

SAANICH GREEN / BLUE SPACES

A FRAMEWORK FOR ACTION

JUNE, 2000

PREPARED BY:

DISTRICT OF SAANICH PLANNING DEPARTMENT

ENDORSED BY COUNCIL OCTOBER 30, 2000

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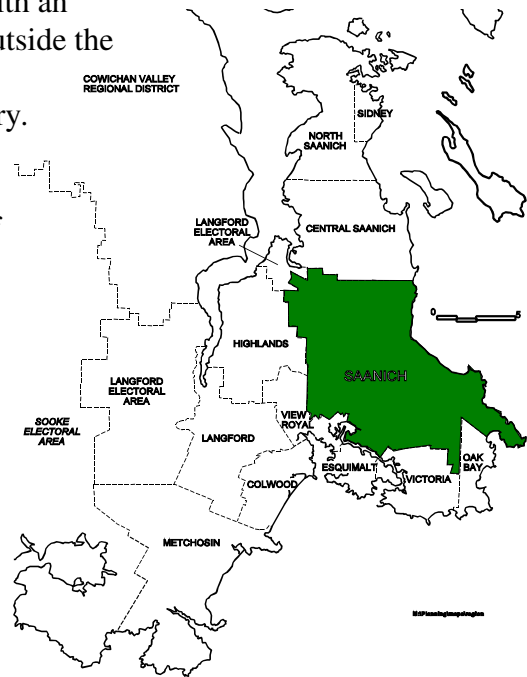
REGIONAL CONTEXT

Saanich is located within the Capital Regional District, a region of 2,427 km² and a population in excess of 315,000 people. The Capital Regional District comprises the core municipalities, the Western Communities, Sooke, the Saanich Peninsula, and some of the Gulf Islands. Saanich holds a special position within the region because of its large share of the population (32 %) and its strategic location. It is a suburban/rural community with an extensive rural residential and agricultural area located outside the urban containment boundary and a mixture of urban and suburban land uses within the urban containment boundary. Key transportation links in the form of highways from the metropolitan area to the airport, ferry terminal, Western Communities, Saanich Peninsula, and the rest of Vancouver Island pass through the municipality.

The Capital Region is blessed with a mild climate, a spectacular physical setting in a varied landscape, and a diverse natural heritage. The combination of the climate, the ocean, forests, rocky hilltops, and freshwater rivers, creeks and lakes makes this one of the most ecologically diverse regions in British Columbia. In recent years, however, urban and suburban expansion have resulted in the loss of many natural areas and features and the biological diversity of the region has been seriously eroded.

The population of Saanich has doubled over the past four decades and while the rate of growth has slowed in recent years due in part to a strict policy of urban containment it is anticipated that Saanich will continue to accommodate a share of the regional growth. Successive Councils with the support of local residents and other levels of government have protected and preserved an extensive network of parks and other open spaces and identification, protection, and management of green/blue spaces remains a priority.

In October 1997, Council endorsed the *Regional Blue/Green Spaces Strategy* prepared by the Capital Regional District and the Provincial Capital Commission and will through this document, endeavour to contribute to and complement the goals and objectives of the regional strategy. *Saanich Green/Blue Spaces - A Framework for Action* presents a broad vision for a municipal green/blue spaces network. It identifies the types of green/blue spaces that should be maintained, why green/blue spaces are important, how they might be protected, and who should be responsible for their protection. It is not a definitive inventory of all green/blue spaces nor a policy or regulatory document. It is intended, however, to be a starting point on which to base specific policies and actions for identifying and implementing a comprehensive green/blue spaces network throughout Saanich linked to similar networks in adjacent municipalities.



SUMMARY OF ACTIONS

ACTION		STATUS	MUNICIPAL DEPARTMENTS RESPONSIBLE
1.	Continue to seek and develop partnerships to promote, fund, and implement green/blue space initiatives.	On-going	Planning/Engineering/Parks and Public Works
2.	Continue to seek and implement a full range of approaches to protect and conserve public and private green spaces.	On-going	Planning/Engineering/Parks and Public Works
3.	Review existing legislation and regulations in terms of their relevance for green/blue space planning and consistency with green/blue space objectives.	Future	Planning
4.	Maintain an Urban Containment Boundary.	On-going	Planning
5.	Review the General Plan to incorporate new policies that will contribute to the green/blue spaces vision, goals, and objectives.	Future	Planning
6.	Continue to identify green/blue space related issues in the Local Area Plans and address them through an Action Plan or special study.	On-going	Planning
7.	Create a green/blue spaces inventory.	Initiated	Planning/Parks and Public Works
8.	Identify benchmark indicators and measures to monitor green/blue spaces	Future	Planning
9.	Continue to undertake community consultation and education about green/blue spaces values.	On-going	Planning/Parks and Public Works
10.	Develop and maintain a municipal greenways plan.	Future	Planning/Parks and Public Works
11.	Encourage and support residents, Community Associations, and other organizations in the identification, acquisition, planning, and protection of greenways.	On-going	Planning/Parks and Public Works
12.	Investigate opportunities for a “green streets” program to maintain/increase vegetation complexity for higher habitat value within municipal road rights-of-way.	Future	Planning/Engineering/Parks and Public Works
13.	Promote multi-use greenways by implementing a street tree planting program in urban areas and by amending the Subdivision Bylaw to require boulevard trees.	Initiated	Planning/Parks and Public Works
14.	Update the Park Priority Study following completion of the local area plan reviews in 2001 and expand the focus to include greenways and trails.	Future	Planning/Parks and Public Works

SUMMARY OF ACTIONS (Continued)			
	ACTION	STATUS	MUNICIPAL DEPARTMENTS RESPONSIBLE
15.	Consider land acquisition, easements, and covenants to achieve the green/blue space vision.	On-going	Planning/Parks and Public Works/Lands
16.	Require the Parks Section to work with other municipal departments to ensure that green/blue issues are fully considered in all departments' activities, and, to the extent possible environmental quality and green/blue space values are enhanced.	Initiated	Parks and Public Works
17.	Use Development Permits, as appropriate, to protect green/blue spaces, in particular, for the protection of water courses, and other areas of high natural values.	Initiated	Planning
18.	Continue to impose development cost charges to recover a portion of the cost of providing bikeways and acquiring and improving parkland.	On-going	Engineering/Finance
19.	Designate the West Saanich Road corridor as a Heritage Conservation Area and develop appropriate guidelines for the conservation of heritage buildings and structures, viewsapes and view corridors, and the streetscape.	Future	Planning
20.	Provide information on the economic and social values of green/blue spaces to staff, councillors, and the community.	On-going	Planning/Parks and Public Works
21.	Continue to initiate and cooperate with other government agencies, adjacent municipalities, environmental groups, and community/user groups to identify and restore damaged green/blue spaces and ecosystems.	On-going	Planning/Parks and Public Works
22.	Incorporate green/blue space related projects into departmental work programs and capital budgets.	On-going	Planning/Engineering/Parks and Public Works
23.	Review green/blue space related priorities on an annual basis.	Future	Planning/Engineering/Parks and Public Works

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I. INTRODUCTION

1.1 Background

Southern Vancouver Island is changing - cities and towns continue to grow and with urbanization comes increased demands on infrastructure, social and cultural services, and natural resources. Satisfying these demands has resulted in competition for a limited land resource. Concepts such as "growth management", "sustainable development", and "new urbanism" are being developed and implemented world wide as ways to mitigate impacts. However many natural habitats supporting a variety of ecosystems, and species have been lost or damaged and many more are threatened in a global sense.

The United Nations Convention on Biological Diversity recognizes that biological diversity is being significantly reduced by certain human activities and that the conservation of biological diversity is a universal concern. The fundamental requirement for conservation of biological diversity is the conservation of ecosystems and natural habitats and the maintenance and recovery of viable populations of species in their natural surroundings. International, regional, and global cooperation among States, intergovernmental organizations, and non-governmental sectors is needed for the conservation of biological diversity and the sustainable use of its components.

Green/blue space planning recognizes the delicate structure of natural systems and the importance of clean land, clean air, clean water. Green/blue spaces, if managed properly, can play a significant role in countering the loss of habitat and biological diversity, and the impairment of natural systems. Within the Capital Region, Saanich has long been a leader in implementing growth management, environmental protection and other planning concepts to retain the character of the area and the health of its natural systems. This document will build on past municipal initiatives and on the work of the Capital Regional District and the Provincial Capital Commission embodied in the *Regional Blue/Green Spaces Strategy* to provide a broad vision for a municipal green/blue spaces network and a framework on which to build an implementation strategy.

Green/Blue Spaces are land and water areas of environmental, scenic, renewable resource, outdoor recreation, greenway and/or social value. Green/blue spaces can include developed, partly developed and undeveloped public and private spaces.

1.2 What is being done to identify and protect green/blue spaces?

Environment, cultural heritage, and outdoor recreation are trademark values of the residents of Saanich and identification, protection, and management of green/blue spaces is a priority. For over 25 years residents and successive Councils have recognized the contribution of green/blue spaces to an individual's and the community's sense of well-being. They recognize that healthy and vibrant neighbourhoods that combine places for living, recreation, social activity, and nature and that provide alternative transportation modes are important to maintaining quality of life.

Increasingly, however, green/blue space protection must compete with other community needs: habitat protection vs recreation vs transportation corridors vs working landscapes. It is now recognized that a comprehensive review and integration of past work, examination of new directions, and renewed recognition of community values is needed to develop a green/blue spaces network that embodies urban, rural, social, cultural, economic, recreational, and environmental values and balances community needs.

In 1994, the Capital Regional District and Provincial Capital Commission initiated a process to develop a green/blue spaces strategy for the Capital Region in response to general public concerns about the loss of green spaces and the impact of that loss on the quality of life. The *Regional Blue/Green Spaces Strategy*, endorsed in October 1997, identifies the why, the what, the who, and the how of a green/blue spaces strategy. The strategy identifies eleven contributions (see Appendix II) that Municipalities could make including "*Plan for green/blue spaces and greenways and recognize the results in all Official Community Plans*". Council endorsed the Regional Blue/Green Spaces Strategy and will, through this document, endeavour to contribute to and complement the Regional goals and objectives. It is intended that *Saanich Green/Blue Spaces - A Framework for Action* will provide a starting point for future green/blue space planning and a valuable reference for municipal staff, developers, business people, and residents. The objectives and actions will be adopted into the Official Community Plan and other community planning documents will be amended as required to reflect the green/blue spaces vision.

Council endorsed the Regional Blue/Green Spaces Strategy and will, through this document, endeavour to contribute to and complement the Regional goals and objectives.

1.3 Purpose

This document identifies:

- a **vision** and the **purposes** for Saanich green/blue spaces, including an outline of a multi-level, long term approach for maintaining, conserving, and restoring green/blue spaces on public and private lands;
- **why** Saanich green/blue spaces should be protected and maintained;
- **what** types of lands and values should be protected within green/blue spaces;
- examples of **which** municipally significant green/blue space areas should be protected and maintained;
- **who** should be responsible for the protection and maintenance; including a **cooperative and collaborative approach** among property owners, all levels of government, and public and private organizations;
- **how** protection should be achieved; and
- **initiatives** for achieving the green/blue spaces vision.

1.4 Objectives

The Saanich green/blue spaces related objectives are to:

1. create and maintain an inventory of green/blue spaces;
2. develop recommendations for implementing a green/blue spaces vision;
3. coordinate and implement a green/blue spaces plan and foster partnerships for the conservation and stewardship of green/blue spaces with land owners, the Capital Regional District, adjacent municipalities, and other agencies, organizations, and jurisdictions;
4. educate the community about the value and interconnectiveness of green/blue spaces;
5. maintain biological diversity by protecting and enhancing a variety of ecosystems and habitat in contiguous units and conserving rare and endangered ecosystems and species;
6. support the viability and sustainability of renewable resource working landscapes;
7. provide outdoor recreation and cultural opportunities for people of all ages and abilities to experience and enjoy green/blue spaces;
8. maintain and enhance the natural and visual character and diversity of green/blue spaces;
9. link major green/blue spaces with greenways;
10. where possible, restore damaged or altered ecosystems and habitat.

1.5 Definition of Saanich Green/Blue Spaces

Municipally significant green/blue spaces are areas representing the natural and visual character of Saanich which provide amenities and outdoor recreation opportunities for our residents. Many of these areas are the last remnants of natural systems and settings in Saanich and the Capital Regional District.

