○ Metis and urban First Nations</li> <li>○ Housing and service entities, some very entrepreneurial</li> </ul> </li> <li>• SIWC</li> <li>• Anti-example: Rebuilding of Oak Bay Highway-City, environmental restoration, green space, etc.</li> <li>• CanAssist and UVic <ul style="list-style-type: none"> <li>○ Designed to meet needs of disabled individuals</li> <li>○ Collaboration with university</li> <li>○ Community project</li> </ul> </li> <li>• Dockside Green Development <ul style="list-style-type: none"> <li>○ Collaborations with government and business</li> </ul> </li> <li>• Victoria Homelessness Strategy <ul style="list-style-type: none"> <li>○ Local, provincial, federal government</li> <li>○ Churches, NGOs</li> <li>○ Universities</li> </ul> </li> <li>• Probably a long list of examples from UVic of faculty/students engaging local issues (economic/ environmental/ social)</li> <li>• Great Bear Rainforest <ul style="list-style-type: none"> <li>○ Provincial</li> <li>○ Forest Industry</li> <li>○ First Nations</li> <li>○ NGOs – environmental</li> </ul> </li> <li>• Creation of VIA Tech <ul style="list-style-type: none"> <li>○ Industry; quality of life; technology</li> <li>○ Technical industry and post-secondary</li> </ul> </li> <li>• Esquimalt <ul style="list-style-type: none"> <li>○ Strategic development plan – 6 focus areas – integrate</li> <li>○ Involve various sectors</li> </ul> </li> <li>• New initiative <ul style="list-style-type: none"> <li>○ Co-op of training and education</li> <li>○ Represent to international audience</li> </ul> </li> <li>• West Coast Ship Building and Repair Forum</li> </ul>	<ul style="list-style-type: none"> <li>• RSS does not have institutional organizations</li> <li>• Outreach and engagement on implementing RSS</li> <li>• Create multi-stakeholder action groups to implement RSS</li> <li>• What is meta-narrative?</li> <li>• Change of CRD- use RSS for organization change</li> <li>• Local</li> <li>• Employment</li> <li>• Resiliency</li> <li>• Risk-reduction</li> <li>• Sustainability</li> <li>• Community investment</li> <li>• Seed funding – can show if an economic model is working</li> <li>• Involvement of public</li> <li>• Commercial/ private sector involvement</li> <li>• Ripple effect – small change can have big impact</li> <li>• Government support</li> <li>• Cost-effective decision making</li> <li>• Use of zoning – live-work opportunities; retail on ground floor</li> <li>• Cross jurisdiction</li> <li>• Cross sector</li> <li>• Contributes to health</li> <li>• Healthy environment</li> <li>• Tax bad-not good – how taxes are used</li> <li>• Social-environmental-economic interconnectedness</li> <li>• Concern regarding buy-in</li> </ul>

Partnership Examples	Principles for Success
<ul style="list-style-type: none"> <li>○ Workforce collaboration</li> <li>○ Upskilling workforce</li> <li>○ Optimize financial assets</li> <li>○ Off-shore marketing</li> <li>● Solar BC <ul style="list-style-type: none"> <li>○ BC Sustainable Energy Association (NGO) and province</li> <li>○ Partnership to increase adoption of solar hot water</li> <li>○ Educate consumers</li> <li>○ Remove financial barriers</li> </ul> </li> <li>● VIHA <ul style="list-style-type: none"> <li>○ Bike helmets</li> <li>○ How to promote to kids without TV</li> <li>○ Colleagues in media</li> </ul> </li> <li>● CRD Traffic Safety Commission <ul style="list-style-type: none"> <li>○ Arms length – police, EMS, School division, BCAA, ICBC, Public Health, Coroner, Planner, Media</li> </ul> </li> </ul>	

**Session C – Synergies and Partnerships Breakout 2**

1. Synergy Dotmocracy:
  - The Room Facilitator reviewed the key ideas and-Dotmocracy categories.
  - Participants were asked to place dots under each idea representing whether the partnership idea provides synergy in addressing Social, Economic Development, and/or Environmental sustainability and targets.
2. Partners/ Roles
  - The whole group determined key Partners or Roles for each category of Partnership or Collaboration. Participants were asked to individually vote on which Partners or Roles were most important by placing a dot beside that organization.
3. Priorities Dotmocracy
  - Participants were given 10 dots and asked to invest their dots in their favoured ideas/ priorities. They could choose to place all dots in one category, one in each, or some combination to show the degree of their ‘investment’.

