



AGENDA

For the Council Meeting to be Held
At the Saanich Municipal Hall,
770 Vernon Avenue
MONDAY, JANUARY 23, 2017

REVISED AGENDA
(see notation on agenda)

Revised to include 90 (1)(g)

- I 6:00 P.M., COMMITTEE ROOM NO. 2
Motion to close the meeting to the public in accordance with Section 90 (1) (c) and (g) of the *Community Charter*.

II 7:30 P.M., COUNCIL CHAMBERS

A. AWARDS PRESENTATION

- 1. Paralympic Silver Medalists – Jackie Gay and John McRoberts

B. ADOPTION OF MINUTES

- 1. Special Council meeting held January 9, 2017
- 2. Council meeting held January 9, 2017
- 3. Committee of the Whole meeting held January 9, 2017

C. PUBLIC INPUT (ON BUSINESS ITEMS D & E)

D. RESOLUTIONS FOR ADOPTION

- 1. **FEDERATION OF CANADIAN MUNICIPALITIES – MEMBERSHIP DUES**
P. 3 Invoice from the Federation of Canadian Municipalities requesting payment of 2017 membership dues in the amount of \$17,123.34 and travel funds in the amount of \$2,016.69.
- 2. **AWARD OF TENDER 34/16 – RITHET RESERVOIR DRAIN PROJECT**
P. 4 Report of the Director of Engineering dated January 11, 2017 recommending that Council award Tender 34/16 Rithet Reservoir Drain Project to Don Mann Excavating Ltd., in the amount of \$577,124 (excluding GST).

E. RECOMMENDATIONS FROM COMMITTEES

- 1. **GOVERNANCE REVIEW CITIZENS ADVISORY COMMITTEE (GRCAC) – SAANICH GOVERNANCE REVIEW PROJECT WORK PLAN OPTIONS AND BUDGET SUPPLEMENTAL REQUEST**
P. 6 Report of the Chair of the GRCAC dated December 7, 2016 recommending that Council approve Work Plan Option 2 and corresponding Budget Option 2 as outlined in the report.

* * * Adjournment * * *

AGENDA

For the Committee of the Whole Meeting
** IMMEDIATELY FOLLOWING**
The Council Meeting in the Council Chambers

- P. 18** 1. **4355 VIEWMONT AVENUE – DEVELOPMENT PERMIT AND REZONING**
Report of the Director of Planning dated December 15, 2016 recommending that Council postpone further consideration of the development to allow the applicant to rework the proposal for a proposed 38 unit townhouse development.

- P. 107** 2. **2016 REGIONAL GROWTH STRATEGY – PROPOSED COMPREHENSIVE UPDATE TO 2003 REGIONAL GROWTH STRATEGY**
Report of the Director of Planning dated January 13, 2017 recommending that Council not support Bylaw 4107 Capital Regional District Regional Growth Strategy Bylaw No. 1, 2016.

* * * Adjournment * * *

“IN CAMERA” COUNCIL MEETING IMMEDIATELY FOLLOWS

cnel Jan 23, 2017

FEDERATION
OF CANADIAN
MUNICIPALITIESFEDERATION
CANADIENNE DES
MUNICIPALITÉS
Membership Invoice
2017-2018
Facture d'adhésion

 Mayor
 Councillors
 Administrators
 Council
 Administrators
 Media

 24, rue Clarence Street
 Ottawa, Ontario K1N 5P3
 T. 613.241.5221
 F. 613.241.7440

 District of Saanich
 Mr. Paul Thorkelsson
 770 Vernon Avenue
 Victoria, BC V8X 2W7

Invoice/Facture 43834

Date: January 3, 2017

Account/Compte: 170

Due Date/Date Limite: April 1, 2017

Description	Amount/Montant
2017-2018 Municipal Dues: base fee of \$350.00 per your population.	350.00
2017-2018 Per Capita Municipal Dues calculated per your population (population of 109752 * 14.54 ¢)	15,957.94
Optional contribution towards a travel fund that supports the participation of elected officials from small communities in FCM's National Board of Directors (fee population of 109752 x 1.75 cents).	1,920.66
Subtotal / soustotal	18,228.60
GST / TPS 5%	911.43
Total	19,140.03

PAYMENT/PAIEMENT**By cheque**
 payable to the *Federation of
Canadian Municipalities*
Par chèque
 à l'ordre de : *Fédération canadienne
des municipalités*

 24 rue Clarence Street
 Ottawa, ON K1N 5P3
By Electronic Funds Transfer /**Par transfert électronique de fonds**
 Royal Bank of Canada (RBC)
 90 Sparks St, Ottawa, ON K1P 5T7
Transit Number: 00006 Account Number: 1006063**Numéro de transit: 00006 Numéro de compte:
1006063**

accountsreceivable@fcm.ca/comptesrecevables@fcm.ca

HST # / No. de TVH: 11891 3938 RT0001**Reference No. /****Numéro de Référence:**

170



The Corporation of the District of Saanich

Report

Mayor
Council
Administration

Council
Administrator
Media
Jan 16/17 DM

To: Mayor and Council

From: Harley Machielse, Director of Engineering

Date: 1/11/2017

Subject: Award of Tender #34/16 Rithet Reservoir Drain Project

RECOMMENDATION

That Council approve the award of Tender #34/16 **Rithet Reservoir Drain Project** to Don Mann Excavating Ltd. who submitted a bid of \$577,124 (excluding GST).

PURPOSE

The purpose of this report is to request approval to award **Tender #34/16 Rithet Reservoir Drain Project from the Rithet Reservoir to Lochside Drive.**

DISCUSSION

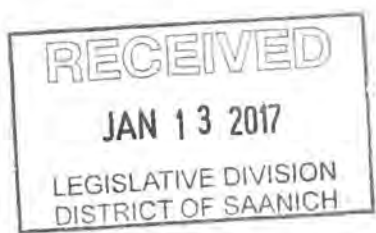
A tender was issued for the supply of all materials, equipment, labour and services necessary for the installation of HDPE pressurized pipe from the Rithet Reservoir to Lochside Drive. The work is generally contained within road right-of-way and an open-cut method of construction shall be used for the installation of the new pipe. A cast-in-place concrete energy dissipator is also required at the downstream limit of the project.

Four compliant responses were received from the following vendors (rounded to the nearest dollar and excluding GST):

- **Don Mann Excavating Ltd.** **\$577,124**
- G&E Contracting LP \$684,200
- Northridge Excavating Ltd. \$932,187
- Ralmax contracting Ltd. \$770,973

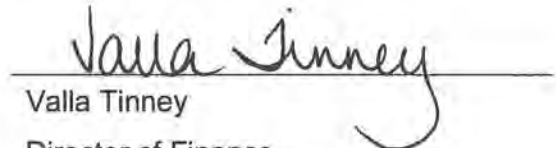
FINANCIAL IMPLICATIONS

Funding for this work is available in the Water Utility Capital budget.



**CM
D.2**

Prepared by 
Harley Machielse
Director of Engineering

Reviewed by 
Valla Tinney
Director of Finance

CM

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Engineering.

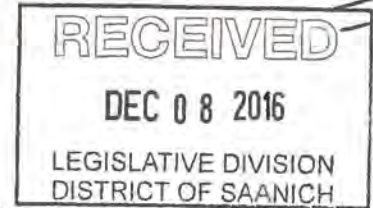

Paul Thorkelsson, Administrator



Citizen Advisory Committee

Council
Administrator
Media

Saanich Governance Review Project Budget Supplemental Request December 7, 2016



To Mayor and Council;

As mentioned in prior communications, our Saanich Governance Review Citizens Advisory Committee (GRCAC) will require additional funds to complete our mandated project. The initial budget allocation set by council in September of 2015 was \$100,000.00, which we understood were the funds available to hire an outside consultant. When our current committee first met on March 30th of this year approximately \$40,000 of this budget had already been expended in the selection of our group as committee members. This left approximately \$60,000 of the original allocation which will not be adequate for the completion of our project.

Subsequently we have been advised by the CAO's office, under the guise of "hands off" there will be additional charges to our budget. Staff support for the hours used for the recording of our minutes and the booking of our meeting rooms. Otherwise no other staff support will be made available to us. In fact we expect the total charges for the secretarial services alone to eventually total around \$20,000 which will be charged to our GRCAC budget.

Other expected costs include the following:

- Consultant provided administrative support, not available from Saanich for web support etc., which is estimated to total \$2,600 (hired at much reduced costs to consultant rates).
- Setting up a generic email address for receiving public input and responding as required. It had originally been expected that Saanich would allow the use of a @saanich.ca email to be used and some staff support to handle the email traffic.
- Setting up a public engagement survey to garner the required input for our project (cost unclear at present).
- Printing costs of approximately \$2,000 for private contractors (use of the much cheaper Saanich print facilities has not been granted).
- Advertising costs expected to be approximately \$5,000 to publicize our engagement events. (GRCAC does hope to avail itself of Saanich's bulk discount rate.)
- Misc costs for the public engagement events (Refreshments, A.V., miscellaneous) of approximately \$5,000.00.

To recap these additional charges:

Costs to recruit committee (Consultants hired by Saanich)	36,782
Saanich Ads placed to recruit GRCAC committee applications	2,552
Staff secretarial support	20,000
Webpage administrative support	2,600
Printing	2,000
Advertising	5,000
AV rentals and refreshments	5,000

Total non consultant expenses	73,934

Using the \$100,000 original budget this would leave the committee with only 26,066 to hire an outside consultant to complete the work of the committee. A figure which is even less than Council approved to engage a consultant to select the committee members in the first place.

Attached are the two proposed budget options prepared by our consultants from Sirius Strategic Solutions. As well there are two proposed work plans showing the hours to be used for either a "basic" engagement option #1, or an expanded engagement option #2.

We are requesting to be scheduled for the first possible council meeting in January to further explain these options. Our hope is to have approval for one of these increased budget options in order to launch our public engagement on Tuesday, January 17th. We recommend that you approve option #2 as we believe that without the funding of adequate public engagement, there may be a view that the committee's findings, whatever they are, are not credible.

The twelve members of the GRCAC have been working diligently to get this project under way so far. We hope that council will provide the necessary funds to allow us to complete the desired work plan.

Thank you

John Schmuck
Chair, Saanich Governance Review Citizens Advisory Committee



Citizen Advisory Committee

Saanich Governance Review Project Work Plan Options December 6, 2016

I. Overview

Two work plan options are presented for consideration. They differ primarily with respect to the level of public engagement and consultation to be conducted.

Option 1 contemplates a less comprehensive engagement program, but is more in line with the current budget allocation. Option 2 provides a greater number of engagement opportunities and would require a correspondingly higher level of funding.

Both options are based upon the following assumptions and principles:

- The consultant’s original project submission noted that the “costing for additional consultation expenses will need to be finalized once the consultation approach is determined”. These two options reflect the scoping work that has been completed by the GRCAC.
- The consultant’s submission also contained the assumption that certain tasks would be the responsibility of Saanich staff. As only limited staff support is available, the work plans and budgets include the addition of an administrative support person to perform these functions.
- Every effort will be made throughout the project to maximize efficiencies and find savings.

Corresponding budgets are outlined in a separate document.

II. Work Plan Options

Ref.	Key Deliverables / Tasks	Sirius Hours		Timelines
		Option 1	Option 2	
1.	Phase 1 - Project Initiation	15	20	Oct - Dec 2016
1.1	Develop work plan			Oct - Dec 2016
1.2	Work plan approved			Dec 2016
1.3	Review background documentation provided by client and research other relevant models			Oct - Nov 2016
1.4	Finalize budget and contract			Dec 2016
2.	Engagement / Consultation Plan	20	30	Nov 2016 - Jan 2017
2.1	Draft consultation plan, including roles and responsibilities for consultants, GRCAC and staff; meeting dates/logistics; costs			
2.2	Identify Saanich stakeholders for consultation purposes			
2.3	Finalize consultation plan			

Ref.	Key Deliverables / Tasks	Sirius Hours		Timelines
		Option 1	Option 2	
3.	Consultation Preparation	80	100	Nov 2016 – Jan 2017
3.1	Draft educational / informational materials			
3.2	Develop questionnaires / surveys ¹			
3.3	Update website with information provided by consultants (TBD if Saanich staff have a role)			Ongoing
3.4	Develop content for promotional materials (web, social media links - LinkedIn, Twitter, Facebook)			
3.5	Manage social media communication (TBD if Saanich staff have a role)			
3.6	Set up email address to receive information and track and manage the data collected ² ; set up / manage website if needed – available in Option 2 only			Dec 2016 – Ongoing
3.7	Design, print and distribute promotional materials ³			
3.8	Develop materials to support media relations (e.g., messaging, fact sheets, backgrounder, news releases)			
3.9	Plan all meeting and event logistics			
3.10	Book venues, set up rooms (Staff)			
3.11	Promote consultation opportunities			
3.12	Facilitate exploratory discussions to inform formal consultations <ul style="list-style-type: none"> • Community Associations • Key stakeholders 	3 sessions	6 sessions	Nov 2016 – Jan 2017
4.	Phase 2 - Consultations	110	195	Jan 2016 – May 2017
4.1	Consultation Launch <ul style="list-style-type: none"> • January 2017 (tentative) • News Release • News Conference at Saanich PD 			Jan 2017
4.2	Plan and conduct Focus Groups, e.g.: <ul style="list-style-type: none"> • Youth; businesses; service organizations; academics/researchers • Groups of 10 – 15 		4 groups	Jan – Feb 2017
4.3	Plan and implement Public Engagement Survey <ul style="list-style-type: none"> • Online survey on Saanich website (TBD if staff to be involved in posting) • Solicit written submissions (via unique email address managed by consultants) • Survey available at other venues and 			Mar – May 2017

¹ Additional time is included for development and use of new survey tool, formatting, reviewing, implementation.

² Anticipated staff support is not available, so additional resourcing is included.

³ Additional time is included to reflect consultants' larger role in production and distribution of materials, given limited staff support available.

Ref.	Key Deliverables / Tasks	Sirius Hours		Timelines
		Option 1	Option 2	
	consultation sessions <ul style="list-style-type: none"> Collate, manage and analyze data 			
4.4	Plan and conduct Public Meetings <ul style="list-style-type: none"> Workshop format option Town Hall format option 	2 workshop 2 town hall	2 workshops 2 town halls	Apr – May 2017
4.5	Convene “Coffee Chat” sessions, e.g.: <ul style="list-style-type: none"> Seniors centres; UVIC, Camosun students; Parent Advisory Councils; others to be determined Go where the audience is 		4 sessions	
4.6	Attend ad hoc meetings with community groups <ul style="list-style-type: none"> Presentations and discussions at regular and special meetings 	2 sessions	5 sessions	Jan – June 2017
4.7	Conduct discussions with local government representatives, e.g.: <ul style="list-style-type: none"> Saanich advisory committee members Other local government groups, including Capital Regional District 	3 sessions	5 sessions	Feb – Mar 2017
5.	Interim Progress Report & Presentation to GRCAC	10	10	Mar 2017
5.1	Collate all feedback from consultations			
5.2	Prepare interim progress report (to include recommendations for further consultation if needed, and research on issues raised)			
5.3	Present interim report at GRCAC meeting			
6.	Consultation Summary Report	30	40	May – Aug 2017
6.1	Integrate, analyze and synthesize data			
6.2	Prepare summary report of overall consultation results, identifying any gaps and further work needed			May 2017
6.3	Re-engage stakeholders and staff on findings			Jun – Aug 2017
6.4	Integrate feedback into analysis and report			Aug 2017
6.5	Present report to GRCAC			Aug 2017
7.	Phase 3 – Report to Council	50	60	Sep 2017
7.1	Conduct final literature review, research and analysis of options			
7.2	Prepare draft report describing process, research, issues, options and recommendations for Council			
7.3	Consult with other local governments on recommendations			
7.4	Present report to GRCAC for review/feedback			
8.	Final Report	15	15	Oct 2017

Ref.	Key Deliverables / Tasks	Sirius Hours		Timelines
		Option 1	Option 2	
8.1	Develop final report for Council and prepare presentation			
8.2	Present report to Council			Target: Oct 23, 2017
9.	Project Evaluation	10	30	Oct 2017
9.1	Facilitate GRCAC Governance Workshop			Early 2017
9.2	Conduct evaluation and produce report			Oct 2017
10.	Ongoing Support to GRCAC and Project	80	100	Oct 2016 – Oct 2017
	<ul style="list-style-type: none"> • Monthly meetings with GRCAC • Monthly meetings with Working Group • Assist/advise, through Chair re: communication, issues management, progress reporting, external inquiries • Document tracking / management 			
Total Hours		420	600	



**Saanich Governance Review
Proposed Budget Options
December 2, 2016**

I. Overview

Two work plan options have been presented for consideration. They differ primarily with respect to the level of public engagement and consultation to be conducted.

Option 1 contemplates a less comprehensive engagement program, but is more in line with the current budget allocation. Option 2 provides a greater number of engagement opportunities and would require a correspondingly higher level of funding.

Both options are based upon the following assumptions and principles:

- The consultant’s original project submission noted that the “costing for additional consultation expenses will need to be finalized once the consultation approach is determined”. These two options reflect the scoping work that has been completed by the GRCAC and consultant.
- The consultant’s submission also contained the assumption that certain tasks would be the responsibility of Saanich staff. As only limited staff support is available, the work plans and budgets include the addition of an administrative support person to perform these functions.
- Every effort will be made throughout the project to maximize efficiencies and find savings.

Corresponding budgets for fees and expenses are outlined below.

II. Project Funding

a) Consultant Fees – Sirius Strategic Solutions

Category	Option 1	Option 2
Hours	420	600
Fees:		
- Primary consultants	360 hrs @	535 hrs @
- Administrative support	60 hrs @	65 hrs @
Total Fees (excl. GST)	\$ 65,400	\$ 96,225

b) Project Expenses

Category	Option 1	Option 2	YTD (Oct 31/16)
Wages (secretarial support for meetings)	\$ 13,600	\$ 13,600	\$ 7,530
Consultant Fees (City Spaces; Allison Habkirk)			36,782
Advertising	4,000	5,000	2,552
A/V equipment rental for Public Meetings	1,000	2,000	
Printing	2,000	2,000	
Refreshments - Public Meetings, consultations	1,200	2,000	
Refreshments - GRCAC meetings	1,000	1,500	821
Supplies	500	500	
Miscellaneous	500	500	
Total Expenses	\$ 23,800	\$ 26,100	\$ 47,685
Budget Allocation			\$100,000
Budget Remaining			\$ 52,315

c) Overall Project Costs

Category	Option 1	Option 2
YTD as at October 31, 2016	\$ 47,685	\$ 47,685
Additional Costs:		
- Consultant Fees (Sirius Strategic Solutions)	65,400	96,225
- Expenses	23,800	26,100
Total Additional Costs	\$ 89,200	\$122,325
Total Project Costs (excl. GST)	\$136,885	\$170,010
Variance from Remaining Budget	\$ 36,885	\$ 70,010

Council - FW: GRCAC December 2016 Statement

From: "John Schmuck" [REDACTED]
To: "'Council'" <Council@saanich.ca>
Date: 1/17/2017 11:53 AM
Subject: FW: GRCAC December 2016 Statement
Attachments: GRCAC Exp & Budget Dec 2016.pdf

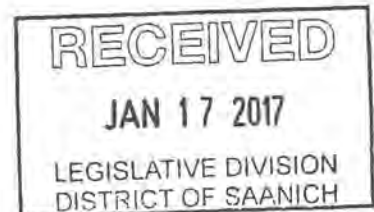
POST TO: <i>Committee</i>	POSTED
COPY TO	
INFORMATION	<input checked="" type="checkbox"/>
REPLY TO WRITER	<input type="checkbox"/>
COPY RESPONSE TO LEGISLATIVE DIVISION	
REPORT	<input type="checkbox"/>
FOR	
ACKNOWLEDGED:	<i>[Signature]</i>

Hello Mayor and council. Attached is the latest financial statement for the Governance Review Citizens Advisory Committee. Note that this does not included any charges for our currently contracted consultants (Sirius Strategic Solutions).

John Schmuck
 Chair, Saanich Governance Review Citizen Advisory Committee
 [REDACTED]

From: Penny Masse [Penny.Masse@saanich.ca]
Sent: Wednesday, January 11, 2017 2:29 PM
To: [REDACTED]
Subject: GRCAC December 2016 Statement

Good afternoon.
 Please see updated GRCAC statement attached, I will bring hard copies to the meeting this evening.
 Thanks,
 Penny



District of Saanich
 GRCAC Expenses and Budget
 Month Ending: December 31, 2016

Governance Review Committee	Expenses for December 31, 2016	Expenses To Date 2015 - 2016
Wages	\$ 741	\$ 9,186
Consulting	-	36,782
Miscellaneous Services	-	3,515
	<u>\$ 741</u>	<u>49,483</u>
Less Budget		100,000
Total Budget Remaining		<u>\$ 50,517</u>

Details:

1	Wages:	Clerical support	<u>\$ 9,186</u>
2	Consulting:	City Spaces	34,782
		Allison Habkirk	2,000
			<u>\$ 36,782</u>
3	Miscellaneous services:		
	Advertising:		
		Black Press Group	1,519
		Times Colonist	1,033
			<u>2,552</u>
	Meetings & refreshments		963
			<u>\$ 3,515</u>

1420-30
GRCAC



Citizen Advisory Committee

GRCAC Update for Council, January 17, 2017

Mayor and Council

Looking forward to the New Year, the Governance Review Citizen Advisory Committee (GRCAC) wishes to summarize what we have accomplished to date and what we expect to accomplish in 2017.

Our mandate comes from the election on November 14th, 2014 in which **88.5%** of the voters in Saanich approved the question.

"Do you support Council initiating a community-based review of the governance structure and policies within Saanich and our partnerships within the Region?"

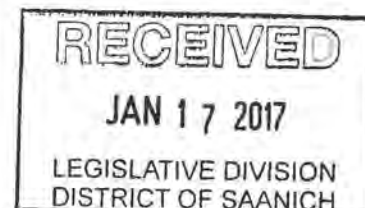
In the latter part of 2016 we conducted three exploratory sessions which provided valuable early input for our review. We intend to conduct more of these sessions, **with the number to be determined once our ongoing budget issues have been resolved.**

In our proposed strategy the following public engagement sessions have been scheduled:

- February 9th, 2017. Official launch for the Public Engagement (with press invited). This will be held at 11 am in the Kirby room at the Saanich Police Station.
- Wednesday April 12th Open public workshop at Cedar Hill Golf Course Clubhouse from 7 to 9 pm. Format will be multiple groups at separate tables with the consultants from Sirius Strategic Solutions and committee members acting as facilitators.
- Saturday, April 22nd repeat workshops as above at Gordon Head Recreation Centre from 1 pm to 3pm. (We purposely scheduled both an evening and daytime session time for these workshops to accommodate as many citizens as possible)
- Saturday, May 6th Town Hall session to be held from 1pm to 3pm. Site for this session still to be confirmed but we are hoping for the Garth Homer Centre. The expectation is for a large attendance from the Saanich community who will be invited to provide their input.
- Wednesday, May 17th a final Town Hall Session to be held on Wednesday, May 17th from 7 pm to 9pm at Commonwealth Place gymnasium

The Saanich website, social media, and ads will be placed in the Saanich News will be used to reach the broader public. We have also been in close contact with the Saanich Community Association Network in asking for the full involvement of their members in publicizing these events.

In addition, we will be circulating a full public engagement survey asking Saanich residents what issues concerned them when they voted for this governance review back in 2014, and have new issues regarding governance come up in the meantime. Data obtained from this survey will provide important information for the final conclusions of our overall review.



The public engagement phase will conclude at or about the end of May. The information collected will be assessed by the committee over the summer. A draft report will then be issued with a final report to council completed in October of this year. After this is completed it is anticipated that our advisory committee will be disbanded as our work will have been completed.

Full meetings of our committee are planned for the last Wednesday of each month (Jan 25, Feb 22, Mar 29, Apr 26, May 31, June 28, July 26, Aug 30, Sept 27). These meetings are conducted under the protocols used for current Saanich Advisory Committees. Schedules, agendas, and minutes are published on the Saanich website. Speakers and guest submitters are scheduled and the public are invited to attend as observers. Meetings are held in the Kirby Room, Saanich Police Station 760 Vernon Avenue.

As stated in the opening our committee members are committed to making this governance review a success and providing positive input for our municipality.

John Schmuck
Chair, Saanich Governance Review Citizens Advisory Committee

1410-24
Xref: 2860 30

0202114



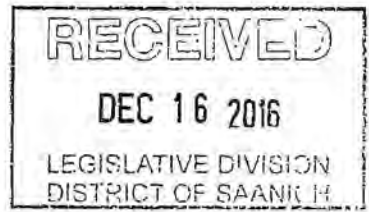
The Corporation of the District of Saanich

Mayor
Councillors
Administrator
Com. Assoc.
Applicant
Jan 11, 2016

Council
Administrator
Media

Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: December 15, 2016
Subject: DEVELOPMENT PERMIT AND REZONING APPLICATION
FILE: DPR00642; REZ00571 • 4355 VIEWMONT AVENUE



PROJECT DETAILS

Project Proposal: The applicant is requesting to rezone from A-1 (Rural) Zone to RT-5 (Attached Housing) Zone in order to construct a 38 unit townhouse development. A Form and Character Development Permit is also required. Variances are requested for; setbacks, height, building separation, projections, number of visitor parking spaces and the amount of lot area used as parking area.

Address: 4355 Viewmont Ave

Legal Description: That Part of Lot 5, Section 8A, Lake District, Plan 2255 lying to the North West of a boundary parallel to and perpendicularly distant 211.2 feet from the North Westerly boundary of said lot.

Owner: Mike Geric Construction Ltd. (0988827 BC Ltd., Inc. No. BC0988827)

Applicant: KPL James Architecture c/o Tony James

Parcel Size: 6,472 m²

Existing Use of Parcel: Single Family Dwelling

Existing Use of Adjacent Parcels:
 North: RS-8 (Single Family Dwelling) Zone
 P-2 (Utility) Zone – BC Hydro Operations Facility
 C-3 (Shopping Centre) Zone
 South: P-4 (Recreation and Open Space) Zone
 P-2 (Utility) Zone – BC Hydro Operations Facility
 East: P-2 (Utility) Zone – BC Hydro Operations Facility
 West: RS-8 (Single Family Dwelling) Zone

Current Zoning: A-1 (Rural) Zone

Minimum Lot Size:	n/a
Proposed Zoning:	RT-5 (Attached Housing) Zone
Proposed Minimum Lot Size:	n/a
Local Area Plan:	Royal Oak
LAP Designation:	General Residential
Community Assn Referral:	Royal Oak Community Association • Response received August 25, 2016 noting they generally have no objection to the application but expressed concerns about the following: lack of stop signs at the driveway exits, more consideration of the Advisory Design Panel recommendations, and the possibility of including a bus pass program.

PROPOSPAL

The applicant is requesting to rezone from A-1 (Rural) Zone to RT-5 (Attached Housing) Zone in order to construct a 38 unit townhouse development. A Form and Character Development Permit is also required. Variances are requested for; setbacks, height, building separation, projections, number of visitor parking spaces and the amount of lot area used as parking area.

PLANNING POLICY

Official Community Plan (2008)

- 4.2.1.1 “Support and implement the eight strategic initiatives of the Regional Growth Strategy, namely: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainability; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.”
- 4.2.1.2 “Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.”
- 4.2.1.18 “Encourage new development to achieve higher energy and environmental performance through programmes such as “Built Green”, LEED or similar accreditation systems.”
- 4.2.1.20 “Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.”
- 4.2.2.3 “Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.”

- 4.2.3.1 “Focus new multiple family residential, commercial, institutional and civic development in Major and Neighbourhood “Centres”, as indicated on Map 4.”
- 4.2.3.7 “Support the following building types and land uses in Major and Neighbourhood “Centres”:
- Townhouses (up to 3 storeys)
 - Low-rise residential (up to 4 storeys)
 - Mid-rise residential (up to 8 storeys)
 - Live/work studio & Office (up to 8 storeys)
 - Civic and institutional (generally up to 8 storeys)
 - Commercial and Mixed-Use (generally up to four storeys).”
- 5.1.2.1 “Focus new multi-family developments in “Centres” and “Villages” (Map 4).”
- 5.1.2.2 “Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/ pedestrian impact.”

Royal Oak Local Area Plan (2001)

- 9.1 “Maintain single family housing as the predominant land use and promote appropriately located and designed small lot single family, multi-family and mixed residential housing.”
- 9.8 “Consider single family, multi-family, or mixed residential housing for the potential housing sites identified on Map 9.1.” Note: the site was identified as Potential multi-family
- 9.9 “Apply the development guidelines in Tables 9.1, 9.3 and 9.4 when considering rezoning and/or subdivision and/or development permit applications for the potential housing sites identified on Map 9.1.”

Table 9.3: Multi-Family Development Guidelines
“Site 2

- Attached housing or a small apartment building, maximum three stories
 - Ensure pedestrian opportunities on Viewmont Avenue
 - Consider retaining pedestrian circulation opportunities to BC Hydro site
 - On-site parking on the east side of the lot adjacent to the BC Hydro property
 - Do not overshadow the single family dwellings to the north and west
 - Landscape screening to the north and south
 - Maintain or redevelop the existing landscape screening along the Viewmont Avenue frontage”
- 11.14 “Support the development of the commuter and local connector bikeways designated on Map 11.4.”

Development Permit Area Guidelines

The development proposal is subject to the West Saanich Road Development Permit Area. Relevant guidelines include: retaining existing trees and native vegetation where practical, reducing impervious site cover, massing and scale of buildings compatible with adjacent development, site designs to comply with guidelines for Landscaping & Screening, Municipal

Outdoor Lighting, and Bicycle Parking, enhancing pedestrian networks through and adjacent to sites, creating connected public spaces, balancing all modes of transportation, and high quality architecture that incorporates varied elements and avoids large blank walls.

DISCUSSION

Neighbourhood Context

The subject property is located in the Viewmont neighbourhood in the Royal Oak major "Centre". The Royal Oak Shopping Centre is within 100 m of the property where a range of retail and commercial services are located. A broader mix of commercial, office and multi-family developments exist along West Saanich Road.

The BC Hydro operational facility borders the property, in part, on three sides. The BC Hydro operational facility is primarily to the east with tennis courts to the south located on the land Saanich has leased from BC Hydro for park/trail purposes. Single family homes to the north front onto Viewmont Avenue, with a berm, stormwater swale and parking area on the BC Hydro property to the rear of the single family lots.

Residential land use in the form of single or two-family dwellings predominate the neighbourhood to the south and west of the site. Multi-family housing exists along West Saanich Road north of the shopping centre and along Royal Oak Drive, and south of the subject site towards Quadra Street.

A wide range of community services such as an ambulance station, fire hall, church and community hall are located in the area, primarily between the shopping centre and Royal Oak Drive. The Royal Oak Middle School is located approximately 300 - 400 m distant and recreational facilities at Saanich Commonwealth Place are just over 1 km distant.

The property is adjacent to a number of parks that connect Rithet's Bog located east of the highway, to the Colquitz River trail system including Colquitz Park, Brydon Park, Copley Park East and Copley Park West. Other parks in the area include Quick's Bottom and Layritz Park and Rithet's Bog.

Land Use

Municipal records indicate a single family home was constructed on the property in 1945, which was recently demolished. Since the house was originally constructed the Royal Oak area has had a significant increase in density and the range of commercial/retail land uses such that the relatively large lot is now within an identified major "Centre".

The Official Community Plan (OCP) supports multi-family developments in the form of townhouses (up to 3-storeys), low-rise residential (up to 4-storeys) and mid-rise residential (up to 8-storeys) in major "Centres". The Royal Oak Local Area Plan identifies the site as potential multi-family residential in the form of townhouses or apartment up to 3-storeys.

In terms of land use, a townhouse development on this site could provide a suitable transition between the adjacent commercial activities at the Royal Oak major "Centre" and BC Hydro operational facility, to the residential neighbourhood beyond.

Rezoning to allow attached housing on the site would be consistent with the intent of the Official Community Plan, which promotes a sustainable community by keeping the built environment more compact and relieving pressure to build on rural and environmentally sensitive lands. Staff did discuss the inclusion of an apartment use on the site as this would allow for a greater number of housing units within a major "Centre" and potentially an improved site design with

more open space. However, through consultation with the neighbours the applicant believes townhouses are a more suitable option.

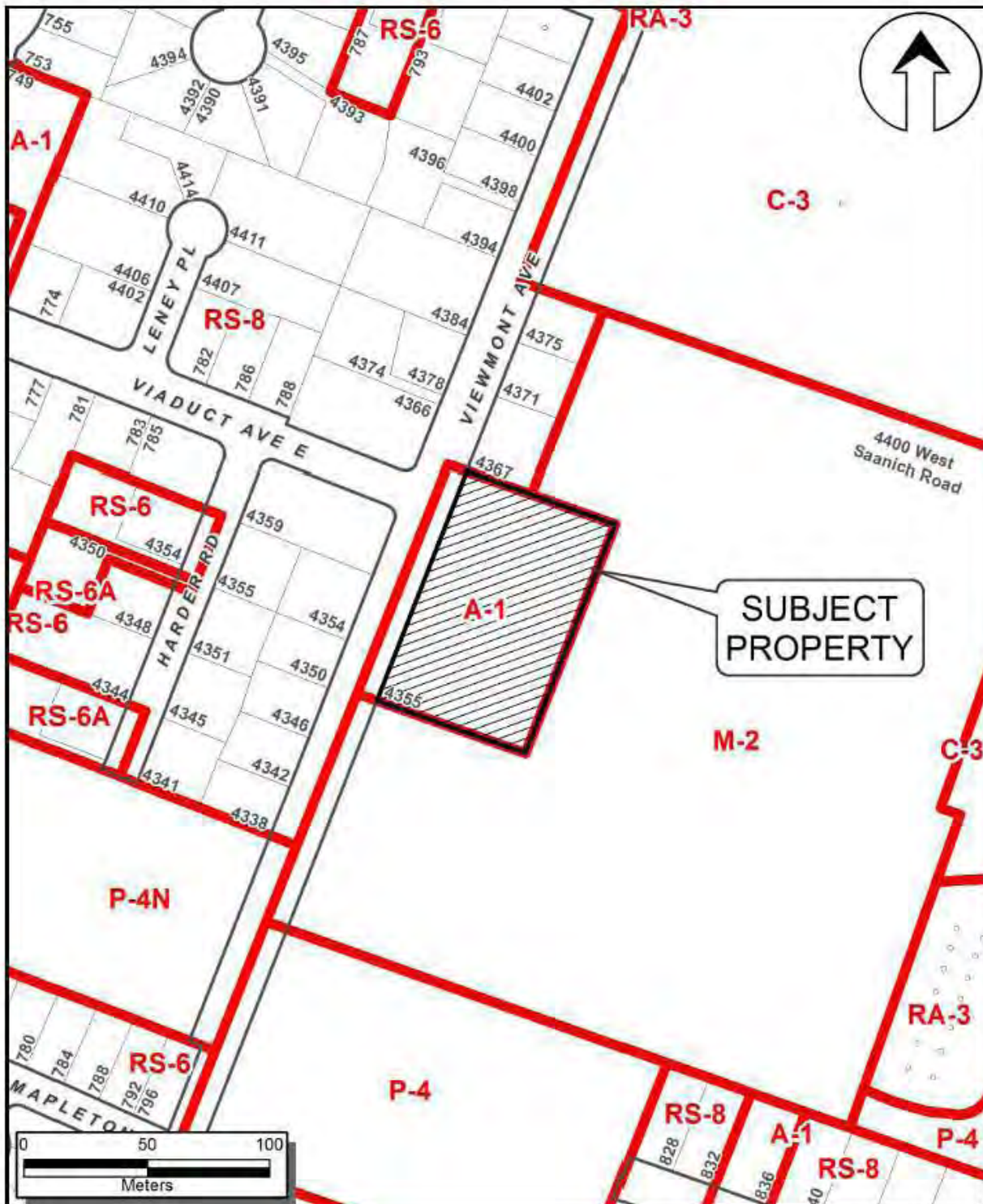


Figure 1: Context Map

The addition of 38 townhouse units would result in an increase of vehicular movement through the area. However, given the site's proximity to commercial services, public transit, and the trail network, reliance on the automobile may be reduced.