For the purpose of Saanich Green/Blue Spaces, the term "**green/blue spaces**" is defined as:

Land and water areas of environmental, scenic, renewable resource, outdoor recreation, greenway and/or social value. Green/blue spaces can include developed, partly developed and undeveloped public and private spaces.

The five categories of green/blue spaces are:

1. Ecological

Areas that:

- support the diversity of ecosystems,
- support rare, threatened or endangered plant and animal species,
- characterize, define, or represent the bioregion,
- contribute to the continued functioning of local ecosystems; and
- contribute to improved knowledge and understanding of natural processes.

2. Scenic

Big picture landscapes, water features, views, urban forests, natural landmarks, or features that provide important scenic and visual elements and help define local character (e.g., farm, rural and forested landscapes, ocean and mountain views, significant streetscapes, and distinctive or unusual land forms).

3. Renewable Resource Working Landscapes

Private and public lands used primarily for renewable resource purposes, such as agriculture, which provide both an economic return and a green/blue function.

4. Outdoor Recreation

Land and water spaces that provide, or could provide, a variety of year-round outdoor recreation opportunities for residents and visitors. Outdoor recreation areas may have one or more of the following regionally and/or municipally significant attributes:

- natural landscape or water feature(s),
- cultural or historic feature(s),
- views,
- a semi-wilderness-type experience,
- a natural or cultural history educational experience, and/or
- lands developed for, or suited to, sporting, recreational, or social activities.

5. Greenways

Linear corridors associated with watercourses, trails, transportation routes, and habitat diversity links which may be shared by humans, animals/wildlife, and vegetation. Greenways will connect major green/blue spaces wherever possible.

These categories are not mutually exclusive; most green/blue space areas will include more than one type of green/blue space.

2. GREEN/BLUE SPACE ELEMENTS

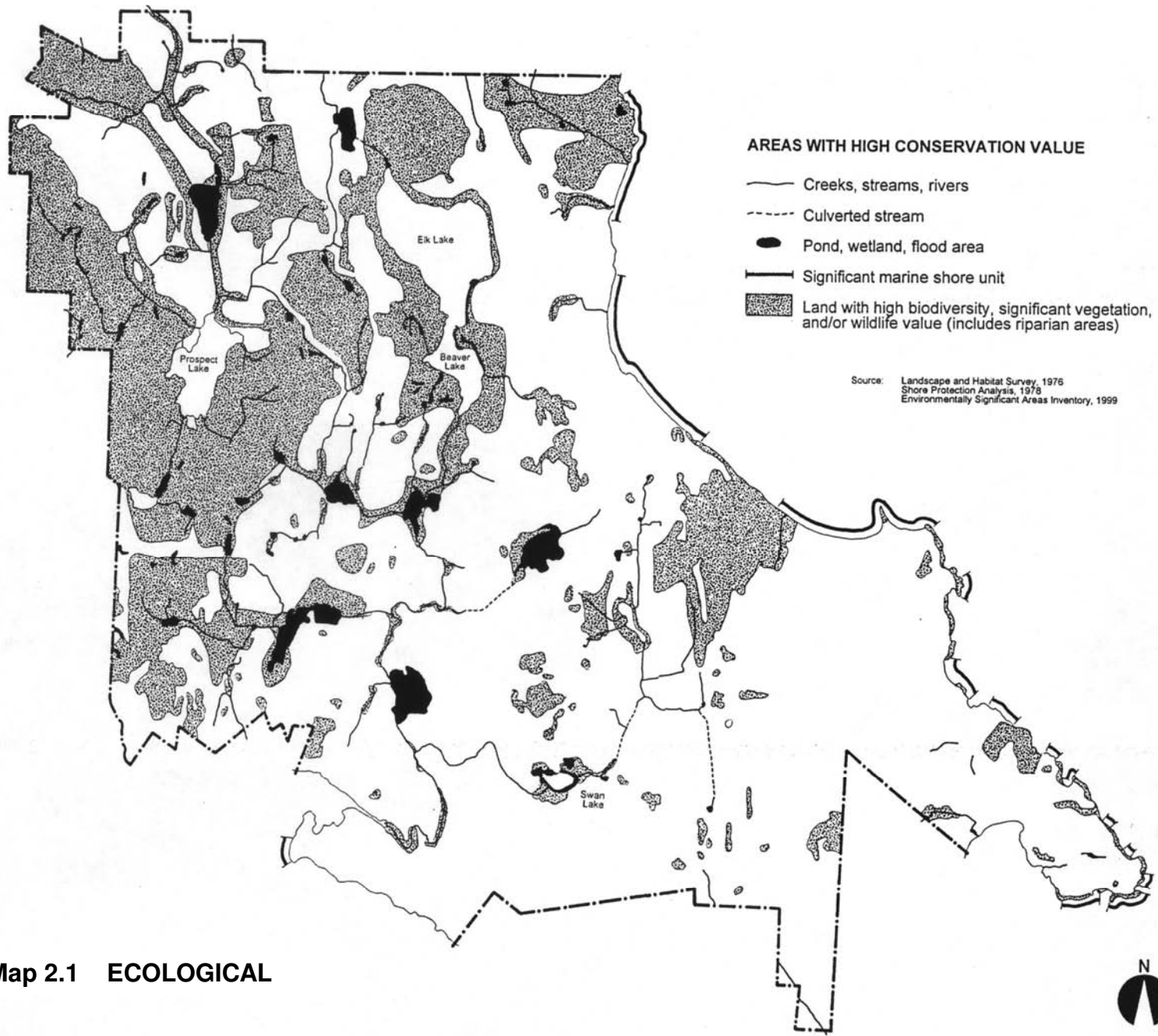
2.1 Ecological

Saanich's physical setting is characterized by a diverse and attractive natural environment which includes marine shoreline, fresh-water lakes, numerous creeks and streams, undulating topography, and varied vegetation and wildlife. Saanich has a history of environmental activity to identify, preserve, and protect these environmentally significant areas. The Staff Environment Group formed in the late seventies produced three major studies: the *Landscape and Habitat Survey 1976*, the *Land Protection Analysis 1978*, and the *Shore Protection Analysis 1978*. The *Landscape and Habitat Survey* and *Land Protection Analysis* focussed on land outside of the Urban Containment Boundary and rated it according to its conservation and recreation values. Areas with high conservation value include examples of each natural vegetation community, areas of high vegetation diversity, water courses and riparian areas, flood areas, wildlife areas and corridors, and marine coastal areas. The *Shore Protection Analysis* evaluated the marine coast line including the Gorge Waterway and Portage Inlet based on its conservation and recreation value.

In 1999, the District of Saanich published the *Environmentally Significant Areas Atlas* (ESA Atlas). This first stage of the Environmentally Significant Areas Inventory focuses on detailed field-based assessment of environmental features, specifically streams, lakes, wetlands and riparian zones (streamside vegetation). It also includes native vegetation communities of conservation significance identified by the Sensitive Ecosystems Inventory (SEI) and rare plant sites identified by the Conservation Data Centre.

The *ESA Atlas* and earlier inventories provide a framework for the protection of environmentally sensitive lands and a basis for the ecological component of the green/blue spaces vision. The ecological component is illustrated on Map 2.1. It comprises class 1 and 2 lands and coastal areas from the *Landscape and Habitat Survey* and *Shore Protection Analysis*. It also includes streams, ponds, wetlands, riparian areas, vegetation areas, and rare plant communities from the *ESA Atlas*.

While the various inventories and data bases are a starting point, it is recognized that they are by no means a complete listing of all ecologically valuable lands and features within the municipality. There are many uncatalogued spaces and features, particularly within the urban area, that warrant consideration for their green/blue space value including Garry oak areas, rocky knolls and outcrops, urban forest, and wildlife trees. The value of these spaces and features should be carefully considered through the development review process and public education and environmental awareness should remain a priority. Also, it should be realized that environmental considerations may conflict with other considerations including agriculture and outdoor recreation. Careful planning is required to balance these considerations.



Map 2.1 ECOLOGICAL



2.2 Scenic (Visual Resources)

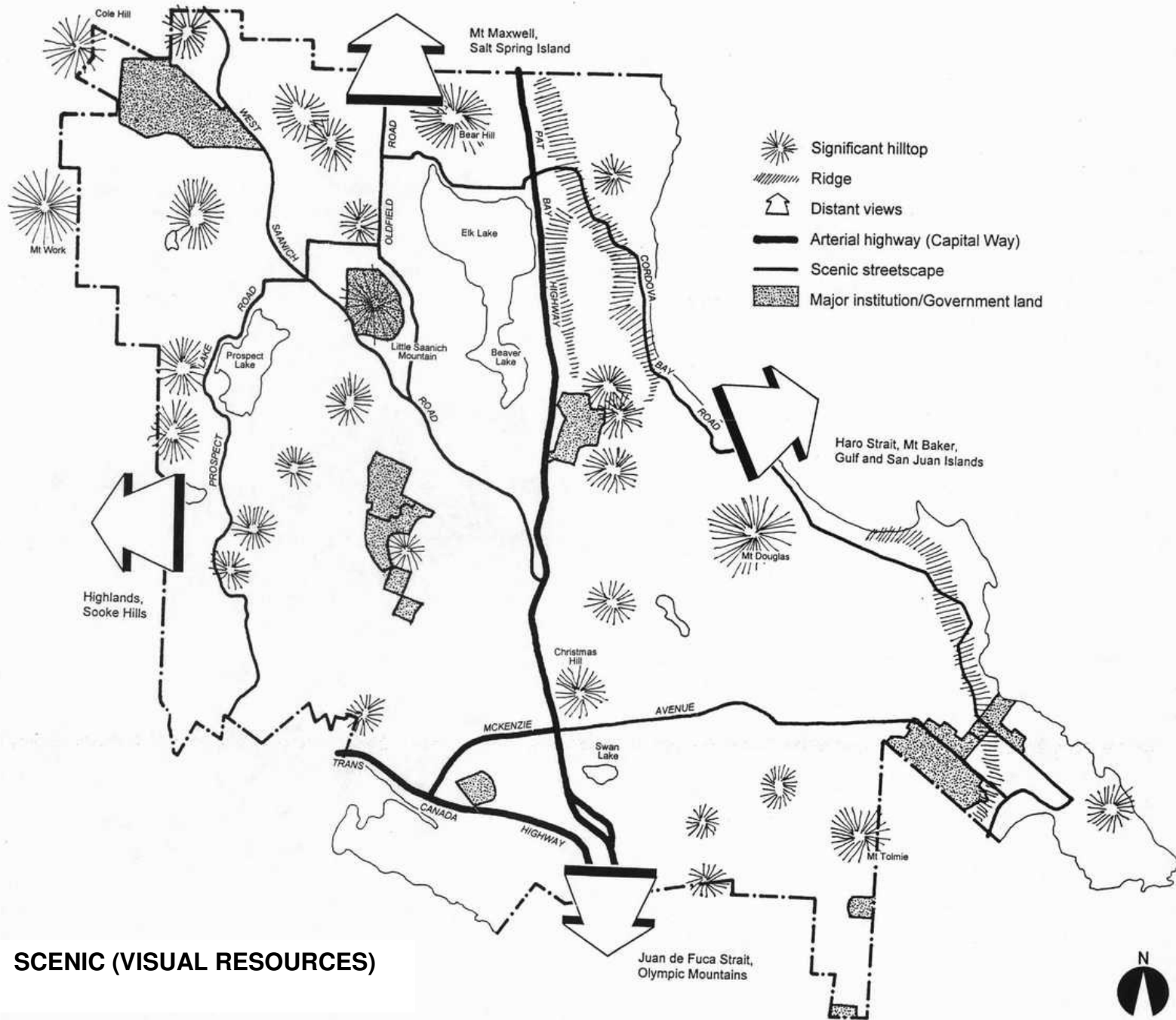
Scenic resources have often been overlooked and underestimated in importance when reaching land use policy decisions. They are, however, a major factor influencing the quality of life for Saanich residents and are extremely important economically because of their tourist appeal. Scenic resources include hill tops and valleys, rural landscapes, diverse vegetation communities, numerous lakes, the marine coastline, country roads, and distant views to the Olympic Mountains, Sooke Hills, Gulf Islands, and Mount Baker.

The *Landscape and Habitat Survey, 1976* identified significant view points and corridors, primarily, in rural Saanich. The *Scenic Access Corridor Study, 1984* prepared by the Planning Department identified scenic resources and view corridors along Pat Bay and Trans Canada Highways which are designated by the Provincial Capital Commission as "Capital Ways" in recognition of their importance as entry ways to the Capital City.