<b>Ideas for Partnerships or Collaboration</b>	<b>Synergies Dots (S=Social, D=Economic Development, E=Environmental)</b>	<b>Partners/ Roles</b>	<b>Investment Dots</b>
<b>Governance</b> <ul style="list-style-type: none"> <li>○ Municipal amalgamation</li> <li>○ Joint initiatives</li> <li>○ Economic Development</li> <li>○ Sub-regional partnerships</li> </ul>	S – 6 D – 7 E – 5	Municipalities – 2 NGO – 0 CRD – 6 Province – 2	17 (18.3%)
<b>Low Carbon Economy</b> <ul style="list-style-type: none"> <li>○ Regional collaboration</li> <li>○ Renewables and fuel shift</li> </ul>	S – 1 D – 5 E – 6	CRD – 2 Senior Government – 1 Private Energy Companies – 0 Developers - 0	9 (9.7%)
<b>Land Use/ Transport</b> <ul style="list-style-type: none"> <li>○ Densification/ nodes</li> <li>○ Mixed transportation modes</li> </ul>	S – 5 D – 6 E – 4	CRD – 2 Local Government – 2 BC Transit – 0 Developers – 0	12 (12.9%)
<b>Flexible Facilities</b> <ul style="list-style-type: none"> <li>○ Multiple use</li> <li>○ Mobile facilities for where critical mass not there</li> </ul>	S – 7 D – 3 E – 2	CRD – 1 Local Government – 2 School Districts – 0 Universities/ Hospitals – 0 Private Sector – 0	7 (7.5%)
<b>Education/ Health</b> <ul style="list-style-type: none"> <li>○ Success by 6</li> <li>○ Leverage existing</li> </ul>	S – 6 D – 3 E – 1	Island Health – 3 Health NGOs – 0 Recreation Department – 0 Universities – 2	12 (12.9%)
<b>Energy/ ZEV</b> <ul style="list-style-type: none"> <li>○ Integrate building/transport energy system</li> <li>○ Incentivize</li> </ul>	S – 1 D – 3 E – 2	Province/ Federal – 1 Local Government – 0 CRD – 2 Vehicle Manufacturer – 0 Building Operators – 0	10 (10.8%)
<b>Health/ Food/ Transport Links</b>	S – 3 D – 2 E – 1	CRD – 2 ALC – 0 Local Government – 0 Farm Landowners – 0 Operators – 0 Co-ops – 0	7 (7.5%)
<b>Homelessness/ Housing</b> <ul style="list-style-type: none"> <li>○ Secondary units</li> <li>○ Better GHG performance</li> </ul> Lower costs	S – 5 D – 1 E – 1	CRD Housing – 7 Coalition NGO – 0 Local Government – 0 Developers – 0	5 (5.4%)
<b>Local Living Economy</b>	S – 4	NGOs – 2	11 (11.8%)

Ideas for Partnerships or Collaboration	Synergies Dots (S=Social, D=Economic Development, E=Environmental)	Partners/ Roles	Investment Dots
<ul style="list-style-type: none"> <li>○ Staycations</li> <li>○ Neighbourhood work centres</li> <li>○ Co-work space sharing</li> </ul>	D – 3 E – 3	Economic Development Agency – 3 Developers/ Building Owners – 0	
<b>Salvage/ Waste Reduction</b>	S – 1 D – 4 E – 4	CRD Waste – 7 Private Sector – 0	3 (3.2%)

To conclude the event, there was a plenary dialogue of the day’s ideas and a presentation about next steps.



# **APPENDIX VI**

## **DPAC Meeting Notes January 13, 2015**

**Development Planning Advisory Committee (DPAC)**

**MEETING NOTES**

**REGIONAL SUSTAINABILITY STRATEGY (RSS)**

**Tuesday, January 13, 2015  
 2:00 am – 4:00 pm**

**Room 488, CRD 625 Fisgard St., Victoria BC**

<b>DPAC Members Present</b>	
Andrea Hudson	City of Victoria
Brent Mueller	Ministry of Community, Sport & Cultural Development
Bruce Greig	District of Central Saanich
Cameron Scott	District of Saanich
Gord Howie	District of Sooke
Heike Schmidt	Ministry of Community, Sport & Cultural Development
Iain Bourhill	City of Colwood
Ivo van der Kamp	City of Colwood
Laura Beckett	District of Highlands
Leah Stohmann	City of Langford
Lindsay Chase	Town of View Royal
Marlaina Elliott	Town of Sidney
Mark Brodrick	District of North Saanich
Matthew Baldwin	City of Langford
Robert Batallas	City of Victoria
Roy Thomassen	District of Oak Bay
Deborah Jensen	District of Oak Bay
Sherry Hurst	District of Metchosin

<b>CRD Staff Present</b>	
Kevin Lorette	CRD – GM Planning & Protective Services
Signe Bagh	CRD Regional & Strategic Planning
Susan Palmer	CRD Regional & Strategic Planning
June Klassen	CRD, Juan de Fuca Electoral Area Planning

<b>Facilitator Present</b>	
David Reid	Golder & Associates – Consultant



## 1.0 Introduction and Agenda

Key Issues	Outcomes
Introduction by David Reid, Golder Associates	<ul style="list-style-type: none"> <li>• Asked for a perspective that the RSS needs to be an appropriate high level framework – flexible to allow detailed policies and actions to evolve by partners and members, but not so flexible as to be ineffective at meeting joint objectives.</li> </ul>
Purpose of Meeting	<ul style="list-style-type: none"> <li>• To allow discussion of concerns raised by some DPAC members.</li> <li>• To clarify / identify the range of opinion on remaining issues.</li> <li>• To provide an update on RSS process going forward and to changes to the RSS since the Committee of the Whole meeting in October, 2014.</li> </ul>
RSS status	<ul style="list-style-type: none"> <li>• The Board established a broad scope including climate action, community health and wellbeing, emergency management, energy, food and agriculture, and also the RSS title for this document.</li> <li>• The Board reviewed a draft in October, and directed that it be shared for further public and stakeholder input, including DPAC, IAC and Municipal Councils.</li> <li>• Public engagement has been scheduled to begin January 15, 2015.</li> <li>• CRD staff will be reporting the results and implications of input received from the public, stakeholders, municipal councils, and IAC/DPAC to the CRD Board in spring 2015.</li> <li>• In spring 2015, the Board will be asked to consider further refinements to the RSS and to provide direction to staff on how to address remaining issues.</li> </ul>
Agenda	<ul style="list-style-type: none"> <li>• Was reviewed, and accepted as a basis for organizing the discussion.</li> </ul>