The applicants are also willing to register a housing agreement that would prohibit a future Strata Council from restricting rental of the dwelling units. This could provide more rental housing options in a market where vacancy rates are consistently low. Housing agreements are registered on Title and run with the land. Such agreements require a bylaw to be adopted by Council.



Figure 2: Air Photo

Site and Building Design

The proposal is to construct a total of 38 townhouse units on the 6,472 m² lot. The development would be composed of seven blocks of townhouses ranging from four to eight units per block. Each townhouse unit would have three bedrooms with an attached one car garage. A second tandem parking space would be located on the individual driveways with ten additional visitor parking spaces distributed throughout the site.

The proposed site development has a symmetrical layout and would be accessed by two separate drive aisles from Viewmont Avenue. One townhouse block of eight units would front onto Viewmont Avenue in the centre of the lot, the six centre units would have their main pedestrian entrances and vehicle access directly from Viewmont Avenue. Two end units on each side of the drive aisles would have pedestrian entrances fronting Viewmont Avenue. The remaining townhouse blocks would have their main pedestrian entrances and garages fronting onto one of the internal drive aisles.

Most of the units would be 3-storey, except the four end units on Viewmont Avenue that would be stepped down to 2-storeys. All units include a private patio and all 3-storey units also include upper level decks.

A central rain garden and grass bio-swales provide a landscape buffer between the townhouse blocks and at the periphery of the site. Two blocks of townhouses in the centre of the site would have their rear patios facing a bio-swale with underground detention tanks in the centre of the site. The four outer blocks would have their patio areas facing either the north or south property line. A rain garden in the centre of the lot would provide a landscaped buffer between the centre townhouse block fronting Viewmont Avenue and the townhouse blocks behind.

The proposed development would be 3 m from the rear (east) property line, which is adjacent to the BC Hydro operational facility. The setback area would be used for landscaping and visitor parking spaces, however most trees that would functionally buffer the site from the adjacent operations would be located on the BC Hydro site. While major "Centres" are expected to have a range of land uses, siting a multi-family development adjacent to a light industrial (Utilities Operations) land use needs to be done sensitively so that potential nuisance impacts are adequately mitigated. Although the BC Hydro operations facility would primarily operate during normal business hours, they may need to be working on the site any time of day or night to respond to an emergency or maintain service. Relying primarily on the adjacent property to provide an adequate buffer is not a suitable long term plan since it risks that nuisance issues may be exacerbated if/when the adjacent property is redeveloped or there are changes in the vegetation. A greater setback/buffer area along the rear (east) property line, with significant tree planting on the subject site, may help mitigate potential noise and visual impacts from the BC Hydro operational facility.

Waste and recycling collection would be by individual curbside containers, therefore a communal waste/recycling enclosure is not required. Securing private waste and recycling services would be the responsibility of the strata.

The architectural design uses gable peak features, stacked windows and a mix of exterior materials to break up the massing. Exterior materials include cement board in 'khaki brown' with 'mountain sage' accents, aluminum composite 'fruit wood' and stone veneer accents. Artistic renderings of the proposal have also been provided to show how the development would present to the street, as well as internally within the site.

Concerns

In terms of site design staff have expressed concerns to the applicant about the number of driveways fronting Viewmont Avenue, and the limited amount of outdoor area for active use and gathering. The proposal would include a total of eight driveways from Viewmont Avenue, two main shared drive aisles and six individual driveways. Generally staff encourage townhouse design to have pedestrian entrances and patios facing the street, with vehicle areas to the rear. The concern with the proposed design is that this number of driveways would create a streetscape that is auto-centric rather than pedestrian oriented, which detracts from the overall aesthetics of the streetscape. The applicant has responded that providing driveways in front of the centre townhouse block is preferred due to concerns about impacting the central rain garden, which also serves as a landscape feature for the site, as well as impacting the privacy of the adjacent patios if parking was relocated to the rear of the units.

With respect to outdoor green space, the common area not used for parking would primarily be used for rain garden or bio-swales and private outdoor areas are limited to private patios and decks. The site's proximity to Brydon Park does somewhat off-set this particularly with respect to children's play areas, however that option is less beneficial for younger children who would

not be able to use the park unattended. The site design includes little open green space with approximately 53% of the site covered with buildings, parking spaces, and drive aisles.

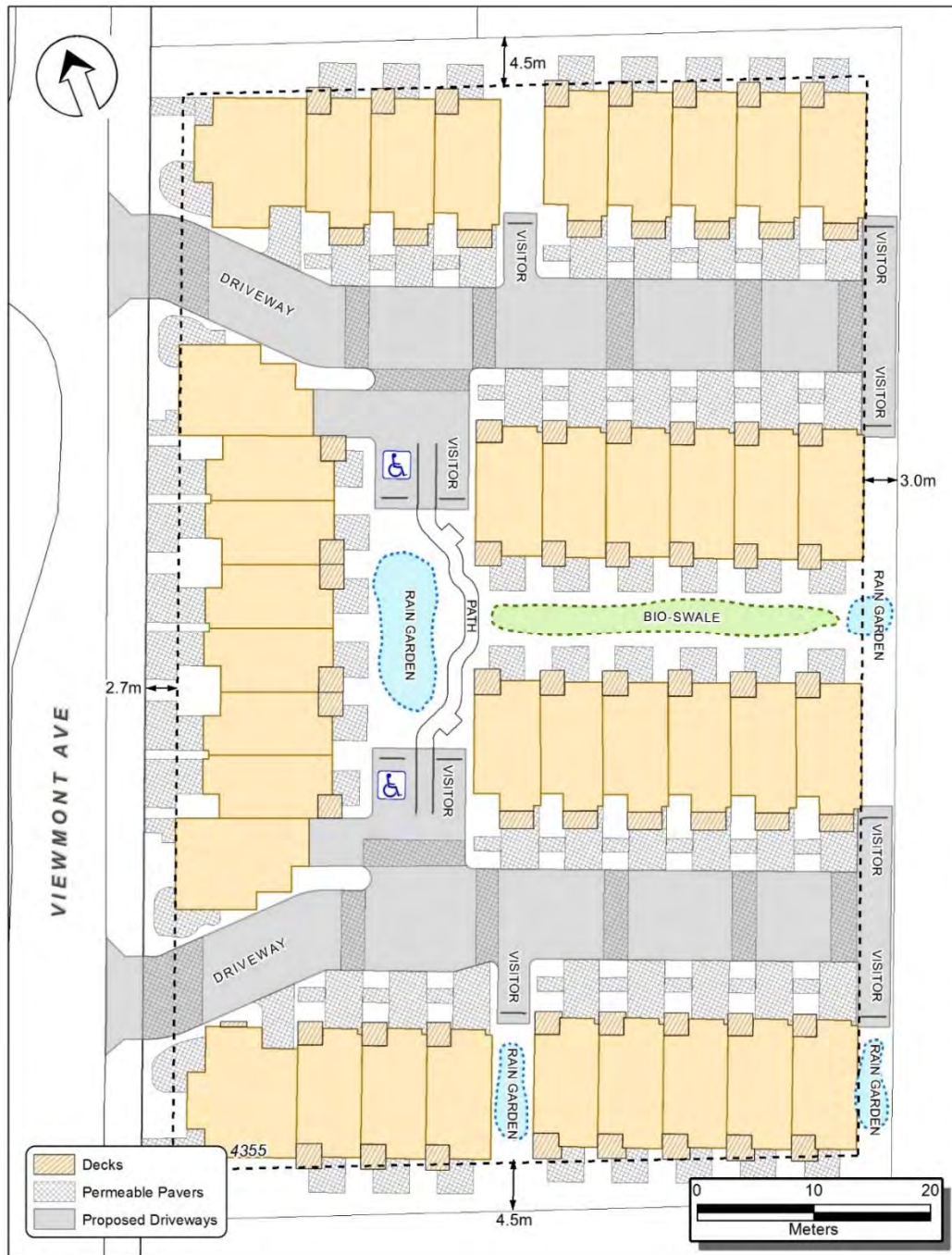


Figure 3: Site Plan



Figure 4: Proposed 8-Unit Townhouse Block Fronting Viewmont Avenue (Provided by KPL James Architecture)



Figure 5: Proposed 5-Unit Townhouse Block Facing Internal Drive Aisle (Provided by KPL James Architecture)



Figure 6: Conceptual Viewmont Avenue Streetscape (Provided by KPL James Architecture)



Figure 7: Conceptual Internal Viewscape (Provided by KPL James Architecture)

Requested Variances

Initially the applicant had anticipated that a site specific zone would be created for the proposal; however, staff did not believe it was warranted because the proposed land use and density is consistent with the existing RT-5 zone provisions.

When creating additional zones they should reflect a clear difference in land use and/or density from other zones, the aspects of a development that cannot be varied. With respect to siting, dimensions, or other non-density regulations, variance requests can be addressed through the Development Permit which staff believe is a more open and transparent approach than embedding them into a site specific zone.

Council has unfettered discretion to approve a variance or not, which can be based on any rationale such as technical or topographical issues, compatibility with surrounding developments, or simply providing for a more efficient or practical site layout.

Variances are requested for; setbacks, height, building separation, projections, number of visitor parking spaces and the amount of lot area used as parking area.

Setbacks:

Variances to the setbacks for all lot lines are requested as follows:

Property Line	Proposed Siting	RT-5 Zone Bylaw Requirement
Front	2.7 m	7.5 m
Rear	3.0 m	10.5 m
Interior Sides	4.5 m	7.5 m

A variance to the front yard setback can be supportable when the design would enliven the street with an active frontage and create a human scale streetscape. The proposed pedestrian entrances with entry porches and landscaping supports this objective, however as previously noted the driveways may conflict with this objective. The requested front yard setback is significantly smaller than most recent developments, however well designed developments oriented toward the street and focused on encouraging pedestrian activity can help create a sense of neighbourhood. The proposed setback, in conjunction with other design considerations, could contribute to an active streetscape; however, in this case there is concern that the front streetscape design is too auto-centric.

The requested variance to the rear yard is significant, which abuts the BC Hydro operational facility. The portion of the BC Hydro site includes a landscaping strip, stormwater swale, and a bank of parking spaces. The property also drops slightly in elevation between the subject property and the BC Hydro site. The concerns noted previously in the Site and Building Design section about relying on an adjacent property to provide a land use buffer should be taken into consideration.

While the adjacent BC Hydro operational facility may not be negatively impacted by the proposed townhouses, a dense residential development adjacent to a light industrial site (Utilities Operations) may create future nuisance concerns for residents. Impacts to the residential units may be mitigated by additional tree planting that is proposed along the rear lot line and the fact that no windows are proposed facing directly onto the BC Hydro site. Due to proximity to the buildings the proposed trees may not reach maturity if problems arise with root growth effecting structures, and while not including windows could mitigate impacts, there is a lost opportunity to provide more natural daylighting and ventilation. A greater setback along the rear lot line could improve buffering from the adjacent property, would provide more open green space, and allow for more tree planting.

Proposed setbacks to both interior lot lines is 4.5 m. To the south the property abuts that portion of the BC Hydro site where tennis courts are located and a new secondary access for emergency purposes will be constructed. Given the adjacent land use no impacts to the south setback are anticipated. To the north, the western portion of the interior side lot line abuts a single family home. The rear patio areas of the proposed townhouses would be adjacent to a generous setback existing on the adjacent lot. Retaining many of the existing trees, additional landscaping and a new property line fence would help mitigate impacts. The eastern portion of the property line abuts a landscaped area, stormwater swale, and parking bank located on the BC Hydro site and no impacts would be anticipated.

In isolation each setback variance may not have a significant impact and be supportable, however, concerns have been raised when considered within the context of the proposed site design. Particularly the rear lot line setback raises concerns due to potential nuisance issues and the front lot line setback raises concerns because the design does not create a pedestrian oriented streetscape as fully as possible.

Height:

The proposed height for the development is 10 m while a height of 7.5 m is permitted in the RT-5 zone. The height is required to allow a 3-storey townhouse development. The Royal Oak Local Area Plan guidelines support a multi-family development up to 3-storeys on this site and no negative impacts are anticipated as a result of the proposed building height, therefore the variance is supportable.

Building Separation:

Variances to the building separation are requested as follows:

Building Elements	Proposed Separation	Zoning Bylaw Requirement
From Living Room Windows	10 m	15 m
From Other Habitable Rooms	10.8 m	12 m
Between Building Walls /Corners	3.86 m	6 m

The variance between living room windows applies to the dwelling units near the front entrance on either side of the drive aisle. The separation between other habitable rooms applies to the two townhouse blocks with facing rear yards in the centre of the lot, which are on either side of the grass bio-swale. The separation between buildings applies to the outer townhouse blocks and the distance between end units.

The objective of building separation regulations are to avoid window locations that may be overly intrusive between neighbouring units, protect privacy, and to support natural daylight. Buildings would also need to comply with the BC Building Code separation requirements which impact the number of openings (windows/doors) and fire ratings of proposed materials. Given the separation distances are still significant and the site design between the buildings include drive aisles and green space, the variances are supportable.

Projections:

Cantilevered balconies are permitted to project into the interior lot line setback up to 0.6 m. The upper level decks of the proposed development would project into the setback. Due to a slight angle of the townhouse blocks relative to the lot lines, a variance is required for six of the units, two units into the northern interior lot line setback and four units into the southern interior lot line setback. The furthest projection is 0.83 m, or 23 cm (9 inches) more than permitted. The proposed decks are not particularly large and measure approximately 2 m by 2 m. Given the above the variance is supportable.

Visitor Parking:

The total required parking spaces for the development is 76 spaces (2 per unit). The Zoning Bylaw requires 12 of the required spaces (0.3 per unit) to be designated as visitor spaces. Each dwelling unit would have 2 spaces, with 10 shared visitor spaces distributed throughout the site. The total parking requirement would be exceeded (76 required, 86 provided) however, the requested variance is to permit visitor parking at a ratio of 0.26 per dwelling unit, or permit 10 visitor spaces instead of the 12 required. Dependent upon car ownership rates, if residents own one or no vehicles, the driveways would also provide visitor parking for the individual units. Given the above the variance is supportable.

Parking Area:

The Zoning Bylaw restricts the parking area to 30% of the lot. By definition, parking area includes any area used for surface parking, garages, and driveways. Including all garages the parking area would be 40.6% of the lot area. If garages were excluded the parking area would be 28.8%.

The proposed parking area would include a mix of asphalt surfacing and permeable pavers. The pavers would be used for individual driveways and to provide 1.5 m wide bands to break up the drive aisle surface. The material mix would provide texture and mitigate the visual impacts of the hard surfacing. The proposed variance raises concerns as it relates to the limited amount of green space, less parking area would provide opportunities for more useable green space.

Variance Summary

Variances are requested for setbacks, height, building separation, projections, number of visitor parking spaces and the amount of lot area used as parking area. In concert, all of the requested variances would enable the proposed development at the requested density. With the exception of the allowable projections it would be difficult to eliminate any one of the variances without losing units or significantly revising the proposed site layout.

Consideration of each variance independently may be supportable, however, concerns have been raised when the variances are considered within the context of the proposed site design. The overall design could be revised to further reflect the concerns that have been raised, including the number of proposed driveways and lack of useable outdoor space.

Environment

The property is currently vacant with a significant number of trees, which are mostly non-native tree species. The arborist's report notes that most trees are poorly spaced and have grown unrestricted with minimal pruning. Invasive species have become established on the site, further impacting native tree species and their potential to be retained.

A total of 273 trees on the property or in close proximity were assessed, of which 226 would be removed and 47 retained. Of the trees to be removed 26 would be considered Bylaw Protected. The development proposal includes planting of 82 new trees and a financial contribution of \$20,700 to the Tree Replacement Fund to plant trees elsewhere in the neighbourhood. The proposed tree retention, removal and replacement plan is shown in Figure 8.

Stormwater management would be managed with rain gardens, bio-swales, underground detention, absorbent landscaping and permeable pavers. Impervious area for the site including the previous dwelling was 1.5% of the site. The proposal would have an impervious cover of 74%.

The applicant has committed to BUILT GREEN® Gold, or an equivalent energy efficiency standard for the development. The proposed development would also be constructed solar ready for the future installation of photovoltaic or solar hot water systems. These commitments would be secured by covenant.



Figure 8: Tree Removal and Replacement Plan

CLIMATE CHANGE AND SUSTAINABILITY

Policy Context

The Official Community Plan (OCP) adopted in 2008 highlights the importance of climate change and sustainability. The OCP is broadly broken down into the pillars of sustainability including environmental integrity, social well-being and economic vibrancy. Climate change is addressed under the environmental integrity section of the OCP and through Saanich's Climate Action Plan.

Climate change is generally addressed through mitigation strategies and adaptation strategies. Climate change mitigation strategies involve actions designed to reduce the emissions of greenhouse gasses, primarily carbon dioxide from combustion, while climate change adaptation involves making adjustments and preparing for observed or expected climate change, to moderate harm and to take advantage of new opportunities.

The following is a summary of the Climate Change and Sustainability features and issues related to the proposed development.

Climate Change

This section includes the specific features of a proposal related to mitigation and adaptation strategies. Considerations include: 1) Project location and site resilience, 2) Energy and the built environment, 3) Sustainable transportation, 4) Food security, and 5) Waste diversion.

The proposed development includes the following features related to mitigation and adaptation:

- The proposal is located within the Royal Oak major "Centre".
- Royal Oak Middle School is approximately 300 - 400 m distant.
- Recreation facilities at Saanich Commonwealth Place is approximately 1 km distant.
- The site is well connected to a number of trails and parks that include tennis courts, playing fields, play equipment and natural areas.
- The proposal is an in-fill development that is able to use existing roads and infrastructure to service the development.
- The applicant has committed to constructing to BUILT GREEN® Gold, or an energy equivalent standard, including the necessary conduit and piping to be considered solar ready for the future installation of solar photovoltaic or hot water heating systems. These commitments would be secured by covenant.
- The property is located approximately 400 m from public transit stops on West Saanich Road.
- The current level of public transit service in the area includes four routes available on West Saanich Road (Rte # 6, 30, 31, 75). Buses travel along these routes at an average of every 19 minutes during week days.
- The proposed development would encourage alternative forms of transportation by its proximity to amenities and the cycling and pedestrian network.
- The development is readily accessible via all modes of alternative transportation including walking, cycling, and public transit.
- The site is in close proximity to a major grocery store and rural markets selling local farm products are available along West Saanich Road approximately 1.5, 5, and 7 km distant.
- There are limited on-site gardening opportunities, other than private patio space.

Sustainability

Environmental Integrity

This section includes the specific features of a proposal and how it impacts the natural environment. Considerations include: 1) Land disturbance, 2) Nature conservation, and 3) Protecting water resources.

The proposed development includes the following features related to the natural environment:

- The proposal is a compact, infill development in an already urbanized area without putting pressures onto environmentally sensitive areas or undisturbed lands.
- A total of 273 trees on the property or in close proximity were assessed, of which 226 would be removed and 47 retained. Of the trees to be removed 26 would be considered Bylaw Protected. The development proposal includes planting of 82 new trees and a financial contribution of \$20,700 to the Tree Replacement Fund to plant trees elsewhere in the neighbourhood.
- The proposed stormwater management practices includes rain gardens, bio-swale, underground detention, absorbent landscaping, and permeable pavers.
- Landscaping would be managed with a high-efficiency irrigation system using a “Smart” controller using weather based sensors to adjust irrigation needs on a daily basis.

Social Well-being

This section includes the specific features of a proposal and how it impacts the social well-being of our community. Considerations include: 1) Housing diversity, 2) Human-scale pedestrian oriented developments, and 3) Community features.

The proposed development includes the following features related to social well-being:

- The residential design incorporates patio and deck areas that are suitable for active use and seating.
- The proposal improves housing diversity increasing the mix of housing form in the area.
- A range of outdoor, community and recreation opportunities are available within reasonable walking/cycling distance.
- The proposal would provide new residential units in the area, which would enhance safety in the neighbourhood by enhancing passive surveillance and active use of public spaces.
- Buildings front onto public streets have active frontages that allow interaction between users of the private space and people on the street.

Economic Vibrancy

This section includes the specific features of a proposal and how it impacts the economic vibrancy of our community. Considerations include: 1) Employment, 2) Building local economy, and 3) Long-term resiliency.

The proposed development includes the following features related to economic vibrancy:

- The development would create short-term jobs during the construction period.
- The proposal would be within the commercial catchment/employment area for the businesses and services located within the Royal Oak major “Centre”.

COMMUNITY CONSULTATION

Applicant Consultation

The site was initially considered for a mixed residential development including townhouses and an apartment building. The owner consulted about that option a few years before submitting the subject application. Based on neighbourhood feedback at that time the proposal was revised to include only townhouses and fewer units.

The applicant has provided the following information regarding their pre-application consultation. Prior to submitting an application for the current proposal the owners consulted with the Royal Oak Community Association (ROCA) and neighbours showing their revised plans. A community open house was held November 5, 2015 which included a notice posted in the Saanich News, mailed to the surrounding neighbourhood, and hand-delivered to immediate neighbours. A total of 21 neighbours attended and questionnaires were completed by 12 attendees. The applicant has advised staff that overall, the feedback was positive and noted the townhouse proposal was preferred above the previous proposal for a mixed residential development. Traffic and pedestrian safety were the most common concerns.

In response to the traffic concerns Engineering Staff have confirmed that a relatively new crosswalk was installed at Viewmont Avenue and Greelea Drive, and a traffic review was undertaken recently for Wilkinson Road and the volumes did not warrant a traffic signal.

Community Association

The application was referred to the Royal Oak Community Association by staff. A response was received August 25, 2016, noting they generally have no objection to the application but expressed concerns about the following:

- The lack of stop signs at the driveway exits given the site's proximity to the nearby park and tennis courts;
- The hope that amendments to the proposal would be considered in response to the Advisory Design Panel recommendations; and
- Consideration of including a bus pass program to reduce traffic impacts.

The applicant has not responded to these requests at this time. Generally, providing a bus pass program is only proposed when a parking variance is requested.

Advisory Design Panel

The application was considered by the Advisory Design Panel (ADP). The ADP motion was "That the client consider reducing the number of units to add some apparent open space on the site and adding accessible washrooms to all end units".

The applicant response was:

- They believe the open landscaped areas are adequate for private space, as well as for general visual enjoyment. In addition, extensive recreation areas exist a half block away;
- Reducing the number of units would make this townhouse project non-feasible; in response to extensive neighbour and community consultation the number of units proposed has been reduced by over 50%, from 79 to 38 units by excluding an apartment building from the proposal; and
- Main floor washrooms would not be added at this time since the adaptable housing guidelines are voluntary for townhouses but not required.

As a point of clarity, the Zoning Bylaw Basic Adaptable Housing provisions only apply to newly-constructed buildings serviced by an elevator containing apartment or congregate housing.

COMMUNITY CONTRIBUTION

As a community contribution the applicant proposes to extend the road and sidewalk improvements northward adjacent to the single family dwellings, which is approximately 80 m of

additional improvements. The cost estimate for the additional 80 m of sidewalk and curb is \$115,000 or \$3,026 per unit.

The Local Area Plan identifies Viewmont Avenue as an area with traffic and pedestrian concerns, therefore sidewalk improvements along this section of Viewmont Avenue would help address this issue. The proposed sidewalk improvements along Viewmont Avenue are not a priority project identified by Engineering, however the development provides an opportunity to complete a sidewalk from Brydon Park to the Royal Oak Shopping Centre. The applicant would complete the northern section between the site and commercial centre, while BC Hydro will be constructing the southern section from the property to and continuing the sidewalk.

OPTIONS

In terms of moving forward, three basic options exist:

Option 1

Support the townhouse development in its current form.

Option 2

Postpone consideration of the application to allow the applicant to rework the development proposal to address concerns related to the proposed density, lack of adequate green space, number of driveways, and buffering from the BC Hydro operational facility to the east.

Option 3

Reject the proposed townhouse development in its current form.

Staff Recommendation: Option 2. Although a multi-family residential use in the form of townhouses is supportable, the current design of the project would be significantly improved if the concerns raised are addressed through site design revisions.

SUMMARY

The applicant is requesting to rezone from A-1 (Rural) Zone to RT-5 (Attached Housing) Zone in order to construct a 38 unit townhouse development. A Form and Character Development Permit is also required. Variances are requested for requested for; setbacks, height, building separation, projections, number of visitor parking spaces and the amount of lot area used as parking area.

The proposal is to construct a total of 38 townhouse units in seven blocks ranging from four to eight units each. Each unit would have three bedrooms with an attached one car garage. A central rain garden and grass bio-swales provide a landscape buffer between the townhouse blocks and at the periphery of the site.

The Official Community Plan (OCP) supports multi-family developments in the form of townhouses (up to 3-storeys), low-rise residential (up to 4-storeys) and mid-rise residential (up to 8-storeys) in major "Centres". The Royal Oak Local Area Plan identifies the site as potential multi-family residential in the form of townhouses or apartment up to 3-storeys.

A townhouse development on this site would provide a suitable transition between the adjacent commercial activities at the Royal Oak major "Centre" and BC Hydro operational facility, to the residential neighbourhood beyond, subject to a site design that adequately mitigates potential nuisance impacts between industrial and residential land uses.

In terms of site design staff have expressed concerns to the applicant about the proposal, specifically:

- the density;
- the very limited amount of outdoor area for active use /gathering; and
- the number of driveways fronting Viewmont Avenue that detract from a pedestrian oriented streetscape.

Similar concerns were raised by the Advisory Design Panel, which were reiterated in the response from the Royal Oak Community Association that noted "It's hoped the applicant will give consideration to making amendments based on what is felt are valid recommendations of the Advisory Design Panel". Given no significant amendments have been made to the proposal in response to concerns raised, staff recommend that consideration of the application be postponed until the applicant can give thoughtful consideration to improving the site design.


RECOMMENDATION


That Council postpone further consideration of the development to allow the applicant to rework the proposal.

Note: Should Council support the application the following actions are recommended:

1. That the application to rezone from the A-1 (Rural) Zone to the RT-5 (Attached Housing) Zone be approved.
2. That Development Permit DPR00642 be approved.
3. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending payment of \$20,700 to the Tree Replacement Fund.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a housing agreement to prohibit a Strata Bylaw or Strata Council from restricting rental of a dwelling unit for residential purposes.
5. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a covenant securing:
 - The construction to a BUILT GREEN® Gold or equivalent energy efficient standard,
 - That dwelling units are to be constructed solar ready, and
 - Construction of a sidewalk fronting 4367, 4371, and 4375 Viewmont Aveune in addition to the required property frontage improvements.

Report prepared by: 
Andrea Pickard, Planner

Report prepared and reviewed by: 
Jarret Matanowitsch, Manager Current Planning

Report reviewed by: 
for:
Sharon Hvozdzanski, Director of Planning

APK/jsp
H:\TEMPEST\PROSPERO\ATTACHMENTS\DPRI\DPR00642\REPORT_4355 VIEWMONT_DEC 2016.DOCX

Attachment

cc: Paul Thorkelsson, CAO
Graham Barbour, Manager of Inspection Services

CAO'S COMMENTS:

I endorse the recommendation of the Director of Planning.



Paul Thorkelsson, CAO

COPY

DISTRICT OF SAANICH

NO. DPR00642

DEVELOPMENT PERMIT

**TO: 0988827 B.C. Ltd., Inc. No. BC0988827
4520 West Saanich Road
Victoria, BC V8Z 3G4**

(herein called "the Owner")

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to the lands known and described as:

That Part of Lot 5, Section 8A, Lake District, Plan 2255 Lying to the North West of a Boundary Parallel to and Perpendicularly Distant 211.2 Feet from the North Westerly Boundary of Said Lot

4355 Viewmont Avenue

(herein called "the lands")

3. This Development Permit further regulates the development of the lands as follows:
 - (a) By varying the provisions of Zoning Bylaw 2003, Section 520.5 a) to permit a building separation of 10 m from living room windows (15 m required),
 - (b) By varying the provisions of Zoning Bylaw 2003, Section 520.5 b) to permit a building separation of 10.8 m from windows in a habitable room other than a living room (12 m required),
 - (c) By varying the provisions of Zoning Bylaw 2003, Section 520.5 c) to permit a building separation of 3.8 m between walls and outside corners of buildings (6 m required),
 - (d) By varying the provisions of Zoning Bylaw 2003, Section 520.6 a) i) to permit buildings for attached housing to be sited 2.7 m from a lot line abutting a street (7.5 m required),
 - (e) By varying the provisions of Zoning Bylaw 2003, Section 520.6 a) ii) to permit buildings for attached housing to be sited 4.5 m from the interior side lot lines (7.5 m required),
 - (f) By varying the provisions of Zoning Bylaw 2003, Section 520.6 a) iii) to permit buildings for attached housing to be sited 3.0 m from the rear lot line (7.5 m required),

- (g) By varying the provisions of Zoning Bylaw 2003, Section 520.6 b) to permit buildings for attached housing to have a height of 10 m (7.5 m permitted),
 - (h) By varying the provisions of Zoning Bylaw 2003, Section 520.8 a) to permit the parking area (includes garage area) to occupy 40.6% of the lot (30% permitted),
 - (i) By varying the provisions of Zoning Bylaw 2003, Section 5.8 c) to permit projections for cantilevered balconies to project up to 83 cm into the required setback to an interior lot line (60 cm permitted),
 - (j) By varying the provisions of Zoning Bylaw 2003, Section 7.4 a) to permit visitor parking at a ratio of 0.26 / unit for a total of 10 parking spaces, (0.3 / unit or 12 spaces required), and
 - (k) By requiring the buildings and lands to be constructed and developed in accordance with the plans prepared by KPLJames Architecture, Active Earth Engineering, and Keith N. Grant Landscape Architecture Ltd., all date stamped received June 13, 2016, copies of which are attached to and form part of this permit.
4. The Owner shall substantially start the development within 24 months from the date of issuance of the Permit, in default of which the Municipality may at its option upon 10 days prior written notice to the Owner terminate this Permit and the Permit shall be null and void and of no further force or effect.
5. Notwithstanding Clause 4, construction of driveways and parking areas, and delineation of parking spaces shall be completed prior to the issuance of an Occupancy Permit.
6. (a) Prior to issuance of a Building Permit, the Owner shall provide to the Municipality security by cash, certified cheque, or an irrevocable letter of credit in the amount of \$186,750 to guarantee the performance of the requirements of this Permit respecting landscaping.
- (b) A Landscape Architect registered with the British Columbia Society of Landscape Architects must be retained for the duration of the project until the landscaping security has been released. Written letters of assurance must be provided at appropriate intervals declaring the registered Landscape Architect, assuring that the landscape work is done in accordance with the approved landscape plan, and indicating a final site inspection confirming substantial compliance with the approved landscape plan (BCSLA Schedules L-1, L-2 and L-3).
- (c) All landscaping must be served by an automatic underground irrigation system.
- (d) The owner must obtain from the contractor a minimum one-year warranty on landscaping works, and the warranty must be transferable to subsequent owners of the property within the warranty period. The warranty must include provision for a further one-year warranty on materials planted to replace failed plant materials.
- (e) Any protective fencing of trees or covenant areas must be constructed, installed and signed according to the specifications in Appendix X.

- (f) No site activity shall take place prior to the installation of any required tree of covenant fencing and the posting of "WARNING – Habitat Protection Area" signs. The applicant must submit to the Planning Department a photograph(s) showing the installed fencing and signs. Damage to, or moving of, any protective fencing will result in an immediate stop work order and constitute a \$1,000 penalty.
 - (g) The landscaping requirements of this Permit shall be completed within four months of the date of issuance of the Certificate of Occupancy for the development, in default of which the Municipality may enter upon the lands, through its employees or agents, and complete, correct or repair the landscaping works at the cost of the Owner and may apply the security, interest at the rate payable by the Municipality for prepaid taxes.
 - (h) In the event that any tree identified for retention is destroyed, removed or fatally injured, a replacement tree shall be planted in the same location by the Owner in accordance with the replacement guidelines as specified within the Saanich Tree and Vegetation Retention, Relocation and Replacement Guidelines. The replacement tree shall be planted within 30 days of notice from the Municipality in default of which the Municipality may enter upon the lands and carry out the works and may apply the security provided herein in payment of the cost of the works. For the purpose of this section, existing trees identified for retention and new trees planted in accordance with the landscape plan attached to and forming part of this permit shall be deemed to be "trees to be retained".
7. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and shall comply with all Municipal bylaws except for those provisions specifically varied herein. Minor variations which do not affect the overall building and landscape design and appearance may be permitted by the Director of Planning or in her absence, the Manager of Current Planning.
8. Notwithstanding the provisions of Section 7 of this Permit the following changes will be permitted and not require an amendment to this Permit:
- (a) When the height or siting of a building or structure is varied 20 cm or less provided, however, that this variance will not exceed the maximum height or siting requirements of the Zoning Bylaw.
 - (b) Changes to the relative location and size of doors and windows on any façade which do not alter the general character of the design or impact the privacy of neighbouring properties following consultation with the Director of Planning, or Manager of Current Planning in her absence.
 - (c) Where items noted under Section 8(b) are required to comply with the Building Code and/or the Fire Code and those changes are not perceptible from a road or adjacent property.
 - (d) Changes to soft landscaping provided the changes meet or exceed the standards contained on the landscape plans forming part of this Permit.