The "big picture" landscapes and view corridors are perhaps the most notable and preservation requires cooperation at the regional as well as the international level. Urban development of the hillsides and hilltops to the west beyond the municipal boundary, for instance, has altered the viewscape to the Sooke Hills. Similarly, logging or significant urban development on Mount Maxwell on Salt Spring Island or on the Olympic Mountains in the United States of America could impact on distant views from Saanich locations.

Many less prominent and more localized visual resources contribute significantly to green/blue spaces at the neighbourhood level - the view to Camosun College Young Building from Lansdowne Road, Mount Douglas from Shelbourne Street, historic St. Michael's and All Angel's Church from West Saanich Road, a field of daffodils from Wilkinson Road, or the rocky, oak dominated streetscapes in the high Tattersall area.

Major institutions and government lands also contribute to the cultural and scenic resources of the municipality. The Dominion Astrophysical Observatory on Little Saanich Mountain is a landmark heritage building and the University of Victoria contributes natural and manicured landscapes and architecturally significant buildings. Map 2.2 indicates the major scenic resource elements of the green/blue spaces vision. They include the arterial highway approaches, scenic and historical driving routes through rural Saanich, major institutions and government lands with an open space character, and significant viewpoints and view corridors.



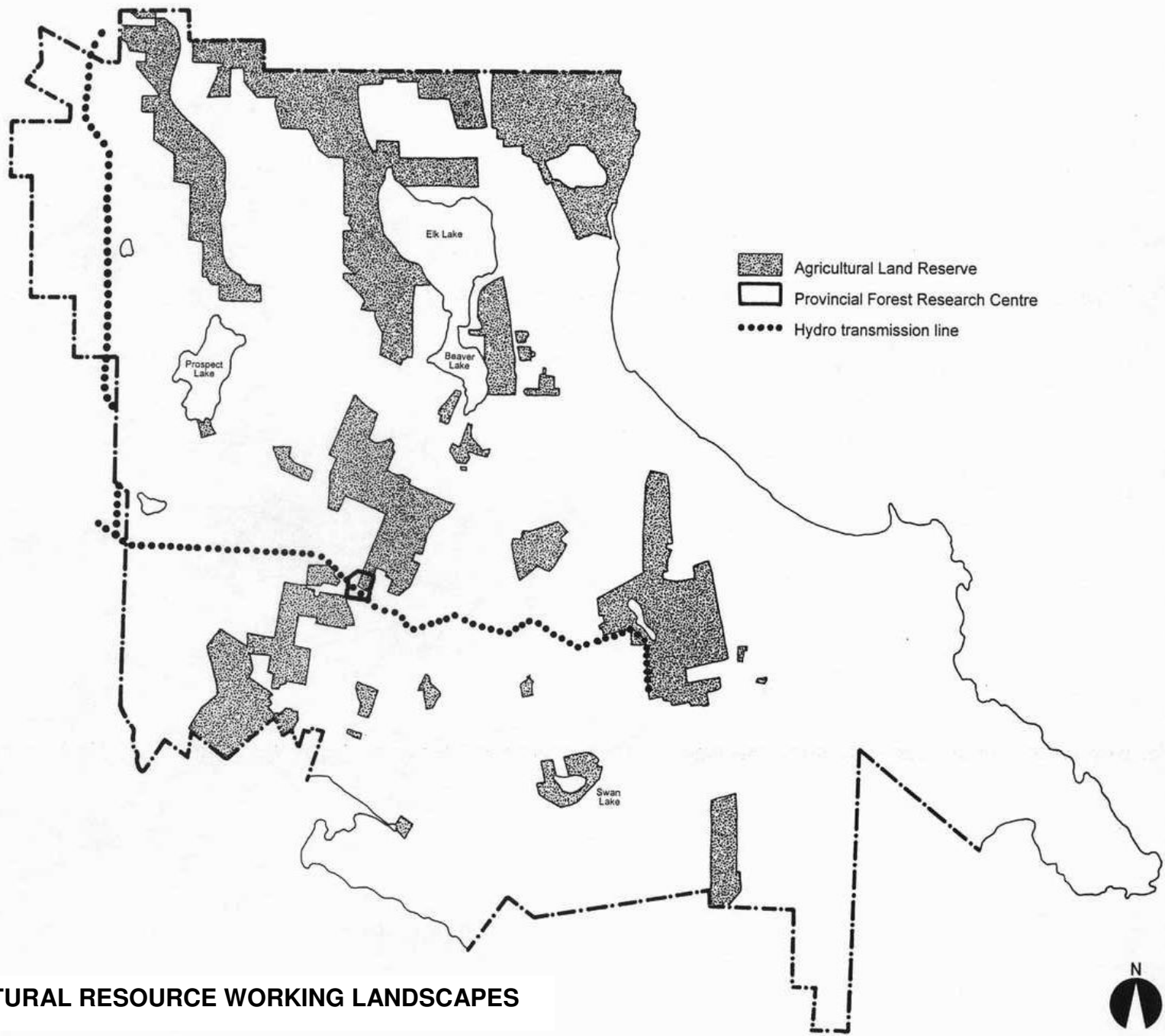
MAP 2.2 SCENIC (VISUAL RESOURCES)

2.3 Renewable Resource Working Landscapes

Renewable resource working landscapes are primarily lands within the Agricultural Land Reserve but may also include forest research lands and major hydro transmission corridors. These lands are mostly privately owned and public access may not be permitted. In 1974, the Agricultural Land Reserve was designated by the Lieutenant Governor in Council to preserve agricultural land and encourage the establishment and maintenance of farms. The General Plan identifies areas inside the Urban Containment Boundary where exclusion may be appropriate, and designates areas inside and outside the Urban Containment Boundary that should be preserved.

Much of the character of the municipality results from its rural area, which presents a mosaic of pasture-land, cultivated fields, and forests and the remnant rural streetscapes throughout the urban area. The preservation of these features requires the retention of designated Agricultural Land Reserve, large-lots, forested areas and a rural life style.

The Agricultural Land Reserve areas are recognized as an important component of the Saanich green/blue spaces network for their role as food production, floodplain storage, wildlife habitat, and scenic land. The major purpose, however, is the production of crops and livestock and careful management is required to balance environmental and agricultural considerations so as not to impose a burden on farmers. Public access on private farmland is not proposed. However, the maintenance of green/blue space values will be encouraged in the management of these lands and care will be taken when locating trails and other public corridors to minimize the nuisance potential and impact on the economic value of the resource.



MAP 2.3 NATURAL RESOURCE WORKING LANDSCAPES

2.4 Outdoor Recreation

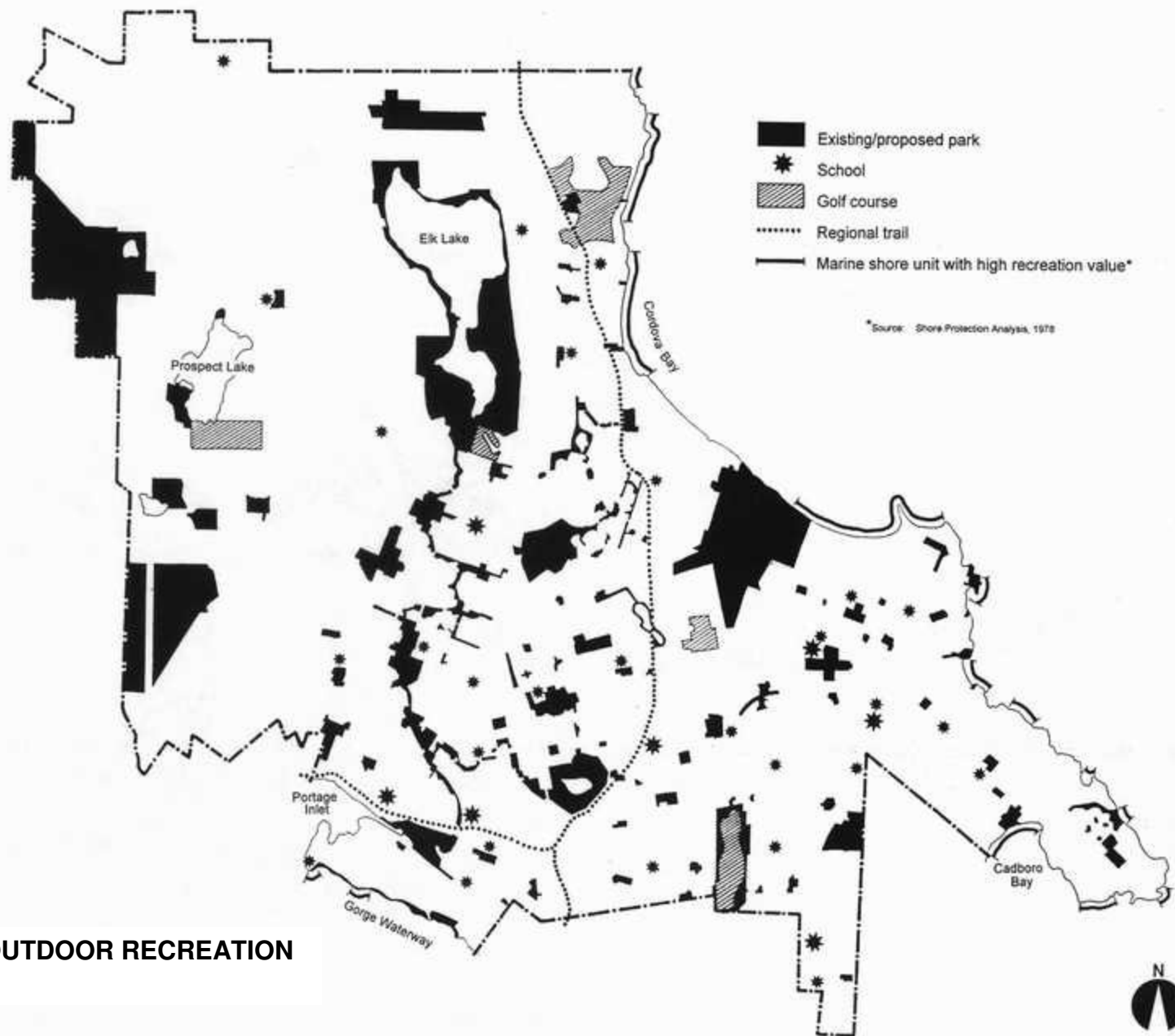
The municipality has an extensive network of parks, open space, trails, and recreation facilities which enhance leisure opportunities and the quality of life for residents of all ages. The public open space network has over 1,325 ha of parkland including 750 ha of regional parks and more than 65 km of trails. This parkland component includes half of all public school sites which are also considered to have an outdoor recreation function. The *Parks Priority Study, 1994* provides an overview of how land identified for acquisition within the local area plans fits within the overall space needs of the municipality, opportunities for acquisition, and relative priorities. The local area plans identify future park acquisitions.

Parks contribute significantly to the character of individual neighbourhoods and are basic green space components. They provide both active and passive recreation opportunities, and natural and manicured landscape features. There is a growing trend in North America to walking and bird watching, for instance, as a form of recreation. Natural park spaces can enhance the outdoor experience and help to preserve environmentally sensitive areas including Douglas fir forests, Garry oak meadows, wetlands, and other important wildlife habitat.

The back bone of the trail system is the Galloping Goose, Saanich Spur and Lochside regional trails. Established on an abandoned rail bed and trestles, these trails stretch 100 kilometres from Leechtown to Swartz Bay and form part of the Trans Canada Trail which will traverse the country early in this millennium. Also, Colquitz River Park is an important greenway within the municipal parks system. The local area plans identify local trail connectors.

Also significant as part of the outdoor recreation component are fresh-water lakes, the marine shoreline including numerous beaches, golf courses, cultural and historic sites, and the commuter cycling network. The fresh-water lakes account for 817 ha with 18 km of shoreline. The most significant from a recreation perspective are Elk/Beaver Lake and Prospect Lake which provide for a variety of water-based activities including swimming, boating, and fishing. The marine shoreline, including the Gorge Waterway and Portage Inlet, stretches 29.6 km along the east and southwest edges of Saanich. Sandy beaches at Cordova Bay, Cadboro Bay, and Arbutus Cove are major recreational assets and scenic amenities enjoyed by local residents.

In addition to their environmental, scenic, and recreation value, outdoor recreation areas provide an opportunity to promote the arts. Parks, recreation centres, and institutions provide a venue for public art performances, festivals, and exhibitions. The Saanich Community Arts Advisory Committee is examining opportunities for public art on greenways. Murals and other public art forms will be encouraged to enhance the regional trails and provide a venue for local artists.