## 2.0 Summary of Key Issues Raised by DPAC Members

Key Issues	Concerns
Scope	<ul style="list-style-type: none"> <li>• A concern was expressed that the RSS is too weighted towards carbon / GHG, environment, food/agriculture and sustainability issues and does not adequately address economic, land use and transportation basics.</li> </ul>
Process	<ul style="list-style-type: none"> <li>• Concern was expressed by some attendees that DPAC has not had adequate opportunity to discuss changes made due to the input of other stakeholders (e.g. RTE and social equity stakeholders).</li> <li>• Concern was also expressed regarding the amount of time given to review documents and provide comment.</li> </ul>



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Key Issues	Concerns
	<ul style="list-style-type: none"> <li>As well, it has been difficult to follow changes made to the different versions of the draft as it continues to be revised.</li> <li>Some issues discussed previously are not yet adequately addressed in the current draft, and may be unacceptable to some member municipal councils.</li> <li>The view was expressed that further time for DPAC, internal municipal staff and council discussions should have been provided prior to seeking public input on the current draft (Revised October 2014).</li> </ul>
Legal Review	<ul style="list-style-type: none"> <li>The draft RSS would benefit from a legal review at the earliest opportunity – with an objective to confirm that scope is not ultra vires or contrary to the enabling legislation, and for more clarity around Regional Context Statements.</li> </ul>
Growth Management in Rural Areas	<ul style="list-style-type: none"> <li>The issue of water servicing outside the Growth Containment Area has been discussed previously, but concerns by some DPAC members have not been adequately satisfied.</li> </ul>
Map Designations	<ul style="list-style-type: none"> <li>Are growth centre designations (Map 5) too restrictive on municipal autonomy, or might they have unintended consequences?</li> </ul>
Regional Context Statements (RCS)	<ul style="list-style-type: none"> <li>The ‘Action’ language in the RSS that ‘Local Municipalities agree to identify policies in their RCS that’ has created concern about the scope and breadth of required actions of member municipalities, and the length and complexity of the Regional Context Statements.</li> <li>There is a risk that some OCPs will not address all actions, and that some Councils will not agree to these requirements.</li> </ul>

### 3.0 Summary of Pre-Meeting Changes to RSS, CRD Staff Comments

Key Issues	Concerns
Communications with the Board	<ul style="list-style-type: none"> <li>Staff have made it clear that the draft RSS is a work in progress and will continue to evolve in response to input received.</li> <li>The Board recognizes there are outstanding matters requiring discussion, including the proposed approach to water servicing and that additional input is needed on this and other issues.</li> </ul>
CRD staff response to concerns regarding legal mandate of RSS	<ul style="list-style-type: none"> <li>Changes to the draft RSS have been made where required to correct factual inaccuracies, to ensure consistency with legislation, or where there was a fair degree of unanimity in the change requested and where that change was consistent with the broad direction received from the Board.</li> <li>Where consensus is lacking around issues among DPAC members or other key stakeholders and the Board, the proposed changes need</li> </ul>



Key Issues	Concerns
	<p>to be discussed with the Board at the time that more broad stakeholder feedback is assembled – likely in April. At that time, CRD staff will seek direction from the Board regarding finalization of the document.</p> <ul style="list-style-type: none"> <li>• Legal review of the draft RSS is scheduled so that any legal issues can be discussed with the Board at the same time as they consider stakeholder feedback.</li> </ul>
Action Language altered in draft RSS	<ul style="list-style-type: none"> <li>• Altered to more closely mimic the language used in the Local Government Act.</li> <li>• Revised wording in the draft RSS (italics added to highlight key changes) include: <ul style="list-style-type: none"> <li>○ “Each municipality will prepare a Regional Context Statement in their Official Community Plan (OCP) <i>that will identify how the OCP relates to the RSS.</i>”</li> <li>○ More specifically, under Part 4, the RCS section has been altered to replace more specific action requirements with language to read “<b>Actions with which local municipalities will identify OCP relationship in their Regional Context Statements (RCS.</b> In accordance with the Local Government Act, Sec. 866, the RCS will identify the relationship between the OCP and the RSS or how the OCP will be made consistent with the RSS over time. <i>It is acknowledged that individual RCSs will reflect local circumstances and community aspirations as they relate to the RSS.</i>”</li> <li>○ Staff comments made clear that the intent is that some Regional Context Statements may include a ‘no relationship’ statement where their OCPs are mute on some RSS policies or action items that do not apply to their circumstances.</li> <li>○ Other changes to the text also support this direction (see the draft RSS track changes version).</li> <li>○ Some actions were moved from the RCS category to the ‘request’ category based on feedback from DPAC members.</li> </ul> </li> </ul>
Water Servicing	<ul style="list-style-type: none"> <li>• Water servicing policy risks and impacts were researched and discussed previously with DPAC.</li> <li>• The water servicing issue is recognized as lacking consensus.</li> <li>• DPAC input on this matter was noted in a June report to PTPSC and also shared with the Board in October.</li> </ul>

#### 4.0 Summary of Round Table Discussion

Key Issues	Concerns
Scope and Content of RSS and RCS	<ul style="list-style-type: none"> <li>• Actions may apply to different types of municipalities differently, and some recognition of this may be helpful.</li> <li>• Concerns were expressed about the perception that ‘one size fits all’ and that the costs of implementing actions will be a concern for finance departments.</li> </ul>