COPY

- 9. The terms and conditions contained in this Permit shall enure to the benefit of and be binding upon the Owner, their executors, heirs and administrators, successors and assigns as the case may be or their successors in title to the land.
- 10. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE

_____ DAY OF _____ 20 _____

ISSUED THIS _____ DAY OF _____ 20 _____

Municipal Clerk

APPENDIX X

PROTECTIVE FENCING FOR TREES AND COVENANT AREAS

Protective fencing around trees and covenant areas is an important requirement in eliminating or minimizing damage to habitat in a development site.

Prior to any activities taking place on a development site, the applicant must submit a photo showing installed fencing and "WARNING – Habitat Protection Area" signs to the Planning Department.

Specifications:

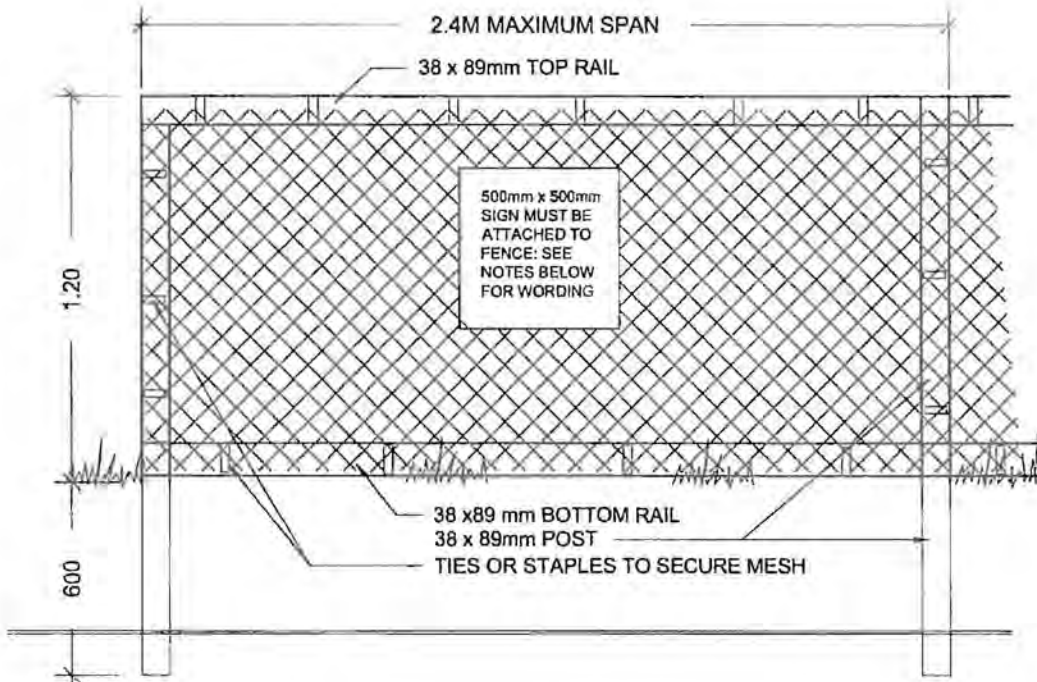
- Must be constructed using 2" by 4" wood framing and supports, or modular metal fencing
- Robust and solidly staked in the ground
- Snow fencing to be affixed to the frame using zip-ties or galvanized staples
- Must have a "WARNING – HABITAT PROTECTION AREA" sign affixed on every fence face or at least every 10 linear metres



Note: Damage to, or moving of, protective fencing will result in a stop work order and a \$1,000 penalty.



COPY



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME: **TREE PROTECTION FENCING**

DATE:	March/08
DRAWN:	DM
APP'D:	RR
SCALE:	N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf

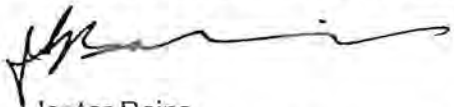
Memo

To: Planning Department
From: Jagtar Bains – Development Coordinator
Date: June 27, 2016
Subject: Servicing Requirements for the Proposed Development- REVISED

**PROJECT: TO REZONE FROM A-1 RURAL ZONE TO A RT-5 ZONE TO
CONSTRUCT 38 ATTACHED HOUSING UNITS, WITH VARIANCES**

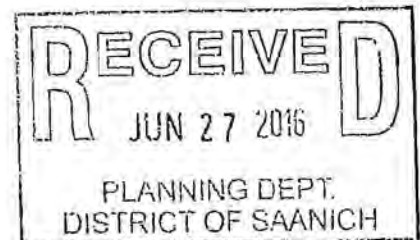
**SITE ADDRESS: 4355 VIEWMONT AVE
PID: 006-414-044
LEGAL: LOT 5 SECTION 8A LAKE DISTRICT PLAN 2255 THAT
DEV. SERVICING FILE: SVS01998
PROJECT NO: PRJ2015-00139**

The above noted application for rezoning & Development Permit has been circulated to the Engineering Department for comment. A list of servicing requirements has been attached on the following page(s). To allow Council to deal effectively with this application, we would appreciate confirmation, prior to the Public Hearing, that the applicant agrees to complete the servicing requirements. Should there be any disagreement with any of these requirements, it should be discussed with the undersigned prior to the Public Hearing.



Jagtar Bains
DEVELOPMENT COORDINATOR

cc: Harley Machielse, Director of Engineering
Catherine Mohoruk, Manager of Transportation & Development



General Information on Development Servicing

Servicing requirements are stated at this time for the applicant's information. The requirements must be met prior to building permit issuance, including consolidation or subdivision, payments and/or deposits.

Services which must be installed by a developer must be designed by a Professional Engineer hired by the developer and installed under the Engineer's supervision. The design must be approved prior to building permit issuance. The approval process may take up to 30 working days of staff time to complete circulations and request revisions of the Engineer. Certain circumstances can lengthen the approval process.

A Financial sheet is issued with the design drawing which will state:

- 1) The estimated cost of developer installed servicing plus 20% which must be deposited
- 2) The estimated cost of Municipal installed servicing which must be paid.
- 3) The Development Cost Charges payable.
- 4) Any special conditions which must be met.

This information is not intended to be a complete guide to development procedures. A more complete listing may be found in Section 2 of the Engineering Specifications, Schedule H to Bylaw 7452 (Subdivision Bylaw).

Development Servicing Requirements

Development File: SVS01998
Civic Address: 4355 VIEWMONT AVE
Page: 1

Date: Jun 27, 2016

Drain

1. THE EXISTING STORM DRAIN MAIN ON THE WEST SIDE OF VIEWMONT AVENUE MUST BE LOWERED AND UPGRADED TO SERVE THIS DEVELOPMENT OR ALTERNATIVELY A SUITABLY DESIGNED NEW STORM DRAIN MAIN BE INSTALLED FROM THE EXISTING SYSTEM ON VIEWMONT AVENUE NEAR THE SOUTHWEST CORNER OF BC HYDRO PROPERTY. ALL THE EXISTING SERVICE CONNECTIONS, CATCHBASIN LEADS AND THE UPSTREAM MAIN ARE TO BE RECONNECTED TO THIS MAIN AND THE EXISTING MAIN IS TO BE ABANDONED.
2. ALL PROPOSED BUILDING AND PARKING AREAS MUST BE DRAINED IN ACCORDANCE WITH THE B.C. BUILDING CODE REQUIREMENTS.
3. STORM WATER MANAGEMENT MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW. THIS SUBDIVISION/DEVELOPMENT IS WITHIN TYPE 1 WATERSHED AREA WHICH REQUIRES STORM WATER STORAGE, CONSTRUCTION OF WETLAND OR TREATMENT TRIN AND SEDIMENT BASIN. FOR FURTHER DETAILS, REFER TO SECTION 3.5.16, STORM WATER MANAGEMENT AND EROSION CONTROL OF SCHEDULE H "ENGINEERING SPECIFICATIONS" OF SUBDIVISION BY-LAW.

Gen

1. THE BUILDING IS REQUIRED TO COMPLY WITH THE 2012 BC BUILDING CODE AND MUNICIPAL BYLAWS. BUILDING AND PLUMBING PERMITS WILL BE REQUIRED FOR ALL WORKS.
2. THIS PROPOSAL IS SUBJECT TO THE PREVAILING MUNICIPAL DEVELOPMENT COST CHARGES.
3. TWO COPIES OF CONSTRUCTION FIRE SAFETY PLAN, PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BC BUILDING CODE ARE TO BE SUBMITTED FOR REVIEW/COMMENT TO THE SAANICH FIRE DEPARTMENT ALONG WITH A FEE OF \$100.00 PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
4. ALL RELEVANT PRECAUTIONS IN PART 8 OF THE BC BUILDING CODE "SAFETY MEASURES AT CONSTRUCTION AND DEMOLITION SITES" MUST BE PROVIDED BY THE CONTRACTOR PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

Hydro/tel

1. UNDERGROUND WIRING SERVICE CONNECTION IS REQUIRED TO SERVE THIS DEVELOPMENT.

Road

1. VIEWMONT AVE., FRONTING THIS DEVELOPMENT, MUST BE WIDENED TO 8.5 M RESIDENTIAL MUNICIPAL STANDARDS COMPLETE WITH CONCRETE CURB, GUTTER AND 2.0 M WIDE MONOLITHIC SIDEWALK. MINIMUM 6.0 M WIDE PAVEMENT IS REQUIRED ON VIEWMONT AVENUE FRONTING LOT 11, PLAN 9604.
2. PROPOSED DRIVEWAY CROSSINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SAANICH STANDARD DRAWING NO. C7SS.
3. NUMBER OF PROPOSED DRIVEWAYS FROM VIEWMONT AVE. SHOULD BE REDUCED.
4. LED STREET LIGHTING IS REQUIRED ON THE EXISTING POLES ON VIEWMONT AVENUE FRONTING THIS PROPERTY.

Sewer

1. THE EXISTING SANITARY SEWER MAIN ON THE WEST SIDE OF VIEWMONT AVENUE MUST BE LOWERED AND UPGRADED TO SERVE THIS DEVELOPMENT OR ALTERNATIVELY, A SUITABLY DESIGNED NEW SANITARY SEWER MAIN BE INSTALLED FROM THE EXISTING SYSTEM ON VIEWMONT AVENUE NEAR THE SOUTHWEST CORNER OF BC HYDRO PROPERTY. ALL THE EXISTING SERVICE CONNECTIONS MUST BE RECONNECTED TO THIS NEW MAIN AND THE EXISTING MAIN BE ABANDONED.

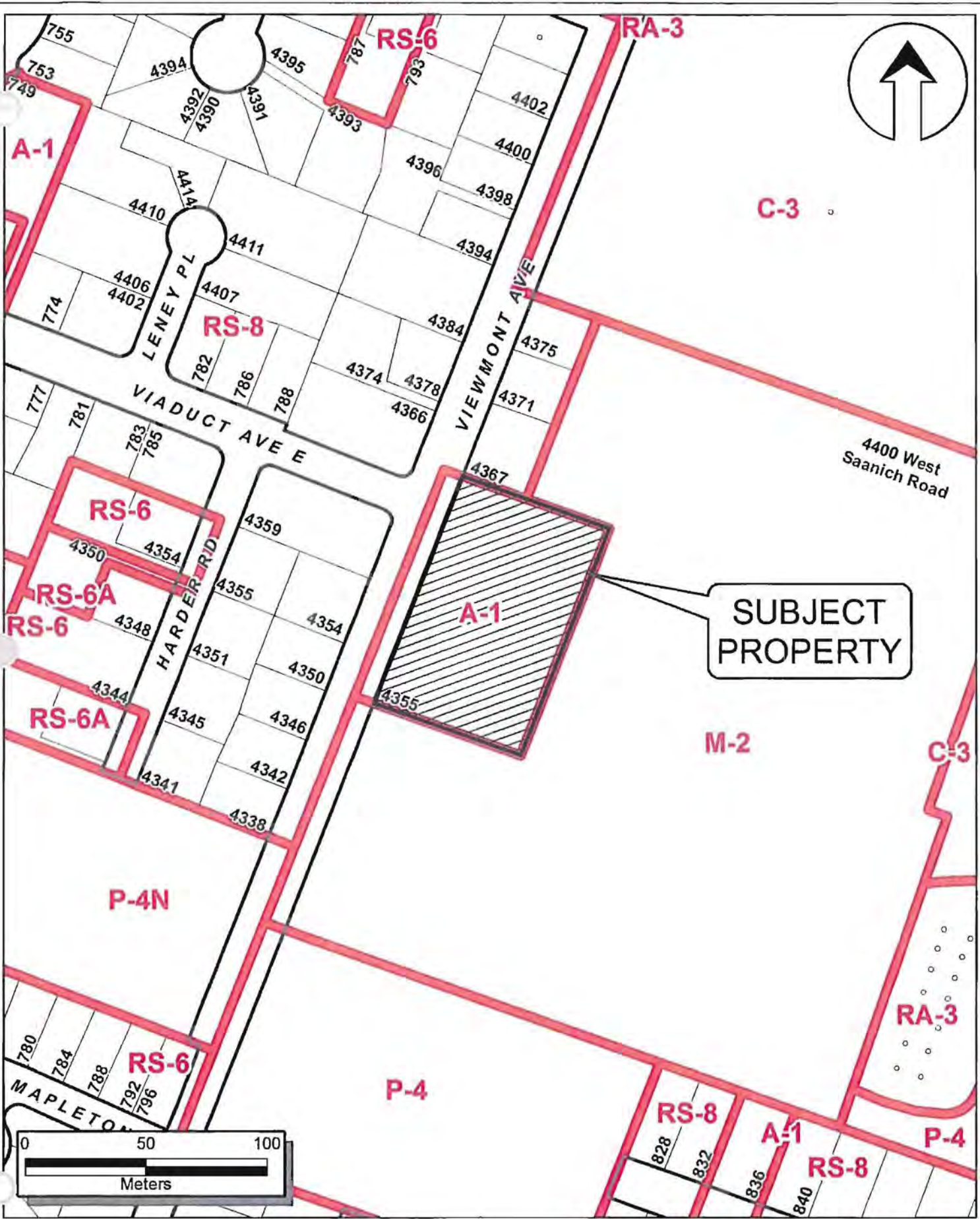
Development Servicing Requirements

Development File: SVS01998
Civic Address: 4355 VIEWMONT AVE
Page: 2

Date: Jun 27, 2016

Water

1. FIRE HYDRANT(S) WILL BE REQUIRED WITHIN 90 M OF EVERY PROPOSED UNIT.
2. AVAILABLE FIRE FLOWS ARE 130 L/S AND 170 L/S AT VIEWMONT AVE. & VIADUCT AVE. EAST AND VIEWMONT AVE. & MAPLETON PL. RESPECTIVELY. AS PER THE SUBMITTED CALCULATIONS, THE REQUIRED FLOWS ARE BETWEEN 150 AND 233 L/S, THEREFORE, EITHER THE PROPOSED BUILDINGS BE REDESIGNED OR THE EXISTING WATER SYSTEM BE UPGRADED.
3. A SUITABLY SIZED WATER SERVICE MUST BE INSTALLED TO SERVE THE PROPOSED DEVELOPMENT FROM THE EXISTING 200 MM MAIN ON VIEWMONT AVE. METER IS TO BE SIZED AS PER THE AWWA MANUAL M-22.



VIEWMONT TOWNHOUSE PROJECT: 4355 Viewmont

SUSTAINABILITY STATEMENT

1. ENVIRONMENTAL INDICATORS

a. Ecological Protection and Restoration

Planting Design / Plant Material Selection

Plant material selected proposed for the project will consist of indigenous and hardy adaptive plant material that will have the benefit of reduced irrigation requirements and reduced fertilizer use. Mulching will be specified to help retain soil moisture in the planting areas.

Irrigation System

The irrigation system will consist of a combination of water efficient drip irrigation system and spray heads for the shrub planting beds. Grass areas would be irrigated with water efficient rotary type spray heads. Shrub beds and grass areas would be zoned separately to allow flexibility in water management. Water efficient irrigation components would also include a "Smart" Modular Control System consisting of a controller and an on-site weather sensor that automatically adjusts irrigation schedules on a daily basis.

Rain Gardens / Bioswales

We are working in collaboration with the Civil Engineer in developing rain gardens and bioswales for the management of the stormwater and improvement of stormwater quality. Surface runoff from impervious surfaces will be directed to grass bioswales and rain gardens for treatment and attenuation prior to entering the municipal drain system.

b. Green Design and Construction

The project will be designed and built to a Built-Green Gold level of sustainability. As such, storm water mitigation will be incorporated into the landscaping and the paved areas of the site. Efficient plumbing, electrical and other such infrastructure will be utilized throughout. Waste and construction impact mitigation will be thoughtfully undertaken continuously.

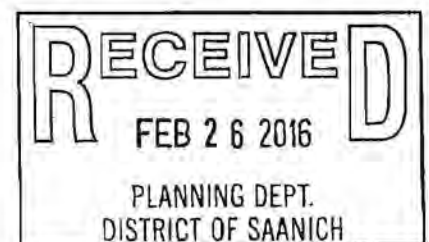
2. SOCIAL INDICATORS

a. Community Consultation

Consultation with the Royal Oak Community Association and neighbours has been extensive. It includes a meeting with the ROCA Executive, with individual neighbouring residents and with the community-at-large via an Open House. This engagement has been instrumental in revising an original scheme consisting of condominium buildings and townhouses to the current scheme of townhouses only. All reaction has been very positive.

b. Location and Density

The site is identified in the OCP's Royal Oak Local Area Plan as suitable for mixed residential development consisting of apartments and attached housing. Our proposed townhouse approach is appropriate and our density supports the Regional Growth Strategy. Within the Viewmont Sub-area of Royal Oak, our proposal provides a residential range within condominium buildings and single-family dwellings.



c. Community Character and Liveability

The design intent is to create high quality townhouses for families. In conjunction with other housing forms in the area, the townhouses provide a desirable housing form complementing the single family and condominiums around this site. The project is sited near parks, shops and other amenities within walking distance. To enhance the pedestrian-friendly neighbourhood, the project will incorporate a considerable extent of sidewalk upgrade and continuation. Landscaping will be extensive, including boulevard trees to Saanich standards.

d. Transportation

Enhancing the pedestrian-friendly neighbourhood, this project proposes considerable extension to the sidewalk improvements extending well beyond its immediate frontage.

3. ECONOMIC INDICATORS

a. Employment

The project will engage local subtrades for all construction activity

b. Diversification and Enhancement

This project will result in a net increase to the residential property tax base for the Municipality. The residents will further contribute to supporting local businesses and producers.

c. Efficient Infrastructure and Operational Cost Savings

The site is well-served by existing infrastructure including emergency services and transit as well as roads, water, power and sewer.



Dec 11, 2015

File: 957-05

Jagtar Bains, Development Coordinator
District of Saanich
770 Vernon Ave.
Victoria BC V8X 2W7

Attention: Mr. Bains:

STORMWATER MANAGEMENT STATEMENT

**PROPOSED DEVELOPMENT OF LOT 5, SECTION 8A, LAKE DISTRICT, PLAN 2255,
4355 VIEWMONT AVENUE, DISTRICT OF SAANICH**

Keeping in mind the Requirements of Schedule "H", describe how your stormwater management concept will meet the intent of the relevant development permit guidelines. Provide details on types of treatment systems that will be used, considering the following questions:

A) Will there be an increase or decrease in impervious area compared to existing conditions?

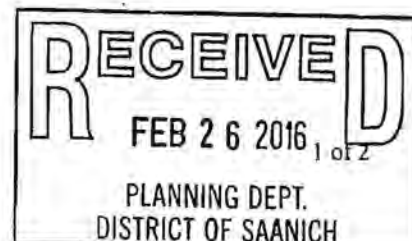
- As 7 new townhouse blocks and associated driveways are proposed there will be a net increase in impervious area over the existing condition.

B) What percentage of the site will be impervious cover compared to existing conditions?

- The existing impervious cover (single family dwelling and accessory building) is equal to approximately 1.5% of the site. The proposed development will increase the total impervious area by approx. 74%.

C) How will impervious surface area be minimized (e.g. minimizing paved area and building footprints, pervious paving, green roofing, absorbent landscaping)?

- A number of units will have driveway access directly off of Viewmont Ave. reducing the requirement for additional onsite access roads, and providing a significant raingarden and amenity space for the residents. Absorbent landscaping will be utilized throughout the development, and wherever possible roof leaders and hard surfaces will be directed to these areas to provide attenuation prior to entering the piped system. Individual driveways and patio areas will also be finished with concrete unit pavers, or similar, which typically offer a reduced runoff coefficient when compared to asphalt, or concrete.



D) How will the proposed system detain and regulate flows and improve stormwater quality (e.g. infiltration systems, engineered wetlands, bioswales)?

- Following the required storm water management components of a Type 1 watershed as outlined in Schedule H to Bylaw 7452, the proposed management approach will employ a treatment train.

Surface runoff from driveways, and the central access roads will be conveyed overland via grassed bioswales toward biofiltration raingardens. Raingardens will be equipped with grated overflows to subsurface detention. Treated and attenuated flows from the site will be conveyed to a municipal drain extension in Viewmont Ave. via flow control structures onsite.

E) If the intent of the guideline cannot be met, explain why

N/A

Yours Truly,

ACTIVE EARTH ENGINEERING LTD.



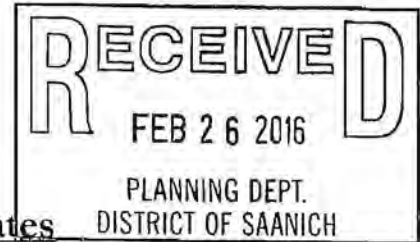
Josh Bartley, P.Eng.
Partner, Project Engineer

A handwritten signature in cursive script that reads "Mike Achtem".

Mike Achtem, P.Eng, PMP
Principal, Senior Design Engineer



Talbot Mackenzie & Associates
Consulting Arborists



February 18, 2016

Mike Geric Construction Ltd.
4520 West Saanich Road
Victoria, BC V8Z 3G4

Attention: Ed Geric

Re: Tree Impact and mitigation report for the proposed
Townhouse development at 4355 Viewmont Avenue.

Assignment: Provide arborist services to;

- Examine and document the resource of trees that are located within the boundaries of the property at 4355 Viewmont Avenue, any trees that are on the municipal frontage and trees on the adjacent properties that are within 3 metres of the property boundary.
- Review the plans for the proposed property development, and the potential impact that the development will have on the tree resource and the suitability of the trees to be retained within the development.

Method: For the purpose of this report, we reviewed the plans that were supplied outlining the proposed building footprint locations, the driveway/parking area layout and service locations. During our initial July 24, 2014 site visit, we visually examined and documented the tree resource. Since that date, the property boundaries have been surveyed and tree locations along this boundary plotted on the site plan. During our follow up January 2016 site visits, we reviewed the tree locations and have amended our tree resource spreadsheet to reflect any changes to the tree locations, and identified trees that were removed during the 2015 demolition of the house and outbuildings. As this property is located within the West Saanich Road Development Permit Area, all bylaw-protected trees and all trees of any species that were larger than 10 cm in diameter or 5 metres in height were documented. Each protected tree within the property and along the shared municipal frontage that was documented is identified in the field with a numbered tag that is attached to its lower trunk. Protected trees on the neighbouring properties within 3 metres of the property boundary are identified with either a numbered tag or a numbered ribbon. The information that was compiled regarding each of these trees is entered in a tree resource spreadsheet that is attached to this report.

Tree Resource: The tree resource on the property is populated by mostly non-native, exotic tree species. The specimen trees on this property were closely spaced when planted and allowed to grow unrestricted with little pruning or remedial care.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: trechelp@telus.net

.../2

Invasive tree species e.g. willow, English hawthorn, and poplar have become established within the landscape and are further suppressing the growth and form of what were once the specimen trees. The resulting growth competition has left few, if any, of the individual trees that would be suitable for retention within the new housing development. Similarly, the trees that are located along the municipal frontage, and most of the trees on neighbouring properties, have similar growth characteristics, and, therefore, making many unsuitable for retention. Most of the trees along the property frontage have been heavily topped to maintain the required clearances from the overhead hydro primary conductor.

After reviewing the tree locations outlined on the survey plan, it is our opinion that all of the trees along the Viewmont Avenue frontage are located within the property boundary, or they were originally planted within the property boundary and have now grown and spread so that their canopies and trunks touch or encroach onto the municipal frontage. In addition, most of the trees on the shared boundaries with the neighbouring private properties were once planted within the subject property and have spread to encroach onto the boundaries of these neighbouring properties.

We identified and documented a total of 273 trees that are located within the property boundaries, along the municipal frontage or along the adjacent property at 4367 Viewmont Avenue and the surrounding BC hydro property to the north, east and south or on these properties within 3 metres of the property boundary or where they could potentially be impacted.

Potential Impacts:

From our review of the plans and examination of the tree resource, we have identified 221 trees that are to be removed. This includes all of the trees that border the municipal frontage. Only 26 of the trees on the property that are to be removed would have been considered protected under the current Tree Protection Bylaw #9272. The majority of the trees that are to be removed are defined as protected by their location in a development permit area, as determined by the definition of a tree within this area i.e. larger than 10 cm in diameter or 5 metres in height.

The landscape drawings have identified 52 trees, located along the shared boundary with the property at 4367 Viewmont Avenue, and groves of trees on the adjacent BC Hydro property boundaries that are to be retained.

It is our opinion that of the trees that are identified for retention, five (5) are unsuitable to retain close to buildings and other residential infrastructure due to their structure or species. The five trees are Black cottonwood #089 located on the BC Hydro property to the south, Lombardy poplars #0806, 0807, 0808 located on the shared BC Hydro property boundary to the north and spruce #0796 located on the boundary with the property at 4367 Viewmont Avenue. We recommend that, if possible and with the agreement of the adjacent property owners, these trees be removed.

The retention of the boundary trees is based on the ability to protect the critical root zone areas of the trees. Their status should be reviewed if the final construction drawings indicate any significant changes to the grade around the trees.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: trechelp@telus.net

.../3

Mitigation of Impacts: We recommend the following procedures be implemented to reduce the impacts on the trees that are to be retained.

- **Barrier Fencing and Root Zone protection:** We recommend that protective barrier fencing be erected to isolate the root zones of the trees along the property boundaries that are designated for retention (see barrier fencing diagram attached). The barrier fencing to be erected must be of solid frame construction, using wooden or metal support posts and be a minimum of 4 feet in height. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. **Alternately the perimeter construction fencing could be used as tree protection fencing if it is placed inside the property boundaries and where it will protect the critical root zone areas of the trees that are to be retained. It must also be posted with signs to identify it as tree protection fencing.** The fencing must be erected prior to the start of any construction activity on site (i.e. site clearing, demolition, excavation, construction), and remain in place through completion of the project. Signs must be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
Given the limited space between the property boundaries and the building footprint it will probably be necessary to access the root protection areas to facilitate construction on the outsides of the building units. Should this become necessary, we recommend that once the site clearing has been completed, the barrier/construction fencing be relocated to the property boundary and a 20 to 25 cm deep layer of mulch or hog fuel be placed between the fencing and the building footprints to help displace the weight of the equipment and foot traffic and to mitigate compaction and root disturbance. The chip material that is obtained from the trees that are removed from the site may also be used for this purpose in combination with other mulch to reach the depth and width of the material required and recommended in this report. This depth of material recommended must be maintained throughout the construction phase.
- **Excavation:** The project arborist should monitor the excavation along the property boundaries and directly supervise any excavation that encroaches within the critical root zones of the trees that are to be retained.
- **Stump removal:** Due to the density of the growth within the property, the stumps of trees that are to be removed could be entwined with the root systems of trees that have been identified for retention. The project arborist must review and supervise the removal of stumps that conflict with trees that are to be retained. It might be necessary, and we may recommend removing these stumps by grinding or routing rather than removal with an excavator.

.../4

- **Servicing:** The servicing drawings that were reviewed indicate that most of service connections are located where they will not impact the trees that have been identified for retention. A grass bio-swale that is indicated on the drawings and that is located between the building units and the property boundaries and where it encroaches into the root zones of the trees that are to be retained. It is our understanding that this will be a shallow grass covered feature and that the grades will permit its installation with little or no excavation beneath the existing site grade. The project arborist should review the design and monitor the installation of this landscape feature.
- **Pruning:** It may be necessary to prune some of the boundary trees for adequate clearance from the building units, to facilitate construction and to erect the boundary fencing. In our opinion, it should be possible to prune these trees without having a detrimental impact on their health or structure. All pruning should be completed by an ISA Certified arborist.
- **Review and site meeting:** Once the building permit receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing or other construction activity occurs.

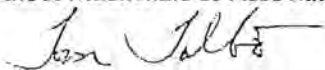
Clients Responsibility: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- To instruct the contractor regarding the required tree pruning work

Please do not hesitate to call us at 250-479-8733 should you have any questions.

Thank you,

Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosures: Tree Resource Spreadsheet, Barrier Fencing Diagram

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve the health and structure of individual trees or group of trees, or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: treehelp@telus.net

Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Tree status – Planned status of tree retention within proposed development

- Retain – Retention of tree proposed
- Possible – Retention possible with precautions
- Remove – Removal required or recommended

Relative Tolerance – relative tolerance of the selected species to development impacts.