MAP 2.4 OUTDOOR RECREATION

2.5 Greenways

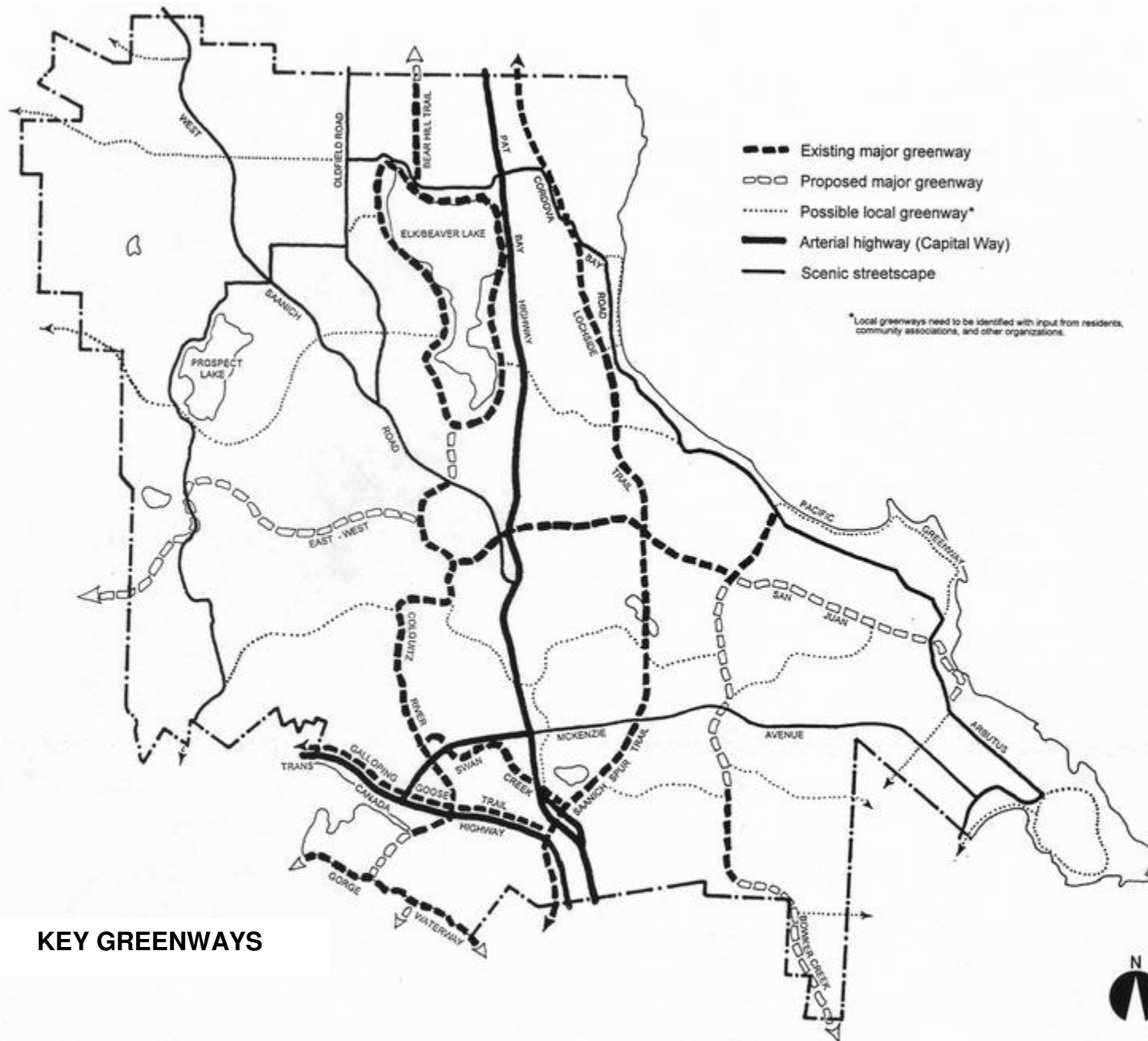
Greenways are narrow corridors linking major green/blue spaces. In the urban area they are mostly activity corridors which are intended primarily for use by the public and include pedestrian, cycling, and equestrian trails and scenic roadways. In the rural area they are primarily habitat and wildlife corridors although they may also have an active component.

In the green/blue spaces concept, greenways form a network of linkages to major green/blue spaces within the municipality and to green/blue spaces in surrounding jurisdictions. Their form and function may vary along the length depending on their main purpose, topography, location, and legal boundaries. Conservation or wildlife greenways, for instance, could be located above ground in tree canopies through forested areas. Usually, however, they are ground-oriented and follow water courses, roadways, established trail corridors, or the marine shoreline. They may be municipal parks, road or utility rights-of-way, or easements over private land. The Galloping Goose, Saanich Spur, and Lochside regional trail, established on an abandoned railway, is an example of a regional greenway that, in Saanich, primarily is intended for recreational use. Gorge Waterway Park is an urban greenway with a passive recreation and marine access function.

The Colquitz River linear park is an important greenway with a dual recreation and conservation function. It extends 24 km, through rural and agricultural lands and suburban residential areas, from Elk-Beaver Lake Park in the north to Portage Inlet in the south. This linear trail was first envisioned by the Provincial Capital Commission in 1967. The concept was endorsed by Council in 1968 and land acquisition by Saanich began shortly thereafter. Land acquisition south of West Saanich Road is mostly completed and the trail is constructed. Land acquisition to complete the park is a high priority.

Map 2.5 shows some of the major regional and municipal greenways that have been identified to date. Other major and local greenways may be identified with input from residents, community associations, and other organizations in later planning processes and initiatives, such as Local Area Plan reviews, the Parks Priority Study, and Action Plans. The *Gordon Head Action Plan, 1999: Greenways, Bikeways, and Pedestrian Mobility*, prepared by the Planning Department in consultation with area residents and special interest groups, is an example of a neighbourhood greenway planning initiative that resulted with a Local Area Plan. As these routes are being identified, designed, and constructed careful consideration of the value of the greenway for wildlife/habitat protection versus public use corridors will be necessary. Limitations on use may be required.

A regional priority is an east-west greenway between Goldstream Park and Mount Douglas Park linking major nodes including Thetis Lake Park. Other regionally significant greenways could link Camosun College campuses with the Galloping Goose/Lochside trail and Gordon Head residential area to downtown. Within Saanich, opportunities should be considered to enhance McKenzie Avenue as a "boulevard street" to provide an east-west connector between the University of Victoria and the Galloping Goose/Lochside trail.



MAP 2.5 KEY GREENWAYS

3. A GREEN/BLUE SPACES VISION

The green/blue spaces vision is of a **comprehensive network of large and small green/blue spaces and linkages comprising both public and private lands**. The large spaces could include rural and watershed lands, major municipal and regional parks, key institutional lands, lands within the Agricultural Land Reserve, and significant vegetation areas. The small spaces could include a, a hedgerow, a tot lot, or a single wildlife tree. The linkages could include river or stream corridors, linear parks, marine coastal areas, habitat corridors, scenic roadways, hiking, cycling, and equestrian trails, arterial highway corridors, and/or neighbourhood footpaths. Many of these spaces will only be identified through detailed study and consultation at the neighbourhood level but all should be considered to be important.

Map 3.1 combines the green/blue space elements illustrated on Maps 2.1 to 2.5 to schematically illustrate a potential green/blue spaces network. The map is derived from previous green/blue spaces planning initiatives and represents only part of the green/blue spaces vision. It should not be viewed in isolation or construed as a definitive inventory of all important green/blue spaces in Saanich but as a starting point to be added to, modified, refined, and implemented, over time, and through a variety of processes. Only the major green/blue areas are shown and most comprise more than one element. For the purpose of illustration the map designations are based on the dominant element.

3.1 Key Green/Blue Space Areas

Prospect Lake/Tod Creek Watershed - A diverse rural residential and agricultural area in rural Saanich which includes Prospect, Killarney, Maltby and Durrance Lakes plus numerous small streams, tributaries, wetlands, springs and groundwater recharge areas, some of which support ecologically diverse riparian zones. Much of the land base is made up of healthy forests that provide habitat for wildlife and recreational opportunities for humans.

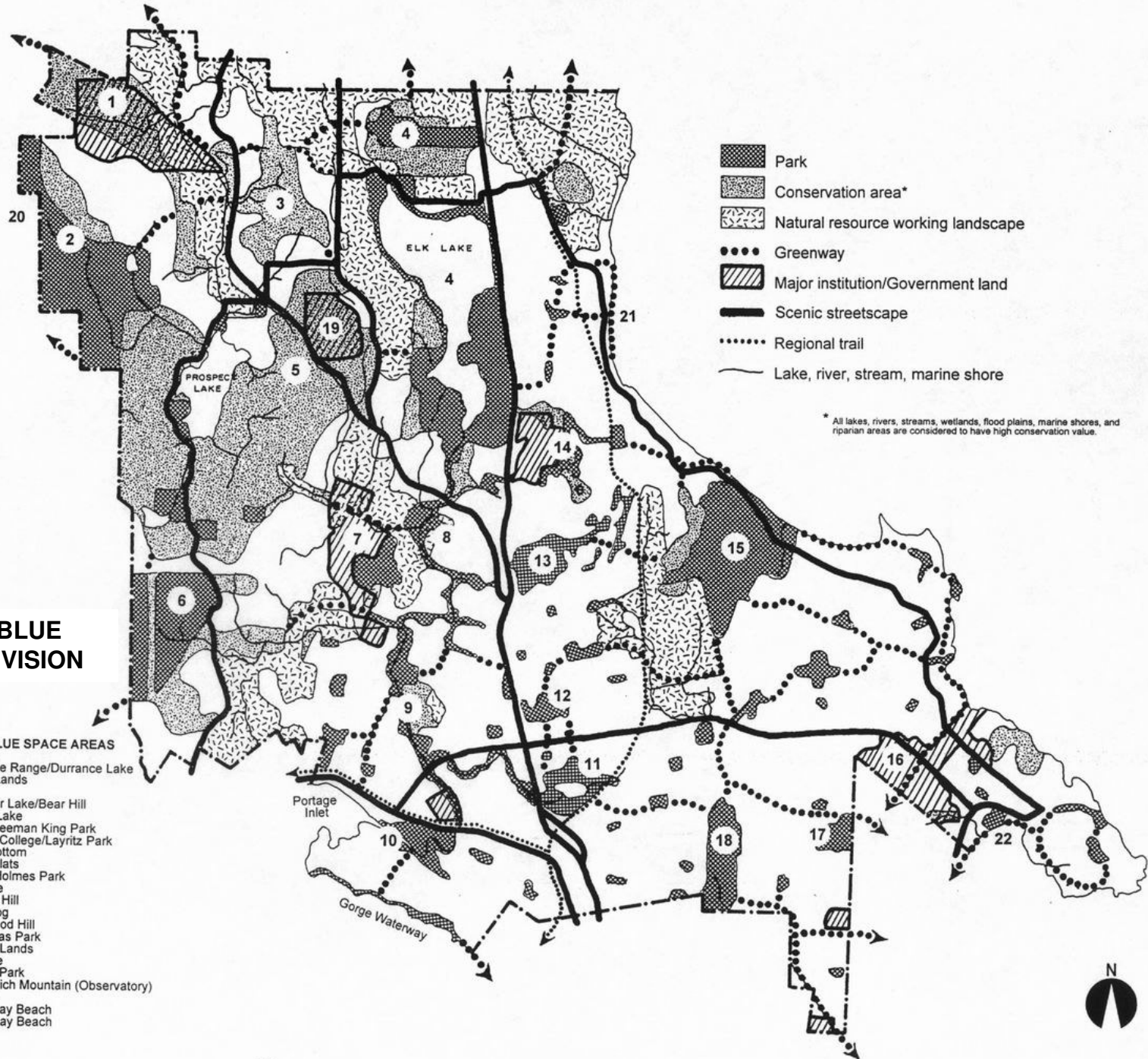
Regional Parks - Mount Work, Francis-Freeman King, Thetis Lake, Bear Hill, and Elk-Beaver Lake Regional Parks provide important green spaces close to the urban area and have high ecological, outdoor recreation, scenic, and green/blue values.

Blenkinsop Lake/Creek, Swan Lake/Creek, Elk/Beaver Lake, O'Donnel Creek, Colquitz River - This freshwater system is an important urban stream and wetland blueway corridor with high ecological, outdoor recreation, scenic, and greenway values. It empties into Portage Inlet and the Gorge Waterway which are also significant. The network is the skeleton of the green/blue space system linking together numerous green nodes. Major municipal parks along this blueway include Cuthbert Holmes Park, Colquitz River, Swan Creek and Gorge Waterway Linear Parks and Swan Lake-Christmas Hill and Rithet's Bog Nature Sanctuaries.