Key Issues	Concerns
	<ul style="list-style-type: none"> <li>• Sooke queried the definition of ‘Rural Centre’, and asked that Sooke’s centre be classified as an ‘Urban Centre’ to reflect aspirations set out in the OCP to become a thriving urban centre.</li> <li>• Ministry staff noted that it is common for some municipalities to be concerned about the regional growth strategy process and content, particularly when a draft is tabled.</li> <li>• The enabling legislation is open and flexible, and provision is made for other content to be included, such as climate change and food security.</li> <li>• A broader approach, similar to the RSS, has been taken in other RGSs in the province.</li> <li>• It is common to search for balance between what is local and what is regional - the legislation does not provide specific guidance on this question.</li> <li>• In the 2003 RGS, the content of proposed RCS was left as a post adoption item.</li> <li>• Through the RSS process an approach is being explored that would provide more clear direction on the content of a regional context statement.</li> <li>• Ongoing consultation is required, including from the public and stakeholders.</li> <li>• There is a need to get further direction from the Board and while it is challenging to get everyone to agree, it is still early enough in the process to get closer to consensus.</li> </ul>
Water Servicing Policy	<ul style="list-style-type: none"> <li>• Numerous planners reaffirmed their concerns about removing water servicing as a growth management tool, including concern about sprawl, transportation and GHG cumulative impacts. In particular, concern was expressed regarding existing subdivision potential in rural areas and that access to piped water will increase the feasibility of subdividing lands that may currently be limited due to lack of water.</li> <li>• Otter Point (Juan de Fuca Electoral Area) would like the potential for water servicing. Port Renfrew has water and sewer services but lies outside the Growth Containment Area. Parts of East Sooke have water servicing and the community would like the option to extend the system. Shirley/Jordan River is served by a private water system.</li> </ul>
Rural Settlement Areas Policy	<ul style="list-style-type: none"> <li>• There is consensus that growth in rural areas should be very limited to avoid the risk of sprawl.</li> <li>• Discussion focused on the best tools to manage growth in rural areas. Opinions varied on the mix of tools that are appropriate.</li> <li>• It was noted that there are several rural areas that already have piped water and that growth has been effectively limited through strong OCP policies.</li> <li>• However, there is a desire to have the option to be serviced with piped water to address issues with water quality/quantity.</li> <li>• It was noted that development potential in rural areas will be limited</li> </ul>



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Key Issues	Concerns
	<p>by the cost of providing piped water and by the lack of access to other services.</p> <ul style="list-style-type: none"> <li>• It was noted that communities in the Juan de Fuca have a long history and residents feel a strong sense of attachment to the area.</li> <li>• There is also a lengthy history of land use planning in the JDF, with settlement plans in place since 1977.</li> <li>• There is a strong desire for the communities to be recognized as such in the RSS.</li> <li>• A concern was raised that identifying the JDF communities as 'Rural Settlement Areas' will have the effect of encouraging rural sprawl.</li> <li>• Addressing the needs of these communities is an issue that is outstanding from the 2003 RGS.</li> <li>• It was noted that there is direct oversight by the CRD Board of the content of OCPs for the Juan de Fuca Electoral Area and that these OCPs are required by legislation to be consistent with the RSS.</li> <li>• It was noted that the RSS seems to provide more emphasis on rural areas than urban ones. Yet, urbanized areas with higher density, infrastructure, employment and residents are where the RSS will be able to see the greatest impact and outcomes. The draft policies do not seem to adequately recognize the important differences between rural and urban contexts.</li> </ul>

### 5.0 Next Steps

Next Steps	
Continuing Dialogue	<ul style="list-style-type: none"> <li>• Among DPAC members, and with CRD staff.</li> </ul>
Further Refinement to Draft RSS	<ul style="list-style-type: none"> <li>• Be guided by the upcoming input process (including DPAC and other workshops as well as public feedback) and Board direction.</li> </ul>
IAC/DPAC/SRT Meeting	<ul style="list-style-type: none"> <li>• Will be arranged once public feedback results are compiled (early March).</li> </ul>
Board	<ul style="list-style-type: none"> <li>• To provide direction on issues that lack consensus.</li> </ul>
CRD Staff	<ul style="list-style-type: none"> <li>• To provide a track changes version of the Draft RSS (since the October version reviewed by the Board) to DPAC members.</li> </ul>



# **APPENDIX VII**

**IAC/DPAC/SRT Meeting Notes March 4, 2015**

## MEETING NOTES

### Intergovernmental Advisory Committee (IAC) Development Planning Advisory Committee (DPAC) Sustainability Resource Team (CRD SRT)

#### REGIONAL SUSTAINABILITY STRATEGY (RSS)

Wednesday, March 4, 2015  
8:30 AM –3:30 PM

**West Shore Parks & Rec 1767 Island Highway [Kinsmen Fieldhouse]**

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#### Attendees

The morning session was for IAC/DPAC/SRT members and the afternoon session was for DPAC members. RSS Project Team members present were Signe Bagh, Susan Palmer, Paula Steel and Kevin Lorette from the CRD and David Reid from Golder & Associates.