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
NT	9	2.0	Douglas-fir	Good	Good	Poor	Retain	Located on BC Hydro property to the north. Not protected size.
001	12	1.5	apple	Fair	Fair	Moderate	Remove	Suppressed.
002	6, 8, 8	1.5	apple	Fair	Fair	Moderate	Remove	Suppressed.
003	16, 20, 22	5.0	Hedge maple	Fair	Fair	Moderate	Remove	Grows under hydro, next to utility pole.
004	35	4.0	Douglas-fir	Fair	Fair/Poor	Poor	Remove	Grows under hydro, topped, multiple tops.
005	12, 30	4.5	Western Red cedar	Fair	Fair	Moderate	Remove	Sheared for hydro clearance.
006	12	1.5	Pear	Fair	Fair	Moderate	Remove	Suppressed.
007	20, 35	5.5	Western Red cedar	Fair	Fair	Moderate	Remove	Sheared for hydro clearance.
008	4, 7	1.5	Mountain ash	Fair	Fair	Poor	Remove	Located partially on Municipal property boundary, suppressed.
009	8	1.5	Holly	Fair	Fair	Good	Remove	Suppressed.
010	17	2.0	English hawthorn	Fair	Fair	Moderate	Remove	
011	6, 8, 12, 13, 13	4.5	ash	Fair	Fair	Moderate	Remove	Pruned for hydro clearance, water meter near base.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
012	26	3.0	Plum	Fair	Fair	Moderate	Remove	Suppressed.
013	6, 18, 18, 18, 37	9.0	Western Red cedar	Fair	Fair/Poor	Moderate	Remove	Growing under hydro lines, topped.
014	2, 3, 3, 4, 4, 5, 5	2.0	Yew	Fair	Fair	Poor	Remove	Located where its trunk touches the Municipal property boundary, grows under hydro lines.
015	35	4.0	willow	Fair	Fair	Moderate	Remove	Growing under hydro lines.
016	40	6.0	Douglas-fir	Fair	Fair/Poor	Poor	Remove	Located where its trunk touches the Municipal property boundary. Topped for hydro clearance, multiple tops.
017	6	1.5	English hawthorn	Fair	Fair	Moderate	Remove	Topped for hydro clearance.
018	5, 6	1.5	Mountain ash	Fair	Fair	Poor	Remove	Located partially on Municipal property boundary, topped for hydro clearance.
019	4, 4, 6, 6, 12	2.0	Yew	Fair	Fair	Poor	Remove	Located under hydro lines.
020	14	1.5	apple	Fair	Fair	Moderate	Remove	Deadwood, suppressed.
021	12	1.5	apple	Fair	Fair	Moderate	Remove	Heavy lean, suppressed.
022	6, 8, 9, 5, 6, 6	3.0	English hawthorn	Fair	Fair	Moderate	Remove	Located where its trunk touches the Municipal property boundary, ivy covered.
023	6, 7	1.5	yew	Fair	Fair	Poor	Remove	Located partially on Municipal property boundary

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
024	N/A	1.0	arbutus	Fair	Poor	Poor	Retain	Located on BC Hydro property along the south property boundary. 6 cm diameter at 1 metre. Recently cut down to 1 metre height.
025	28	3.0	Western Red cedar	Fair	Poor	Moderate	Remove	Located where its trunk touches the Municipal property boundary.
026	18	2.0	Western Red cedar	Fair	Poor	Moderate	Remove	Under hydro lines, topped.
027	16	2.0	Lombardy poplar	Fair	Poor	Moderate	Remove	Located partially on Municipal property boundary. Under hydro lines, topped.
028	6, 6, 17	2.0	Plum	Fair	Fair	Moderate	Remove	Multiple stems, suppressed.
029	6, 12	1.5	English hawthorn	Fair	Fair	Moderate	Remove	Located where its trunk touches the Municipal property boundary, suppressed.
030	20, 28, 28	7.0	Lombardy poplar	Fair	Poor	Moderate	Remove	Located partially on Municipal property boundary, topped for hydro clearance.
031	28	3.0	Western Red cedar	Fair	Fair	Moderate	Remove	Located where its trunk touches the Municipal property boundary, multiple tops, topped for hydro clearance.
032	12, 15	2.5	Lombardy poplar	Fair	Poor	Moderate	Remove	Located partially on Municipal property boundary, topped for hydro clearance.
033	8, 17	2.5	English hawthorn	Fair	Fair	Moderate	Remove	Located where its trunk touches the Municipal property boundary, under hydro lines.
034	4, 4, 6	1.5	Plum	Fair	Fair	Moderate	Remove	Located where its trunk touches the Municipal property boundary, under hydro lines.
035	16, 18, 20	5.0	Plum	Fair	Fair	Moderate	Remove	Located partially on Municipal property boundary, under hydro lines.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
036	4, 6, 6	1.5	apple	Poor	Poor	Moderate	Remove	Central leader failed previously.
037	15, 16, 16, 18, 20, 22	9.0	Plum	Fair	Fair	Moderate	Remove	Located partially on Municipal property boundary, topped for hydro clearance.
038	10	1.5	apple	Fair	Fair/Poor	Moderate	Remove	Main stem dead and failed.
039	31	3.5	Western Red cedar	Fair	Fair/Poor	Moderate	Remove	Located partially on Municipal property boundary, topped.
040	6, 10, 10	2.5	Plum	Fair	Fair	Moderate	Remove	Located where its trunk touches the Municipal property boundary. Suppressed, low live crown ratio.
041	10, 15	2.5	Plum	Poor	Poor	Moderate	Remove	Located where its trunk touches the Municipal property boundary, ivy covered, low live crown ratio, splitting trunk.
042	12, 14, 14	N/A	Plum	N/A	N/A	N/A	Remove	Located partially on Municipal property boundary. Dead snag.
043	14, 18, 19, 20	6.0	Western Red cedar	Fair	Poor	Moderate	Remove	Located partially on Municipal property boundary, topped, main stem split at union historically - corrected. Visible decay at failure point.
044	10, 10	1.5	apple	Fair	Fair	Moderate	Remove	Deadwood.
045	5, 5, 5, 5, 5, 10	2.5	Chamaecyparis	Fair	Fair	Good	Remove	Protected by height.
046	7, 14	2.0	Chamaecyparis	Fair	Fair	Good	Remove	
047	7	1.5	Chamaecyparis	Fair	Fair	Good	Remove	Protected by height.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
048	32	3.5	Verigated cedar	Fair	Fair	Moderate	Remove	Multiple tops.
049	29	3.5	Western Red cedar	Fair	Fair	Moderate	Remove	Multiple tops, sheared for hydro clearance.
050	27	3.0	Western Red cedar	Fair	Fair	Moderate	Remove	Multiple tops, sheared for hydro clearance.
051	38	4.0	Western Red cedar	Fair	Fair	Moderate	Remove	Multiple tops, sheared for hydro clearance.
052	17, 24	4.0	Western Red cedar	Fair	Fair	Moderate	Remove	Multiple tops, sheared for hydro clearance.
053	9	1.5	Chamaecyparis	Fair	Fair	Good	Remove	Bark beetle infecting trunk, protected by height.
054	64	6.5	Atlas cedar	Fair	Fair	Good	Remove	Ivy covered.
055	38	4.0	Upright oak	Fair	Fair	Good	Remove	
056	23	2.5	Western Red cedar	Fair	Fair	Moderate	Remove	
057	31	3.0	Upright oak	Fair	Fair	Good	Remove	
058	30	3.5	apple	Fair	Fair	Moderate	Remove	
059	10, 11, 12, 13, 16	5.0	apple	Fair	Fair	Moderate	Remove	

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
060	8, 14, 16	3.5	Black cottonwood	Fair	Fair	Poor	Remove	
061	10, 10, 16	3.5	hawthorn	Fair	Fair	Moderate	Remove	
062	6	1.5	hawthorn	Fair	Fair	Moderate	Remove	Protected by height.
063	6	1.5	hawthorn	Fair	Fair	Moderate	Remove	Protected by height.
064	6 x 7	3.0	English hawthorn	Fair	Fair	Moderate	Remove	Multiple stems.
065	8	1.5	English hawthorn	Fair	Fair	Moderate	Remove	Covered in ivy.
066	13	1.5	Black cottonwood	Fair	Fair	Poor	Remove	
067	7, 13, 16	3.0	Black cottonwood	Fair	Fair	Poor	Remove	
068	7, 16	3.0	Black cottonwood	Fair	Fair	Poor	Remove	Surface rooted.
069	6, 16	3.0	Black cottonwood	Fair	Fair	Poor	Remove	
070	13	1.5	Black cottonwood	Fair	Fair	Poor	Remove	
071	8	1.5	Black cottonwood	Fair	Fair	Poor	Remove	Protected by height.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
072	11, 17	3.5	Black cottonwood	Fair	Fair	Poor	Remove	
073	7, 9	1.5	Black cottonwood	Fair	Fair	Poor	Remove	
074	6 stems	3.0	White poplar	Fair	Fair	Moderate	Remove	Clump of White poplar stems, protected by height.
075	7, 7, 20, 22	6.0	Black cottonwood	Fair	Fair	Poor	Remove	Surface rooted.
076	10	1.5	White poplar	Fair	Fair	Moderate	Remove	Corrected lean.
077	14, 16	3.0	apple	Fair	Fair/Poor	Moderate	Remove	Uprooted historically.
078	10, 10, 10, 10	3.5	apple	Fair	Fair	Moderate	Remove	Deadwood.
079	12, 12, 14	3.5	apple	Fair	Fair	Moderate	Remove	Deadwood.
080	13	1.5	apple	Fair	Fair	Moderate	Remove	Deadwood.
081	8, 8, 10	2.5	Quince	Fair/Poor	Fair	Moderate	Remove	
082	15	2.0	apple	Fair	Fair	Moderate	Remove	
083	10, 16, 16	4.0	apple	Fair	Fair/Poor	Moderate	Remove	Failed at root system historically.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
084	8, 11, 12, 13, 14	6.0	Black cottonwood	Fair	Poor	Poor	Remove	Located where its trunk touches the Municipal property boundary. Suckering from old stump.
085	48, 68, 68	20.0	Black cottonwood	Fair	Fair	Poor	Remove	Located on shared boundary with BC Hydro property to the south. Weakness at union between two major stems, large deadwood, cavity in old pruning wound.
086	22	2.5	Western Red cedar	Fair	Fair	Moderate	Remove	
087	15	2.5	arbutus	Fair	Fair	Poor	Retain	Located on BC Hydro property along the south property boundary.
088	9, 13	3.0	arbutus	Fair	Fair	Poor	Retain	Located on BC Hydro property along the south property boundary.
089	52	6.0	Black cottonwood	Fair	Fair	Moderate	Possible	Located on BC Hydro property along the south property boundary. Small deadwood. We recommend removal
090	30	3.5	Western Red cedar	Fair	Fair	Moderate	Remove	May not be possible to save due to servicing requirements
091	23	3.0	Western Red cedar	Fair	Fair	Moderate	Remove	
092	11	1.5	hawthorn	Fair	Fair	Moderate	Remove	
093	25	3.0	Western Red cedar	Fair	Fair	Moderate	Remove	
094	33	4.0	Western Red cedar	Fair	Fair	Moderate	Remove	
095	19	2.5	Weeping willow	Fair	Fair	Moderate	Remove	

Prepared by
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Trehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
096	15	2.0	Western Red cedar	Fair	Fair	Moderate	Remove	
097	26	3.0	Western Red cedar	Fair	Fair	Moderate	Remove	
098	16	2.0	Weeping willow	Fair	Fair	Moderate	Remove	Leaning.
099	7, 10	2.0	hawthorn	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the south.
100	25	3.0	Western Red cedar	Fair	Fair	Moderate	Remove	
0147	multiple stems	4.0	Norway spruce	Fair	Fair	Moderate	Possible	Located behind the property at 4367 Viewmont Avenue. More than 3 metres from the property boundary. Row of 27 trees between 20-30 cm d.b.h. Surface rooted.
0148	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on neighbouring BC Hydro property to the east.
0149	7	1.5	poplar	Fair	Poor	Moderate	Retain	Located on hydro fenceline more than 3 metres from the property boundary. Fence imbedded in trunk.
0150	4, 10	1.5	apple	Fair	Fair	Moderate	Retain	Located on neighbouring BC Hydro property to the east.
0351	14, 16	3.0	pear	Fair	Fair	Moderate	Remove	
0352	12, 16, 17	3.5	Chamaecyparis	Dead	Dead	Good	Remove	Dead tree.
0353	35	4.0	Spruce	Good	Good	Moderate	Remove	

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0354	31	3.0	English oak	Fair	Fair	Good	Remove	Edge of driveway.
0355	32	3.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0356	36	3.5	Lombardy poplar	Fair	Fair	Moderate	Remove	
0357	18, 19	3.5	Flowering plum	Fair	Fair	Moderate	Removed	Weakness at union. (Removed during house demolition - September 29, 2015)
0358	14, 16	3.0	Flowering plum	Fair	Fair	Moderate	Removed	(Removed during house demolition - September 29, 2015)
0359	15, 19	3.5	Flowering plum	Fair	Fair/Poor	Moderate	Removed	Failed historically, laying on ground, still alive.
0360	15, 19	3.5	Flowering plum	Fair	Fair	Moderate	Remove	
0361	15, 17, 28	4.0	Flowering plum	Fair	Fair/Poor	Moderate	Remove	Weak attachments.
0362	13	1.5	Chamaecyparis	Fair	Fair	Moderate	Remove	
0363	12	1.5	Chamaecyparis	Fair	Fair	Good	Remove	
0364	5, 8, 13	2.5	Flowering plum	Fair	Poor	Moderate	Remove	
0365	59	6.0	Flowering plum	Fair	Poor	Moderate	Remove	Weakly attached at main stem union, measured below dbh.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0366	48	5.0	English oak	Fair	Fair	Good	Remove	
0367	27	3.0	apple	Fair	Fair	Moderate	Remove	Measured below dbh.
0368	10, 14, 19, 20, 23	7.0	Western Red cedar	Fair	Fair	Moderate	Remove	Multiple stems.
0369	22, 27, 37	8.0	apple	Fair	Fair	Moderate	Remove	Deadwood. (Large limb broken during demolition September 29, 2015)
0370	12	1.5	Pear	Fair	Fair	Moderate	Remove	Asymmetric form.
0371	13	1.5	apple	Poor	Poor	Moderate	Remove	Suppressed, deadwood, declining health.
0372	14	1.5	apple	Fair	Fair	Moderate	Remove	Suppressed.
0373	9, 10, 11	3.0	pear	Fair	Fair	Moderate	Remove	
0374	6, 6, 12, 13	3.0	apple	Fair	Fair	Moderate	Remove	Dieback in canopy.
0375	79	9.5	Lombardy poplar	Fair	Fair	Moderate	Remove	Large deadwood.
0376	27	3.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0377	31, 38	7.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Weakness at stem union, small deadwood.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0378	10	1.5	Variegated cedar	Fair	Fair	Moderate	Remove	Asymmetric form.
0379	71	8.5	Lombardy poplar	Fair	Fair	Moderate	Remove	Small deadwood.
0380	49	5.0	Weeping willow	Fair	Poor	Moderate	Remove	Major historic stem failure, some internal decay.
0381	37	4.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0382	39	4.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0401	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Remove	
0402	43, 49	9.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Large deadwood.
0403	33	3.5	Weeping willow	Fair	Fair	Moderate	Remove	Large deadwood.
0404	14, 18	3.0	apple	Fair	Fair	Moderate	Remove	Previously uprooted.
0405	14	2.0	apple	Fair	Fair	Moderate	Remove	
0406	17	2.0	pear	Fair	Fair	Moderate	Remove	Large deadwood hung up in canopy from nearby snag.
0407	12, 12, 12, 15, 20, 20	7.5	apple	Fair	Fair	Moderate	Remove	

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0408	20	2.0	apple	Fair	Fair	Moderate	Remove	Appears to have uprooted historically.
0409	14, 14, 14, 14	5.0	hawthorn	Fair	Fair	Moderate	Remove	
0410	multiple stems	3.0	Quince or redbud ?	Fair	Fair		Remove	Verify species.
0411	multiple stems	3.0	Flowering plum	Fair	Fair	Moderate	Remove	
0412	46	5.0	Weeping willow	Fair	Fair	Moderate	Remove	Numerous <i>ganoderma</i> fruiting bodies attached to trunk.
0413	multiple stems	3.0	plum	Fair	Fair	Moderate	Remove	Approximately 10 individual stems between 6 - 10cm dbh. Protected by height.
0414	8, 14	2.0	apple	Fair	Fair	Moderate	Remove	
0415	5, 5, 9, 10, 11	3.5	hawthorn	Fair	Fair	Moderate	Remove	Multiple stems.
0416	5x6, 9, 10, 11	3.5	hawthorn	Fair	Fair	Moderate	Remove	Multiple stems.
0417	7, 9, 10	2.5	hawthorn	Fair	Fair	Moderate	Remove	Multiple stems.
0418	12	2.0	Douglas-fir	Fair	Poor	Poor	Remove	Corrected lean, suppressed.
0419	17	2.0	Douglas-fir	Fair	Poor	Poor	Remove	Corrected lean.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0420	20	3.0	Douglas-fir	Fair	Fair	Poor	Remove	
0421	20	3.0	Douglas-fir	Fair	Fair	Poor	Remove	
0422	4, 6, 7	1.5	plum	Fair	Fair	Moderate	Remove	
0423	19, 20, 27	6.0	plum	Fair	Fair	Moderate	Remove	
0424	37	4.0	Grand fir	Fair	Fair	Poor	Remove	Surface rooted, deflected top, competing with Lombardy poplar #0425.
0425	25	3.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Competing with Grand fir #0424.
0426	multiple stems	1.5	hawthorn	Fair	Fair	Moderate	Remove	Protected by height, multiple stems.
0427	multiple stems	1.5	hawthorn	Fair	Fair	Moderate	Remove	Protected by height, multiple stems.
0428	multiple stems	1.5	hawthorn	Fair	Fair	Moderate	Remove	Protected by height, multiple stems.
0429	66	8.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Near property line.
0430	31	4.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Small deadwood.
0431	52	6.0	Weeping willow	Fair	Fair	Moderate	Remove	Leaning, deadwood.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0432	36	4.5	Weeping willow	Fair	Fair	Moderate	Remove	Leaning, large deadwood.
0433	25, 34	6.0	Weeping willow	Fair	Fair	Moderate	Remove	Leaning, large deadwood.
0434	67	7.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Deadwood.
0435	32	3.5	Lombardy poplar	Fair	Fair	Moderate	Remove	Deadwood.
0436	6, 8, 6	1.5	hawthorn	Fair	Fair	Moderate	Remove	Protected by height.
0437	8	1.5	hawthorn	Fair	Fair	Moderate	Remove	Protected by height.
0438	22	2.5	Weeping willow	Fair	Fair	Moderate	Remove	Deadwood, basal cavity.
0439	20	2.5	hawthorn	Fair	Fair	Moderate	Remove	Deadwood.
0440	30	3.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Deadwood.
0441	42	4.0	Weeping willow	Fair	Poor	Moderate	Remove	Leaning, deadwood, failed historically at main stem union, trunk crack. Remove. Marked on plan as #559.
0442	22	2.5	Western Red cedar	Fair	Fair	Moderate	Remove	
0443	35	4.0	Weeping willow	Fair	Poor	Moderate	Remove	Failed at main stem union historically, basal wound. Remove.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0444	15, 18	3.0	Western Red cedar	Fair	Fair	Moderate	Remove	Suppressed.
0445	41	5.0	Black cottonwood	Fair	Fair	Moderate	Remove	Heavy lean. Also ribboned as #542
477	49	7.5	arbutus	Fair	Fair	Poor	Retain	Located on neighbouring BC Hydro property. Surface rooted on slope.
479	46	7.0	Black cottonwood	Good	Fair	Poor	Retain	Located on neighbouring BC Hydro property. Backfilled, on slope.
480	31, 52	7.0	elm	Fair	Fair	Good	Remove	Small deadwood, some health stress.
495	multiple stems	2.0	Laburnum	Good	Good	Good	Retain	Located on BC Hydro property to the north. Unlikely to be impacted.
509	4, 19	3.0	arbutus	Good	Good	Poor	Retain	Located on shared boundary with BC Hydro property to the north. More than 3 metres from the property boundary.
515	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
516	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
517	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
518	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
519	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
520	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
521	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
522	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
523	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
525	multiple stems	3.9	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
527	multiple stems	3.0	hawthorn	Fair	Fair	Moderate	Retain	Located on the adjacent BC Hydro property to the east.
534	multiple stems	1.0	hawthorn	Good	Poor	Moderate	Remove	Located along the south property boundary. Suppressed. Not protected size.
542	41	5.0	Black cottonwood	Fair	Fair	Moderate	Remove	Heavy lean. Also tagged onsite as #0445 see above.
559	42	4.0	Weeping willow	Fair	Poor	Moderate	Remove	Leaning, deadwood, multiple stems of a tree that has failed historically at main stem union, trunk crack. Remove. Also tagged onsite as #0441 see above.
564	multiple stems	1.0	hawthorn	Good	Poor	Moderate	Remove	Located along the south property boundary. Suppressed. Not protected size.
0783	5	1.5	English oak	Good	Good	Good	Remove	Protected by height.
0784	9	1.5	arbutus	Good	Good	Poor	Retain	Located on neighbouring BC Hydro property. Growing next to #477.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0785	6, 8, 8, 10	3.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north, large deadwood.
0786	6, 6, 8, 8	3.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north. Poor union.
0787	8, 9	3.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north.
0788	4, 4, 6, 6, 6	3.0	hazel	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north. Shrub.
0789	4, 6, 6, 6	3.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north.
0790	4, 4, 6, 6	3.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north.
0791	6, 6, 4, 4	3.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north and 4367 Viewmont Avenue.
0792	14, 16, 16, 20	3.0	plum	Fair	Fair	Moderate	Retain	Located mostly on the property at 4367 Viewmont Avenue. Touches the property boundary.
0793	5, 6, 6, 6, 8, 10	3.0	plum	Fair	Fair	Moderate	Retain	Located mostly on the property at 4367 Viewmont Avenue. Touches the property boundary.
0794	37, 38	7.0	Weeping willow	Fair	Fair/Poor	Moderate	Remove	Located on shared boundary with the property at 4367 Viewmont Avenue to the north. Possibly uprooted historically, basal wound.
0795	4, 6, 6, 8, 8, 8, 10	3.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with the property at 4367 Viewmont Avenue to the north. Suppressed, rubbing willow.
0796	24	3.0	Spruce	Fair	Fair	Moderate	Possible	Located on shared boundary with the property at 4367 Viewmont Avenue to the north. We recommend removal.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0797	3, 4, 4	3.0	Native hawthorn	Fair	Fair	Moderate	Retain	Growing near property line, suppressed, protected by height.
0798	6, 10, 14, 15, 16	4.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with the property at 4367 Viewmont Avenue to the north.
0799	38	4.0	Scotts pine	Fair	Fair	Good	Retain	Located on shared boundary with the property at 4367 Viewmont Avenue to the north. Split lower limb. Recommend removal of split limb if new targets are introduced.
0800	4, 6, 6, 8, 12	3.0	English hawthorn	Fair	Fair	Moderate	Remove	Municipal tree, growing under hydro.
0801	14, 16	3.5	Black cottonwood	Fair	Fair	Poor	Retain	Located on shared boundary with BC Hydro property to the north. Co-dominant. 4 poplar suckers nearby - may be protected by height.
0802	10, 10, 13, 15	3.0	plum	Fair	Fair	Moderate	Retain	Located on BC Hydro property to the north. Multiple stems.
0803	23, 25	5.0	willow	Fair	Fair	Moderate	Possible	Located on shared boundary with BC Hydro property to the north. Competing with larger trees in grove.
0804	5, 7	3.0	plum	Fair	Fair	Moderate	Retain	Protected by height, suppressed.
0805	38	6.0	Douglas-fir	Good	Good	Poor	Retain	Located on BC Hydro property to the north. On slope, surface rooted.
0806	39	5.0	Lombardy poplar	Fair	Fair	Moderate	Possible	Located on shared boundary with BC Hydro property to the north. We recommend removal.
0807	12, 15	3.0	Lombardy poplar	Fair	Fair	Moderate	Possible	Located on shared boundary with BC Hydro property to the north. We recommend removal.
0808	43	5.0	Lombardy poplar	Fair	Fair	Moderate	Possible	Located on shared boundary with BC Hydro property to the north. We recommend removal.

Prepared by:
Talbot Mackenzie & Associates
 ISA Certified, and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: Treehelp@talius.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0809	17	2.5	arbutus	Fair	Fair	Poor	Retain	Located on BC Hydro property to the north.
0810	6, 6, 8, 20	4.0	plum	Fair	Fair	Moderate	Retain	Located on shared boundary with BC Hydro property to the north, deadwood.
0811	4,4,6,6	3.0	plum	Fair	Fair	Moderate	Remove	Protected by height.
0812	23	3.0	Grand fir	Poor	Poor	Poor	Remove	Suppressed, declining health, dead top.
0813	5,4,6,7	3.0	plum	Fair	Fair	Moderate	Remove	Protected by height.
0814	4,5,6,6	3.0	plum	Poor	Poor	Moderate	Remove	Declining health, protected by height.
0815	30	3.5	Lombardy poplar	Fair	Fair	Moderate	Remove	
0816	28	3.5	Lombardy poplar	Fair	Fair	Moderate	Remove	
0817	4,4,6,5	3.0	plum	Fair	Fair	Moderate	Remove	Protected by height, suppressed.
0818	35	4.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0819	34	4.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0820	11, 12, 12	3.0	plum	Fair	Fair	Moderate	Remove	Suppressed, protected by height.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0821	35	4.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0822	16, 37	4.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0823	24	3.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0824	21	3.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0825	4,6,5,6	3.0	plum	Fair	Fair	Moderate	Remove	Protected by height, multiple stems, young tree, dieback. Poor structure.
0826	25	4.0	Douglas-fir	Poor	Fair	Poor	Remove	Declining health, surface rooted.
0827	18	3.0	Grand fir	Fair	Fair	Poor	Remove	
0828	13	1.5	plum	Dead	Dead	Moderate	Remove	Dead.
0829	17	2.0	plum	Good	Fair	Moderate	Remove	Suppressed.
0830	11	1.5	plum	Fair	Fair	Moderate	Remove	Suppressed.
0831	19	2.0	plum	Fair	Fair/Poor	Moderate	Remove	Large deadwood.
0832	14	2.0	Lombardy poplar	Fair	Fair	Moderate	Remove	

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

Tree #	d.b.h. (cm)	CRZ	Species	Condition Health	Condition Structure	Relative Tolerance	Status	Remarks / Recommendations
0833	8, 12, 12	4.0	pear	Fair	Fair	Moderate	Remove	
0834	28	3.5	Lombardy poplar	Fair/Poor	Fair	Moderate	Remove	Low live crown ratio, deadwood.
0835	17	2.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Suppressed.
0836	10	1.5	Lombardy poplar	Fair	Fair	Moderate	Remove	Suppressed.
0837	79	9.5	Lombardy poplar	Fair	Fair	Moderate	Remove	
0838	41	5.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0839	74	9.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Slime flux, possible internal decay.
0840	42	5.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0841	12	1.5	hawthorn	Fair	Fair	Moderate	Remove	
0842	13	1.5	apple	Fair	Fair	Moderate	Remove	Dieback in canopy.
0843	11	1.5	apple	Fair	Fair	Moderate	Remove	
0844	17	2.0	Lombardy poplar	Fair	Fair	Moderate	Remove	Suppressed.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

UPDATED TREE RESOURCE
for
4355 Viewmont Avenue

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Status</i>	<i>Remarks / Recommendations</i>
0845	45, 46	9.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0846	60	7.0	Lombardy poplar	Fair	Fair	Moderate	Remove	
0847	11	1.5	plum	Fair	Fair	Moderate	Remove	
0848	15	1.5	apple	Fair	Poor	Moderate	Remove	
0849	10, 13	2.0	apple	Fair	Poor	Moderate	Remove	Covered in grape vine.
0850	25	2.5	White oak	Fair	Fair	Good	Remove	Verify species.
2548	18	2.5	Douglas-fir	Good	Good	Poor	Retain	Located on shared boundary with BC Hydro property to the north. More than 3 metres from the property boundary.
2550	11	1.5	Douglas-fir	Good	Good	Poor	Retain	Located on shared boundary with BC Hydro property to the north. More than 3 metres from the property boundary.
2642	25	3.0	Western Red cedar	Good	Good	Moderate	Remove	

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

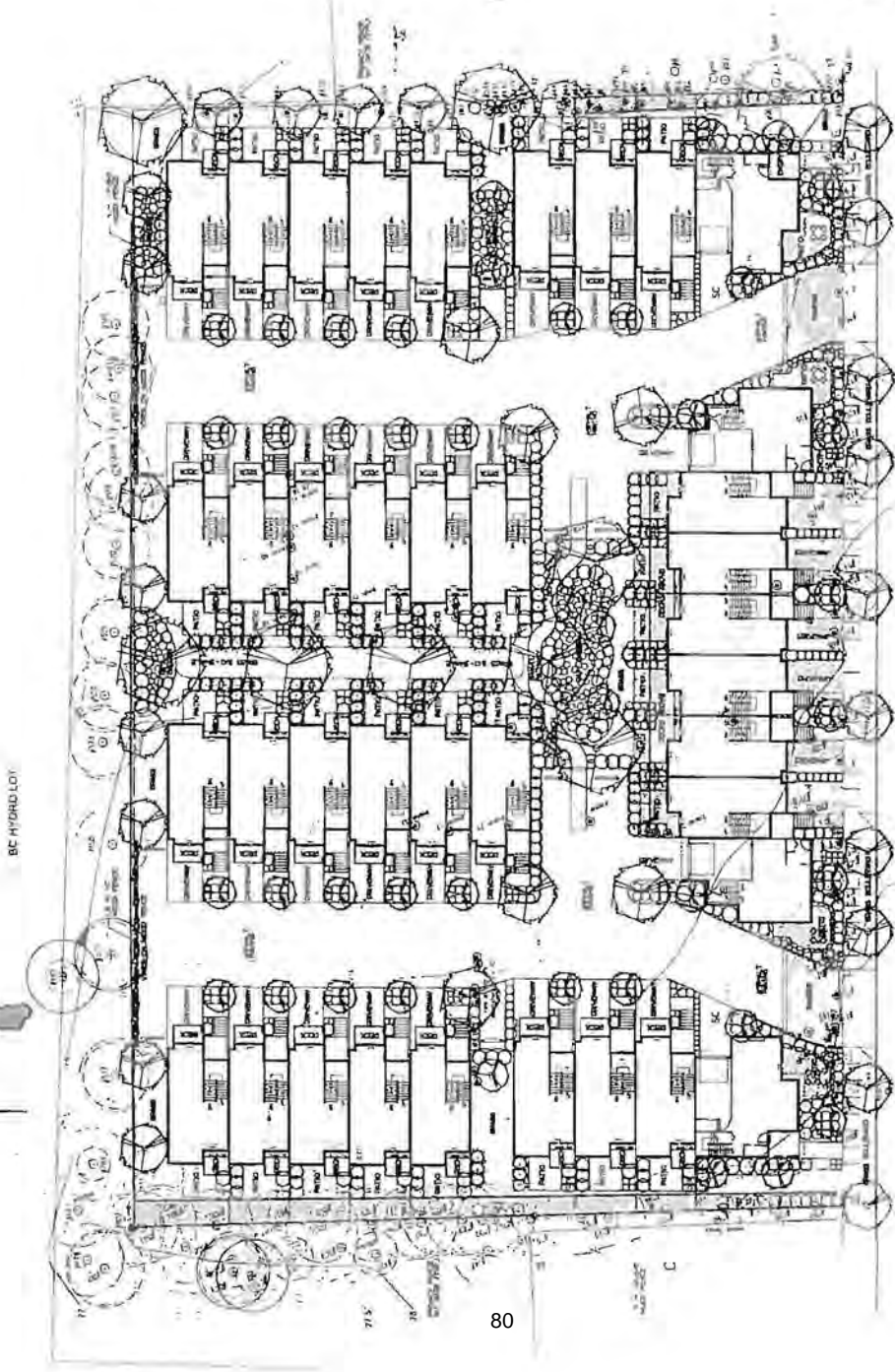
LEGEND

1. 12" x 12" CONC. SLAB
 2. 12" x 12" CONC. SLAB
 3. 12" x 12" CONC. SLAB
 4. 12" x 12" CONC. SLAB
 5. 12" x 12" CONC. SLAB
 6. 12" x 12" CONC. SLAB
 7. 12" x 12" CONC. SLAB
 8. 12" x 12" CONC. SLAB
 9. 12" x 12" CONC. SLAB
 10. 12" x 12" CONC. SLAB
 11. 12" x 12" CONC. SLAB
 12. 12" x 12" CONC. SLAB
 13. 12" x 12" CONC. SLAB
 14. 12" x 12" CONC. SLAB
 15. 12" x 12" CONC. SLAB
 16. 12" x 12" CONC. SLAB
 17. 12" x 12" CONC. SLAB
 18. 12" x 12" CONC. SLAB
 19. 12" x 12" CONC. SLAB
 20. 12" x 12" CONC. SLAB
 21. 12" x 12" CONC. SLAB
 22. 12" x 12" CONC. SLAB
 23. 12" x 12" CONC. SLAB
 24. 12" x 12" CONC. SLAB
 25. 12" x 12" CONC. SLAB
 26. 12" x 12" CONC. SLAB
 27. 12" x 12" CONC. SLAB
 28. 12" x 12" CONC. SLAB
 29. 12" x 12" CONC. SLAB
 30. 12" x 12" CONC. SLAB
 31. 12" x 12" CONC. SLAB
 32. 12" x 12" CONC. SLAB
 33. 12" x 12" CONC. SLAB
 34. 12" x 12" CONC. SLAB
 35. 12" x 12" CONC. SLAB
 36. 12" x 12" CONC. SLAB
 37. 12" x 12" CONC. SLAB
 38. 12" x 12" CONC. SLAB
 39. 12" x 12" CONC. SLAB
 40. 12" x 12" CONC. SLAB
 41. 12" x 12" CONC. SLAB
 42. 12" x 12" CONC. SLAB
 43. 12" x 12" CONC. SLAB
 44. 12" x 12" CONC. SLAB
 45. 12" x 12" CONC. SLAB
 46. 12" x 12" CONC. SLAB
 47. 12" x 12" CONC. SLAB
 48. 12" x 12" CONC. SLAB
 49. 12" x 12" CONC. SLAB
 50. 12" x 12" CONC. SLAB
 51. 12" x 12" CONC. SLAB
 52. 12" x 12" CONC. SLAB
 53. 12" x 12" CONC. SLAB
 54. 12" x 12" CONC. SLAB
 55. 12" x 12" CONC. SLAB
 56. 12" x 12" CONC. SLAB
 57. 12" x 12" CONC. SLAB
 58. 12" x 12" CONC. SLAB
 59. 12" x 12" CONC. SLAB
 60. 12" x 12" CONC. SLAB
 61. 12" x 12" CONC. SLAB
 62. 12" x 12" CONC. SLAB
 63. 12" x 12" CONC. SLAB
 64. 12" x 12" CONC. SLAB
 65. 12" x 12" CONC. SLAB
 66. 12" x 12" CONC. SLAB
 67. 12" x 12" CONC. SLAB
 68. 12" x 12" CONC. SLAB
 69. 12" x 12" CONC. SLAB
 70. 12" x 12" CONC. SLAB
 71. 12" x 12" CONC. SLAB
 72. 12" x 12" CONC. SLAB
 73. 12" x 12" CONC. SLAB
 74. 12" x 12" CONC. SLAB
 75. 12" x 12" CONC. SLAB
 76. 12" x 12" CONC. SLAB
 77. 12" x 12" CONC. SLAB
 78. 12" x 12" CONC. SLAB
 79. 12" x 12" CONC. SLAB
 80. 12" x 12" CONC. SLAB
 81. 12" x 12" CONC. SLAB
 82. 12" x 12" CONC. SLAB
 83. 12" x 12" CONC. SLAB
 84. 12" x 12" CONC. SLAB
 85. 12" x 12" CONC. SLAB
 86. 12" x 12" CONC. SLAB
 87. 12" x 12" CONC. SLAB
 88. 12" x 12" CONC. SLAB
 89. 12" x 12" CONC. SLAB
 90. 12" x 12" CONC. SLAB
 91. 12" x 12" CONC. SLAB
 92. 12" x 12" CONC. SLAB
 93. 12" x 12" CONC. SLAB
 94. 12" x 12" CONC. SLAB
 95. 12" x 12" CONC. SLAB
 96. 12" x 12" CONC. SLAB
 97. 12" x 12" CONC. SLAB
 98. 12" x 12" CONC. SLAB
 99. 12" x 12" CONC. SLAB
 100. 12" x 12" CONC. SLAB

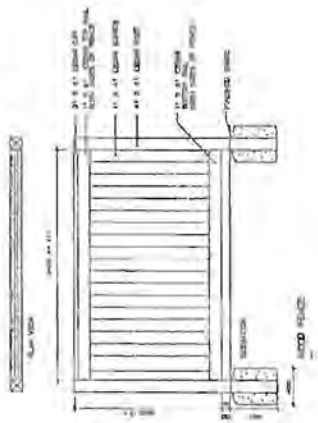
4301 VIEWMONT AVENUE

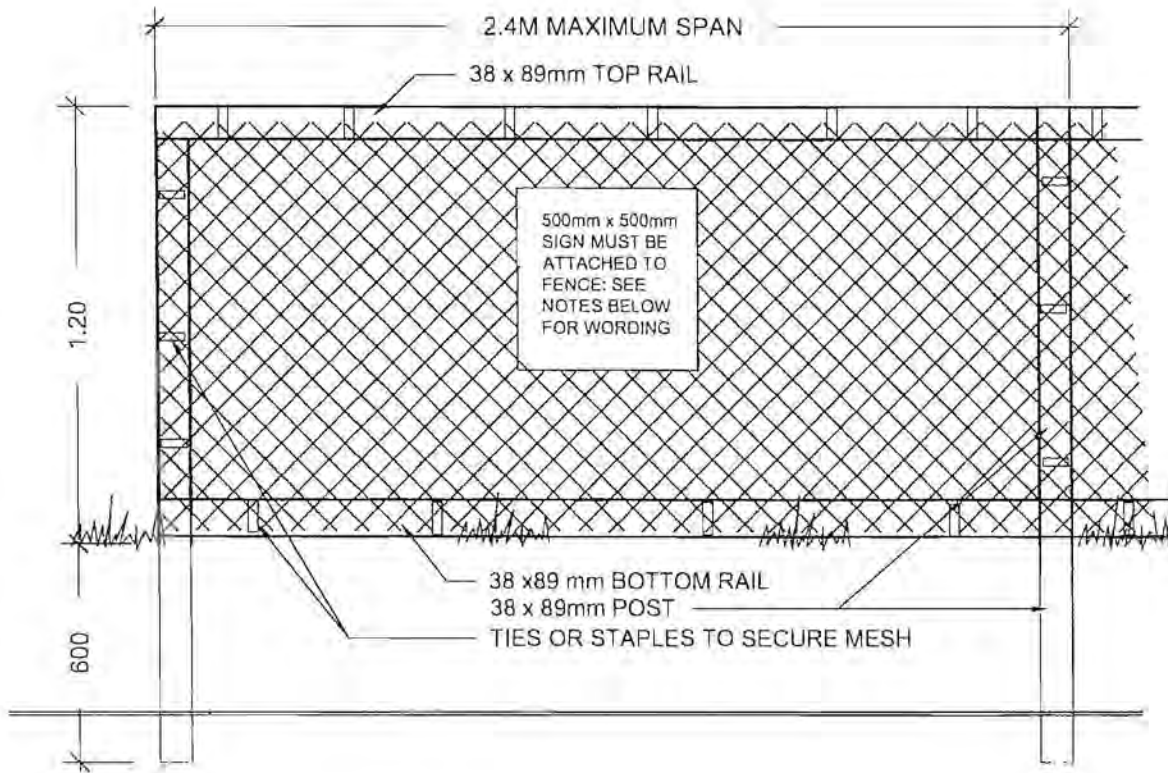
LANDSCAPE PLAN

DATE: 10/10/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"



VIEWMONT AVENUE





TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONSTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING:
WARNING-HABITAT PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



DETAIL NAME: **TREE PROTECTION FENCING**

DATE: 1/16/09
DRAWN: DM
APP'D: GW
SCALE: N.T.S.