Map 3.1 GREEN/BLUE SPACES VISION

KEY GREEN/BLUE SPACE AREAS

1. Heal's Rifle Range/Durrance Lake
2. Hartland Lands
3. Brookhill
4. Elk-Beaver Lake/Bear Hill
5. Prospect Lake
6. Francis-Freeman King Park
7. Camosun College/Layritz Park
8. Quick's Bottom
9. Panama Flats
10. Cuthbert Holmes Park
11. Swan Lake
12. Christmas Hill
13. Rithet's Bog
14. Boulderwood Hill
15. Mt. Douglas Park
16. University Lands
17. Mt. Tolmie
18. Cedar Hill Park
19. Little Saanich Mountain (Observatory)
20. Mt. Work
21. Cordova Bay Beach
22. Cadboro Bay Beach



Mount Douglas, Mount Tolmie, and Cedar Hill Parks - Major municipal parks that have high ecological and outdoor recreation value and provide spectacular views over the city and coastal waters. Cedar Hill Golf Course within Cedar Hill Park is also an important recreational resource.

University of Victoria - This major institution contributes significant architecture, a variety of natural and manicured green spaces, and active and passive recreation opportunities. Mystic Vale on the edge of the University Lands is important ecologically.

Observatory Lands - The Dominion Astrophysical Observatory on Little Saanich Mountain is a historic landmark. The dome which houses the telescope is of heritage significance and the lands have high ecological, scenic, and greenway value.

Marine Shores and Beaches - The marine shoreline, including the Gorge Waterway and Portage Inlet, is an ecologically significant and scenic resource that provides a variety of passive and active recreation opportunities.

4. ACHIEVING THE VISION

4.1 Partnerships

Achieving the Green/Blue Spaces vision will require participation and cooperation of many agencies, jurisdictions, organizations, and individuals. Partnerships may be formed for funding, publicity, technical assistance, stewardship, planning and construction, and many other green/blue space related projects or functions. No potential partnership should be discounted and no opportunities should be overlooked. The following is a list of possible green/blue space partners.

TABLE 4.1 POTENTIAL GREEN/BLUE PARTNERS		
<p>Individual Citizens Participation will give individuals a sense of pride and ownership of the results. Partners may include:</p> <ul style="list-style-type: none"> • Private Property Owners • Individuals • Families • Youth <p>Community Associations Community groups are willing to provide local knowledge and support. Partners may include:</p> <ul style="list-style-type: none"> • Saanich Community Associations Network • Community Associations <p>Saanich and adjacent municipalities Municipal partners may include :</p> <ul style="list-style-type: none"> • Planning Department • Parks and Public Works Department • Recreation Department • Engineering Department • Advisory Committees including Heritage, Environment, Bicycle, Parks and Recreation, Significant Trees • First Nations <p>Institutions Schools, colleges and universities will be a source of energy, expertise and support. Campuses and school grounds form part of the green/blue spaces system. Partners may include:</p> <ul style="list-style-type: none"> • University of Victoria • Camosun College • School District # 61 • School District #63 • Churches • Hospitals • Cemetery Board • Private Schools 	<p>Capital Regional District (CRD) The CRD coordinates the Regional Growth Strategy, provides information services for the Region, and acquires, plans, develops, and maintains regional parks including the Galloping Goose Trail. Partners may include:</p> <ul style="list-style-type: none"> • Regional Information Services • Administration • CRD Parks <p>Province of British Columbia The Province provides environmental information, and direct funding. Partners may include:</p> <ul style="list-style-type: none"> • Ministry of Environment, Lands and Parks • Ministry of Forests • Ministry of Agriculture, Fisheries and Food • Ministry of Municipal Affairs • Ministry of Transportation and Highways • Provincial Capital Commission <p>Government of Canada Several federal government agencies have programs which are aimed at encouraging partnerships for Green/Blue Space and other stewardship initiatives. Partners may include:</p> <ul style="list-style-type: none"> • Department of Fisheries and Oceans • Environment Canada: Canadian Wildlife Service • Parks Canada • Public Works Canada <p>Service Organizations Green/blue spaces can attract funding from foundations and service groups whose interests are broader than conservation. Partners may include:</p>	<ul style="list-style-type: none"> • Real Estate Foundation • Rotary International • Lions Club • Kinsman Club • Kiwanis Club <p>Conservation Organizations Conservation organization partners may include:</p> <ul style="list-style-type: none"> • The Federation of BC Naturalists • The Nature Trust of BC • Ducks Unlimited • Trout Unlimited • The Pacific Salmon Foundation • The BC Wildlife Federation • Wildlife Habitat Canada • Nature Conservancy of Canada • Habitat Conservation Trust Fund • World Wildlife Association • Garry Oak Preservation Society • Victoria Natural History Society • Veins of Life Watershed Society • Portage Inlet Sanctuary Colquitz Estuary Society • Habitat Acquisition Trust • Naturescape BC • South Island Aquatic Stewardship Society • Rithets Bog Conservation Society • Gorge Waterway Society • The Land Conservancy of BC <p>Business and Corporations Private ventures with insight into the values of green/blue spaces may contribute. Crown corporations and utilities also recognize the value of environmental stewardship. Partners may include:</p> <ul style="list-style-type: none"> • BC Hydro • BC Buildings Corporation • Centra Gas • Tourism Victoria • Developers • Insurance Corporation of BC • Farm Owners

Table 4.1, though not exhaustive, gives an idea of the wide range of potential partners for expanding and enhancing the green/blue space system. The following describes the contributions that key green/blue space participants could make through land stewardship, land management, land acquisition, land-use regulation, financial and technical support, education, and advocacy:

Community Associations and Individual Citizens - Community participation in the implementation process will give people a sense of pride and "ownership" of the results. Community groups and individuals can contribute by providing local knowledge, participating in education programs, supporting local green/blue initiatives, and protecting and maintaining green spaces within their neighbourhood and back-yard. Initiatives could include an "adopt-a-tree" or "adopt-a-trail" program or an inventory project. The Victoria Natural History Society, for example, has inventoried over 500 instances of unconstructed road rights-of-way in Saanich with potential as footpaths or for preservation as greenspace. The Garry Oak Meadow Preservation Society has inventoried Garry oak trees and meadows, and undertaken restoration projects and public education. Adopting Naturescape BC principles in landscape design can enhance the habitat value of both private and public lands and support wildlife corridors at the micro scale.

Municipality of Saanich and Adjacent Municipalities - Local Government plays a pivotal role in securing, protecting, and maintaining green/blue spaces through land-use regulations and land-use decisions. In Saanich, Planning, Engineering, Parks and Public Works, Recreation, and Lands are the key departments providing planning, engineering, and land management and acquisition services and a wide variety of educational and recreational opportunities and programs for Saanich residents. Adjacent municipalities have an important role because green/blue spaces do not stop at the municipal boundary. Network continuity and consistent or complimentary goals, objectives, and policies are required between jurisdictions. An opportunity exists for local government to act as a role model to the wider community in terms of sensitive land and habitat management.

Institutions - Major institutional lands are an important element of the green/blue spaces network. Institutional partners can contribute through responsible land management, education, and the provision of a range of expertise and support.

Capital Regional District - The Capital Regional District controls and maintains five regional parks within Saanich as well as the Galloping Goose Regional Trail and coordinates planning at the regional level including development of the Regional Growth Strategy. CRD Parks and the Provincial Capital Commission were partners in preparing the Regional Blue/Green Spaces Strategy. Regional Information Services is an important resource providing statistical data and research for the entire region.

Province of British Columbia - The provincial government has a major role in the protection of green/blue spaces through legislation and a wide variety of programs. It is also a key landowner in Saanich controlling the arterial highways, the marine shoreline, and numerous lands and buildings. Important provincial legislation influencing the municipal powers to protect and

maintain green/blue spaces include the *Local Government Act*, *Land Title Act*, *Highways Act*, and *Agricultural Land Reserve Act*. The Ministry of Environment, Lands, and Parks was a major partner providing funding and technical assistance to complete the Environmentally Significant Areas Inventory. The Province can also contribute valuable open space through the sale, lease, or transfer of crown land for municipal parks.

Government of Canada - The federal government can show leadership by protecting and maintaining federally owned green spaces in Saanich including Heal's Rifle Range and the Observatory Lands and by consulting with local government when new development is contemplated on these lands to ensure that it is consistent with the Official Community Plan and regulatory bylaws. The Federal Department of Fisheries and Oceans was a major partner in completing the Saanich Environmentally Significant Areas Inventory and could continue to provide technical and financial support and education for the protection of fisheries and migratory bird habitats in Saanich.

Conservation and Service Organizations - These organizations can assist with fund raising, land acquisition, land management, inventories, expertise, and education. Some have the ability to solicit gifts and charitable donations which allow tax deductions.

Business and Corporations - In addition to providing direct funding business and corporate partners can assist with advertising, promotion, sponsorship, and mentoring and lead by example in terms of managing their own lands in ways which enhance adjacent greenspaces, and/or contribute to habitat creation.

ACTION:

- 1. Continue to seek and develop partnerships to promote, fund, and implement green/blue space initiatives.**

4.2 Land Tenure Alternatives

The green/blue spaces concept covers both public and private lands. Within the urban area, green/blue spaces are mostly public lands including parks, school sites, university lands, and public rights-of-way. Within the rural area they are mostly privately owned, rural residential and agricultural lands, mostly within the Agricultural Land Reserve. The traditional method of securing green/blue spaces has been for government to acquire the lands for park or public rights-of-way. While these tools are still available, tight municipal budgets and reductions in funding from senior governments make purchase an unlikely option. As a result, new approaches and options must be considered. Other tools are available and changes in Provincial legislation now permit local government more flexibility to work cooperatively with developers and landowners to encourage conservation and effective stewardship of their lands.

Table 4.2 provides a description of various tools and approaches available to protect and conserve public and private green/blue spaces.

TABLE 4.2 LAND TENURE ALTERNATIVES				
	Purpose	Cost/Benefits	Tenure	Responsibility
<p>Land Purchase Includes land acquired for public uses such as parks and owned fee simple by government. Such lands may be acquired through direct purchase or from 5% parks or school site dedication at the time of subdivision.</p>	<ul style="list-style-type: none"> • Provides direct control over land use. • Suitable where green space is the primary function of the land. • May be required where environmental regulations effect land such that no economic use is possible. 	<ul style="list-style-type: none"> • Purchase may be too expensive where land is required in urban areas. • In rural or undeveloped areas land acquisition may provide maximum flexibility for use of the land with minimum investment. 	<ul style="list-style-type: none"> • Provides long term stability for planning because ownership of all land rights is secure. 	<ul style="list-style-type: none"> • Local government is responsible for all maintenance and liability. • In addition to acquisition costs local government must plan for maintenance and administration costs.
<p>Gifts, Donations, and Exchanges Local governments have many options for land acquisition beyond direct purchase.</p>	<ul style="list-style-type: none"> • Provide local government with control of land without direct capital expenditure. • Income Tax Act encourages environmental conservation by allowing deductions based on the value of land donated. 	<ul style="list-style-type: none"> • Eliminates capital costs for acquisitions. • Donor may impose use restrictions. 	<ul style="list-style-type: none"> • Tenure is secure if local government holds title. • Provides long term stability for planning because ownership of all land rights is secure 	<ul style="list-style-type: none"> • Local government is responsible for all maintenance and liability.
<p>Conservation Covenants can be registered against the land title and held by governments or registered conservation organizations. Easements Can be negotiated with landowners to provide for a variety of activities on private land.</p>	<ul style="list-style-type: none"> • Conservation covenants can be used to allow conservation organizations to manage land to meet environmental objectives. • Easements can be obtained, with the owner's permission, to provide recreational or maintenance access. 	<ul style="list-style-type: none"> • Capital costs for acquisition are reduced or eliminated. • Where local government cannot manage environmental assets, consider a covenant to a registered conservation organization. 	<ul style="list-style-type: none"> • The covenant can provide local government or a conservation organization with tenure. • For enforcement of a covenant, a conservation organization may be a more effective covenant holder. 	<ul style="list-style-type: none"> • In covenanted areas, all issues of maintenance and liability will reside with the owner. Special agreements may be necessary for public access. • Maintenance responsibility can be transferred to the covenant holder.