van der Kamp	Ivo	City of Colwood	DPAC
Baldwin	Matthew	City of Langford	DPAC
Stohmann	Leah	City of Langford	DPAC
Batallas	Robert	City of Victoria	DPAC
Klassen	June	Juan De Fuca Electoral Area (CRD)	DPAC
Greig	Bruce	District Central Saanich	DPAC
Beckett	Laura	District of Highlands	DPAC
Brodrick	Mark	District of North Saanich	DPAC
Jensen	Deborah	District of Oak Bay	DPAC
Scott	Cameron	District of Saanich	DPAC
Verhagen	Alison	Town of Sidney	DPAC
Chase	Lindsay	Town of View Royal	DPAC
Brown	Bill	Township of Esquimalt	DPAC
Wadsworth	James	BC Transit	IAC
Gingras	Marcel	CFB Esquimalt	IAC
Buchan	Rob	District of North Saanich	IAC
Schmidt	Heike	Min. of Community, Sport & Cultural Development	IAC
Mueller	Brent	Min. of Community, Sport & Cultural Development	IAC
Brown	Larianna	Min. of Forests, Land and Natural Resource Operations	IAC
Yu	Winnie	Min. of Health	IAC
Fyfe	Dr. Murray	Vancouver Island Health Authority	IAC
Stanwick	Dr. Richard	Vancouver Island Health Authority	IAC
Clarke	Shannon	Capital Regional District –Health & Capital Planning	SRT



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Constabel	Annette	Capital Regional District – Watershed Protection	SRT
Elliott	Nikki	Capital Regional District – Environmental Protection (Climate Action)	SRT
Green	Dale	Capital Regional District – Environmental Protection	SRT
Hallatt	Sue	Capital Regional District – Aboriginal Initiatives	SRT
Harris	Glenn	Capital Regional District – Environmental Protection	SRT
Kamphof	Henry	Capital Regional District – Housing Secretariat	SRT
Whiting	Travis	Capital Regional District – Protective Services	SRT
Wilson	Lynn	Capital Regional District – Regional Parks	SRT
Culham	Christine	Capital Region Housing Corporation	SRT

## PRE-MEETING PREPARATION

Participants received the following documents prior to the meeting:

- Integrated Summary of Public and Stakeholder Input – October 29, 2015 – February 25, 2015
- Summary of On-line Feedback-January/February 2015 (including all verbatim comments from the public)
- Memo: Backgrounder: Alternative Target for Dwelling Unit Growth (Complete, Compact Communities)
- Memo: Backgrounder: Growth Management Issues and Approaches

On-site, copies for attendees of the following documents were available:

- Draft Targets
- Targets Backgrounder provided to the public in conjunction with the feedback form
- Draft RSS (Oct2014-Revised)
- Draft RSS (Oct2014-Revised) showing the revisions in track changes
- Meeting notes for all former IAC and DPAC meetings

### 1.0 Welcome, Summary of On-Line Public Feedback, Question & Answer Targets

David Reid welcomed participants and reviewed the agenda for the day. He provided a summary of public input collected between January 15 and February 15, 2015 from the online feedback form.

Based on the “Too high”, “About right” or “Too low” public assessment of the targets, the targets with the least approval from the respondents were those aiming for 30% of new dwelling units to be located in complete communities and 90% percentage of new dwelling units to be located within the growth containment area; each were deemed to be too low. It was also acknowledged that the feedback suggested the active transportation/transit target was too low. The public also showed high interest in adding a target for tracking the increase of local food (production, consumption and processing).



## 2.0 Presented Summary of Legal Review

Signe reported that the legal review confirmed that it is legally appropriate to:

- Name the Regional Growth Strategy a Regional Sustainability Strategy because the RSS Draft complies with the legal component requirements of the Local Government Act.
- Include the scope of matters in the current draft RSS, as the matters are each regional in nature and the language doesn't cross excessively into municipal issues.
- Include the current level of detail.

Suggestions from the legal review included:

- Change the preamble to municipal actions to read: "*Local municipalities will address the following policy in their RCS . . .*" using "address" rather than "agree to" since recent court judgments have affirmed that an RGS is a policy document, not an agreement.
- Update the Major/Minor amendment section to address the voting structure and to acknowledge that the RSS does not need to define a minor amendment, but rather set out the criteria for determining whether a proposed amendment is a minor amendment.
- Add a preamble to the targets that makes explicit that they can only be achieved in collaboration with other public authorities.

## 3.0 Session A Small Group Sessions: Recommend Response to On-Line Public Feedback

Focusing first on the three targets identified as having the lowest level of public support, David asked that participants work in three small groups to propose refinements to the first two growth management targets and suggestions for a new local food target. Then, attendees were invited to suggest refinements or new targets on other topics in response to the public input.

Facilitators reported out to the whole group and then staff consolidated the suggestions. Lastly, workshop participants were each provided with one dot for each of the first three targets and instructed to indicate their preferred refinements for the growth management targets, approaches for the local food target and general interest in the suggested targets in the other categories. For the 'other' category, participants were instructed to indicate any of the target options they supported pursuing.

The following table documents the suggested target refinements, and the level of support expressed for each one:



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### Change Dwelling Unit Growth Target?

Proposed Target Option	Number of Sticky Dots
Existing Target – Locate 30% of new growth in walkable, bikeable, transit serviced communities that provide a variety of housing types and tenures close to places of work, shopping, learning, recreation, parks and green space	0
60% of new dwelling units in the GCA within 5-10 minutes of mixed-use service areas	9
30% dwelling units within regional centres 60% dwelling units in mixed-use corridors (varies with scale)	17
100% of growth in mixed-use communities	1

### Change Growth Management Target?

Proposed Target Option	Number of Sticky Dots
Existing Target – Locate 90% of new dwelling units within the Growth Containment Area	6
95% of new units within the Growth Containment Area	18.5
100% of new units within the Growth Containment Area	3.5