H:\shared\parks\Tree Protection Fencing.pdf

THE CORPORATION OF THE DISTRICT OF SAANICH

TO: MAYOR AND MEMBERS OF COUNCIL
DATE: AUGUST 31, 2016
FROM: ADVISORY DESIGN PANEL
SUBJECT: APPLICATION BY KPL JAMES ARCHITECTURE INC. TO CONSTRUCT 38 ATTACHED HOUSING UNITS AT 4355 VIEWMONT AVENUE. VARIANCES ARE REQUESTED

PLANNING FILES: DPR00642 / REZ00571
CASE #2016/008

BACKGROUND AND PRESENTATION

The above referenced application was considered by the Advisory Design Panel at its meeting of August 17, 2016.

Tony James, KPL James Architecture Inc.; and Keith Grant, Keith N. Grant Landscape Architecture Ltd. attended to present design plans and answer questions from the Panel.

Ms. Pickard briefly outlined the proposal:

- The 6.475 m² subject property is located in the Royal Oak Major "Centre".
- BC Hydro site is immediately to the east and is adjacent to the south lot line (tennis courts) and approximately half of the northern lot line.
- The Royal Oak Local Area Plan identifies this site as potential multi-family, specifically for attached housing or a small apartment building to a maximum of three storeys.
- Variances requested are as follows:
 - Front Lot Line Setback reduced from 7.5 m to 2.7 m;
 - Rear Lot Line Setback reduced from 10.5 m to 3.0 m;
 - Interior Side Lot Line Setback reduced from 7.5 m to 4.5 m;
 - Building Height increased from 7.5 m to 10.0 m;
 - Required Building Separation between buildings reduced from 6.0 m to 3.86 m, from living room windows from 15 m to 10 m and from other habitable rooms from 12 m to 10.8 m;
 - Required visitor parking reduced from 12 spaces to 10 spaces;
 - Parking Area increased from 30% of the lot to 40.6% of the lot; and
 - Projections from cantilevered balconies for six of the units increased from 0.6 m to 0.83 m.

The applicant highlighted:

- Site layout adjustments, including moving driveways from the rear of the homes to off of Viewmont Avenue, have resulted in additional green space and landscaping.
- A welcoming and attractive curving accent stone identifier wall is proposed for the entrance.
- No units will face towards the BC Hydro site and all units will have a variable middle floor plan, which will allow for the option of facing the driveway or green space.
- The colour palette proposed is pleasing and would utilize Hardie Plank / Panel, aluminum composite and Boral Versetta stone.

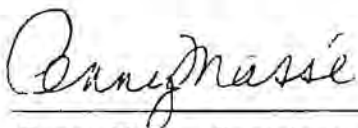
- Every unit would include a vertical element created by bay windows on upper and lower levels and a partially peaked roof to encourage stepped down massing.
- Permeable pavers will be utilized to break up asphalt.
- Off-site improvements are proposed for Viewmont Avenue including new curb, gutter, sidewalk and a boulevard.
- The landscape plan includes hardscape permeable pavers, unit entry walkways, patio spaces, planting areas in the front of each unit, a large rain garden including bench seating, and a pedestrian connection.
- Patio spaces will be appropriately planted to provide screening and privacy.
- Hedging, larger-scale trees, and tree augmentation is planned to create more dense landscaping.

Comments from the Panel:

- The lack of sufficient green and open space is a detriment to the project.
- The colour palette could be updated and made more inviting. If a neutral background treatment were considered the side units might be more aesthetically pleasing.
- The roof line presents as more commercial or industrial and could be more inviting.
- Adaptable housing guidelines should be more carefully considered and accessible washrooms should be included in the lower level of all end units.
- Street parking could be a concern due to the proposed reduction of required visitor parking spaces and street parking would be lost with the number of proposed driveways.
- There is a lack of sufficient outdoor play areas for children, however the proximity to Brydon Park was noted.
- The step down to 2-storey for the end units works well and that variety could be considered for the other townhouse blocks.
- The plan relates well with the street and the driveways, front doors and stepped down effects work well; however, the rear of the site plan does create concerns regarding a lack of open space and visual breathing room. Alternative parking plans / turnaround areas could be investigated to create more space.
- Additional landscape screening should be installed for any viewsapes that include the BC Hydro parking lot and easement area.
- A deeper overhang on the gabled roof could be considered, only 18" is proposed.

RECOMMENDATION:

That it be recommended that the design to construct 38 attached housing units at 4355 Viewmont Avenue be approved as presented with recommendations to reduce the number of units in order to create more open space on the site and include accessible washrooms in all end units.



Penny Masse, Secretary
Advisory Design Panel

/pm
ec: *Director of Planning
Manager of Inspections
Greater Victoria Housing Society*

Andrea Pickard, Planner
District of Saanich
770 Vernon Ave.
Victoria, BC V8X 2W7

September 16, 2016

Re: Community Consultation – Development Permit and Rezoning Application
File: DPR00642; REZ00571 – 4355 Viewmont Ave.

Dear Ms. Pickard;

Mike Geric Construction is pleased to submit the results of its community consultation efforts in support of our application for a 38-unit townhome development in Royal Oak.

Overview

Substantial revisions have been made to our original proposal of 52 condos, 27 townhomes and 9 student suites (88 units total). We listened to the community concerns and made a number of improvements to the site, including a reduction in height and density. With these changes in hand, we re-engaged with the community and came back with an improved development.

Renewed Community Engagement

Subsequent to an information meeting held with the President and Vice President of the Royal Oak Community Association (ROCA), we hosted a Community Open House on November 5, 2015. The ROCA Executive were a key part of our communication efforts and approved the map we used for community engagement borders (Appendix A). The president of ROCA mailed our 207 posted invitations to the community while immediate neighbours received a hand-delivered, personal invitation from Mike Geric Construction to meet with members of the Development Team. In addition, we posted a community notice in the Saanich News on October 31, 2015 (Appendix B).

November 5th Open House Participation and Feedback

The Community Open House hosted on November 5, 2015 was well attended and we received thoughtful and positive feedback on our Questionnaire. ROCA Executive members were not present; however, 21 community members attended the Open House and we received 12 completed questionnaires (Appendix C).

Three main themes were addressed in the Questionnaire;

1. *General response to Development Concept*
Scale of 1 - 5, with 5 being the most supportable

- 11 of the 12 respondents rated the project a 4/5 or 5/5.

250.590.3666 // 250.590.3606
info@gericconstruction.com // www.gericconstruction.com
4520 West Saanich Road // Victoria // BC V8Z 3G4



- 1 respondent had generally balanced comments and provided a rating of 2/5.
2. *Do you support the proposed sidewalk amenity that links the proposed development to the park system?*
 - 11 respondents support the sidewalk 100%.
 - 1 respondent could not provide 100% support as they believe the sidewalk is not needed from Brydon Park to the tennis courts.
 3. *Do you support the 3 driveways proposed in the development that are accessed from Viewmont Avenue?*
 - 11 respondents support the 3-driveway concept.
 - 1 respondent would like to hear more about crosswalks and stop signs in support of pedestrian safety.

Additional Comments from the Questionnaires

Several people expressed concerns with increased traffic, neighbourhood traffic controls and overall pedestrian safety.

Many positive comments were also received:

"This proposal suits the existing residential community so much more than previous proposal."

"Decrease in density is a plus."

"Thank you for listening to us."

"Builder listened to the views of the neighbours."

"Reduced density is positive and appreciated."

"In harmony with the neighbourhood."

"The landscaping will be an enhancement to the area."

"Have our full support."

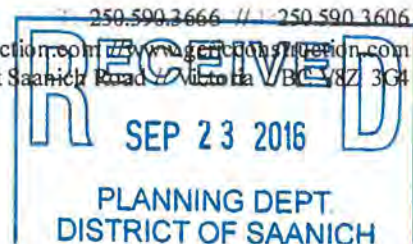
"Well done on listening to concerns of the neighbourhood."

In addition to the initiatives above, key members of the Development Team attended the ROCA Annual General Meeting in late Spring 2016 and presented our plan to community again. We fielded a couple of questions and had a warm reception to our proposal.

Summary

Mike Geric Construction initiated a fulsome engagement with ROCA and local residents to come up with an attractive and positive development for the Royal Oak community. We listened to the neighbours and made a number of improvements to the project, including a reduction in height and density. In addition, the proposed sidewalk amenity that links the development to the park system has been well received and will further enhance walkability within the community.

250.590.3666 // 250.590.3606
 info@gericconstruction.com // www.gericconstruction.com
 4520 West Saanich Road, Victoria, BC V8Z 3G4

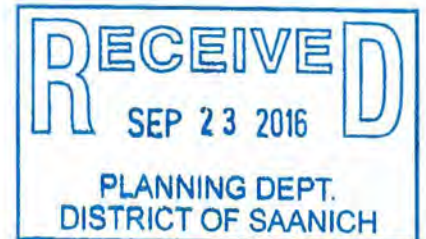




MIKE GERIC
CONSTRUCTION LTD

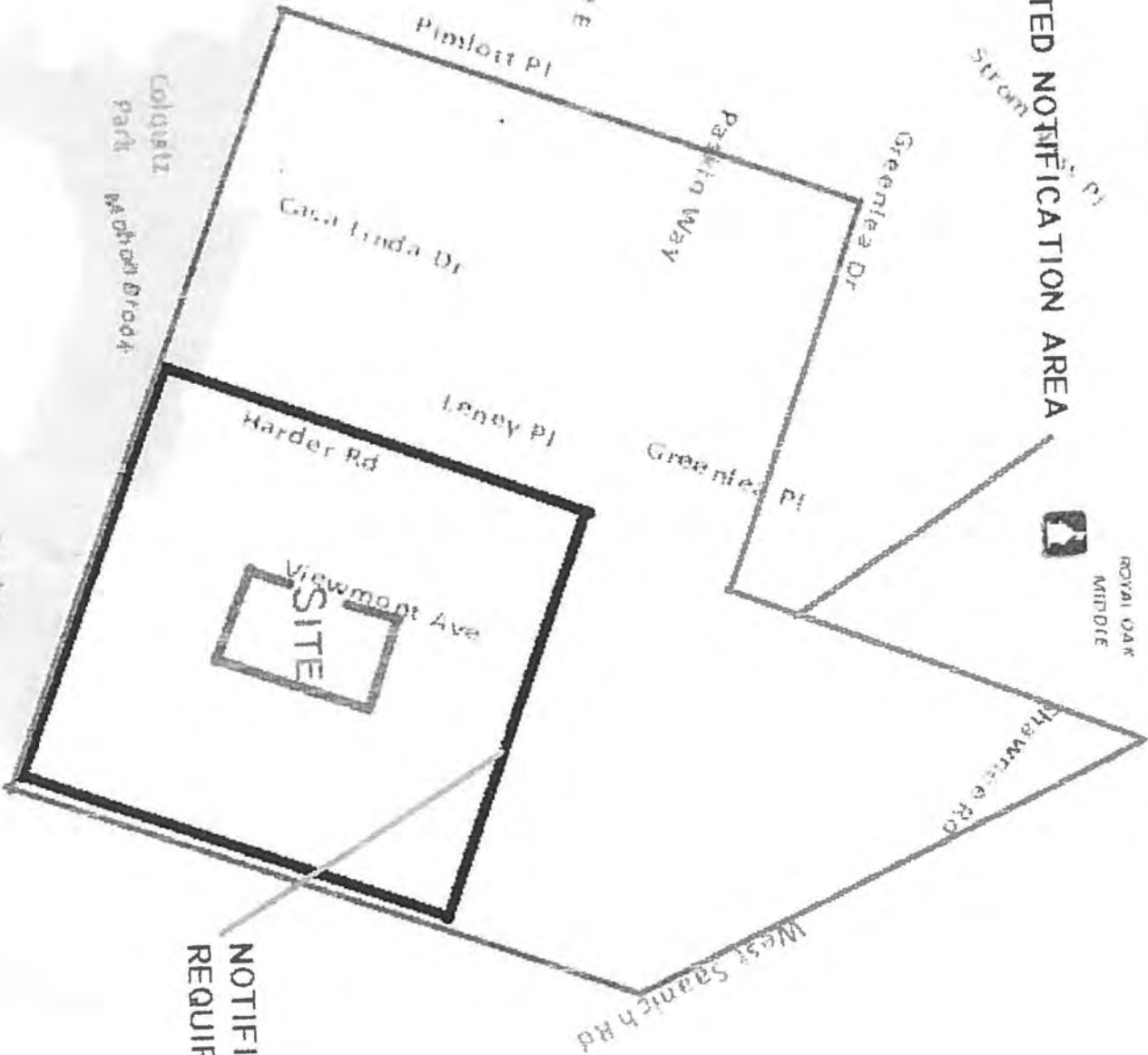
SINCE **68**

Appendix A
Community Map



T: 250.590.3666 // F: 250.590.3606
E: info@gericconstruction.com // www.gericconstruction.com
4520 West Saanich Road // Victoria // BC V8Z 3G4

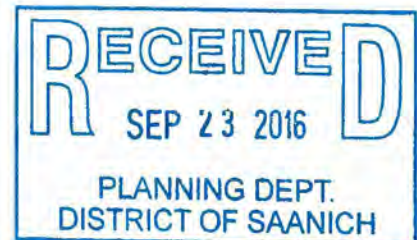
SUGGESTED NOTIFICATION AREA



NOTIFICATION AREA
REQUIRED BY SAANICH

RECEIVED
 SEP 23 2016
 PLANNING DEPT.
 DISTRICT OF SAANICH

Appendix B
Community Notice



T: 250.590.3666 // F: 250.590.3606
E: info@gericconstruction.com // www.gericconstruction.com
4520 West Saanich Road // Victoria // BC V8Z 3G4



MIKE GERIC
CONSTRUCTION LTD

SINCE
68

COMMUNITY OPEN HOUSE

The community is invited to an informational open house for Mike Geric Construction's

**PROPOSED DEVELOPMENT AT
4355 VIEWMONT AVENUE**

**Thursday, November 5, 2015
7:00 to 8:30 pm**

**Travino Presentation Centre, 742 Travino Lane
(off Wilkinson Road or West Saanich Road)**

WWW.GERICCONSTRUCTION.COM

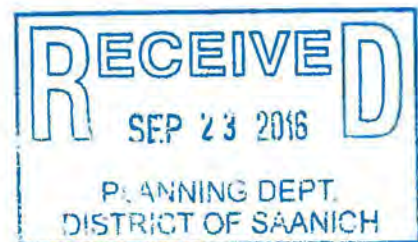
RECEIVED
NOV 11 2015
PLANNING DEPT.
DISTRICT OF SAANICH



MIKE GERIC
CONSTRUCTION LTD

SINCE **68**

Appendix C
Open House Attendance Sheets and
Completed Questionnaires



T: 250.590.3666 // F: 250.590.3606
E: info@gericconstruction.com // www.gericconstruction.com
4520 West Saanich Road // Victoria // BC V8Z 3G4

INFORMATION OPEN HOUSE

Proposed Residential Development

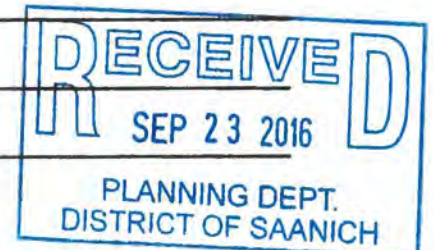
4355 Viewmont Avenue

Saanich, B.C.

November 5th, 2015

Attendance Sheet

<u>Name</u>	<u>Phone:</u>	<u>Address</u>
Matthew Macdonald		Packin Way
Katherine Whitworth		Viewmont Ave.
Judy ATENWELL		VIADUCT AVE 1
Russ CURRIE		KACIER
Bob's Kene		Harder
Marion Brown John		Greenlea Drive
Jean Taylor		VIADUCT AVE
Harold Hurdal		Viewmont
Andrew Lee		Via duct Ave
James Slack		Harder Rd.
Tina Reid		Faskin Way
Grace Bonforti		VIADUCT East



INFORMATION OPEN HOUSE

Proposed Residential Development

4355 Viewmont Avenue

Saanich, B.C.

November 5th, 2015

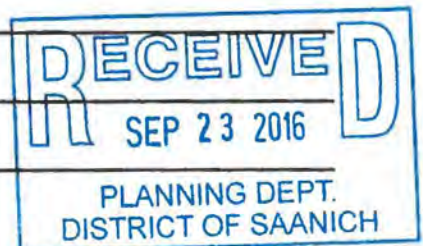
Attendance Sheet

Name

Phone:

Address

<u>Name</u>	<u>Phone:</u>	<u>Address</u>
W. O'Keefe	[REDACTED]	Viewmont Ave
M. Campbell	[REDACTED]	Harbour Rd
Cheryl Robinson	[REDACTED]	Casa Linda Trl.
Heather Sarkis	[REDACTED]	77 Viewmont Ave
Jane Bowers	[REDACTED]	Casa Linda Dr.
Evelyn Reitnayer	[REDACTED]	Abraham Court
Leanne McKeachie	[REDACTED]	Viewmont Ave
Eric Tang	[REDACTED]	Viewmont Ave
MARK DEBORDES	[REDACTED]	Viewmont Ave





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	_____
4	_____
3	_____
2	_____
1	_____

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

4. DO YOU SUPPORT THE ³/₄ DRIVEWAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

5. OTHER COMMENTS:

NAME J. H. FEAS ADDRESS [REDACTED]

NAME _____

PHONE/EMAIL _____ DATE 10/20/15

250.590.3606 250.590.3606
info@gericconstruction.com / www.gericconstruction.com
4520 West Saanich Road / Victoria / BC V8Z 3G4





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	_____
4	_____ <input checked="" type="checkbox"/>
3	_____ <input checked="" type="checkbox"/>
2	_____
1	_____

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

noticed density is possible + appreciated, and sleeping - all steps attractive + practical

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

Not 100%: Sidewalk not needed from Bryden Park in front of tennis courts. ~~Where Bryden Park users park?~~ Where will Bryden Park users park?

4. DO YOU SUPPORT THE ³4 DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

seems OK.

5. OTHER COMMENTS:

Pls. add traffic calming on viaduct, Lindsay (speed bumps, etc.). Extra traffic not welcome but dev. seems nice.

NAME Cheryl Robinson ADDRESS [redacted] Casa Linda Dr.

NAME _____

PHONE/EMAIL [redacted] DATE Nov 5 2015





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	_____
4	_____✓_____
3	_____
2	_____
1	_____

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

*Reduced size; no condo towers
Landscaping*

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

Yes

4. DO YOU SUPPORT THE ³4 DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

Yes

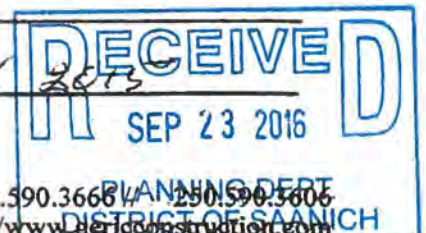
5. OTHER COMMENTS:

*Crosswalk across Viewmont needed at Viaduct intersection.
Completion of sidewalk along Viewmont is vital!
Concern is increased traffic on Viaduct, Lindsay, Greenlea.*

NAME Jim Bonfant ADDRESS Viaduct

NAME _____

PHONE/EMAIL _____ DATE Nov 6 2015





PROPOSED RESIDENTIAL DEVELOPMENT
4355 VIEWMONT AVENUE
QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	_____
4	_____
3	_____
2	<input checked="" type="checkbox"/> _____
1	_____

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

If like other projects by this company, the landscaping will be an enhancement to the area.

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

Yes.

4. DO YOU SUPPORT THE ³ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

I need to hear more about crosswalks + stop signs that will support pedestrian safety. Also, will the new development have posted speed limits, which will encourage safe driving in + adjacent to the site?

5. OTHER COMMENTS:

I hope that your group will promote in anyway available to you a traffic light @ Greenlea + Wilkinson. This project will increase traffic.

NAME Bonnie Bonfonti ADDRESS Viaduct Avenue East

NAME _____ Victoria, B. c.

PHONE/EMAIL _____ DATE Nov. 5, 2015

Thanks for the opportunity to provide input. BB

250.590.3666 // 250.590.3666
info@gericconstruction.com // www.gericconstruction.com
4520 West Saanich Road // Victoria // BC V8Z 3P4






PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	<input checked="" type="checkbox"/>
4	<input type="checkbox"/>
3	<input type="checkbox"/>
2	<input type="checkbox"/>
1	<input type="checkbox"/>

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

less units, more landscaping 

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

yes

4. DO YOU SUPPORT THE ³~~4~~ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

yes

5. OTHER COMMENTS:

this is much better!

NAME *L. O'Keefe* ADDRESS *Viewmont Ave E*

NAME _____

PHONE/EMAIL _____ DATE *Nov 5 / 2015*





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	<input checked="" type="checkbox"/>
4	<input type="checkbox"/>
3	<input type="checkbox"/>
2	<input type="checkbox"/>
1	<input type="checkbox"/>

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

*The elimination of the condos and parking
the density down is a ^{pleasant} surprise!*

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

yes an excellent amenity added!

4. DO YOU SUPPORT THE ³4 DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

Yes

5. OTHER COMMENTS:

NAME Andrew Lee ADDRESS [redacted] Viaduct Ave.

NAME _____

PHONE/EMAIL [redacted]

DATE Nov 5





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	<input checked="" type="checkbox"/>
4	<input type="checkbox"/>
3	<input type="checkbox"/>
2	<input type="checkbox"/>
1	<input type="checkbox"/>

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

*Low cost
no other plans*

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

YES

4. DO YOU SUPPORT THE ³~~4~~ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

YES

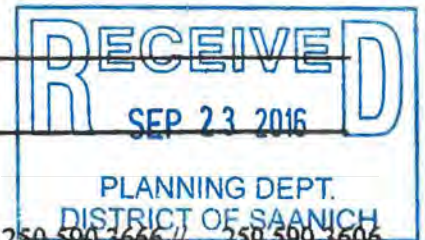
5. OTHER COMMENTS:

we support this

NAME _____ ADDRESS _____

NAME _____

PHONE/EMAIL _____ DATE _____





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	<u> X </u>
4	<u> </u>
3	<u> </u>
2	<u> </u>
1	<u> </u>

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

- LOOK AND FEEL LOOKS GREAT
- DECREASE IN DENSITY IS A PLUS
- GOOD QUALITY BUILD & LAYOUT.

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

- YES!

4. DO YOU SUPPORT THE ³~~4~~ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

- YES!

5. OTHER COMMENTS:

- STOP SIGNS, CROSS WALKS & CURBING BUMPS WOULD BE GREAT.
- HAVE OUR FULL SUPPORT.

NAME MARK DEMEIDEIROS ADDRESS [REDACTED] VIEWMONT AVE

NAME _____

PHONE/EMAIL [REDACTED] DATE Nov 05/15





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

- 5
- 4
- 3
- 2
- 1

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

- Nice landscaping
- Lower density than previous plan
- Good reputation of builder
- Builder ~~is~~ listened to views of the neighbours

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

Absolutely

4. DO YOU SUPPORT THE ³~~4~~ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

This is fine because Viewmont is a dead-end street.

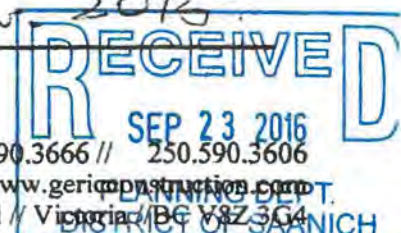
5. OTHER COMMENTS:

Thanks for the opportunity to hear the proposal. Good luck!

NAME ERIC TAYLOR ADDRESS [redacted] Viaduct Ave. East.

NAME _____

PHONE/EMAIL [redacted] DATE 5 Nov 2015





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	_____
4	_____
3	_____
2	_____
1	_____

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

good location, good access to park, good access to school, good access to transit

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

yes

4. DO YOU SUPPORT THE ³ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

yes

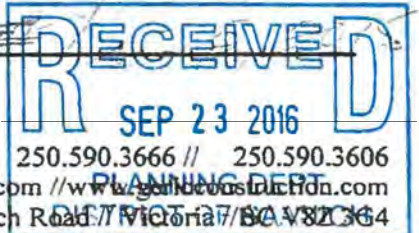
5. OTHER COMMENTS:

Impressed!

NAME *John Taylor* ADDRESS *[Redacted] Viewmont Ave E*

NAME _____

PHONE/EMAIL *[Redacted]* DATE *[Redacted]*





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	<input checked="" type="checkbox"/>
4	<input type="checkbox"/>
3	<input type="checkbox"/>
2	<input type="checkbox"/>
1	<input type="checkbox"/>

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

Handwritten notes for question 2, mostly illegible.

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

Handwritten "yes" with a checkmark.

4. DO YOU SUPPORT THE ³/₄ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

Handwritten "yes".

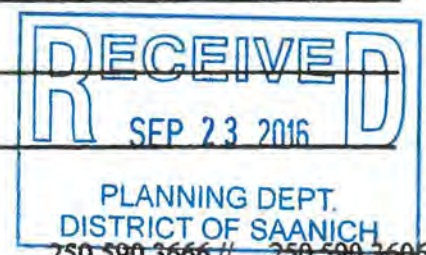
5. OTHER COMMENTS:

well done on listening to concerns of the neighborhood

NAME Bob Kene ADDRESS [Redacted] Hazel Rd

NAME _____

PHONE/EMAIL [Redacted] DATE _____





PROPOSED RESIDENTIAL DEVELOPMENT 4355 VIEWMONT AVENUE QUESTIONNAIRE

1. GENERAL RESPONSE TO NOVEMBER 2015 DEVELOPMENT CONCEPT
(PLEASE CHECK ONE OF THE SPACES BELOW, 5 BEING MOST SUPPORTABLE):

5	<u>Yes</u> ✓
4	_____
3	_____
2	_____
1	_____

2. PLEASE IDENTIFY POSITIVE FEATURES OF THIS DEVELOPMENT:

* increased setback of front townhomes because of front driveways off of Viewmont Ave * quality building material
 * increased green space & foliage * architectural interesting
 * decreased density
 * developer supports community requests * sidewalk connected on both

3. DO YOU SUPPORT THE PROPOSED SIDEWALK AMENITY THAT LINKS THE PROPOSED DEVELOPMENT TO THE PARK SYSTEM?

Yes ✓✓✓

4. DO YOU SUPPORT THE ³ DRIVE-WAYS PROPOSED IN THE DEVELOPMENT THAT ARE ACCESSED FROM VIEWMONT AVENUE?

Yes ✓✓✓

5. OTHER COMMENTS:

This proposal suits the existing residential community so much more than the previous proposal.
 Thank-you for listening to us 😊

NAME Alex McKeachie ADDRESS [redacted] Viewmont Ave

NAME Leanne McKeachie

PHONE/EMAIL [redacted]

DATE Nov 5 2015





Royal Oak Community Association

Box 50, #106 - 4480 West Saanich Road

Victoria, BC V8Z 3E9

www.RoyalOakCommunityAssociation.ca

August 24, 2016

Andrea Pickard
Planning Department
District of Saanich
770 Vernon Avenue
Victoria, BC

Dear Andrea

Re: DPR00642
REZ00571
4355 Viewmont Avenue

At recent meetings, the Association voted to generally have no objection to this application to rezone from A1 zone to RT-5 zone to construct 38 attached housing units.

Concern was expressed on the following:

- Lack of stop signs when exiting the driveways; there is a park nearby as well as tennis courts and it's felt that a requirement to come to a full stop on exiting the driveway may provide additional safety for those on the sidewalk, street or bike paths.
- It's hoped the applicant will give consideration to making amendments based on what is felt are valid recommendations of the Advisory Design Panel.
- Has a bus pass program been considered to potentially reduce the traffic in the area?

The Royal Oak Community Association appreciates the opportunity to comment on this application.

Yours truly,

Marsha Henderson
President
Royal Oak Community Association



Making a Difference

Planning - Fwd: DPR00642; REZ00571; Ministry File 2016-01511

From: Andrea Pickard
To: Planning
Date: 3/29/2016 3:12 PM
Subject: Fwd: DPR00642; REZ00571; Ministry File 2016-01511

please add to the file - thanks

>>> "Harrison, Mark TRAN:EX" <Mark.Harrison@gov.bc.ca> 3/29/2016 3:11 PM >>>
Andrea,

Please consider this email to be an official Ministry response to the proposed development/rezoning proposal for 4355 Viewmont Avenue, Saanich, your file DPR00642; REZ00571, **Ministry File 2016-01511**.

The Ministry has no objections to the development/rezoning proposal and has no additional requirements for approval. Any necessary bylaw certification forms for the rezoning may be forwarded to this office at your convenience.

If you require any additional information please feel free to contact myself directly.

Best Regards,

Mark Harrison, M.LArch
District Development Technician
Ministry of Transportation and Infrastructure
240 - 4460 Chatterton Way
Victoria, BC V8X 5J2
Ph: (250) 952-5562

ENTERED
IN CASE





The Corporation of the District of Saanich

Report

Mayor
Councillors
Administrator
Council
Administrator
Media
Jan 16/17 SA

To: Mayor and Council
From: Sharon Hvozdzanski, Director of Planning
Date: January 13, 2017
Subject: 2016 Regional Growth Strategy – Proposed Comprehensive Update to 2003
Regional Growth Strategy
File: 2160-20

PURPOSE

The purpose of this report is to:

1. Provide background information on the existing Regional Growth Strategy, the current update process, and the dispute resolution process;
2. Highlight key legislative authority considerations related to the review process;
3. Outline the CRD's response to issues previously identified by Saanich Council during the informal referral of the proposed Regional Growth Strategy in March 2016;
4. Provide an overview of substantive changes made to the proposed Regional Growth Strategy since the informal referral in March 2016;
5. Outline potential options for Council to consider; and
6. Seek Council's recommendation on the proposed amendment so that it can be conveyed to the Capital Regional District within the prescribed 60-day referral period.

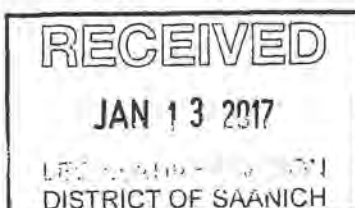
BACKGROUND

Existing Regional Growth Strategy

In 1995, the Provincial Government passed into law the "Growth Strategies Act". The purpose of this provincial initiative was to encourage regional districts and member municipalities to prepare for growth and future change in an integrated manner. The "Growth Strategies Act" provides a framework for interactive planning between municipalities and a regional district. Member municipalities are bound to the Regional Growth Strategy (RGS) through adoption of Regional Context Statements in their Official Community Plans.

The "Local Government Act" provides direction for content and process and states that a Regional Growth Strategy must address: Housing; Transportation; Regional district services; Parks and natural areas; Economic development; and Greenhouse gas emissions.

In February 1996, the Capital Regional District Board formally initiated a Regional Growth Strategy. After significant public and stakeholder consultation, the Regional Growth Strategy was formally adopted by the Capital Regional District (CRD) Board, with the support of all municipalities, on August 13, 2003.



The Regional Growth Strategy includes eight strategic initiatives that together express a 25-year program for this joint partnership reflective of the content and process set out in the “Local Government Act”. The eight strategic initiatives of the existing (2003) Regional Growth Strategy are: Keep urban settlement compact; Protect the integrity of rural communities; Protect regional green and blue space; Manage natural resources and the environment sustainably; Build complete communities; Improve housing affordability; Increase transportation choice; and Strengthen the regional economy.

Current Regional Growth Strategy Update

A process to update the existing District Regional Growth Strategy (2003) has been underway since 2008. The Growth Strategy is a regional vision that commits affected local municipalities to a course of action to meet common social, economic, and environmental objectives. The updated Regional Growth Strategy would set the vision for the future of the region to 2038.

At the outset, the primary focus of the update was to transition the Regional Growth Strategy (RGS) to a Regional Sustainability Strategy (RSS) that would address a broader range of subject matter. However, on October 25, 2015, the CRD Board directed staff to revert the Regional Sustainability Strategy to a Regional Growth Strategy. This decision reflects the CRD Board’s desire to focus more on the statutory requirements of a Regional Growth Strategy with an emphasis on: Meeting legislative requirements; Incorporating directions from adopted plans; and Providing up to date data and information.

A draft 2016 RGS was presented to the CRD Board on March 9, 2016, following which an informal referral was made to local governments for comment. Comments on key issues and potential implications were provided by Saanich Council on May 16, 2016.

The CRD Board considered comments from member municipalities at their June 29, 2016 meeting, following which direction was provided to:

- Integrate a section on food and agriculture;
- Integrate a section describing municipalities;
- Integrate water servicing criteria;
- Provide for climate action as the overarching objective of the RGS;
- Edit the document to improve clarity and comprehensiveness; and
- Integrate additional policy provisions to ensure all policy that was covered in the Regional Sustainability Strategy is covered in the draft RGS.

The Regional Growth Strategy Bylaw was revised and received 1st and 2nd reading on July 13, 2016. A Public Hearing was held on October 19, 2016. As a result of subsequent amendments, an amended 2016 Regional Growth Strategy Bylaw received 1st and 2nd reading on November 9, 2016.

The amendments made after the October 19, 2016 Public Hearing, and which are further explored in the Discussion section of this report are:

- Reducing the Rural/Rural Residential Area and expanding the extent of the Renewable Resource Lands Policy Area shown in Map 3 Growth Management Concept Plan in the community of Shirley-Jordan River to reflect the recently completed OCP; and
- Proposed amendment to the 2003 RGS, which is included in the Proposed 2016 RGS Bylaw, to include 154 hectares within the RUCSPA (Growth Area) as part of a boundary adjustment between the District of Metchosin and the City of Langford.