TABLE 4.2 (Continued)				
	Purpose	Cost/Benefits	Tenure	Responsibility
<p>Leases and Contract Agreements Agreements can be negotiated with land owners to provide for a variety of activities on private land.</p>	<ul style="list-style-type: none"> • Can be negotiated for specific conditions. • The terms and length of these contracts can be varied to suit conditions. 	<ul style="list-style-type: none"> • Capital costs for acquisition are reduced. • Terms of agreements can be negotiated to meet local governments budgets. 	<ul style="list-style-type: none"> • Security of the arrangement is related to the terms of the contract or lease. • Contractual arrangements may be affected by sale or transfer of property. 	<ul style="list-style-type: none"> • Can be varied by the terms of the agreement. • Leased land can be maintained by local government or the owner.
<p>Voluntary Management Agreements to protect environmental or other greenspace values</p>	<ul style="list-style-type: none"> • provides temporary protection or development of values or amenities. 	<ul style="list-style-type: none"> • Voluntary on landowner's part • can be low or no cost to municipality or owner. • supports past efforts at preservation by land owners. 	<ul style="list-style-type: none"> • no security, likely affected by transfer or sale of property. 	<ul style="list-style-type: none"> • can be varied to reflect mutual agreement.

ACTION:
2. Continue to seek and implement a full range of approaches to protect and conserve public and private green spaces.

4.3 Legal and Regulatory Tools

There are various Acts and Land Use Regulations imposed by different levels of government which impact on green/blue spaces and their interface with other urban and rural lands. Many of these acts and regulations are intended to regulate land use to protect green/blue space values and the natural environment. Local Government examples are the Tree Protection Bylaw, Park Reservation Bylaw, and Environmental Bylaws. Many others such as the Building Bylaw, Zoning Bylaw, Subdivision Bylaw, Works and Services Bylaw, and the Engineering Standards may establish regulations, procedures, and standards for development that may conflict with green/blue objectives. These acts and regulations need to be reviewed periodically in terms of their relevance and applicability for green/blue space planning and consistency with green/blue space objectives. Table 4.3 outlines major acts and land use regulations that may be applicable.

**TABLE 4.3
APPLICABLE ACTS AND REGULATIONS**

Federal	Provincial	Regional	Local Government
Fisheries Act Migratory Bird Convention Act Navigable Waters Protection Act	Forest Practices Act Forest Land Reserve Act Agricultural Land Reserve Act Local Government Act Growth Strategies Act Land Titles Act Health Act Water Act Environmental Assessment Act Soil Conservation Act Wildlife Act Fisheries (BC) Act Highways Act Heritage Conservation Act Waste Management Act Fisheries Protection Act	Regional Parks Master Plan Regional Blue/Green Spaces Strategy Recreation Master Plan	Official Community Plan Development Permit Guidelines Zoning Bylaw Subdivision Bylaw Building Bylaw Engineering Standards Works and Services Bylaws Development Cost Charge Bylaw Tree Protection Bylaw Environmental Bylaws Heritage Bylaws Park Reservation Bylaw Park Priority Study

ACTION:

3. Review existing legislation and regulations in terms of their relevance for green/blue space planning and consistency with green/blue space objectives.

4.4 Planning Tools and Initiatives

Official Community Plan (OCP) - To be effective, the green/blue spaces vision must be integrated into the municipal planning strategy and the day-to-day operations of the municipality. Achieving the vision requires a commitment to a more sustainable form of community development; paving less, planting more, improving transit, implementing integrated water management, using demand management strategies, and clustering development to protect green space.

The major tool used by local government to guide community development is the Official Community Plan. The *Saanich Official Community Plan* which comprises the *General Plan 1993*, twelve local area plans, action plans, and the *Development Permit Areas-Justification and Guidelines* includes a vision and goals, objectives, and policies covering a broad range of environmental, social, land use, and transportation issues. The *General Plan 1993* provides a policy framework from a municipal perspective while the local area plans provide more detailed policies at the local level. Specific issues that require more detailed consideration are identified in the local area plans and addressed through an Action Plan or special study. The Official Community Plan documents are reviewed periodically in order that they remain contemporary and relevant.

Green/blue spaces planning is an important step toward achieving the General Plan vision of Saanich in 2025. Elements of the vision that are common with green/blue objectives include:

- preserving the rural area through adherence to the Urban Containment Boundary concept
- supporting initiatives to ensure a clean environment
- protecting/enhancing natural watercourses
- preserving the natural heritage of the marine shoreline and native plant communities.

Key goals in the Official Community Plan relative to green/blue spaces include:

- The efficient management of growth, infill, and redevelopment.
- The conservation and economic use of agricultural land.
- The conservation and rehabilitation of areas of natural beauty and ecological sensitivity, the enhancement of the urban, rural, and shoreline environment, and the reduction or elimination of sources of pollution.
- The enhancement of leisure lifestyles for all age groups in safe play environments and passive natural settings.
- The preservation and enhancement of heritage resources.
- The promotion of the arts in the local community.

Appendix I contains the General Plan vision for Saanich in 2025 and a summary of the General Plan policies with relevance for green/blue spaces planning. Implementation is an on-going process accomplished in a variety of ways through the planning, budget, regulatory, and development processes.

ACTIONS:

- 4. Maintain an Urban Containment Boundary.**
- 5. Review the General Plan to incorporate new policies that will contribute to the green/blue spaces vision, goals, and objectives.**
- 6. Continue to identify green/blue space related issues in the Local Area Plans and address them through an Action Plan or special study.**
- 7. Create a green/blue spaces inventory.**
- 8. Identify benchmark indicators and measures to monitor green/blue spaces.**
- 9. Continue to undertake community consultation and education about green/blue spaces values.**

Parks, Greenways, and Trails - The *Park Priority Study, 1994* provides an overview of how land identified for acquisition within the Local Area Plans fits within the overall open space needs of the Municipality, opportunities for acquisition, and relative priorities. Over the past 25 years, the emphasis has been on park acquisition primarily within the urban area. Since 1995, Planning staff have been working with community associations and interested residents to update all of the local area plans prior to 2001. The Park Priority Study should be updated following completion of the local area plan reviews to guide open space acquisitions for a period of at least five years. There is a need to give greater attention to the rural area recognizing that the Rural Saanich Local Area Plan has not been updated since 1981.

Greenways are key green/blue spaces components. They may include linear parks, green streets, boulevard streets, off-road trails and connectors, and habitat/wildlife corridors. The backbone of the network is the regional trail and there are other constructed trails, mostly within municipal parks. Some local area plans identify existing and potential greenways and the Victoria Natural History Society has inventoried unconstructed road rights-of-way with greenway potential. A priority is to develop a municipal greenways plan. The Parks Priority Study should be expanded to include priorities for greenways and trails.

ACTIONS:

- 10. Develop and maintain a municipal greenways plan.**
- 11. Encourage and support residents, Community Associations, and other organizations in the identification, acquisition, planning, and protection of greenways.**
- 12. Investigate opportunities for a "green streets" program to maintain/increase vegetation complexity for higher habitat value within municipal road rights-of-way.**
- 13. Promote multi-use greenways by implementing a street tree planting program in urban areas and by amending the Subdivision Bylaw to require boulevard trees.**
- 14. Update the Park Priority Study following completion of the local area plan reviews in 2001 and expand the focus to include greenways and trails.**
- 15. Consider land acquisition, easements, and covenants to achieve the green/blue space vision.**
- 16. Require the Parks Section to work with other municipal departments to ensure that green/blue issues are fully considered in all departments' activities, and, to the extent possible environmental quality and green/blue space values are enhanced.**

Development Permit Areas - The Local Government Act permits Council, in an Official Community Plan, to designate development permit areas. The Official Community Plan may contain objectives and guidelines affecting the form and character of commercial, industrial, or multi-family development within a designated development permit area. Development permit guidelines may also specify the means of protecting the natural environment, areas of hazardous conditions, or farming. Within a development permit area an owner must obtain a development permit before subdividing land or constructing, adding to, or altering a building or specification.

Council is considering amendments to the Official Community Plan Development Permit Area Guidelines for protection of natural watercourses and fisheries by controlling erosion, and protecting banks and stream side vegetation (riparian zone).

ACTION:

- 17. Use Development Permits, as appropriate, to protect green/blue spaces, in particular, for the protection of water courses, and other areas of high natural values.**

Development Cost Charge Areas - Council may by bylaw fix and impose development cost charges (DCCs) to provide funds to assist the municipality in paying the capital cost of providing, constructing, altering, or expanding various services including highway facilities and acquiring and improving parkland to accommodate new development. In Saanich, development cost charges against new development include charges for neighbourhood, community, and municipal parks, and bikeways.

ACTION:

- 18. Continue to impose development cost charges to recover a portion of the cost of providing bikeways and acquiring and improving parkland.**

Heritage Conservation Areas - The Local Government Act permits the municipality to define special areas in an Official Community Plan to provide long-term protection to distinct heritage areas. The *Saanich Heritage Management Plan 1999* recommends that the West Saanich Road corridor should be designated as a Heritage Conservation Area. This action would complement the green/blue spaces designation as a scenic roadway.

ACTION:

- 19. Designate the West Saanich Road corridor as a Heritage Conservation Area and develop appropriate guidelines for the conservation of heritage buildings and structures, viewsapes and view corridors, and the streetscape.**

Information- Successful implementation of sustainable development and growth management concepts requires broad-based community support and requires behavioral change. Improving public information about green/blue space issues and promotion of green/blue space values and opportunities is required, especially at the local level.

ACTION:

- 20. Provide information on the economic and social values of green/blue spaces to staff, councillors, and the community.**

Restoration Projects - Over the past two years, the Planning Department, Environment Services Section has provided coordination, ecological consultation and prescriptions for various restoration initiatives, including projects on Mt. Douglas Creek, Durrell Creek, Spott's Creek, O'Donnell Creek and participated in plant salvage projects. Municipal staff and Council have also provided support for the clean-up of Cecelia Creek in the City of Victoria and for the on-going efforts of the Veins of Life Watershed Society to clean up the Gorge Waterway and restore important riparian vegetation. Continuing support is required for these important stream and riparian area restoration projects to improve water quality and wildlife/fish habitat and to protect and enhance the natural environment.

ACTION:

- 21. Continue to initiate and cooperate with other government agencies, adjacent municipalities, environmental groups, and community/user groups to identify and restore damaged green/blue spaces and ecosystems.**

4.5 Summary of Projects and Initiatives Affecting Green/Blue Spaces

Table 4.4 summarizes on-going or proposed short-term projects and initiatives by the municipality and others affecting green/blue spaces in Saanich. It is intended that these projects should be incorporated into departmental work programs and capital budgets over the next three to five years. The projects and initiatives fall into six broad categories and cover a wide range of issues. The table indicates relative timing and lead agencies or departments. The extent of staff or agency involvement may vary from project to project and priorities may change depending on a variety of factors including the availability of funding. Work programs should be reviewed annually and adjusted as necessary. Opportunities for public input and information should be included where appropriate.

**TABLE 4.4
SUMMARY OF SHORT-TERM PROJECTS AND INITIATIVES AFFECTING GREEN/BLUE SPACES**

	Timing	Responsibility/Partners
Sustainable Development Regional Growth review Development Permit Area Guidelines Review Urban Containment Boundary Review West Saanich Road Heritage Conservation Area guidelines Road design standards review	On-going 2000-2001 2001 2000 2000	CRD/Planning Planning Planning Planning Engineering
Action Plans and Special Studies Lochside Drive Action Plan Bowker Creek Action Plan South Wilkinson Valley Action Plan Quadra - McKenzie Action Plan Shelbourne Corridor Action Plan	? 2001 2000 2000-2001 ?	Planning/Parks/CRD Parks Planning/Parks Planning/Engineering Planning Planning
Park Priorities Rutledge Park expansion Gorge Waterway Park extension Layritz Park expansion Mt Douglas Park expansion (land acquisition on the western slope) Colquitz River Park expansion (land acquisition north of West Saanich Road)	2000-2003 2000-2003 ? On-going On-going	Parks Parks Parks Lands/Parks Lands/Parks
Greenways/Trails East-west trail (route identification and development strategy) McKenzie Avenue bicycle facilities McKenzie Avenue beautification Neighbourhood greenway/trails plans Commuter bikeway improvements Saanich Spur/Lochside Trail construction (Quadra St to Cedar Hill X Rd)	2000-2001 2000 ? 2002-2003 On-going 2000-2001	Parks/Planning/PCC BAC/Planning/Engineering Parks/Planning/Engineering Planning/Parks BAC/Engineering Parks/Engineering
Education/Awareness Environmental training for municipal staff Environmental education for Saanich communities BC Rivers Day and Environment Week Celebrations Saanich Heritage Fair	On-going On-going Annual Annual	Planning Planning Planning SHAAC/SHF/Clerks
Environment/Restoration Invasive plant removal Garry oak meadow restoration Riparian area restoration ESA Atlas marine and vegetation layers GIS mapping of environmental information School site beautification and tree planting program	On-going On-going On-going 1999-2000 On-going 2000-2001	Planning/Parks/volunteers Planning/Parks/Garry oak Meadow Soc Planning/Veins of Life Soc Planning Planning/Engineering/DFO SD 61 & 63/Parks

ACTIONS:

- 22. Incorporate green/blue space related projects into departmental work programs and capital budgets.**
- 23. Review green/blue space related priorities on an annual basis.**

5. EXAMPLES OF RECENT GREEN/BLUE RELATED INITIATIVES

Prospect Lake/Tod Creek Watershed Action Plan - The Prospect Lake/Tod Creek watershed in rural Saanich is identified in the Regional Blue/Green Spaces Strategy as a key green/blue space area for its environmental significance, natural beauty, and variety of outdoor recreation opportunities. Since 1995 municipal staff, various agencies, the Prospect Lake and District Community Association, and residents have been working to develop a watershed based Action Plan to address water quality issues. A draft Action Plan was circulated for public comment in April, 1999 and will be presented for Council's consideration in 2000.