### Change Agriculture Target or add a Local Food Production Target?

Proposed Target Option	Number of Sticky Dots
Increase the amount of land being farmed	5
Add a local food production target that defines the scope and scale of “urban agriculture”	3
Increase _% of local food produced, processed and purchased in the GMPA	15
Increase _% ha of land in urban agriculture (Community gardens, Blvd. orchards, Etc.)	1

### Other?

Proposed Target Option	Number of Sticky Dots
Increased levels of investment in active transportation/ transit infrastructure	18
45% active transportation and transit in the GMPA 75% active transportation and transit in the growth centres	8
Collaboration framework for active transportation/transit network development to avoid patchwork	30
Add a densification target	13
Add a municipal collaboration target	23
Where there is high support, stretch targets even further	4

From this process, the majority of those attending expressed support for the following refinements of Targets (appendices and strikeouts are for clarification):

**Dwelling Unit Growth Target:** 30% of new dwelling units within regional (growth) centres (mapped in the RSS), and (an additional 30% of new) ~~60%~~ dwelling units in (either) mixed-use corridors (or other complete communities of varying scales) ~~scales may vary~~.

**Growth Management Target:** 95% of new units within the Growth Containment Area

**Local Food Target:** Increase % of local food produced, processed and purchased in the ~~GMPA~~ (Growth Management Planning Area of the RSS).

**Additional Targets:** (Pursue a) Collaboration framework for active transportation/transit network development to (create co-ordinated regional systems and priorities) and avoid patchwork (or incomplete / unconnected networks).

The suggestions for increased investment in active transportation/infrastructure and for municipal collaboration are seen as supportive of the above new target and the RSS principles in general.

#### **4.0 Lunch Break**

All attendees collaborated during lunch, and the afternoon session carried on with only DPAC members and the facilitator.

#### **5.0 DPAC Workshop Agenda and Process Background Papers**

David outlined the afternoon activities and Susan Palmer summarized the content provided to attendees in two memos. Susan reviewed the mutually supportive benefits of growth management to local and regional goals, describing how limiting growth in rural areas is complementary to and dependent on focusing growth in compact, complete communities. She noted that DPAC had focused on the question of using water servicing as a growth management tool in seven previous meetings and highlighted the over-arching decision making principles that could be inferred from these discussions: use a performance-based approach, be equitable, fair, and consistent; and work to create a whole that is greater than the sum of the parts. She then reviewed the sequential revisions that have occurred to the water servicing policy (Attachment 1).

#### **6.0 Whole Group PRES activity on Water Servicing**

David requested that the DPAC attendees gather in a circle around the tables and outlined the PRES activity (Point, Reason, Example and Summary). Attendees were asked to speak in order around the table and use a maximum of one minute to state their Point, Reason, Example and



Summary – or to say “Pass” if they had nothing to add. Staff recorded attendee responses in real-time and projected the results on the large screen for attendees to review and clarify, as required. Comments focused primarily on whether potential water service extensions to East Sooke, Otter Point or Port Renfrew would significantly increase pressure for development in these areas. All agreed on the objective to concentrate urban development in growth centres and complete communities. Consensus was not apparent on whether growth management tools (e.g. land use regulation) other than water servicing were sufficient to avoid sprawl into rural areas. Discussion also included whether the amount and type of growth in the Electoral Area was significant, or ‘sprawl’ in comparison to growth in other urban and urbanizing areas of the CRD. Finally, the question of consistency of water servicing policy across rural areas of the CRD was discussed, as well as proposals to strengthen proposed water servicing and growth management policy wording in the RSS.

After three rounds, attendees reached the conclusion that, because the group was evenly split on whether or not to extend water servicing into the rural areas, it was best to limit discussion and leave the final decision with politicians. Staff and the facilitator consolidated the suggestions and provided 7 draft policy revisions; one representative from each municipality present were each provided with one sticky dot to indicate their preferred approach.

**Water Servicing Policy Options Considered by DPAC on March 4, 2015**

Water Servicing Policy Options	Number of Sticky Dots
<p>Option A: Existing RGS: The CRD and member municipalities agree not to further extend urban sewer and water services, or increase servicing capacity to encourage growth beyond designated official community plan limits at the date of adoption of the Regional Growth Strategy bylaw, outside the Regional Urban Containment and Servicing (RUCS) Policy Area generally described on Map 3, <i>except to address pressing public health and environmental issues, to provide fire suppression or to service agriculture. Where expansion or increased capacity of existing sewer and water services is proposed beyond the RUCS boundary, member municipalities agree to comply with the requirements of the Master Implementation Agreement prepared as required under Implementation measure 2, and to include guidelines for service expansion and extension in their Regional Context Statements, required by Implementation measure 4</i> [reach agreement on RCSs]. (pp. 7-8)</p>	2
<p>Option B: Rural Settlement Areas (RSA) : This land use policy area includes existing and potential rural residential, local commercial and industrial land uses identified in the East Sooke, OtterPoint and Port Renfrew OCPs for the JdF EA in place at the time of the adoption of the RSS and shown on Map 9: <i>Rural and Rural Settlement areas</i>  <i>We, the Crd, agree to:</i>  3.1.2 Restrict extensions of the regional liquid waste system outside a</p>	1