A referral to municipal councils for acceptance or rejection as per Section 436 of the "Local Government Act" was made on December 2, 2016. Referral for municipal acceptance is the last step in the provincially-mandated update process before the Regional Growth Strategy bylaw can be adopted. The referral period is 60 days, beginning December 2, 2016 and ending on February 1, 2017. A non-response is considered to be a response in support of the proposed amendment bylaw.

Dispute Resolution Process

Before the CRD Board can adopt the Regional Growth Strategy Bylaw, it must be accepted by all municipalities. If acceptance by all parties cannot be reached, provincial legislation sets out a dispute resolution process for resolving the outstanding matters.

At the date this report was finalized, two municipalities, Esquimalt and View Royal have voted to not accept the Regional Growth Strategy. This assures that a dispute resolution process will be required in order to reach acceptance.

Issues highlighted in Council rejection motions will be the subject of the dispute process. Local governments who accept the Regional Growth Strategy Bylaw are also able to participate in the settlement process.

LEGISLATIVE AUTHORITY

The "Local Government Act" requires the Capital Regional District (CRD) Board to submit a proposed Regional Growth Strategy bylaw to: member municipalities; the Board of the adjoining Regional District; and the Minister of Community Services for formal consideration, following the Public Hearing, and prior to third reading.

Legislation requires affected local governments to respond to the Regional District Board within 60 days of formal notification, with a resolution to either:

- Accept the proposed Regional Growth Strategy; or
- Not accept the proposed Regional Growth Strategy, and outline their reasons for objecting.

In order for the CRD Board to be able to adopt a Regional Growth Strategy amendment bylaw, unanimous support from member municipalities is required. The legislative process for amending the Regional Growth Strategy is the same as it was for its original adoption in 2003.

When a Regional Growth Strategy is adopted, Saanich and other municipalities will be required to update the Regional Context Statement in their Official Community Plans within two years of Regional Growth Strategy Bylaw adoption.

As previously noted, the formal Regional Growth Strategy Bylaw referral period is 60 days, beginning December 2, 2016 and ending on February 1, 2017. A non-response is considered to be a response in support of the proposed amendment bylaw.

DISCUSSION

This report provides an analysis of the proposed 2016 Regional Growth Strategy (RGS) Bylaw. As part of the earlier informal referral of the draft Regional Growth Strategy in early 2016, staff assessed the document from a Saanich perspective and Council provided comment on potential

issues and areas of change to the CRD. Given this context, the discussion section of this report focuses on three areas:

- An overview of the structure of the proposed 2016 Regional Growth Strategy Structure;
- An examination of the CRD's response to issues previously identified by Saanich Council as part of the informal referral in March 2016; and,
- An overview and assessment of substantive changes to the document that have occurred since the informal referral in March 2016.

Proposed 2016 Regional Growth Strategy Structure

Overall, the proposed 2016 RGS Bylaw maintains the general direction of the 2003 Regional Growth Strategy, with the following updated sections and objectives serving as the framework:

Managing and Balancing Growth

Keep Urban Settlement Compact
Protect the Integrity of Rural Communities

Environment and Infrastructure

Protect, Conserve and Manage Ecosystem Health
Manage regional Infrastructure Services Sustainably

Housing and Community

Create Safe and Complete Communities
Improve Housing Affordability

Transportation

Improve Multi-Modal Connectivity and Mobility

Economic Development

Realize the Region's Economic Potential

Food Systems (new)

Foster a Resilient Food and Agriculture System

Climate Action (new)

Significantly Reduce Community-Based Greenhouse Gas Emissions

CRD Response to Issues Previously Identified by Saanich Council

As part of the informal review of the draft 2016 Regional Growth Strategy (RGS) an analysis of the document was undertaken by staff and presented to Council for review and consideration. A staff report was presented to Council at its May 16, 2016 Committee of the Whole meeting where the following motion was endorsed:

"That Council

1. Support the integration of a regional food and agricultural systems section into the 2016 Regional Growth Strategy.
2. Request that the CRD incorporate more stringent criteria to guide any future piped water service extensions.

3. Request that the CRD add policies to Section 5 of the 2016 Regional Growth Strategy to address: The protection of industrial land; and Collaboration on issues of regional economic development, including through shared research and analysis, and work with regional economic development entities.
4. Request that the CRD integrate the following points into an updated community profile for Saanich: Mention that Saanich's framework for growth is based on sustainability and livability; Recognition of environmental integrity as paramount for ensuring social wellbeing and economic vibrancy; and Acknowledgement of the role "Centres" and "Villages" play in managing growth and building complete communities.
5. Request that the CRD include language to establish climate change mitigation and adaptation as an overarching lens through which all decision making and subsequent actions must pass."

This section of the report identifies how the items identified in the May 16, 2016 motion have been addressed in the proposed 2016 Regional Growth Strategy Bylaw.

1. Food and Agricultural Systems

The initial draft 2016 Regional Growth Strategy did not include any new content related to agriculture and food systems. Following informal referral and direction from the CRD Board, a section on food systems is now included with the main objective to "Foster a Resilient Food and Agriculture System". Its aim is to: Enable food production, processing, distribution; Foster a place-based food economy that increases access to local, nutritious, safe and culturally appropriate food; Support food waste management that is environmentally sustainable, benefits the regional economy; and Improve resident's connection to rural and agricultural landscapes.

In addition, policy has also been included in the Economic Development section of the Regional Growth Strategy to ensure long-term protection of Renewable Resource Lands and to address the need for transition buffer areas that support farming within the Agricultural Land Reserve.

Staff comment: The food systems section in the proposed 2016 Regional Growth Strategy adequately addresses the previous Saanich comments. Regional Growth Strategy principles and policy together with the CRD Food and Agriculture Strategy will serve as tools to address this regional issue and guide future regional decision making.

2. Piped Water Servicing as a Growth Management Tool

The initial draft 2016 Regional Growth Strategy did not include water as a growth management tool. This represented a significant departure from the 2003 Regional Growth Strategy, which restricted water and sewer servicing outside the Regional Growth Containment Area. In the draft 2016 Regional Growth Strategy all references to restricting water extensions outside the Growth Containment Area were removed.

As part of its response to the draft Regional Growth Strategy, Saanich Council passed a motion on May 16, 2016 to "Request that the CRD incorporate more stringent criteria to guide any future piped water service extensions". In other feedback to the CRD, piped water service was viewed by a number of communities as being a key tool to manage growth and meet Regional Growth Strategy objectives. That being said, other communities felt that the 2003 Regional Growth Strategy was too restrictive.

Based on the informal referral feedback and Public Hearing comments, a number of water servicing options were considered by the CRD. As a result, the proposed 2016 Regional Growth Strategy was updated to include several policies to guide future water service extensions. This represents a major change from the 2003 Regional Growth Strategy, which restricted piped water service extensions outside the Growth Containment Area, except to address public health or environmental issues, to provide fire suppression or to support agriculture.

The proposed 2016 Regional Growth Strategy Bylaw maintains the exceptions for public health, environment, fire suppression and agriculture, but introduces criteria to guide water service extensions, including those outside the Growth Area. Policy 2 under Objective 2.2 outlines the criteria for water service extensions, both for municipalities and the Juan de Fuca Electoral Area, as follows:

"2. Provide new water system services (public or private) only to areas where:

- a) For a municipality, the areas to be serviced are shown on RGS Map 3 as either Growth Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with OCP servicing provisions and an accepted Regional Context Statement identifies the population to be serviced and how growth in water demand will be addressed. Before approving a new water service bylaw, the full CRD Board must review the request for the new bylaw as it relates to the Regional Growth Strategy and deem the new bylaw consistent with the Regional Growth Strategy. This review is to include a detailed analysis of costs and cost recovery implications, including implications, related to parcel taxes, fees, charges and grants, and subject to the principles as noted above.
- b) For the Juan de Fuca Electoral Area, the areas to be serviced are shown on RGS Map 3 as either Growth Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with OCP servicing provisions and the applicable OCP identifies the population to be serviced and how growth in water demand will be addressed. Where new water system services are provided to the community of Shirley-Jordan River, areas to be serviced may also include lands shown on RGS Map 3 as Renewable Resource Lands Policy Area and designated in the OCP as Coastal Uplands subject to limiting development potential of serviced parcels to a density of one parcel per four hectares, as set out in the OCP."

Additionally, Policy 4 in this section permits the provision of water service to residential units within the Agriculture Land Reserve that are along an existing line that services agriculture, provided that the municipality's OCP prevents further subdivision or residential density increases.

Staff Comment: The changes incorporated into the proposed 2016 Regional Growth Strategy Bylaw provide more guidance for water extensions than the previous draft version, which removed water service as a growth management tool. However, the integrity of the overall growth management policy framework is degraded, as the explicit link between the growth containment boundary, sewer service and water service is removed. The potential areas where water service could be incorporated is greatly expanded, as the area of land designated as Rural / Rural Residential is roughly equivalent to the area of land within the Growth Area Boundary.

For municipalities, expansion to water service would be evaluated based on adherence to the relevant municipal OCP and require an indication how future water demand would be addressed. Provisions are included to enable the CRD Board to review new water service bylaws for consistency with the Regional Growth Strategy, with information on costs and cost recovery to assist in their decision-making. This approach would enable a significant area of the region to potentially have access to piped water service.

For the Juan de Fuca Electoral Area, similar requirements for consistency with local OCPs is required for expansion of water service. Additionally, in Shirley-Jordan River water service may be provided in areas designated as Renewable Resource lands, provided they are designated as Coastal Uplands in the OCP, with a development limit of one parcel per four hectares. Similar to municipalities the CRD Board would need to approve new water service bylaws in the Juan de Fuca Electoral Area. Including similar language around CRD Board approval, as is noted for municipal extensions, would help to provide clarity around the approval process. While OCPs in the Juan de Fuca Electoral Area provide density limits, the provision of water service would increase the viability of development and increase the likelihood of densification in areas far from urban centres.

Provisions to enable water service to residential properties along pre-existing water lines that service agricultural lands are supportable. This helps improve the overall sustainability of operation and maintenance of these lines and includes language to limit any future subdivision or density increases. Additionally, given that the core infrastructure already exists, significant capital expenditures would not be required.

The criteria incorporated into the proposed Regional Growth Strategy Bylaw represent a move away from water as a growth management tool, but provides more guidance than the previous Regional Growth Strategy draft. This could have potential impacts for climate change, compact settlement patterns and fiscal sustainability of infrastructure systems. The availability of water service in Rural/Rural Residential areas will increase the viability of development in these areas outside the regional Growth Area boundary and contribute to transportation issues, increase greenhouse gas emissions and work against the objective of keeping settlement compact. Generally, the delivery of infrastructure is more efficient and cost-effective in areas where there is a higher density of users. Servicing development with low density is generally more costly, with overall system cost implications for operation and maintenance.

3. Economic Development Content

The economic development section of the draft 2016 Regional Growth Strategy largely contained the contents of the 2003 Regional Growth Strategy minus the direction around the creation of an Economic Development Strategy. Saanich feedback during the informal referral suggested this content could be enhanced, including through directions around protection of industrial lands and collaboration on issues of regional economic development.

Resulting from feedback received following the informal review by local municipalities and direction to include content from the Regional Sustainability Strategy, a number of enhancements were included to the proposed 2016 Regional Growth Strategy document, namely: Prioritization of attracting businesses that will support climate action; Policies to support the food agriculture economy; and Policy to support regional collaboration on issues surrounding the supply and demand for employment lands.

Staff comment: Changes have been made to enhance the economic development section with respect to collaboration on regional issues, climate action and the agricultural economy. Though the protection of industrial lands is deemed as important from a Saanich and regional perspective, it is important to note that the CRD does not have a direct role in economic development or the ability to protect or ensure adequate supply of industrial lands. In general, previous suggestions have been addressed within the scope of the CRD's mandate.

4. Community Profile Update

The proposed 2016 Regional Growth Strategy includes updated profiles of all regional municipalities and electoral areas, reflecting input from municipalities during the informal referral process. Saanich's profile reads as follows:

"Environmental integrity is paramount to ensuring social wellbeing and economic vibrancy. Saanich remains a series of community focused neighbourhoods, within an urban containment boundary that clearly separates the urban area from the rural portion of the municipality. This growth framework is based on principles of sustainability and livability. Rural Saanich forms part of the peninsula farm lands. Population increases are managed within the context of the local area planning process, where land use, density and development policies direct growth to "Centres" and "Villages" to build complete communities that encourage diversity of lifestyle, housing, economic and cultural opportunities."

Staff comment: This revised statement is reflective of changes highlighted by Saanich during the informal review process and is consistent with the Saanich OCP vision.

5. Climate Change as an Overarching Lens

The Council motion passed on May 16, 2016 included comment to the CRD to "include language to establish climate change mitigation and adaptation as an overarching lens through which all decision making and subsequent actions must pass".

The proposed 2016 Regional Growth Strategy Bylaw addresses this comment through revision of the Strategy's vision to note that "Our choices reflect our commitment to collective action on climate change". A figure that emphasizes Regional Growth Strategy interconnections has been introduced to show relationships between various parts of the Strategy and highlight climate change as the overarching lens that links all elements together. Additionally, policies have been added to address climate change mitigation and adaptation in various sections of the strategy, including Housing and Community and Economic Development.

Staff Comment: The incorporation of a revised vision, text framing the objectives, new policies and a figure that highlights the primary role of climate change in framing directions helps to address previous Council comments. Ultimately, regional decision-making with respect to the Strategy's fundamental objectives and growth management framework will dictate how well climate change mitigation and adaptation are addressed.

Substantive Changes to the RGS since the Informal Referral Process

The proposed 2016 Regional Growth Strategy Bylaw includes a number of substantive changes that have been made since the informal referral process in March 2016. Some of these changes are the result of feedback from member municipalities and stakeholders, while others are in response to concurrent planning processes. Substantive changes for Council's review and consideration are as outlined below:

1. Changes to land use designations;
2. Revisions to designations in Shirley-Jordan River to align with their recently completed OCP;
3. Inclusion of portions of Port Renfrew in the Growth Area on Map 3; and
4. Expansion of the Growth Area to include 154 hectares as part of a municipal boundary adjustment to transfer the land from the District of Metchosin to the City of Langford.

1. Changes to Land Use Designations

The proposed 2016 Regional Growth Strategy Bylaw contains a number of changes to land use designations that have been made since the March 2016 draft Regional Growth Strategy was informally referred for comment. These changes relate to Section 1 - Managing and Balancing Growth and Map 3 - Growth Management Concept Plan and are:

- Change in designation terminology from “Regional Urban Containment and Servicing Policy Area” to “Growth Area”;
- Removal of designation identifying Metropolitan Core and Major Centres; and
- Removal of the Unprotected Green Space Designation and changes to the Rural/Rural Residential Designation.

Change from “Urban Containment and Servicing Policy Area” to “Growth Area”

Language in the Land Use Designation definitions and on Map 3 has been changed from “Regional Urban Containment and Servicing Policy Area” to “Growth Area”. The rationale for the change is twofold. Firstly there is a desire for simpler terminology. Secondly given the changes to water servicing policy there is no longer an explicit link between the provision of servicing and growth containment boundaries.

Saanich staff is concerned over the change in terminology and the weakening of this fundamental approach to both growth management and sustainability. The term growth/urban containment conveys more strongly the intent of focusing more dense development within a prescribed area.

CRD staff indicated the name change reflects the CRD Board direction that water servicing not be used as a growth management tool.

Removal of Reference to “Metropolitan Core and Major Centers”

The existing 2003 Regional Growth Strategy and March 2016 draft Regional Growth Strategy both identified the Metropolitan Core and eight Major Centres within the Growth Management Concept Plan Map. Of the eight Major Centres, five were either completely or partially in Saanich.

The proposed 2016 Regional Growth Strategy Bylaw removes any reference or mapping of “Major Centres” and the “Metropolitan Core” and instead uses general criteria for complete communities and notes that future population and employment growth should be directed to areas that meet these objectives.

In removing the defined growth hierarchy, the proposed Regional Growth Strategy defers to individual municipal OCPs with respect to where population and employment centres should develop. This approach effectively diminishes the significant value of a regionally coordinated approach to growth management found in the current Regional Growth Strategy.

Without a coordinated and thoughtful regional approach to growth, it makes it more difficult to provide a predictable land use pattern that would allow for focus transportation and infrastructure investment and the creation of less carbon intensive development.

Changes to Rural/Rural Residential Policy Area and Removal of Unprotected Green Space Policy Area Designation

In the proposed 2016 Regional Growth Strategy Bylaw the previous designations of Rural/Rural Residential and Unprotected Green Space Policy Area have been folded into one designation, Rural/Rural Residential.

In the existing 2003 Regional Growth Strategy, the intent of the designations was largely the same, except that the Unprotected Green Space Policy Areas included areas identified in the Regional Green/Blue Space Strategy as areas of potential ecological value that may require protection through a variety of means such as Development Permit Areas.

The language around identifying and protecting areas with ecosystem benefits through a variety of tools has been incorporated into the Rural/Rural Residential designation, reflecting the key emphasis of the Unprotected Green Space designation. The Environment and Infrastructure section also includes new principles to manage ecological resources and policies referring to the use of a variety of tools to protect, restore and enhance ecosystem health in general, as opposed to a specific link to the Unprotected Green Space designation.

An additional change noted in the Rural / Rural Residential designation is with respect to commercial uses. Previously the designation noted that the area included "isolated local commercial and industrial land uses" in areas of predominantly rural character. The proposed 2016 Regional Growth Strategy Bylaw notes that "Commercial uses are local serving and such uses and other employment opportunities result in minimal impact to the surrounding community and to the environment." There is a distinction here, as local serving could potentially have a much broader connotation than isolated local uses.

Staff comment: By themselves, the changes to land use designations do not dramatically change the fundamental intent of the Regional Growth Strategy, as supporting policies, such as stating that new development in rural areas should not exceed 5% of all new dwelling units serve to make the objectives of the Regional Growth Strategy clear.

However, in comparison to the existing 2003 Regional Growth Strategy, it would appear that the proposed 2016 Regional Growth Strategy, with its loss of language around urban containment, removal of Major Centres and Metropolitan Core designations and removal of the Unprotected Green Space designation has a reduced emphasis on a regional and focused approach to sustainable growth management.

2. Shirley-Jordan River Land Use Designation Change

The community of Shirley-Jordan River has been working on their Official Community Plan concurrently with the Regional Growth Strategy update. In earlier stages of the Regional Growth Strategy process, land use policy was still being developed for the Shirley-Jordan River area, therefore Regional Growth Strategy policy area designations were shown at their most expansive, pending the outcome of the Shirley-Jordan River planning process.

With the recent conclusion of the Shirley-Jordan River OCP planning process, the proposed 2016 Regional Growth Strategy Bylaw has been updated to reflect these changes. This includes re-designating 1779 hectares in Shirley Jordan River from Rural/ Rural Residential Policy Area to Renewable Resource Land Policy Area. The affected lands are currently within the Private Managed Forest Lands program.

The Regional Growth Strategy sets out in policy the continued long-term use of the Renewable Resource Lands Policy Area as renewable resource working landscapes. The Renewable Resource Lands Policy Area allows for residential use so long as forestry is the primary use. The CRD staff report dated September 21, 2016, indicates that while the area is proposed for forestry use, single family residential is also supported but limited to a minimum lot size of 4 ha by the OCP Coastal Upland designation.

Staff Comment: Re-designating 1779 hectares as Renewable Resource Area Policy Area will better support Regional Growth Strategy growth management objectives and provide more predictability around the footprint of development in Shirley-Jordan River. Given the proposed changes in water servicing policy, reducing the quantity of land designated as Rural / Rural Residential is desirable to assist in sustainable growth management.

3. Inclusion of a Portion of Port Renfrew in the Growth Area

The existing 2003 Regional Growth Strategy and draft 2016 Regional Growth Strategy identified the central area of Port Renfrew as Rural/Rural Residential. In response to comments received during the informal referral, the proposed 2016 Regional Growth Strategy Bylaw was amended to change this designation to Growth Area. .

The inclusion of this area within the Growth Area would recognize existing servicing and the direction of the Port Renfrew Comprehensive Community Development Plan, which has been in place since 2004. The CRD currently operates a water and sewer service within a portion of the area proposed to be added within the Growth Area. The proposed amendment would acknowledge the Port Renfrew Comprehensive Community Development Plan Area as a growth area and allow the expansion of services within the designated area.

It should be noted that zoning in the Port Renfrew OCP allows for differential densities depending on the level of servicing provided. The two primary zoning designations within the area are Tourism Commercial 1 and Community Residential 1. For Tourism Commercial 1, if the parcel is not serviced the minimum parcel size is 4 hectares, if it has sewer or water hook-up the minimum parcel size changes to 0.4 hectares and if it has both sewer and water there is no minimum parcel size. For Community Residential, if a parcel is hooked up to both sewer and water the minimum parcel size changes from 1 hectare to 0.1 hectare.

In advance of adoption of the updated Regional Growth Strategy, a motion was put forward at the CRD Board to extend water serving within the entire Port Renfrew Comprehensive Community Development Plan area. In response, on November 23, 2016, the CRD Board confirmed the intent to provide water service within the Comprehensive Community Development Plan area in Port Renfrew.

Staff Comment: The proposed change acknowledges the Port Renfrew Comprehensive Community Development Plan's objective to develop a town centre in Port Renfrew. A water

and sewer service already exists in Port Renfrew for a portion of the land proposed to be included in the Growth Area, with recent direction from the CRD Board to provide water service to the entire area. While the changes have the potential to significantly increase the quantity of development in Port Renfrew, the footprint is consistent with the area identified in Port Renfrew's Comprehensive Community Development Plan. Additionally, given the distance from other urban centres in the CRD, the development is more likely to support the development of a complete community in Port Renfrew, as opposed to rural sprawl associated for Electoral Area land closer to existing urban centres.

4. Metchosin-Langford Boundary Adjustment and Inclusion in Growth Area

The proposed 2016 Regional Growth Strategy Bylaw includes an amendment to the Growth Area boundary to reflect an in progress change to the 2003 Regional Growth Strategy. The change expands the Growth Area by 154 hectares and adjusts the boundary between Metchosin and Langford.

Due to the time sensitivity of this proposal, an amendment application to the 2003 RGS was advanced. This amendment is going through the legally mandated approval process, which includes referral to member municipalities.

In response to the formal referral from the CRD, Saanich Council, on December, 19, 2016 voted to support the amendment to the 2003 Regional Growth Strategy.

OPTIONS

Option 1 - Not Accept the Proposed Regional Growth Strategy Bylaw

Reject the proposed Regional Growth Strategy Bylaw based on growth management implications. The primary rationales for not accepting the proposed RGS Bylaw would be:

- There is insufficient direction for growth management with the Growth Area to provide a predictable land use pattern that could focus transportation and infrastructure investment and create less carbon intensive development; and
- The proposed criteria for water servicing extensions are insufficient to prevent significant additional development in outlying rural areas that would contribute to transportation issues, increase greenhouse gas emissions and divert development away from land inside the Growth Area boundary.

Option 2 - Accept the Proposed Regional Growth Strategy Bylaw

Accept the proposed Regional Growth Strategy Bylaw based on the assessment that the outlined growth management approach and water servicing criteria are sufficient to address future population increases, expansion and change in the region.

Subsequent monitoring of outcomes would be critical to ensure a less directive growth management approach is successful in meeting proposed Regional Growth Strategy targets.

Staff Recommendation

Staff recommend Option 1, for the reasons outlined in the following section of the report.

CONCLUSION

The CRD's Regional Growth Strategy at its best is both a vision and a social contract between local governments to adhere to a course of action in an effort to achieve common social, economic, and environmental objectives. The Regional Growth Strategy is a foundational document that hopefully will guide and ensure that the region makes substantive progress on fundamental issues such as sustainable growth management and climate change.

In comparison to the existing 2003 Regional Growth Strategy, it would appear that the proposed 2016 Regional Growth Strategy reduces the emphasis on a regional and focused approach to sustainable growth management. This is reflected in both changes to land use designations and the revised water servicing policy.

Assuming the intent of the Regional Growth Strategy is to aide and support sustainable growth management, Staff believe the document could be strengthened, and ultimately supported, through the following actions:


- The inclusion of a strong regional growth management hierarchy, which indicates the location of Centres where growth should be focused and investments in infrastructure and transportation facilities should be prioritized;
- The application of stronger criteria to limit future water extensions outside the Growth Area boundary to prevent significant additional development in outlying Rural areas that would contribute to transportation issues, increase greenhouse gas emissions and divert development away from land inside the Growth Area boundary; and
- The development of a robust monitoring and adaptation program to assess progress towards Regional Growth Strategy targets and objectives. In particular, the targets to accommodate 95% of new dwelling units within the Growth Policy Area and to reduce greenhouse gas emissions by 61% below 2007 levels will need to be evaluated on a regular basis.

Given the concerns around growth management and water servicing policy, staff's recommendation is that the 2016 Regional Growth Strategy in its present form not be accepted.

RECOMMENDATION


That Bylaw 4107 Capital Regional District Regional Growth Strategy Bylaw No.1, 2016 not be accepted.

Report prepared by:




Silvia Exposito, Planner

Report prepared & reviewed by:



Cameron Scott, Manager of Community Planning

Report reviewed by:



Sharon Hvozdzanski, Director of Planning

SE/CS/gv

G:\PLANNING\RGS-RSS\2016 Formal Referral RGS\Report\REPORT - Formal Referral of RGS 2016 Final.docx

cc: Paul Thorkelsson, CAO

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, CAO

Regional Growth Strategy

Capital Regional District

November 2016

CAPITAL REGIONAL DISTRICT

BYLAW NO. 4017

**A BYLAW TO ADOPT A REGIONAL GROWTH STRATEGY
FOR THE CAPITAL REGIONAL DISTRICT**

WHEREAS Part 13 of the *Local Government Act* provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy;

AND WHEREAS the Board of the Capital Regional District by resolution dated July 13, 2011 initiated the review of "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002", pursuant to Section 433 of the *Local Government Act*,

AND WHEREAS the Board of the Capital Regional District has given notice to each affected local government; and has obtained the acceptance of each affected local government to the proposed amendment, pursuant to Section 436(3) and Section 437(3) of the *Local Government Act*;

NOW THEREFORE the Board of the Capital Regional District, in open meeting enacts as follows:

1. Bylaw No. 2952 "Capital Regional District Regional Growth Strategy Bylaw No. 1, 2002" is hereby repealed.
2. Schedule "A" attached to and forming part of this Bylaw is hereby designated as the "Regional Growth Strategy for the Capital Regional District."
3. This Bylaw, Bylaw No. 4017, may be cited as the "Capital Regional District Regional Growth Strategy Bylaw No.1, 2016" and takes effect on the date adopted.

READ THE FIRST TIME this 13th day of September, 2016

READ THE SECOND TME this 13th day of September, 2016

FIRST AND SECOND READING RESCINDED this 12th day of October, 2016

READ THE FIRST TIME this 12th day of October, 2016

READ THE SECOND TME this 12th day of October, 2016

PUBLIC HEARING CONDUCTED PURSUANT TO PART 13, SECTION 434 of the *LOCAL GOVERNMENT ACT* this 19th day of October, 2016

FIRST AND SECOND READING RESCINDED this 23rd day of November, 2016

READ THE FIRST TIME this 23rd day of November, 2016

READ THE SECOND TME this 23rd day of November, 2016

READ THE THIRD TIME this ___ day of _____, _____

ADOPTED this ___ day of _____, _____

Chair

Corporate Officer

The Capital Regional District
Regional Growth Strategy
(Schedule "A" to Bylaw No. 4017)

Prepared by

Regional and Strategic Planning
Capital Regional District

Contents

- Vision 1
- Context..... 2
- Objectives 8
 - 1. Managing and Balancing Growth 9
 - 1.1 Keep Urban Settlement Compact..... 9
 - 1.2 Protect the Integrity of Rural Communities..... 15
 - 2. Environment and Infrastructure 16
 - 2.1 Protect, Conserve and Manage Ecosystem Health 16
 - 2.2 Manage Regional Infrastructure Services Sustainably 18
 - 3. Housing and Community..... 21
 - 3.1 Create Safe and Complete Communities..... 21
 - 3.2 Improve Housing Affordability..... 23
 - 4. Transportation..... 25
 - 4.1 Improve Multi-Modal Connectivity and Mobility..... 25
 - 5. Economic Development..... 27
 - 5.1 Realize the Region’s Economic Potential..... 27
 - 6. Food Systems..... 29
 - 6.1 Foster a Resilient Food and Agriculture System..... 29
 - 7. Climate Action..... 31
 - 7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions 31
- Implementation Measures 33
- Appendix A: Community Profiles 37
- Appendix B: Framework for Our Future Guiding Principles..... 41
- Appendix C: The Regional Green/Blue Spaces Vision 43
- Appendix D: Glossary..... 45

Maps

Map 1: Regional Growth Management Planning Area	3
Map 2: Salish Sea.....	5
Map 3: Growth Management Concept Plan.....	12
Map 4: Renewable Resource Lands - Detail	13
Map 5: Municipal Boundary Adjustment - Detail.....	14

Tables

Table 1: Population, Dwelling Unit and Employment Forecast.....	4
Table 2: 2038 Targets by Priority Area and Objective.....	35

Figures

Figure 1: Regional Growth Strategy Interconnections.....	7
--	---

Vision

In 2038, Capital Regional District residents enjoy a healthy and rewarding quality of life. We have a vital economy, livable communities and steward our environment and natural resources with care. Our choices reflect our commitment to collective action on climate change.

Fundamental to this vision is a commitment to work toward regional sustainability. Simply defined, sustainability means that actions taken to meet needs today do not compromise the ability of future generations to meet their needs, ensure the ongoing health of the natural processes that sustain life, and support the social and economic arrangements that create prosperity and wellbeing. Further, sustainability is critical to addressing head-on the myriad effects of a changing global climate. Whether in the context of compact growth, multi-modal transportation, greenhouse gas emissions reductions, environmental conservation, protection of human and ecosystem health or safe and complete communities, decisions at the local and regional level play an important role in addressing climate change.

The purpose of the Regional Growth Strategy is to help realize the region's vision, through the commitment of the Capital Regional District, the Juan de Fuca Electoral Area and local municipalities to guide growth and change toward common objectives.

Objectives:

- Keep urban settlement compact;
- Protect the integrity of rural communities;
- Protect, conserve and manage ecosystem health;
- Deliver services consistent with RGS objectives;
- Create safe and complete communities;
- Improve housing affordability;
- Increase transportation choice;
- Strengthen the regional economy;
- Foster a resilient food and agriculture system; and
- Significantly reduce community-based greenhouse gas emissions.

Context

A regional growth strategy is a framework, developed by municipalities and the regional district in partnership, for identifying social, economic and environmental objectives. Its purpose, under Part 13 of the *Local Government Act*, 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." A regional growth strategy expresses how communities will work together to enhance regional quality of life and social well-being. As of 2008, regional growth strategies must also include policies, actions and targets for the reduction of greenhouse gas emissions.

The Capital Regional District adopted a Regional Growth Strategy bylaw in 2003. In 2011, the Capital Regional District Board in partnership with local municipalities initiated the required five year review of the Regional Growth Strategy (2003). The 2016 update to the Regional Growth Strategy follows considerable public and intergovernmental discussion and consultation. Map 1 shows the Regional Growth Management Planning Area. At the present time, the Capital Region's ten First Nations are not partners in the regional growth strategy, nor does it apply to the Salt Spring Island and the Southern Gulf Islands Electoral Areas, which fall under the planning jurisdiction of the Islands Trust (see Map 1).

Citizens, local governments, First Nations, school district boards, stakeholders, and provincial and federal agencies have been involved in the Strategy's update through a regional sustainability planning process. This process determined that many of the policies of the Regional Growth Strategy (2003) are achieving desired objectives, notably, increasing compact and complete communities, acquiring green space, and substantially completing the regional trail network. Further, key complementary planning documents identified as actions to implement the Regional Growth Strategy (2003) are complete, including:

- 2007 Regional Housing Affordability Strategy; and
- Regional Transportation Strategy (completed as the 2014 Regional Transportation Plan and the 2011 Pedestrian and Cycling Master Plan).

Input and feedback have affirmed the desire for a strong growth management framework rooted in the 2003 Regional Growth Strategy objectives and emphasized the importance of mitigating and adapting to the effects of climate change. Updates integrate recommendations from completed planning documents and address the requirements for policies, actions and targets for greenhouse gas reductions.

MAP 1: REGIONAL GROWTH MANAGEMENT PLANNING AREA



The Capital Region is located at the southern-most end of Vancouver Island, in the Cascadia/Salish Sea bio-region (see Map 2). The bio-region runs north-south along a coastal corridor stretching from Campbell River south to Olympia, Washington and east to Hope. The Capital Region’s present settlement pattern is characterized by a diverse mix of urban and rural communities, with a concentration of population in the Core Area located along key transportation corridors. The West Shore and Saanich Peninsula feature smaller urban centres, with forestry lands to the west throughout the Juan de Fuca Electoral Area. Agricultural lands are concentrated on the Saanich Peninsula, with some slightly more dispersed lands on the West Shore.

In this context, modest population growth is forecast for the Capital Region. Table 1 highlights existing and forecasted population, dwelling units and employment.

TABLE 1: POPULATION, DWELLING UNIT AND EMPLOYMENT FORECAST

	2011			2038			Population Share	
	Population	Dwellings	Employment	Population	Dwellings	Employment	2011	2038
Core								
<ul style="list-style-type: none"> • Esquimalt • Oak Bay • Saanich • Victoria • View Royal 	238,900	111,400	141,900	276,700	137,400	164,900	68.9%	62.6%
Saanich Peninsula								
<ul style="list-style-type: none"> • Central Saanich • North Saanich • Sidney 	38,400	16,100	20,300	47,300	20,900	24,900	11.1%	10.7%
West Shore								
<ul style="list-style-type: none"> • Colwood • Highlands • Juan de Fuca Electoral Area • Langford • Metchosin • Sooke 	69,600	26,700	21,500	117,800	46,600	42,700	20.0%	26.7%
TOTAL	346,900	154,200	183,700	441,800	204,900	232,500	100%	100%

Source: Urban Futures, 2014

Please note that First Nations populations are not included in Table 1, as First Nations Reserves fall outside the GMPA.