Durrell Creek Integrated Watershed Management Plan - This is a community based municipally sponsored program lead by Saanich Engineering Services to address a variety of issues, including flooding, agricultural sustainability and ecological integrity.

Cordova Bay Streetscape Action Plan, 1997 - A streetscape revitalization concept for a section of Cordova Bay Road through a residential and village commercial area. The purpose is to improve bicycle and pedestrian safety, moderate the speed of traffic, and improve aesthetics. The Cordova Bay Streetscape Committee is continuing to meet to advance the concept to the preliminary planning stage and to develop an implementation strategy.

West Saanich Road Streetscape Action Plan, 1999 - A streetscape revitalization concept for a section of West Saanich Road through the historic village area. The purpose is to improve bicycle and pedestrian safety, moderate the speed of traffic, and improve aesthetics.

Gordon Head Action Plan: Greenways, Bikeways, and Pedestrian Mobility, 1999 - The Action Plan addresses three elements of the Gordon Head Local Area: greenways, bikeways, and pedestrian mobility. It provides short and long term actions to improve the community and includes design guidelines for pedestrian-friendly rights-of-way. A boulevard tree planting program was implemented in Fall, 1999.

Environmental Development Permit Guidelines - Council is considering amendments to Official Community Plan Appendix N - *Development Permit Areas Justification and Guidelines* to include new justification and guidelines for protection of the natural environment including protection and restoration of streams and riparian areas in existing Development Permit Areas.

Lochside Trail/Blenkinsop Lake Crossing - The last remaining gap in the Lochside Regional Trail is scheduled to be completed by the Fall of 2000. A new pedestrian/bicycle bridge will be built over Blenkinsop Lake and connecting trails will be improved. The project also incorporates wildlife viewing stations, bird blinds, nest boxes, and stream restoration.

Bicycle Initiatives - Since 1991 the Bicycle Advisory Committee has been supporting commuter and recreation cycling through various initiatives including support for Regional Trail improvements, the installation of bike lanes on major roads, cycling safety, signing local connector bike routes and promoting cycling as an alternative to the private automobile. In 1999 Council endorsed the concept of a bicycle touring route through Saanich. The route, which will be signed, takes riders through quiet residential and quaint shopping areas, farmland, and forests and provides access to various lakes and municipal parks.

Public Art Initiatives - The Arts Advisory Committee is examining opportunities to incorporate public art on the regional trails and other urban greenways.

Other recent or on-going green/blue initiatives by the municipality and/or municipal partners include:

- successive parkland acquisition referendums
- development plans for expansion of Rutledge, Layritz, and Gorge Waterway Parks
- planning, land acquisition, and/or trail development for the east-west trail, Colquitz River trail extension, and the Saanich Spur/Lochside trail (Quadra Street to Cedar Hill X Road)
- park and boulevard tree planting
- Garry oak meadow restoration
- invasive plant control
- establishment and development of the Horticultural Centre of the Pacific
- Victoria Natural History Society rights-of-way inventory
- Garry Oak Meadow Preservation Society tree inventory
- adoption of the principles of the Naturescape BC program which encourages landscaping for habitat creation and drought tolerance

6. WHAT NOW?

This document provides a broad vision for a green/blue spaces network in Saanich. It recognizes the many past initiatives to protect green/blue spaces while acknowledging that a process is required to realize the vision. Further work is required to add to the inventory of important green/blue spaces and to enhance the ability to store, access, and present the data. This will be accomplished, over time, with assistance from various individuals, government and non-government agencies, organizations, and community groups. Detailed planning for green/blue spaces is on-going through the Official Community Planning process, special studies, departmental work programs, and capital budgets.

A key to successful implementation is education and awareness of the value of green/blue spaces and what each of us can do as individuals or through various agencies or organizations to achieve the green/blue spaces objectives. We should start by carefully considering the impact of our actions on natural areas and systems and by giving conservation a high priority in our daily lives. Loss of green/blue spaces is a global problem. Solutions start at home.

In Saanich, successive Councils have shown leadership by identifying, acquiring, and preserving green/blue spaces and restoring damaged eco-systems. Council must continue, with the support of it's citizens, to balance land use policies and regulations that encourage a compact and sustainable urban form and a balanced transportation system with a priority for supporting and funding green/blue initiatives. In order to monitor progress toward achieving these goals and objectives a system of benchmarks is required and the high level of community consultation must be sustained.

OFFICIAL COMMUNITY PLANNING PROCESS

GLOSSARY OF TERMS

AGRICULTURAL LAND RESERVE means areas designated as Agricultural Land Reserve and subject to the Agricultural Land Reserve Act.

ARTERIAL HIGHWAY means a highway under the jurisdiction of the Ministry of Transportation and Highways.

BIOLOGICAL DIVERSITY (BIODIVERSITY) means the variety, distribution and abundance of different plants, animals, and microorganisms, the ecological functions and processes they perform, and the genetic diversity they contain.

BIOREGION means an area characterized by its own distinctive flora, fauna, climate, soil and land forms. Bioregions provide a foundation for ecological management of natural resources on a regional basis.

BOULEVARD STREET means a major or collector street containing vehicle lanes, bicycle lanes, and pedestrian facilities and designated for special consideration with respect to boulevard/median landscaping and planting.

CAPITAL WAY means a highway designated by the Provincial Capital Commission for special consideration as a scenic access corridor to the Capital City.

CONSERVATION means any manipulation of natural resources while protecting the inherent value of the resource.

DEVELOPMENT COST CHARGE AREA means an area designated under the Local Government Act where charges may be imposed at the time of development to provide funds to assist the municipality in paying the capital cost of providing, constructing, altering, or expanding sewage, water, drainage, and highway facilities, and/or acquiring or improving parkland to accommodate new development.

DEVELOPMENT PERMIT AREA means an area designated under the Local Government Act requiring special consideration with regard to the natural environment, hazardous conditions, protection of farming, revitalization of an existing commercial use, or the form and character of commercial, industrial, or multi-family residential development.

ECOLOGICAL means having to do with the total relationship between organisms (including humans) and their environment.

ECOSYSTEM means a complex system of living organisms, together with their non living environment (soil, water, air, nutrients) that function together to circulate nutrients and create a

flow of energy. (For example - the Garry oak ecosystems occur within a near Mediterranean climatic zone, and can contain such species as northern alligator lizards, easter lilies, camas, shooting star, satin flower, and yellow western butterfly.)

ENDANGERED means facing imminent extirpation (elimination from a particular area, but not from its entire range) or extinction.

ENVIRONMENT means the combination of climatic, physical, chemical, and biotic conditions that may affect the growth and welfare of an organism or group of organisms.

GREEN/BLUE SPACES means land (green) and water (blue) areas of environmental, scenic, renewable resource, outdoor recreation, greenway and/or social value.

GREEN STREET means a residential street where special consideration is given to pedestrian safety and to retaining/planting trees and other vegetation to create a pleasant ambience.

GREENWAYS mean a linear system of open spaces that can protect habitat and ecologically sensitive areas, provide recreation opportunities, and buffer adjacent uses.

GROWTH MANAGEMENT means the tools and techniques municipalities use to control urban sprawl (the spread of residential and commercial development onto rural lands), and focus growth in already built-up urban areas.

HERITAGE CONSERVATION AREA means an area designated for heritage purposes in an Official Community Plan.

INSTITUTIONAL means public and private establishments including educational, research, health, correctional, administrative, and cultural facilities and services.

LINEAR PARK means an elongated parcel of parkland, usually a utility corridor, road, or land abutting a waterway which is utilized primarily for walkways, bicycle and/or fitness trails and natural vegetation.

MAJOR ROAD means a highway, other than an arterial, where direct access from abutting properties is limited to safeguard the flow of traffic and where intersections are controlled by traffic lights.

NATURESCAPE BRITISH COLUMBIA means a provincial-wide initiative which encourages landowners to care for wildlife habitat on their property and landscaping for habitat creation and drought tolerance.

NEW URBANISM means a planning movement that promotes the creation of compact, walkable, mixed-use neighbourhoods, towns, and cities that are a pleasure to live in. It promotes

increased use of alternative modes of transportation to the single occupancy vehicle instead of constructing more roads and highways.

OFFICIAL COMMUNITY PLAN means a plan or plans, adopted by Council, containing a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land uses and servicing requirements in the area covered by the plan.

RENEWABLE RESOURCE WORKING LANDSCAPE means agricultural and managed forest lands.

RIPARIAN ZONE means the area adjacent to a stream, lake, or wetland, the transition between water and land. It is vegetated, often with plants, shrubs, and trees that are distinct from the surrounding upland.

STEWARDSHIP means management of property or resources with regard for the needs and benefits of greenspace for all.

SUSTAINABILITY means the ability to continue the benefit from a resource virtually indefinitely.

SUSTAINABLE DEVELOPMENT means land use planning practices that balance the needs of efficient infrastructure, close-knit neighbourhoods, sense of community, and preservation of natural systems.

THREATENED means likely to become endangered if limiting factors are not reversed.

URBAN CONTAINMENT BOUNDARY means the line which separates urban from rural land uses.

WATERSHED means any area of land that is drained by one particular watercourse.

WILDLIFE HABITAT means the specific environmental conditions in which organisms thrive in the wild.

APPENDIX I - SAANICH GENERAL PLAN, 1993

VISION

In 2025, Saanich is a safe, affordable, accessible community in which to live and work. This level of sustainability reflects the values and goals of Saanich residents over the years implemented by successive Councils within the context of the Regional Growth Strategy and fiscal responsibility.

Progress towards this vision and specific goals contained in the Official Community Plan have been monitored through the use of a system of benchmarks and the breadth of consultation in achieving this level of excellence is ongoing. In addition to community groups, representatives from business, the professions, and visionaries are involved. The ethic of community stewardship is paramount incorporating careful management of public assets and private developments .

Over the past quarter-century, residential and commercial growth has centred round urban village centres of diverse character and distinct identity, each one reflecting the people who live and work there. Neighbourhoods are healthy and affordable for children and families. The urban area is intra connected by a balanced transportation system which allows a choice of mode for all residents. Saanich is the heart of an urban region that defines itself as the walking and cycling capital of Canada with efficient public transit and bicycle-friendly streets with traffic calming and safe pedestrian facilities.

Social values and the economy are enhanced by the preservation of heritage and promotion of arts and cultural elements. Community wellness has been achieved by providing infrastructure for active living which offers a wide range of open space and leisure opportunities. Efficient and reliable public services, programs, and utilities are provided and maintained through a systematic approach to infrastructure management. The rural area has been preserved by adherence to the Urban Containment Boundary concept.

The successful promotion of vibrant, diverse economic development has allowed the municipality to support initiatives to ensure a clean environment. Natural watercourses are protected and enhanced; the Colquitz River, Tod Creek, and other streams support both trout and salmon. Preserving the natural heritage of the marine shoreline and native plant communities, especially Garry oak meadows, on both public and private lands has been recognised as an essential component of sustainability.