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<p>Growth Containment Area (GCA) and the Port Renfrew Rural Settlement Area unless there is a pressing public health, public safety or environmental issue for existing development.</p> <p>3.1.3 Restrict extensions of regional water systems beyond municipal boundaries except for the following Rural Settlement Areas in the JdF EA:</p> <ul style="list-style-type: none"> <li>- East Sooke</li> <li>- Otter Point</li> <li>- Port Renfrew</li> </ul> <p>To service existing and new development that does not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS. Exceptions to this action may be allowed to address a pressing public health, public safety environmental issue, for existing development or to serve agricultural activities.</p> <p><i>Local municipalities agree to identify the relationship between their OCP and the following actions in their RCS: (This wording is subject to legal review.)</i></p> <p>3.1.11 Establish strategies for containing growth to land within the GCA, and where relevant, limit growth and development in Rural Lands and Natural Resources Lands Policy Areas to not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS.</p>	
<p>Option C: (Same as Option B except for highlighted changes) Rural Settlement Areas (RSA) : This land use policy area includes existing and potential rural residential, local commercial and industrial land uses identified in the East Sooke, Otter Point and Port Renfrew OCPs for the JdF EA in place at the time of the adoption of the RSS and shown on Map 9: Rural and Rural Settlement areas</p> <p><i>We, the Crd, agree to:</i></p> <p>3.1.2 <del>Restrict</del> Prohibit extensions of the regional liquid waste system outside a Growth Containment Area (GCA) and the Port Renfrew Rural Settlement Area unless there is a pressing public health, public safety or environmental issue for existing development.</p> <p>3.1.3 <del>Restrict</del> Prohibit extensions of regional water systems beyond municipal boundaries except for the following Rural Settlement Areas in the JdF EA:</p> <ul style="list-style-type: none"> <li>- East Sooke</li> <li>- Otter Point</li> <li>- Port Renfrew</li> </ul> <p>To service existing and new development that does not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS. Exceptions to this action may be allowed to address a pressing public health, public safety environmental issue (based on peer-reviewed science), for existing development or to serve non-urban agricultural activities.</p> <p><i>Local municipalities agree to identify the relationship between their OCP and the following actions in their RCS: (This wording is subject to legal</i></p>	3



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<p>review.)</p> <p>3.1.11 Establish strategies for containing growth to land within the GCA, and where relevant, limit growth and development in Rural Lands and Natural Resources Lands Policy Areas to not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS.</p>	
<p>Option D: October 2014 Committee of the Whole Draft RSS Wording, including: Restrict extensions of regional liquid waste systems outside a Growth Containment Area (GCA) unless there is pressing public health, public safety or environmental issue for existing development. (<i>We, the CRD agree to: Action 3.1.2 and Local Municipalities agree to identify policies in the RCS that: Action 3.1.10</i>)</p>	1
<p>Option E: (Same as Option B except for highlighted changes) Rural Settlement Areas (RSA) : This land use policy area includes existing and potential rural residential, local commercial and industrial land uses identified in the East Sooke, OtterPoint and Port Renfrew OCPs for the JdF EA in place at the time of the adoption of the RSS and shown on Map 9: <i>Rural and Rural Settlement areas</i></p> <p><i>We, the Crd, agree to:</i></p> <p>3.1.2 Restrict extensions of the regional liquid waste system outside a Growth Containment Area (GCA) and the Port Renfrew Rural Settlement Area unless there is a pressing public health, public safety or environmental issue for existing development.</p> <p>3.1.3 Restrict extensions of regional water systems beyond municipal boundaries except for the following Rural Settlement Areas in the JdF EA:</p> <ul style="list-style-type: none"> <li>- East Sooke *</li> <li>- Otter Point *</li> <li>- Port Renfrew *</li> </ul> <p>* For a trial period of 5 years after adoption of the RSS</p> <p>To service existing and new development that does not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS. Exceptions to this action may be allowed to address a pressing public health, public safety environmental issue, for existing development or to serve agricultural activities.</p> <p><i>Local municipalities agree to identify the relationship between their OCP and the following actions in their RCS: (This wording is subject to legal review.)</i></p> <p>3.1.11 Establish strategies for containing growth to land within the GCA, and where relevant, limit growth and development in Rural Lands and Natural Resources Lands Policy Areas to not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS.</p>	0
<p>Option F: Define Growth Containment Area to include East Sooke, Otter Point and Port Renfrew</p>	0



<p>Option G: (Same as Option B except for highlighted changes) Rural Settlement Areas (RSA) : This land use policy area includes existing and potential rural residential, local commercial and industrial land uses identified in the East Sooke, OtterPoint and Port Renfrew OCPs for the JdF EA in place at the time of the adoption of the RSS and shown on Map 9: Rural and Rural Settlement areas</p> <p><i>We, the Crd, agree to:</i></p> <p>3.1.2 Restrict extensions of the regional liquid waste system outside a Growth Containment Area (GCA) and the Port Renfrew Rural Settlement Area unless there is a pressing public health, public safety or environmental issue for existing development.</p> <p>3.1.3 Restrict extensions of regional water systems beyond municipal boundaries except for the following Rural Settlement Areas in the JdF EA:</p> <ul style="list-style-type: none"> <li>- East Sooke*</li> <li>- Otter Point*</li> <li>- Port Renfrew*</li> </ul> <p>* And only if local employment opportunities are provided in balance, To service existing and new development that does not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS. Exceptions to this action may be allowed to address a pressing public health, public safety environmental issue, for existing development or to serve agricultural activities.</p> <p><i>Local municipalities agree to identify the relationship between their OCP and the following actions in their RCS: (This wording is subject to legal review.)</i></p> <p>3.1.11 Establish strategies for containing growth to land within the GCA, and where relevant, limit growth and development in Rural Lands and Natural Resources Lands Policy Areas to not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS.</p>	3
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The pattern of responses above illustrates the split of opinion among respondents. Six of the ten respondents (with some abstentions) showed interest in some variant of Option B, which was new wording presented at the meeting and described in the Background Papers. However, the variations are significant, and focussed on greater certainty that provision of water servicing to the named areas would not lead to increased or commuter-based development beyond what is supported by zoning and OCPs in place at the time of adoption of the RSS. This issue requires deliberation and direction from the CRD Board.