MAP 2: SALISH SEA



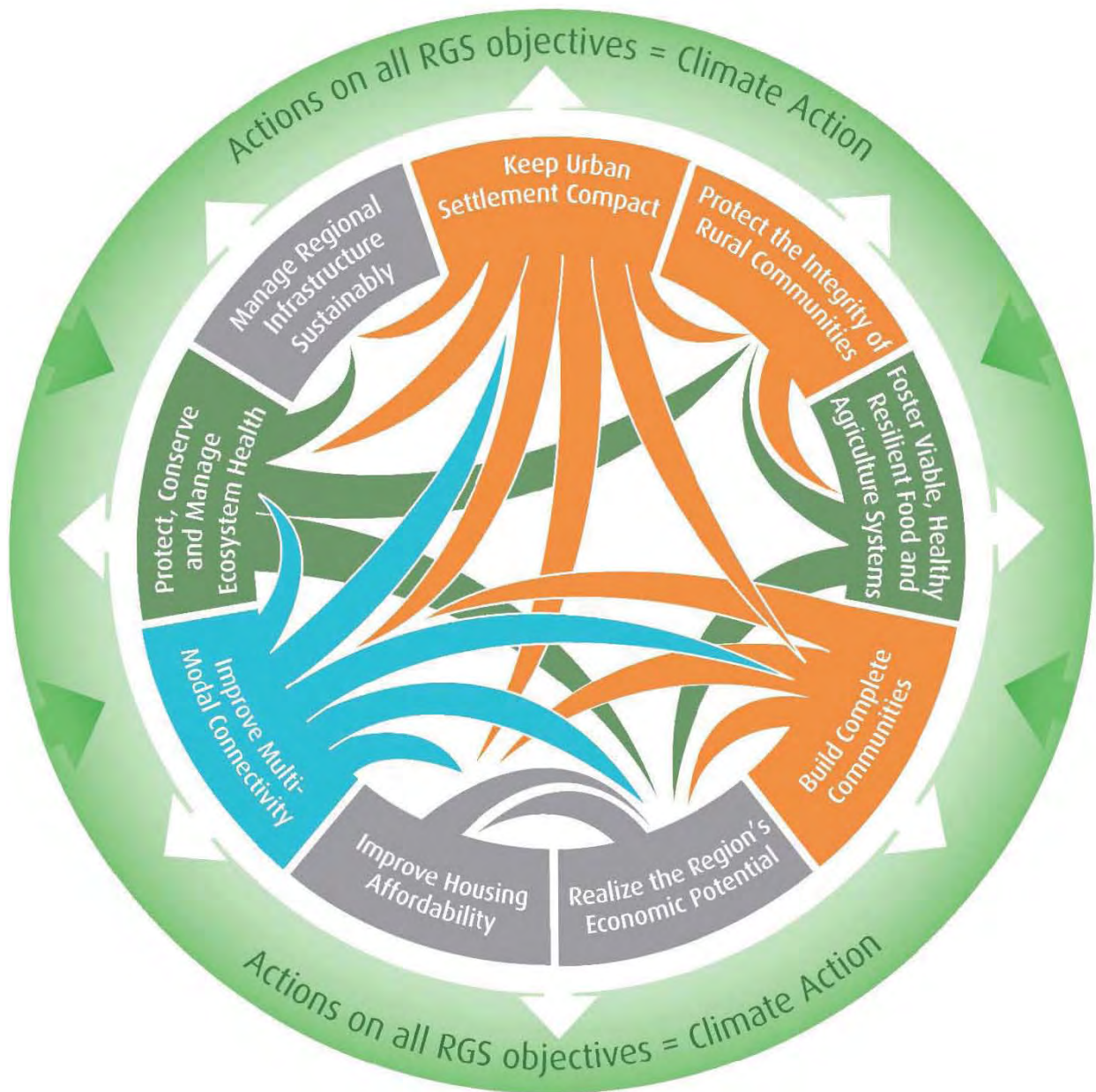
From a 2011 base of approximately 346,900, the region’s population is forecast to increase by approximately 94,900 people to 441,800 in 2038, an approximate 1% average annual population increase. The slow aging of the region’s population continues as a significant trend, with the proportion of residents 65 years and older expected to rise from 18% in 2011 to 26% by 2038. Further, although the workforce (ages 15 to 64) is projected to grow by 31,900, the proportion of workforce to total population is projected to decline from 69% to 61% by 2038. Serving the needs of an aging population in the context of a proportionately smaller workforce will affect all aspects of the region’s social, economic and physical development.

It continues to be clear, however, that even modest population growth would undermine the regional vision if it were accommodated as it has been since the 1950s, through further urban expansion into farms, forests and countryside. Further, an expanded regional footprint would significantly contribute to increased greenhouse gas emissions. Achieving the regional vision requires a concerted effort to largely shift to policies that encourage investment and development in complete communities within the designated growth area. Paramount to success is coordinated and consistent decision-making that focuses on how people, land use, transportation, infrastructure and technology can mitigate and adapt to a changing climate.

The Regional Growth Strategy supports the regional vision by making this policy shift, through objectives that aim to: keep urban settlement compact; protect the integrity of rural communities; protect, conserve and manage ecosystem health; deliver services consistent with RGS objectives; build safe and complete communities; improve housing affordability; increase transportation choice; strengthen the regional economy; and, foster a resilient food and agriculture system. Realising these objectives is critically important for successfully reducing greenhouse gas emissions.

Figure 1 illustrates the interconnections among the Regional Growth Strategy objectives and between these objectives and climate change. The objectives are colour-coded to reflect how different elements of sustainability are represented in the Regional Growth Strategy and how together, these elements provide for a climate action lens. *Keeping urban settlement compact* and *increasing transportation choice* have a high degree of interdependence with other objectives. These strong links illustrate that achieving these two objectives will be particularly important for the realization of the regional vision. Further, the graphic illustrates that the Regional Growth Strategy objectives will support climate action and that taking action on climate change will, in turn, impact each objective.

FIGURE 1: REGIONAL GROWTH STRATEGY INTERCONNECTIONS



LEGEND

- | | | | | | |
|---|-------------------------|---|------------------------------|---|---------------------|
|  | Built / Social Elements |  | Financial / Other Elements |  | Climate Action Lens |
|  | Transportation Elements |  | Natural Environment Elements | | |

Objectives

The Regional Growth Strategy includes integrated objectives, incorporating policies, targets, maps and guidelines that together express a program of joint action by the Capital Regional District and local municipalities to achieve the regional vision.

- Objectives define a desired future on matters of regional interest.
- Policies are provided under the “policy” heading for each objective. The Capital Regional District will implement policies and undertake actions for regionally-delivered services and programs. Local municipalities will identify how their Official Community Plan aligns to each policy in a Regional Context Statement.
- Maps showing the Growth Management Concept Plan (Map 3) and details of the Renewable Resource Lands (Map 4) provide spatial definition for policy.
- Targets for each objective are provided in Table 2 at the end of the document. Targets are aspirational in nature. It is unlikely that they will be achieved by the CRD and municipalities alone. Achieving the targets will require concerted effort on the part of the CRD and municipalities as well as senior governments, local residents and businesses, utilities, community groups and others.
- Actions for the Capital Regional District to implement the Regional Growth Strategy are provided in the Implementation Measures section.

Subject to the *Local Government Act* and the articulation of policies in the Regional Growth Strategy document, the CRD and local municipalities recognize that the Regional Growth Strategy is intended as a planning policy document to serve as a guide for future decision making.

1. Managing and Balancing Growth

1.1 Keep Urban Settlement Compact

A designated Growth Policy Area aims to keep urban areas compact and to keep growth largely contained within its boundaries. Fundamental to growth management are four related approaches that aim to increase the capacity of urban areas, particularly in the Core Municipalities and the urban West Shore, to accommodate new growth.¹

Approaches

- I. Establish a strong mix of uses focused around Victoria’s downtown core area as the primary regional employment, business and cultural centre;
- II. Focus employment and population growth primarily in complete communities, located in areas that meet criteria described in Objective 3.1, that will encourage the development of walkable, bikeable and transit-focused areas with a dense mix of housing, employment, services and public open space;
- III. Increase the proportion of apartments, row houses and other attached housing types within the Growth Policy Area, especially within complete communities; and,
- IV. Locate a minimum of 95% of the region’s new dwelling units to 2038 within the Growth Policy Area.

The aim of keeping urban settlement compact is to concentrate growth within a firm Growth Policy Area Boundary that will over time result in the creation of centres and connecting corridors that can be effectively served by express-bus transit. This lays the foundation to achieve a longer term objective of connecting the downtown Victoria–Douglas Street–Uptown corridor with Colwood and Langford by high- capacity public transit running in a dedicated right-of-way.

To support quality of life and community character in rural areas, urban containment directs growth into complete communities to reduce development pressures in the Saanich Peninsula, rural West Shore, Sooke and the Juan de Fuca Electoral Area. Growth outside the growth boundary is to be kept to 5% or less of the regional total.

A Growth Management Concept Plan and four land use policy designations will help keep urban settlement compact. Map 3 sets out the Growth Management Concept Plan and Map 4 provides additional detail for the Renewable Resource Lands Policy Area.

¹ Table 1 provides a general forecast, for information only, of population, dwelling units and employment in 2038 by sub-region that could be expected under the Regional Growth Strategy.

Land Use Designations

Capital Green Lands Policy Area: Includes Ecological Reserves, Capital Regional District Water lands, and Parks. The Regional Growth Strategy sets out in policy 2.1(1) the continued long-term use of these lands for these purposes.

Renewable Resource Lands Policy Area: Includes lands within the Agricultural Land Reserve (ALR), the Private Managed Forest Lands and Crown Forest Lands. The Regional Growth Strategy sets out in policy 5.1(4) the continued long-term use of these lands as renewable resource working landscapes.

Growth Policy Area: Includes residential, general employment, commercial and industrial lands, as well as other associated land uses. The Growth Policy Area is intended to accommodate 95% of the region's new dwelling units, and is where major new transportation infrastructure investments will be directed. The Regional Growth Strategy restricts extension of urban-standard sanitary sewerage services beyond the Growth Policy Area Boundary as set out under policy 2.2(5).

Within the Growth Policy Area, employment and population growth is to be directed to areas that meet criteria set out in Objective 3.1, for complete communities. Complete communities are intended to accommodate housing, jobs and services at densities that will support transit. Focusing growth in complete communities is central to reducing community-based greenhouse gas emissions, reducing development pressure on rural and resource lands and keeping infrastructure affordable.

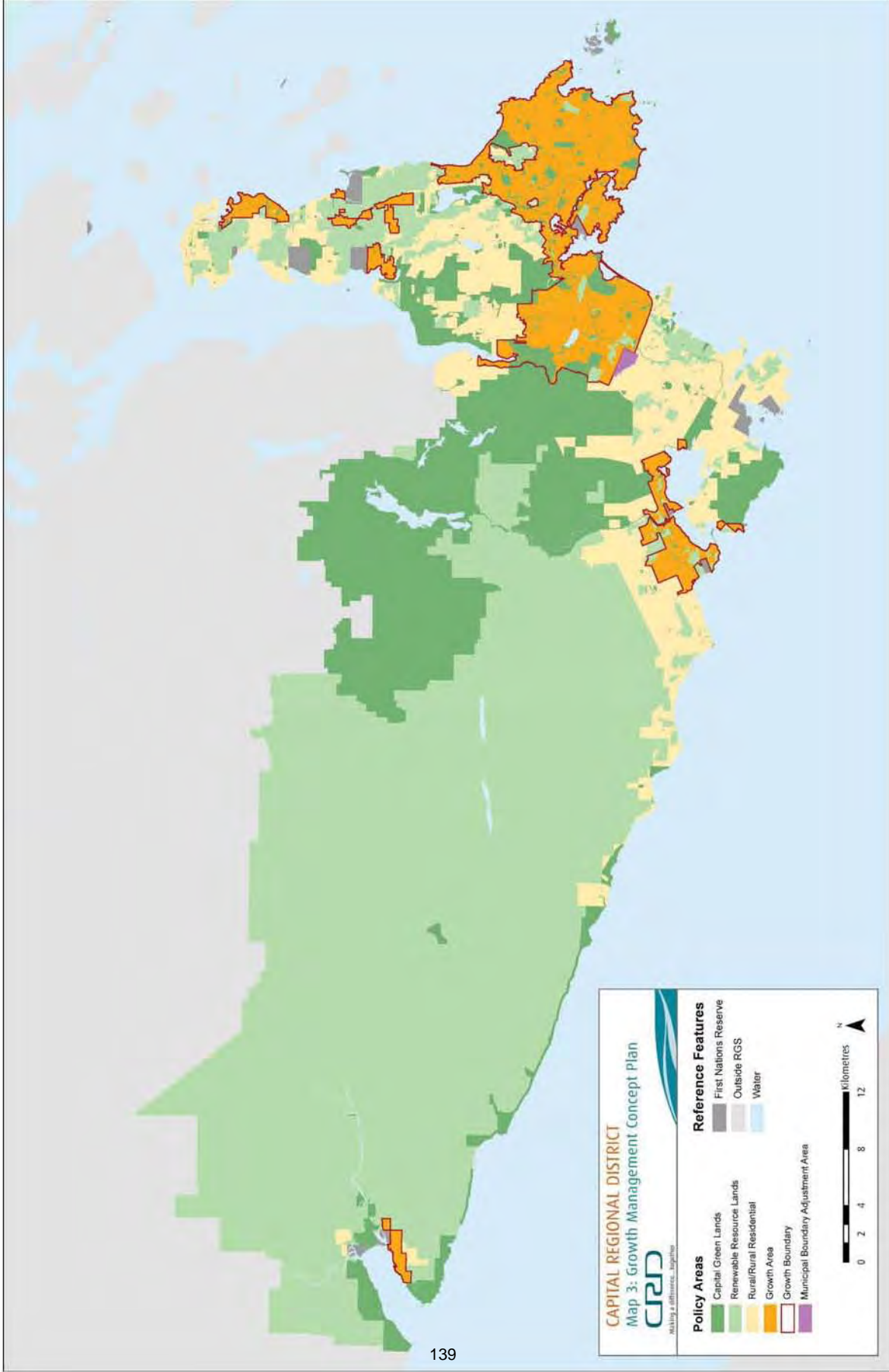
Where Capital Green Lands and Renewable Resource Lands Policy Areas overlap with the Growth Policy Area, the land use policy for the Capital Green Lands and Renewable Resource Lands Policy Areas shall take precedence. Liquid waste service may be provided to such lands within the Growth Policy Area provided it is for a purpose consistent with the land use designations for the Capital Green Lands and Renewable Resource Lands Policy Areas.

Rural/Rural Residential Policy Area: Includes lands to be used for rural and rural residential purposes and the Victoria International Airport (with development potential as established through approved Memorandum of Understanding). The Regional Growth Strategy sets out in policy 1.1(1) and 1.2(1) that Rural/Rural Residential lands are not intended to become future urban areas requiring extensive services. Residential uses are of a form, density and character that support rural working landscapes. Commercial uses are local serving and such uses and other employment opportunities result in minimal impact to the surrounding community and to the environment. Low-impact tourism uses complement rural character. The policy area also includes lands with ecosystem benefits to be identified and protected through means such as development permit areas, conservation covenants, or acquisition and designation as a park or ecological reserve.

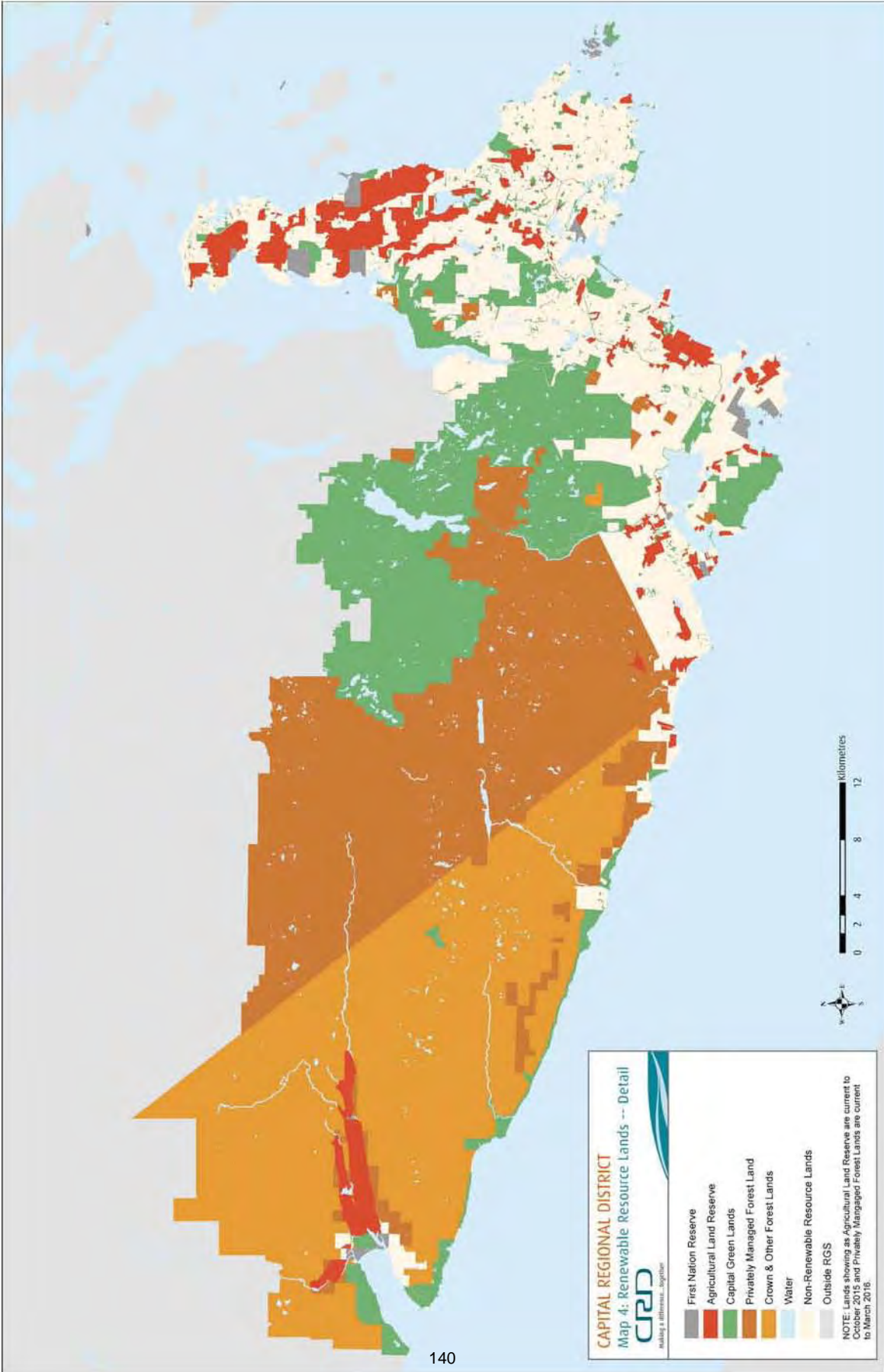
Municipal Boundary Adjustment Area: Includes approximately 380 acres of land, as shown in Map 3: Growth Management Concept Plan and Map 5: Municipal Boundary Adjustment - Detail, in the northwest portion of the District of Metchosin. The land within the Municipal Boundary Adjustment Area is designated as Rural/Rural Residential Policy Area, as per the land use designation set out in Objective 1.1. The Municipal Boundary Adjustment Area land is part of a municipal boundary adjustment proposal that, if approved, would result in the land being removed from the District of Metchosin and included within the City of Langford. In the event that the Province of British Columbia amends by Letters Patent the boundaries of the District of Metchosin and the City of Langford to include all or part of the Municipal Boundary Adjustment Area within the City of Langford, the land within the City of Langford will be designated Growth Policy Area, as per the land use designation set out in Objective 1.1, within the Growth Policy Area Boundary.

This page intentionally blank

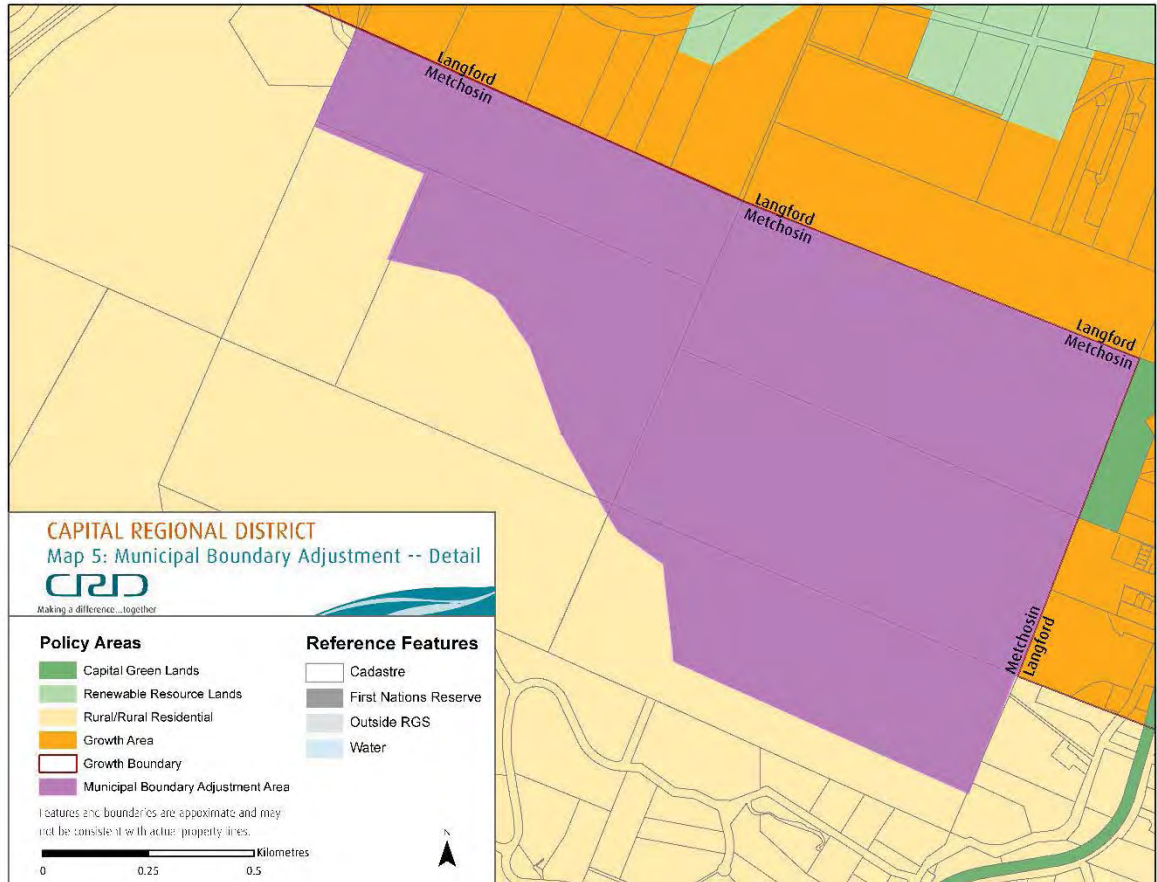
MAP 3: GROWTH MANAGEMENT CONCEPT PLAN



MAP 4: RENEWABLE RESOURCE LANDS - DETAIL



MAP 5: MUNICIPAL BOUNDARY ADJUSTMENT - DETAIL



Policies

1. Provide for land uses consistent with the Growth Management Concept Plan depicted on Map 3 and adopt policies to implement the Growth Management Concept Plan consistent with the land use policy designations described in Objective 1.1.
2. Adopt policies regarding the protection, buffering and long term maintenance of the Growth Policy Area Boundary.
3. Permit amendment to the Growth Policy Area designation generally, only as an outcome of a comprehensive 5-year review of the Regional Growth Strategy, recognizing that municipal councils and the Capital Regional District Board are free to initiate at any time amendments to official community plans and the regional growth strategy they deem necessary, through statutory processes established in the *Local Government Act*.
4. Maintain Victoria as the primary regional employment, business and cultural centre.
5. Enhance or develop major employment and population centres in areas that meet criteria, as set out in Objective 3.1, for complete communities.

1.2 Protect the Integrity of Rural Communities

Keeping urban settlement compact will help protect the character and quality of rural communities, ensure that they remain strongly rooted in the agricultural and resource land base, and allow the rural countryside and natural landscape to remain a durable fact of life in the Capital Region. The protection of rural communities starts with clearly defining and distinguishing between urban and rural areas. The Regional Growth Strategy does this by designating for long term protection as Capital Green Lands and Renewable Resource Lands those natural assets including parks, ecological reserves, forests, farmland and watersheds that make up the region's green infrastructure and contribute to the regional economy. The designation of a Growth Policy Area reinforces the protection of Capital Green Lands, Renewable Resource Lands and Rural/Rural Residential Policy Areas and has the further benefit of supporting the long-term effort to keep urban settlement compact.

Rural and rural-residential communities offer a choice of rural lifestyles and outdoor recreation opportunities that complement the surrounding working landscapes and preserve ecological diversity. New development in the Rural/Rural Residential Policy Area is not intended to exceed 5% of the region's new dwelling units. Policy 1.1 protects rural communities by requiring that local municipalities and the Juan de Fuca Electoral Area provide for land uses consistent with the Growth Management Concept Plan and adopt policies that would prevent lands designated as Rural/Rural Residential from becoming future urban areas. Strengthening the character and quality of rural communities can be achieved by planning for development in accordance with the principles set out below.

Principles

- I. Maintain working landscapes including agriculture, forestry and outdoor recreation activities that contribute to the region's economy;
- II. Avoid the creation of future urban areas through development patterns that complement rural form, density and character;
- III. Minimize impacts to the natural environment and surrounding working landscapes; and
- IV. Accommodate a slow to moderate rate of growth, contributing to no more than 5% of the region's new residential units.

Policies

1. Plan for development in the Rural/Rural Residential Policy Area depicted on Map 3 in a manner that is consistent with the principles set out in Objective 1.2.

2. Environment and Infrastructure

2.1 Protect, Conserve and Manage Ecosystem Health

The Capital Region has a rich inheritance of natural lands and waters of great beauty and biophysical diversity. Residents of the Capital Region enjoy a healthy environment where environmental quality is improved and the inheritance of renewable and non-renewable natural resources is carefully stewarded. Many of the region's terrestrial, fresh water and marine environments – its green and blue spaces – are of provincial, national and international significance.² The system of green and blue spaces that make up the region's natural environment spans a diverse range of ecosystems and land uses and requires integrated, collaborative and co-operative management of land and water resources. The Regional Growth Strategy aims to protect the landscape character, ecological heritage and biodiversity of the Capital Region by protecting, conserving and managing lands according to the principles set out below.

Principles

- I. Waste discharges of all types should not exceed the assimilative capacity of the natural environment (including land, air and water);
- II. Depletion rates for natural resources should not exceed the regenerative capacity of the ecosystems that produce them;
- III. Consumption of scarce renewable and non-renewable resources should be minimized through conservation, efficiency and application of technology and reduce, reuse and recycle practices;
- IV. Benefits derived from healthy ecosystems should be recognized and integrated into land use management and service delivery decisions; and,
- V. Decision-making should give first priority to options that maintain ecosystem and population health and support the ongoing ability of natural systems to sustain life.

Parkland acquisition protects lands for conservation and recreation by establishing a connected system of natural areas. Central to this system is 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. By applying these principles, it will be possible to improve human health,

² The Regional Green/Blue Spaces Strategy was a foundational document for the development of the 2003 Regional Growth Strategy. The Strategy has been superseded by subsequent planning initiatives such as the Regional Parks Strategic Plan, the Integrated Watershed Management Program Plan, the Regional Parks Land Acquisition Strategy and park management plans for the Sooke Hills Wilderness and Sea to Sea Regional Parks.

reduce negative impacts on the natural environment and mitigate and adapt to the impacts of climate change.

Policies

1. Ensure the long-term protection of Capital Green Lands depicted on Map 3. This could include policies for buffering and land use transition between Capital Green Lands and adjacent settled areas (i.e., lands within the Rural/Rural Residential Land Use Policy Area as well as the Growth Policy Area), as well as policies aimed at enhancing, restoring or naturalizing Capital Green Lands.
2. Prioritize community and regional park land acquisition, public and private land stewardship programs and regional trail network construction that contributes to completion of the sea to sea green/blue belt running from Saanich Inlet south to Juan de Fuca Strait.
3. Identify, protect, enhance and restore healthy ecosystems using tools that may consist of policies, regulations, development permit area guidelines, incentives, initiatives and education and outreach delivered at the local level consistent with the principles set out in Objective 2.1.
4. Protect the ecological integrity of watersheds and marine areas through collaborative initiatives consistent with the principles set out in Objective 2.1.
5. Manage surface water, drainage and groundwater in non-catchment watersheds throughout the region using an integrated watershed planning approach consistent with the principles set out in Objective 2.1.
6. Plan for the long term strategic resource needs in the Capital Region – including food (paying specific attention to local food production), energy, water, and aggregate materials consistent with the principles set out in Objectives 2.1 and 7.1. Plans will consider long term demand, security of supply and potential impacts of factors such as long term climate change, fossil fuel depletion and water reclamation where feasible, and make policy and program recommendations to ensure that future needs are successfully anticipated and met.

2.2 Manage Regional Infrastructure Services Sustainably

Regional servicing infrastructure includes drinking water, liquid and solid waste. These services must be efficiently and cost-effectively managed for the long-term in order to accommodate the anticipated population increase.

The Sooke reservoir, managed and operated by the CRD, is the drinking water supply for the Capital Region. The CRD provides treated bulk water to multiple distribution systems around the region. The distribution systems differ by municipality and require ongoing cooperation for the planning and management of the service. Private wells and community water systems supply water to many residents in rural areas.

The Hartland Landfill provides solid waste disposal services for the Capital Region. The CRD sees waste as a commodity and seeks the highest and best use for these resources by applying the 5R hierarchy of Reduce, Reuse, Recycle, Resource Recovery and Residual Management. This includes a focus towards zero waste in our landfill, recycling programs, organics diversion, landfill gas capture and emerging opportunities.

The Saanich Peninsula Wastewater Treatment Plant provides secondary wastewater treatment to residents in the Saanich Peninsula. At the time of writing the Regional Growth Strategy, a planning process is underway to identify wastewater management strategies for the Core Area. Private septic fields treat liquid waste for residents in rural areas.

Infrastructure services may be impacted not only by an increased demand for the service as the population grows, but also by the form, pattern and location of new development. Servicing new development with limited or low density, which adds fewer new users per unit length of water or sewer pipe than the system average, would generally be more expensive than in denser areas. The costs of operating and maintaining this infrastructure over its lifecycle require consideration beyond the one-time capital investment. Keeping urban settlement compact will help create the densities needed to create efficient servicing infrastructure. It is also necessary to acknowledge and plan for the effects of a changing climate on regional infrastructure.

Managing regional infrastructure services according to the principles below and as outlined in Objective 2.1 will help minimize social, environmental and financial costs of providing regional infrastructure.

Principles

- I. Promote settlement patterns that are cost-effective and efficient to service;
- II. Minimize negative financial impacts to those currently serviced (impacts to consider system life cycle costs); and

- III. Avoid negatively impacting the long-term availability of the service for existing development and planned growth within the growth boundary, recognizing the impacts of climate change.

Policies

1. Manage infrastructure services, including water supply and distribution, in accordance with the principles set out in Objectives 2.1 (Protect, Conserve and Manage Ecosystem Health) and 2.2 (Manage Regional Infrastructure Services Sustainably).
2. Provide new water system services (public or private) only to areas where:
 - a. For a municipality, the areas to be serviced are shown on RGS Map 3 as either Growth Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with OCP servicing provisions and an accepted Regional Context Statement identifies the population to be serviced and how growth in water demand will be addressed. Before approving a new water service bylaw, the full CRD Board must review the request for the new bylaw as it relates to the Regional Growth Strategy and deem the new bylaw consistent with the Regional Growth Strategy. This review is to include a detailed analysis of costs and cost recovery implications, including implications, related to parcel taxes, fees, charges and grants, and subject to the principles as noted above.
 - b. For the Juan de Fuca Electoral Area, the areas to be serviced are shown on RGS Map 3 as either Growth Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with OCP servicing provisions and the applicable OCP identifies the population to be serviced and how growth in water demand will be addressed. Where new water system services are provided to the community of Shirley-Jordan River, areas to be serviced may also include lands shown on RGS Map 3 as Renewable Resource Lands Policy Area and designated in the OCP as Coastal Uplands subject to limiting development potential of serviced parcels to a density of *one parcel per four hectares*, as set out in the OCP.
3. Notwithstanding policy 2.2(2), the CRD may extend water service if required to address a pressing public health, public safety or environmental issue relating to *existing* units or to service agriculture.
4. Where water service is extended to service agriculture in Policy 2.2(3), water service may be provided to residential units along the serviced line on lands within the Agricultural Land Reserve as long as an OCP is in place that prevents further subdivision or an increase in permitted residential density.

5. Do not further extend urban sewer services outside the Growth Policy Area Boundary depicted on Map 3.
6. Notwithstanding policies 2.2(2) and 2.2(4), evaluate requests for services from jurisdictions outside of Capital Regional District membership with a view towards supporting mutually beneficial relationships and fostering development consistent with all RGS objectives and policies.

3. Housing and Community

3.1 Create Safe and Complete Communities

The Regional Growth Strategy supports the development of complete communities within the Growth Policy Area that enable residents to undertake a wider range of daily activities closer to home. It does this by supporting the development of communities that offer a variety of housing types and tenures in proximity to places of work, schools, shopping, recreation, parks and green space. Complete communities provide a better balance and distribution of jobs and housing, a wider choice of affordable housing types, a better distribution of public services and more opportunity to walk, cycle, and use public transit conveniently. Complete communities, are safe, socially diverse, openly accessible, livable and attract economic investment, thereby enhancing social sustainability and health and well-being.

The characteristics of a complete community are highly dependent on context. In some locations, the addition of employment opportunities or commercial services may be required while in others it may be the provision of a greater mix of housing types. In still others, the development of a park, footpaths or cycling facilities may help create a complete community. The criteria for a complete community within the Growth Policy Area are listed below. Outside the Growth Policy Area, the notion of what makes a community complete may be yet different and the criteria set out for complete communities does not apply to the Rural/Rural Residential Policy Area.

Complete Communities Criteria

- I. Multiple modes can be used to move to, from and within the community;
- II. Places of work, shopping, learning, recreation and parks and green space can be easily accessed by a ten minute walk or a fifteen minute bike ride;
- III. A range of housing types and tenures across the housing spectrum is available for people through all stages of their lives; and
- IV. The community is demographically diverse, with a mix of people of all ages, incomes and abilities.