Brent Mueller from the Ministry of Community, Sports and Cultural Development reviewed the next steps in the RSS bylaw development process:

- DPAC should review the draft with their councils to determine their level of acceptance.
- During the 60 day referral process, councils need to specifically identify what cannot be accepted and why.



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- If not all councils accept the document, the Province would support a dispute resolution process within a finite time period, choosing from one of three arbitration processes.
- Even councils who accept the RSS as is can participate in the arbitration process, at a shared cost.

CRD staff has confirmed that voting on the RSS would be a non-weighted vote from the Directors of the municipalities and the electoral area (Juan De Fuca) located within the Growth Management Planning Area (i.e. Southern Gulf Islands or Salt Spring Island Directors are not eligible to vote on the RSS bylaw).

## 7.0 Closing Remarks

David congratulated all attendees on their participation and hard work throughout the day. An informal round of comments from DPAC focussed on the status of their bringing the RSS to attention of their Councils, and evolving comments from that level.

Signe acknowledged that the water servicing is an important issue, the result of which is yet to be determined. She also commended attendees for the work done to date, on the shared progress made of reaching consensus on the majority of the other content in the RSS that was also received with general acceptance by the public. She acknowledged the shift, now, of the RSS process moving into the political realm.

Signe outlined the next steps in the process: The COW meeting will be on April 29, 2015, when staff will seek direction on how to finalize the RSS bylaw. Input received prior to April 1, 2015 will be considered in the staff report to the COW. Input received after that time can be provided to the COW by email through Executive Services until just before the meeting. There is a risk that last minute input may not be included in the formal agenda package or be considered fully by COW members in their decision-making. As well, late submissions do not allow staff time to provide political decision-makers with recommendations on how the input could be addressed. DPAC members were encouraged to provide their comments as soon as possible in light of their council schedules.



### Attachment 1: Revisions to the Water Servicing Policy

RSS Draft Version	Policy Text
October 2014, as presented to the COW	<p>Restrict extensions of regional liquid waste systems outside a Growth Containment Area (GCA) unless there is a pressing public health, public safety or environmental issue for existing development.</p> <p><i>(We, the CRD agree to: Action 3.1.2 and Local municipalities agree to identify policies in their RCS that: Action 3.1.10)</i></p>
Revised October, 2014, as presented in the public engagement document	<p>New Action:</p> <p><i>We, the CRD, agree to:</i></p> <p>3.1.3 Restrict extensions of regional water systems beyond municipal boundaries except for the following Rural Settlement Areas in the JdF EA:</p> <ul style="list-style-type: none"> <li>• East Sooke</li> <li>• Otter Point</li> <li>• Port Renfrew</li> </ul> <p>to service existing and potential new development that does not exceed subdivision and development limits set out in the OCP at the time of adoption of the RSS. Exceptions to this action may be allowed to address a pressing public health, public safety environmental issue, for existing development or to serve agricultural activities.</p>
March 2015 Proposal	<p>RSS Mapping Changes:</p> <ul style="list-style-type: none"> <li>• Designate Malahat, Willis Point and Shirley/Jordan River as 'Rural'</li> <li>• Otter Point – Reduce the Rural Settlement Area by designating some areas 'Rural'</li> <li>• Acknowledge Port Renfrew has water and sewer in place</li> </ul> <p>Rural Settlement Areas definition: This land use policy area includes existing and potential rural residential, local commercial and industrial land uses identified in the East Sooke, Otter Point and Port Renfrew OCPs for the JdF EA in place at the time of the adoption of the RSS and shown on Map 9: Rural and Rural Settlement Areas.</p> <p>3.1.3 Restrict extensions of regional water systems beyond municipal boundaries except for the following Rural Settlement Areas in the JdF EA:</p> <ul style="list-style-type: none"> <li>• East Sooke</li> <li>• Otter Point</li> <li>• Port Renfrew</li> </ul> <p>to service existing and new development that does not increase the subdivision and development potential set out in the OCP at the time of adoption of the RSS. Exceptions to this action may be allowed to address a pressing public health, public safety environmental issue, for existing development or to serve agricultural activities.</p>



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F: 250.360-3159  
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	<p><i>Local municipalities agree to identify the relationship between their OCP and the following actions in their RCS:</i></p> <ul style="list-style-type: none"><li>• Establish strategies for containing growth to land within the GCA, and where relevant, limit growth and development in RL and NRLPA to not increase [exceed] subdivision and development potential [limits] set out in the OCP at the time of adoption of the RSS.</li><li>• Restrict liquid waste systems beyond the GCA unless there is a pressing public health, public safety or environmental issue affecting existing development</li></ul>
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Africa	+ 27 11 254 4800
Asia	+ 86 21 6258 5522
Australasia	+ 61 3 8862 3500
Europe	+ 44 1628 851851
North America	+ 1 800 275 3281
South America	+ 56 2 2616 2000

[solutions@golder.com](mailto:solutions@golder.com)  
[www.golder.com](http://www.golder.com)

**Golder Associates Ltd.**  
**Suite 200 - 2920 Virtual Way**  
**Vancouver, BC, V5M 0C4**  
**Canada**  
**T: +1 (604) 296 4200**