Lands vulnerable to natural hazards risks may be located throughout the Growth Management Planning Area. Risks may limit or eliminate development.

Policies

1. Identify locations within the Growth Policy Area that support the wellbeing of residents, consistent with the Complete Communities Criteria outlined in Objective 3.1, and adopt policies to direct growth to these locations.
2. Create complete communities consistent with the criteria in Objective 3.1 by adopting policies, developing regulations or pursuing strategies focusing on matters such as densification, mix of uses, diverse housing types and tenures and multi-modal transportation.
3. Avoid locating new development in the Growth Management Planning Area in areas with high seismic hazard associated with ground-motion amplification, liquefaction, slope instability or in areas prone to flooding, or incorporate appropriate engineering and planning measures to mitigate risk.
4. Design, manage and construct climate change-adaptive and risk-adaptive infrastructure and utilities in the Growth Management Planning Area.

3.2 Improve Housing Affordability

Maintaining a broad range of affordable housing types and forms is necessary for individual quality of life, community health, and economic competitiveness. Central to affordability is the provision of housing along a broad spectrum that acknowledges different market and non-market tenures, ranging from shelters to social housing, assisted and market rental to home ownership.

Growth management may have mixed results for housing affordability. In urban areas, increased residential densities and an expanded stock of attached housing may enhance affordability by expanding choice and by reducing the need to rely on travel by car to reach services. In rural areas, mobile homes, secondary suites and detached accessory suites may provide more affordable housing.

Growth management measures could have the effect of limiting the supply of new lands for the urban housing market, thereby putting upward pressure on housing prices, particularly for single detached homes. The provision of affordable housing to accommodate the anticipated population increase is the responsibility of many stakeholders including the Capital Regional District, local and senior levels of government, industry and the not-for-profit sector.

The Capital Region Housing Corporation will continue to provide affordable housing to meet the needs associated with anticipated population growth, recognizing that implementation relies on funding and partnerships with other stakeholders. In addition to the provision of affordable housing, the Regional Housing Affordability Strategy has been developed to support all residents of the Capital Region – especially low and moderate-income households, the elderly, youth, those with special health and other needs, and the homeless – to have reasonable choice of housing by type, tenure, price and location. Five approaches to housing affordability underlie the Regional Housing Affordability Strategy.

Approaches to Housing Affordability

- I. Work across the housing spectrum when identifying the current and anticipated future issues concerning market and non-market housing affordability for no, low and middle income and special needs households;
- II. Analyze the extent of present issues and forecast future problems;
- III. Focus on developing practical policies, and gaining commitments to action to address identified needs and problems in the short, medium and long term across the Capital Region;
- IV. Involve the broader community in the development of the strategy and its recommended solutions; and,
- V. Act as a catalyst for activities to improve housing affordability in the Capital Region.

Policies

1. Provide for an adequate, accessible and diverse supply of affordable housing across the housing spectrum.

4. Transportation

4.1 Improve Multi-Modal Connectivity and Mobility

The Regional Growth Strategy supports the development of a balanced and sustainable transportation system providing residents with reasonable and affordable transportation choices that enhance overall regional quality of life. Increasing congestion and travel delays and desires for a more effective, connected, sustainable and multi-modal transportation system are of central concern to regional residents. The majority of transportation movements in the region cross municipal boundaries. Although some transportation issues can be addressed at the local level, resolution of most transportation challenges will require collaborative, multi-jurisdictional, region-wide action.

To improve multi-modal connectivity and mobility, the Regional Growth Strategy relies on two related initiatives. First, the coordination of land use and transportation so that the majority of regional residents do not have to rely solely on travel by automobile to meet their daily needs. The Regional Growth Strategy's aim to keep urban settlement compact and build complete communities (Objectives 1.1 and 3.1) will tend to increase average urban densities and put people and their activities (homes, jobs, services) closer together. Creating communities where housing is close to activities will enhance opportunities for using walking, cycling, and public transit to meet daily needs.

Secondly, transportation choice will be enhanced with the planning, development and implementation of the Regional Multi-Modal Network identified in the Regional Transportation Plan. The Regional Transportation Plan provides actions and outcomes to develop an effective inter-municipal arterial road network that provides travel choices and supports smart growth and livable, complete communities. Implementing the Regional Multi-Modal Network is the responsibility of many actors, including the Capital Regional District, local and senior levels of government and BC Transit. Seven principles guide the Regional Transportation Plan and support the multi-modal and connected approach to transportation across the region.

Principles

- I. Take a coordinated and engaged approach to transportation and land use planning;
- II. Prioritize strategic investments that serve regional mobility needs;
- III. Reduce greenhouse gas emissions and prepare for climate change;
- IV. Integrate transportation and land use planning;
- V. Capitalize on the potential for alternatives to driving alone;
- VI. Enhance the role for public transit; and
- VII. Maximize efficiency of existing transportation corridors for multiple modes.

Policies

1. Implement the Regional Transportation Plan in accordance with the principles outlined in Objective 4.1.
2. Locate growth and major trip-generating uses where such can be efficiently serviced by transit and active transportation.
3. Prioritize transit and active modes in community planning and in the design and implementation of infrastructure, facilities and programs.

5. Economic Development

5.1 Realize the Region's Economic Potential

For residents of the Capital Region, economic prosperity is a foundation of high regional quality of life. Economic sustainability means the production and distribution of wealth to meet present and future generations' needs for goods and services in ways that ensure the long-term promotion of a satisfying and high quality of life for all residents. A sustainable economy is one that exhibits diverse and viable economic opportunities and is resilient and responsive to changing circumstances. Further characteristics of a sustainable economy are the involvement of a broad range of parties and interests in economic decision-making and contribution to the achievement of environmental and social sustainability.

The Capital Region already has a highly diversified economy. Current strengths include the internationally significant tourism industry, agri-tourism, colleges and universities, provincial capital services and functions, major national defense headquarters and facilities, a growing high technology sector, health services, small business, environmental consulting, retirement services, the film industry and a natural environment and livable communities that attract others to live here. These advantages notwithstanding, significant regional growth management and quality of life considerations remain un-addressed.

Economic Development Considerations

- I. Finding ways to achieve a minimum jobs/population ratio of:
 - i. 0.60 in the Core Area
 - ii. 0.53 in the Saanich Peninsula
 - iii. 0.36 in the West Shore;
- II. Finding ways to work collaboratively on regional economic development considerations, including cooperation with First Nations;
- III. Finding ways to expand and diversify the economy of formerly resource-dependent communities in Sooke and the Juan de Fuca Electoral Area, such as through low-impact recreation and tourism;
- IV. Finding ways to ensure the long term, affordable supply of strategic economic resources such as water, aggregate and energy;
- V. Finding ways to increase economic activity in forestry and agriculture including high-value and specialized agriculture and value-added forestry;
- VI. Finding ways to address the shortage of designated space-extensive industrial/business land in the region in locations consistent with overall goals regarding community completeness, transportation balance, and a network of major centres within an urban containment boundary;

- VII. Finding ways to enhance established employment centres;
- VIII. Finding ways to integrate high-value, clean industry and business in complete communities;
- IX. Finding ways to attract, develop and maintain a highly skilled workforce; and,
- X. Finding ways to reduce poverty in the Capital Region.

Policies

1. Collaboratively build on the region's economic, environmental and quality of life advantages to position the region as a highly desirable location for investing in existing and new businesses, working to address the economic development considerations identified in Objective 5.1.
2. Provide for land development patterns that maintain an adequate supply of employment land, industrial land, transportation infrastructure and services to support a diverse regional economy.
3. Prioritize the attraction of new businesses and investment that will support climate action.
4. Ensure the long-term protection of Renewable Resource Lands depicted on Maps 3 and 4. This could include policies aimed for buffering and land use transition between Renewable Resource Lands and settled areas (i.e., lands within the Rural/Rural Residential Land Use Policy Area as well as the Growth Policy Area), and policies that support farming within the Agricultural Land Reserve, and forestry, silviculture, forestry-related industrial uses and low-impact tourism within the Private Managed Forest Land and Crown and other forest lands.

6. Food Systems

6.1 Foster a Resilient Food and Agriculture System

Food and agriculture are part of a food system which includes planting, irrigation, harvesting, processing, distribution, preparation and marketing and consumption, in addition to food waste management and soil betterments.

A viable and resilient local food and agriculture system is important to the Capital Regional District's health, sustainability, security and visual/cultural identity.

Changes in climate, energy costs and water availability will impact agricultural production and will draw greater attention to regional food system resiliency.

The widespread impact of food and agriculture and the nature of the challenges likely to be faced in coming years make food and agriculture a matter of regional interest. Challenges include loss of farmland, lack of farm profitability and financial sustainability, increasing average age of farmers, increasing food prices, limited (72 hour) supply of fresh food in an emergency, food wastage, need to revitalize indigenous food systems, lack of knowledge of how to grow and prepare healthy food, increasing rates of food insecure people and increasing rates of diet-related chronic disease. Regional alignment will strengthen the food and agricultural sector.

The Regional Food and Agriculture Strategy recommends actions to create a viable, healthy and resilient food system. Regional Growth Strategy policies are intended to work in tandem with the Regional Food and Agriculture Strategy to guide future decisions.

Achieving a healthy, viable and resilient local food and agriculture system will require adherence to the following related principles:

Principles

- I. Support First Nations food interests and rights;
- II. Protect and enhance the region's food and farmlands;
- III. Avoid urban/agricultural land use conflict; mitigate where avoidance is not possible;
- IV. Enhance access to nutritious, safe and culturally-appropriate food;
- V. Expand food system economic opportunities;
- VI. Encourage food system education and agri-tourism; and
- VII. Foster resiliency in the face of an unpredictable climate, increased pest resistance, and declining, increasingly expensive water and energy supplies.

Policies

1. Implement initiatives in accordance with the principles outlined in Objective 6.1.
2. Enable food production, processing and distribution that will foster a place-based food economy that increases access to local, nutritious, safe and culturally appropriate food.
3. Support food waste management that is environmentally sustainable, benefits the regional economy and improves residents' connections to rural and agricultural landscapes.

7. Climate Action

7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

The Regional Growth Strategy supports the reduction of community-based greenhouse gas emissions to address the effects of a changing climate. In the Capital Region, community greenhouse gas emissions come from the transportation system, the heating, cooling and energizing of buildings, waste, energy production, the production of goods and agriculture.³

The Capital Regional District and local governments have long-standing commitments to make decisions, target investments and build capacity for reducing the use of fossil fuels and expanding the clean energy economy. Further, the Regional Growth Strategy's aim to keep urban settlement compact, protect, conserve and manage ecosystem health, build safe and complete communities, increase transportation choice, strengthen the regional economy and foster a resilient regional food and agriculture system will support the low-carbon built form that is the foundation for reducing energy demand.

Reducing community greenhouse gas emissions requires action on many fronts and is the responsibility of many actors including the Capital Regional District, local and senior levels of government, industry, institutions, businesses and residents. It requires coordinated, consistently applied action focusing on people, land use, transportation, infrastructure and technology. Achieving community greenhouse gas reduction targets means following four related principles.

Principles

- I. Create a low-carbon built form to reduce energy demand;
- II. Increase energy efficiency and recovery from retrofits and new development;
- III. Promote energy efficiency and the use of renewable, clean energy to reduce reliance on fossil fuels; and
- IV. Protect the carbon sequestration value of natural systems, including forested lands and wetlands.

³ Source: Community Energy and Emissions Inventory (CEEI). Province of BC.

Policies

1. Prioritize investment that will provide for a low-carbon built form that supports efficient energy use, the provision of clean and renewable district energy, active transportation modes, transit service, and low/zero emissions vehicles.
2. Design, manage, fund and operate programs, services and infrastructure to reduce greenhouse gas emissions in keeping with the principles outlined in Objective 7.1.
3. Strategically acquire protected areas that contribute to climate change mitigation.

Implementation Measures

The Capital Regional District Board, working in partnership with local municipalities, the Province, the Federal Government and others, will undertake the following implementation measures to realize the vision, objectives and policies of the Regional Growth Strategy:

- I-1a. Maintain a collaborative regional strategic planning program directed to work towards achievement of the long term objectives of the Regional Growth Strategy.
- I-1b. At least once every five years, consider whether the Regional Growth Strategy should be reviewed for possible revision and amendment.
- I-2. Monitor, evaluate and annually report on trends and progress towards achievement of Regional Growth Strategy vision and objectives.
- I-3(a) Prepare a Climate Action Strategy to support the implementation of community-based greenhouse gas reduction initiatives.
- I-3(b) Support local governments and the Juan de Fuca Electoral Area through regional capacity building, education and projects that reduce greenhouse gas emissions.
- I-4(a) Work to reach agreement with local municipalities on Regional Context Statements within two years of the adoption of the Regional Growth Strategy. Regional Context Statements, adopted within the applicable Official Community Plan, set out how each municipality will address Regional Growth Strategy objectives and policies.
- I-4(b) Adopt Official Community Plans in the Juan de Fuca Electoral Area that are consistent with the Regional Growth Strategy. The Official Community Plans will identify how they are consistent with the objectives and policies of the Regional Growth Strategy.
- I-5. Establish a mechanism to ensure that the vision, goals and objectives of the Regional Growth Strategy cascade to Capital Regional District plans, bylaws, services, funding applications and spending.

- I-6. Coordinate the review and update of regional planning documents to inform future updates to the Regional Growth Strategy and guide CRD action on housing, transportation, regional district services, parks and natural areas and economic development. Documents may include, but are not limited to:
- Housing Affordability Strategy
 - Regional Transportation Plan
 - Pedestrian and Cycling Master Plan
 - Liquid Waste Management Plan
 - Integrated Watershed Management Plan
 - Solid Waste and Resource Management Plan
 - Regional Parks Strategic Plan
 - Food and Agriculture Strategy*
 - Climate Action Strategy*
- I-7. Implement the Regional Growth Strategy without prejudice to any aboriginal rights or title that may currently exist, or be defined further through treaty or other processes. The Board will do this with the full recognition that Capital Region First Nations have asserted within their traditional territories, aboriginal rights and title and treaty rights currently undergoing formal definition through the modern treaty and other processes. The Board recognizes that First Nations Councils are neighbouring governments in the Capital Region, with a shared interest in managing long term development to enhance regional quality of life.
- I-8. Coordinate with the Cowichan Valley Regional District and the Islands Trust to ensure that long term planning and development policies and initiatives in those jurisdictions are compatible with the vision and objectives of the Capital Region's Regional Growth Strategy.
- I-9 The Capital Regional District will work with the Province, agencies such as the Vancouver Island Health Authority and BC Transit, and the federal government to coordinate implementation of the Regional Growth Strategy while respecting the authority of each jurisdiction.

* At the time of writing, the Food and Agriculture Strategy and the Climate Action Strategy are under development.

TABLE 2: 2038 TARGETS BY PRIORITY AREA AND OBJECTIVE

PRIORITY AREA	OBJECTIVE	TARGETS BY 2038
1) Managing and Balancing Growth	1.1 Keep Urban Settlement Compact	<ul style="list-style-type: none"> Accommodate a minimum of 95% of the region’s new dwelling units within the Growth Policy Area.
	1.2 Protect the Integrity of Rural Communities	
2) Environment and Infrastructure	2.1 Protect, Conserve and Manage Ecosystem Health	<ul style="list-style-type: none"> Acquire 100% of the sea-to-sea green/blue belt. Complete 100% of the Regional Trail Network. Reduce contaminants to fresh and marine water bodies.
	2.2 Deliver Services Consistent with RGS Objectives	<ul style="list-style-type: none"> Prepare long-term capital plans for Capital Regional District utilities and major infrastructure improvements necessary to address the impacts of climate change and natural hazards.
3) Housing and Community	3.1 Create Safe and Complete Communities	<ul style="list-style-type: none"> Municipal targets for the number of people living in complete communities to be identified by municipalities in Regional Context Statements.
	3.2 Improve Housing Affordability	<ul style="list-style-type: none"> Increase the supply of more affordable housing. Reduce the number of people in core housing need. Reduce the number of people who are homeless.⁴
4) Transportation	4.1 Improve Multi-Modal Connectivity and Mobility	<ul style="list-style-type: none"> Achieve a transportation system that sees 42% of all trips made by walking, cycling, transit.
5) Economic Development	5.1 Realize the Region’s Economic Potential	<ul style="list-style-type: none"> Achieve a jobs/population ratio of: <ul style="list-style-type: none"> – 0.60 in Core Area – 0.53 in Saanich Peninsula – 0.36 in West Shore
6) Food Systems	6.1 Foster a Resilient Food and Agriculture System	<ul style="list-style-type: none"> Increase the amount of land in crop production by 5,000 ha.
7) Climate Action	7.1 Significantly reduce community-based	<ul style="list-style-type: none"> Reduce community greenhouse gas emissions by 33% (from 2007 levels) by 2020, and by 61% by 2038.

⁴ Numeric targets will be identified in an updated Regional Housing Affordability Strategy. At the time of writing, the targets in the approved Regional Housing Affordability Strategy are inconsistent with the legislated timeline of the Regional Growth Strategy.

PRIORITY AREA	OBJECTIVE	TARGETS BY 2038
	greenhouse gas emissions	

Appendix A: Community Profiles

Spanning coastal, forest and agricultural landscapes, communities in the capital region range from seaside towns to rural farms, to suburban and downtown neighbourhoods. This diversity is our strength. Residents can access a variety of lifestyles thanks to the commitments of municipalities and the Juan de Fuca Electoral Area to protect and perpetuate our natural environments and to foster shared regional amenities and resources. This is made possible by our communities working together as a region, creating a whole that is greater than the sum of its parts.

The Regional Growth Strategy champions a collaborative approach to realizing our vision and objectives. It supports decision-making that takes a regional perspective while valuing the community characteristics of the 13 local municipalities and the Juan de Fuca Electoral Area.

Community profiles/vision statements are described below.

Central Saanich

The community of Central Saanich, including the Tsartlip and Tsawout First Nations, spans the centre of the Peninsula. The municipality includes the greatest concentration of agricultural production in the region, along with light industrial land, residential areas with rural and suburban character, and compact village centres. In order to maintain rural character and protect the function of natural ecosystems, slow and managed growth is accepted within defined urban settlement areas and outside of rural and agricultural lands. The intensification of high quality knowledge-based and light industrial business and industrial growth is encouraged in the Keating Industrial area.

Colwood

Colwood will become a more urban community while retaining its exceptional heritage resources and natural areas. Colwood Corners is transformed into an attractive, welcoming town centre. Royal Bay, Olympic View and Colwood Corners have expanded as complete communities. Hatley Park Estate is the home of Royal Roads University and features extensive public open space.

Esquimalt

Esquimalt exhibits a more sustainable model of urban development where the quality of the natural and built environment passed on to the next generation is healthier than at present. Through infrastructure investment and redevelopment, Esquimalt Road will transition into a vibrant, urban environment. It is Esquimalt's intention to strengthen its commercial/retail

sector to service the expanding needs of the community and to market our central location to businesses and high-tech industries. The Esquimalt graving dock and CFB/BFC Esquimalt are an important contributor to the regional economy.

Highlands

The Highlands will continue to preserve large areas of natural green space protecting elements of the regional ecosystem and providing outdoor recreational opportunities for CRD residents and visitors. Lands retained in a natural state preserve diversity of plant and animal life. Development remains primarily residential on rural acreages or large lots, with no role as an area for urban development.

Juan de Fuca Electoral Area

The Juan de Fuca Electoral Area comprises approximately 151,189 hectares or about 61% of the CRD land area. It contains significant provincial, regional and locally controlled parks and trail systems, ecological reserves and the CRD Water Supply area. The Rural Resource Lands comprise approximately 132,000 ha or 83% of land in the Juan de Fuca Electoral Area and is primarily Crown Forest or Private Managed Forest Land. These lands are preserved for renewable resource working landscapes, and provide for natural green space and outdoor recreational and eco-tourism opportunities for residents and visitors to the Capital Region. Port Renfrew, a tourism and forestry based community provides for small-lot tourism-oriented urban development. Five small community areas, East Sooke, Otter Point, Malahat, Shirley/Jordan River and Willis Point maintain the rural character while providing rural residential choices.

Langford

The City of Langford has a cohesive town centre with pedestrian areas, commercial districts, and convenient vehicle access, providing a central community focus and an enhanced regional role. An open space system made up of treed areas, lakes and streams links and defines neighbourhoods.

Metchosin

Metchosin is a community of rural character with a choice of rural lifestyles. The vibrant and locally-supported agricultural industry continues to thrive and diversify with a range of products and organic crops. Our natural areas, shorelines, sensitive ecosystems and biodiversity are valued, preserved and protected. There is an expanded system of local and regional parks and natural open spaces linked with multi-use trails, along with improved access to shoreline areas, allowing increased recreational opportunities and fostering active healthy lifestyles. Metchosin village continues to be the community hub and primary

commercial centre for local businesses and retailers, with some limited room for expansion. Metchosin's rural character is an integral component of, and valued contributor to the broader complete regional community.

North Saanich

Situated in the northerly tip of the Saanich Peninsula approximately 27 kilometres north of downtown Victoria, the District of North Saanich is a collection of coastal focused neighbourhoods which surround agricultural lands. The community's long term development plans are based on the desire of residents to retain rural character and safeguard environmental qualities. The District's policies reflect a strong commitment to preserve the agricultural land base and agricultural activities in the municipality.

Oak Bay

Oak Bay continues to be a green, landscaped, quiet residential community with a mix of housing types and neighbourhood commercial centres with a special emphasis on heritage preservation. Oak Bay village is a strong shopping area and the historical, cultural, community and business core of the municipality. Public access to waterfront amenities including clean safe beaches is maximized.

Saanich

Environmental integrity is paramount to ensuring social wellbeing and economic vibrancy. Saanich remains a series of community focused neighbourhoods, within an urban containment boundary that clearly separates the urban area from the rural portion of the municipality. This growth framework is based on principles of sustainability and livability. Rural Saanich forms part of the peninsula farm lands. Population increases are managed within the context of the local area planning process, where land use, density and development policies direct growth to "Centres" and "Villages" to build complete communities that encourage diversity of lifestyle, housing, economic and cultural opportunities.

Sidney

Sidney remains the commercial centre for the north Peninsula and the economic competitiveness of Sidney is maintained and enhanced. Commercial/industrial lands are available and there are growing knowledge-based industries. Orientation between the town and the ocean is strong, including enhanced ocean-side amenities.

Sooke

Sooke, located on the Sooke Harbour and Basin, will become a complete, vibrant community with a mix of businesses, affordable housing, services and public open spaces. The highest population densities and commercial growth occur in the Town Centre, serving the growing population base and the surrounding coastal communities. Residential growth will continue within the designated Community Growth Area. Large parcel sizes will maintain the rural ambiance, and limit the development outside the town's core.

Victoria

Victoria is an urban sustainability leader inspiring innovation, pride and progress towards greater ecological integrity, livability, economic vitality, and community resiliency confronting the changes facing society and the planet today and for generations to come, while building on Victoria's strengths as a harbour-centred, historic, capital city that provides exceptional quality of life through a beautiful natural setting, walkable neighbourhoods of unique character, and a thriving Downtown that is the heart of the region.

View Royal

View Royal will have a series of economic centres providing expanded retail, professional financial and convenience services. Single family detached housing will remain the predominant housing form with some provision made for other types of housing. A network of foot and cycle paths will provide neighbourhoods with access to shopping, recreation and natural open space. Natural amenities associated with shorelines, streams, estuaries, hillsides and forested areas will be protected.

Appendix B: Framework for Our Future Guiding Principles

On July 15, 1998 the Capital Regional District Board resolved to adopt the *Framework for Our Future Agreement* to guide the development of a regional growth strategy for the Capital Region. The Framework Agreement provided general guiding principles for the preparation of the Regional Growth Strategy. Over 15 years later, in 2016, this framework endures as the foundation of the Regional Growth Strategy.

1. The Capital Region's Growth Management Strategy is based on four fundamental principles:

Sustainability: actions to meet our needs today do not compromise the ability of future generations to meet their needs, and ensure the ongoing healthy functioning of the natural systems that sustain life.

Appropriateness: actions are appropriate to the aspirations and local conditions of the Capital Region, and do not simply reflect the uncritical application of ideas developed for other places and situations.

Continuity: the strategy will build on work that has already been undertaken by the Capital Regional District and its member municipalities, and will consider the thoughts and ideas contributed by individual residents and community associations.

Cooperation, Collaboration and Coordination: the Capital Regional District, local municipalities, provincial ministries and agencies, and regional residents will work together to develop and implement the strategy. First Nations, the Islands Trust, and the Cowichan Valley Regional District are neighbouring governments and will be invited to participate.

2. In addition, the development and evaluation of alternative solutions will pay due regard to the following 14 provincial goals set out in the *Local Government Act*:
 - a. Avoid urban sprawl;
 - b. Minimize automobile use and encourage walking, cycling and efficient public transit;
 - c. Move goods and people efficiently, making effective use of transportation and utility corridors;
 - d. Protect environmentally sensitive areas;
 - e. Maintain a secure and productive resource base, including the agricultural land reserve;

- f. Encourage economic development that supports the unique character of communities;
- g. Reduce and prevent air, land and water pollution;
- h. Ensure adequate, affordable and appropriate housing;
- i. Ensure adequate inventories of suitable land and resources for future settlement;
- j. Protect the quality and quantity of ground and surface water;
- k. Minimize the risks to settlement associated with natural hazards;
- l. Preserve, create and link urban and rural open space including parks and recreation areas;
- m. Plan for energy supply and promote efficient use, conservation and alternative sources of energy; and,
- n. Ensure good stewardship of land, sites and structures with cultural heritage value.

Appendix C: The Regional Green/Blue Spaces Vision

The Green/Blue Spaces Strategy set out a comprehensive, long-term strategy for maintaining, conserving, rehabilitating and restoring green/blue spaces on public and private lands in the region, including areas with ecological, aesthetic, renewable resource, outdoor recreation and greenways values. The Board adopted the Green/Blue Spaces vision on November 26, 1997 as a guide for the preparation of the 2003 Regional Growth Strategy. This vision – Our Essential Nature – formed part of the *Framework for Our Future Agreement* adopted by the Board on July 15, 1998 to guide the development of the Regional Growth Strategy. The Regional Green/Blue Spaces Strategy has been superseded by subsequent planning initiatives such as the Regional Parks Strategic Plan, the Integrated Watershed Management Program Plan, the Regional Parks Land Acquisition Strategy and park management plans for the Sooke Hills Wilderness and Sea to Sea Regional Parks.

“

There are times when we just want to roam the Gowlland Range and listen to the sound of air stirred up by eagles' wings. Or stroll the Swan Lake boardwalk and watch a family of proud ducklings parade past our feet.

Then there are days when splashing about with our children in the cool, clean waters of Thetis Lake is the only thing worth doing. Or maybe it's kicking up the warm, soft sand of Willows Beach.

Perhaps it's walking along the Colquitz Creek that makes our world come alive. Or taking a second, reflective look at a rare old Douglas-fir on the grounds of Royal Roads.

Whether it is the pastoral splendour of the Saanich Peninsula Farmlands, or the stark and wild beauty of the Juan de Fuca coastline, our ability to appreciate nature begins with whatever captivates our senses. It then expands to values we feel deeply but rarely capture in words.

All of us who live in the Capital Regional District cherish the natural environment that is so essential to our quality of life, and we are determined that it never be compromised.

So although we already enjoy a diverse network of protected areas that stretches from the southern Gulf Islands to Port Renfrew, we cannot be complacent. As the region's population continues to grow, we must ensure

that the stewardship of the natural environment remains integral to all forms of urban, suburban and rural development.

But we don't protect nature just so we can hike, relax and contemplate. We must also safeguard endangered species and sensitive ecosystems such as Garry Oak meadows and stands of old growth Douglas-fir. And we need to give Pacific salmon a fighting chance to return to urban streams.

To that end we envision the development of a regional green/blue space system that will protect and maintain the full range and diversity of the natural environment that surrounds us, including significant green spaces, the marine environment, wetlands, fish and wildlife habitat, and unique ecosystems.

We are also committed to protecting and maintaining the last remnants of ecosystems that flourished here before the time of Captain Cook, and to restore natural systems we have altered.

This is neither a park plan nor a policy document, but a vision of cooperative stewardship that integrates the contributions of citizens, landowners, businesses, communities, and all levels of government. It is a vision of sustaining the essential nature of our region, of continually creating and protecting a livable and healthy community – and passing on that legacy to future generations. ”

The objectives of the Regional Green/Blue Spaces Strategy were to:

- Conserve rare, threatened or endangered ecosystems and species in the Capital Regional District;
- Maintain biological diversity by protecting and enhancing a variety of habitats;
- Conserve ecologically valuable areas in large, diverse, contiguous units and connect them with greenways;
- Maintain the character and diversity of green/blue spaces in the Capital Regional District;
- Enhance and restore areas that could have green/blue space values;
- Develop a comprehensive set of priorities for the conservation of green/blue spaces in the Capital Regional District;
- Educate people about the value of protecting green/blue spaces in the Capital Regional District; and,
- Foster partnerships for the conservation and stewardship of green/blue spaces.

Appendix D: Glossary

Attached housing Any form of housing where more than two individual dwellings are structurally attached including townhouses, apartments regardless of tenure, stacked townhouses and the like.

Climate Change A change of climate which is attributed directly or indirectly to human activity.⁵

Complete Community Multiple-use urban community that contains within its boundaries the full range of facilities and activities necessary to meet typical household needs for employment, shopping, personal services, recreation, housing, education and other goods and services. Complete communities typically are defined by what they are not, that is, single-use residential areas that serve a largely dormitory function to a larger centre, with few local opportunities to meet the broad range of household needs described.

Core Municipalities The Capital Region sub-region that includes the municipalities of Victoria, Esquimalt, Oak Bay, Saanich and View Royal.

Density A measure of the intensity of occupancy and use of the land, generally described in terms of persons per hectare, or dwelling units per hectare, or a ratio of the built floor area of a structure to the area of the lot it occupies.

Framework For Our Future Agreement An agreement approved by the Capital Regional District Board on July 15, 1998 that set out the scope, overall vision, priority areas and guiding principles for the preparation of the Regional Growth Strategy.

Greenhouse Gas (GHG) Gases in the earth's atmosphere that absorb and re-emit infrared radiation. These gases occur through both natural and human-influenced processes. GHG emitted through human activities include carbon dioxide (CO₂), nitrous oxide (N₂O), methane (CH₄), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulphur hexafluoride (SF₆).

Growth management Implementation of government regulations that control the type, location, quality, scale, rate, sequence or timing of development. More generally, the whole range of policies designed to control, guide or mitigate the effects of growth. By attempting to guide growth rather than react to its effects, communities engaged in growth management assume a proactive stance in ensuring that the very qualities that attract growth are not destroyed for existing residents and future generations.

⁵ Based on the United Nations Framework Convention on Climate Change definition.

Healthy ecosystems Terrestrial, riparian and shoreline areas with high ecological value that support habitat and biodiversity, support rare, threatened or endangered plant and animal species and contribute to the continued functioning of natural processes such as groundwater infiltration, water purification, air filtration, carbon sequestration and soil nutrient management. Healthy ecosystems could be on developed, partly developed or undeveloped public and private spaces.

Housing affordability Generally describes a condition in which housing costs consume no more than 30% of gross household income (unless by choice); including taxes and insurance (for owners) and utilities (for owners and renters). Applies to both market and non-market (subsidized) dwellings.

Infrastructure The physical capital and associated services considered basic and necessary to the functioning of the built environment. These include such things as: sanitary sewers, treatment plants, and water pipelines and distribution/collection systems; roads, signals, sidewalks and other components of the transportation system including transit vehicles, ferries and airports; solid waste management facilities including transfer stations and landfills; and, energy supply and distribution systems including hydroelectric and natural gas transmission and distribution systems. More generally, infrastructure can refer to other tangible public and private assets necessary to support the development of a modern urban settlement, such as hospitals, schools and recreation facilities. In some cases, preserved green space and natural areas including forests, wetlands, and stream corridors have been described as a “green infrastructure”, essential to the vitality of healthy human communities.

Metropolitan Victoria or Victoria Metropolitan Area (VMA) That portion of the Capital Region from, Otter Point in the west to Swartz Bay in the north, defined by Statistics Canada as the Victoria Census Metropolitan Area.

Mixed-use Land use regulations that permit a variety of different uses and activities either on one legal parcel or within one defined land use zone. The classic example of a mixed use district is a historical downtown core that contains a wide range of residential, business, service, institutional, cultural, recreational and industrial uses within a relatively small area; in many cases, a wide range of different uses within individual buildings or on single sites.

Official Community Plan (OCP) Under Section 471 of the *Local Government Act*, a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan.

Peninsula The sub-region of the Capital Regional District including the municipalities of Central Saanich, Sidney, and North Saanich.

Regional Context Statement Under Section 446 of the *Local Government Act*, a statement, accepted by the regional district board, included in a municipal official community plan within two years of the adoption of the Regional Growth Strategy, that explains the relationship between the official community plan and the Regional Growth Strategy.

Regional Growth Strategy (RGS) Under Part 13 of the *Local Government Act*, a regional agreement (including a vision, goals, policies and actions) that commits affected municipalities and regional districts to a course of action to meet common social, economic and environmental objectives. It is initiated and adopted by a regional district and referred to all affected local governments for acceptance.

Regional Multi-Modal Network The interconnected transportation corridors defined in the Regional Transportation Plan. The multi-modal network provides for connectivity across modes (walking, cycling, transit and driving) and describes the backbone of the region's transportation system. The corridors that comprise the network are prioritized based on expected demand for two or more transportation modes.

Sea to Sea Green/Blue Belt A band of watersheds running between Saanich Inlet and Sooke Basin that includes major parks and Capital Regional District Water lands.

Target A desired level of performance set for a specific situation in a plan or program. The time horizon for all targets is 2038.

Growth Policy Area Boundary The area contained within a regulatory boundary (an urban containment boundary) marking the limit between a defined urban growth and servicing area and other areas such as rural and resource areas, where urban growth is discouraged.

Walkable In urban design, a community is walkable when it is scaled, dimensioned and provided with facilities and a mix of uses and activities that make walking an easy, convenient way to get around. A general rule of thumb is that most people will not walk much more than 10 to 15 minutes to shop or reach services such as libraries and schools. To meet this standard, a walkable community would have a shopping and service centre no more than 400–600 metres from most residences, with a sidewalk and street environment scaled to be interesting and inviting to people on foot.

West Shore The sub-region of the Capital Regional District that includes the municipalities of Colwood, Langford, Metchosin, Highlands, Sooke, and the Juan de Fuca Electoral Area.