RELEVANT GREEN/BLUE RELATED POLICIES - SAANICH GENERAL PLAN 1993	
REGIONAL CONTEXT	<p>2.5 Recognize the suburban/rural role of Saanich within the region when reviewing zoning applications.</p> <p>2.8 Manage population growth in the urban area of Saanich within the context of a regional strategy but governed by the policies of the local area plans.</p>
GROWTH MANAGEMENT	<p>3.1 Maintain the urban containment concept.</p> <p>3.4 Adopt land use, density, and development policies for local areas and neighbourhood centres to encourage diversity of lifestyle, housing, economic, and cultural opportunities.</p> <p>3.7 Consider the capacity of all types of infrastructure including municipal services, schools, social services, and open space when reviewing growth options.</p>
AGRICULTURE	<p>5.1 Do not forward applications to the Agricultural Land Commission to exclude land from the Agricultural Land Reserve if the land is zoned for agriculture or farm use unless:</p> <ul style="list-style-type: none"> a) evidence shows the property is incorrectly designated, and b) exclusion would not adversely affect the long term agricultural value of the adjoining land within the reserve. <p>5.3 Do not forward applications to the Agricultural Land Commission to subdivide within the Agricultural Land Reserve unless:</p> <ul style="list-style-type: none"> a) it would facilitate the expansion of an existing public institution to permit cost effective delivery of services, or b) there are already two dwellings on the parcel, or c) it would increase the agricultural capability of an existing farm as defined by the BC Assessment Authority and there is on-site evidence of the keeping of animals or land cultivation at a commercial level, or d) it meets the requirements of the Homesite Severance Guidelines, or e) the parcel is not designated for long term agricultural use on Map 5.1. <p>5.4 Support applications for new institutional uses within the Agricultural Land Reserve only if the expansion of existing facilities will improve the cost effective delivery of services to the community.</p> <p>5.6 Support efforts of farm operators and other agencies to improve farmland and increase crop yield, by increasing water supplies, undertaking drainage improvements, and improving soil capabilities while considering environmental impact, particularly with reference to flood plains and wetlands.</p>
RESIDENTIAL	<p>6.14 Do not reduce minimum lot sizes in rural zones outside the Urban Containment Boundary.</p> <p>6.19 Consider a Zoning Bylaw amendment to provide bonus density for multi-family housing in return for the provision of affordable and/or special needs housing, or a public amenity including, but not limited to, day care facilities, open space, concealed parking, or preservation of a municipal heritage site or environmentally sensitive area.</p>
ENVIRONMENT	<p>7.1 Mitigate the negative environmental consequences of development where storm drains are tributary and adjacent to the ocean, wetlands, flood plains, and streams.</p>

<p>ENVIRONMENT(CONT)</p>	<p>7.2 Protect streams, floodplains, wetlands, and other natural areas by enforcement of the Deposit of Fill Bylaw, the Soil Removal Bylaw, and the Soil Conservation Act.</p> <p>7.3 Require that all development applications within 60 m of the marine high-water mark respect the conclusions of the Shore Protection Analysis (1978).</p> <p>7.5 Continue to review and implement the principles and policies of the Scenic Access Corridor Study (1984) in consultation with the Provincial Capital Commission.</p> <p>7.7 Develop and implement a bylaw under the provisions of the Municipal Act to control tree cutting on private property.</p> <p>7.8 Initiate a study to determine a course of action to restore, maintain, and manage water courses, flood plains, and wetlands.</p> <p>7.9 Identify and designate environmentally sensitive areas as development permit areas under Municipal act Section 879(1)(a).</p> <p>7.13 Preserve and rehabilitate designated natural areas within the public domain.</p> <p>7.14 Support educational initiatives promoting the preservation and rehabilitation of natural areas, animals, plants, and soils.</p> <p>7.15 Promote and encourage reforestation with indigenous species on public and private lands.</p> <p>7.16 Update and revise the Landscape and Habitat Survey and Land Protection Analysis and implement on a timetable basis.</p> <p>7.17 Identify and protect a system of linkages which provide paths of migration for native flora and fauna.</p>
<p>BUILT ENVIRONMENT</p>	<p>8.1 Continue to implement the principles and policies of the Scenic Access Study (1984) and expand it to include major transportation corridors to be identified in the Regional Transportation Study.</p> <p>8.2 Cooperate with the Provincial Capital Commission to enhance the scenic resources along the Capital Ways.</p> <p>8.3 Publicize the availability of the local improvement process as a means of undertaking streetscape improvements in older residential and commercial areas.</p> <p>8.4 Support the incorporation of local and historical elements in the redevelopment of village and neighbourhood centres as a means of fostering local identity.</p> <p>8.5 Require boulevard tree planting and landscaping in accordance with the Master Boulevard Tree List as part of the design, construction, and reconstruction of collector and major roads.</p> <p>8.7 Recognize the aesthetic value and character of streetscapes, and evaluate the potential impact of proposed road widenings and sound barriers prior to construction.</p> <p>8.8 Protect indigenous trees on public land, heritage trees listed in Saanich Heritage Structures, An Inventory and significant trees on private property within the provisions of a Tree Bylaw.</p> <p>8.9 Support the protection of significant view corridors, viewpoints, hilltops, and trees when reviewing development applications.</p> <p>8.10 Support the integration of public art as part of the design of public and private developments.</p> <p>8.11 Recognize the role of heritage buildings and structures in preserving local character.</p>

<p>BUILT ENVIRONMENT (CONT)</p>	<p>8.12 Ensure that the landscape design of all types of development respects the local land form and plant communities.</p> <p>8.14 Consider variances to development requirements including height, setbacks, lot width, and parking where it would achieve a more appropriate development in terms of streetscape, view protection, overall site design, and compatibility with neighbourhood character.</p> <p>8.15 Ensure that development on land adjacent to the shoreline identified in the Shore Protection Analysis (1978) is sensitive to the natural processes and landscapes inherent to each area.</p> <p>8.16 Support the reduction of overhead utility lines by participating in cost-sharing programs.</p> <p>8.17 Encourage the preservation of micro-ecosystems in proposed developments.</p>
<p>PARKS AND RECREATION</p>	<p>9.1 Coordinate the development of parks, trails, and recreation facilities with those of the Capital Regional District and other municipalities through the Inter-municipal Recreation Committee.</p> <p>9.2 Identify future parks in the Parks Priority Study and local area plans.</p> <p>9.3 Employ a minimum standard of 5.0 ha of parkland per 1,000 people, excluding regional parks, while considering other significant factors affecting acquisition.</p> <p>9.4 Identify type and level of funding needed to acquire parkland based on the priorities established within the Parks Priority Study.</p> <p>9.5 Amend the Development Cost Charge Bylaw to include new development areas to recover a portion of the cost of acquiring neighbourhood and community parks and trails.</p> <p>9.6 Acquire where land is being subdivided either:</p> <ul style="list-style-type: none"> a) 5% of the land being subdivided for park, or an equivalent value in cash, and b) Public access to bodies of water and waterways by requiring the dedication of highway rights-of-way in accordance with the Land Title Act, and c) a comprehensive trail system throughout the Municipality by dedication of highway rights-of-way and other means in locations identified in local area plans and other locations. <p>9.7 Acquire a strip of land up to 7.5 m wide along the bank or shore of lakes, rivers, streams, or other water bodies.</p> <p>9.8 Continue to work with School Districts 61 and 63, and the University of Victoria to make effective and economic use of park, recreation, and school facilities, and to educate students in the effective use of leisure time.</p> <p>9.9 Use the five-year capital expenditure program as a guide to develop parks and recreation facilities, based on the Parks Priority Study, the Parks and Recreation Master Plan, and the local area plans.</p> <p>9.10 Prohibit the construction of unrelated public works in parks unless approved by Council; and if approved, require that the works be carried out in an environmentally sensitive manner after consultation with the Director of Parks and Recreation.</p> <p>9.13 Develop and manage major events, community services, programs, open spaces, and facilities that are a source of pride and a community focus.</p>

<p>PARKS AND RECREATION (CONT)</p>	<p>9.15 Protect ecosystems in natural parks through sensitive management and minimal construction.</p> <p>9.17 Require 5% parkland dedication at the time of subdivision where;</p> <ul style="list-style-type: none"> a) land is indicated for park use in a local area plan, or b) land is adjacent to an existing park and will improve the configuration or function of the park, or c) the Park Priority Study indicates a high priority for acquisition of parkland within the local area.
<p>TRANSPORTATION</p>	<p>10.3 Consider special road designs where necessary to retain neighbourhood character.</p> <p>10.7 Identify future trails, footpaths, and bikeways in local area plans and acquire rights-of-way or easements at the time of subdivision to create high quality pedestrian and bicycle friendly neighbourhoods.</p> <p>10.8 Establish priorities for constructing quality sidewalks, footpaths, and bikeways.</p> <p>10.10 Require either a 1.5 m bikelane or other cycling improvements when upgrading major roads and collector streets, and refer all plans to the Bicycle Advisory Committee.</p> <p>10.12 Oppose any development that would preclude the use of former railroad rights-of-way as transportation, utility, or recreation corridors.</p> <p>10.14 Require that new sidewalks be separated from the pavement by a curb and boulevard, except where implementation is considered impractical because of natural topography, inadequate right-of-way, boulevard trees, or open ditches.</p> <p>10.19 Adopt road-edge design and maintenance standards to improve riding conditions on network routes.</p>
<p>PUBLIC WORKS</p>	<p>11.7 Require on-site storm drainage controls and/or filtration provisions for developments adjacent to natural waterways, where necessary, to ensure that water quality and the storm-water carrying capacity of the waterway will not be adversely affected by the development.</p> <p>11.8 Retain the stormwater holding capacity of natural storage areas.</p>
<p>INSTITUTIONAL</p>	<p>12.3 Oppose rezoning applications for new institutional uses on land within the Agricultural Land Reserve.</p> <p>12.5 Consider institutional uses outside the Urban Containment Boundary where they preserve large amounts of land as open space.</p> <p>12.6 Coordinate planning for new school sites and facilities and expansion of existing facilities by consulting at least annually with School Districts #61 and #63, and by seeking their input as part of the Official Community Plan review process.</p>
<p>HERITAGE</p>	<p>13.2 Monitor and encourage preservation of heritage resources according to the Saanich Heritage Resources Management Plan.</p> <p>13.3 Consider incentives such as density bonus, density transfer, development variances, and building code equivalents to encourage preservation of heritage buildings.</p> <p>13.6 Seek funding assistance through the B.C. Heritage Trust to expand the inventory of heritage resources to include archaeological sites, natural historic sites, and heritage views and vistas.</p> <p>13.8 Identify significant view corridors, and historic landscapes and consider preservation options where appropriate.</p>

ARTS	14.4 Promote the use of parks and civic buildings for public art performances, festivals, and exhibitions. 14.5 Support the acquisition and display of art in civic buildings and outdoor areas including municipal parks and public streets. 14.7 Encourage the display of art in public-spaces within private developments.
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APPENDIX II

REGIONAL GREEN/BLUE SPACES STRATEGY*

Contributions that Municipalities, CRD General Municipal Services and Islands Trust Could Make

1. Plan for green/blue spaces and greenways and recognize the results in all Official Community Plans.
2. Use the Regional Green/Blue Spaces Strategy as a guide to incorporate green/blue spaces planning into Official Community Plans, Local Area Plans, zoning, and assessment of development.
3. Commit to responsible stewardship of green/blue space values on land owned by municipalities, CRD Municipal Services, and Islands Trust.
4. Consider using or expanding the use of amenity-bonus provisions of the *Municipal Act* to retain green/blue spaces and green/blue space values.
5. Work with the staff of federal and provincial government conservation agencies to ensure that relevant bylaws and regulations are consistent with senior government conservation objectives for green/blue space values.
6. Adopt the methods outlined in "Stream Stewardship: A Guide for Planners and Developers" and "Land Development Guidelines for the Protection of Aquatic Habitat" for stream and wetland systems maintenance and protection.
7. Supplement the results of the SEI by identifying and assessing green/blue space areas that have municipal significance.
8. Consider the following in community and developmental planning:
 - the Regional Green/Blue Spaces System,
 - SEI sites,
 - large, contiguous units of green/blue space,
 - logical, definable boundaries at the urban-green/blue space interface,
 - cluster development,
 - transfer development rights from green/blue space areas,
 - designate buffer areas between developed areas and green/blue spaces, and
 - conservation covenants.
9. Encourage enhancement and restoration of degraded public and private sites, using native plant species.
10. Waive property taxes on conservation lands that are owned by private conservation organizations.
11. Work with CRD Engineering to adopt a consistent integrated watershed management approach to maintaining aquatic habitat and stormwater quality.

* Capital Regional District Parks and Provincial Capital Commission, 1997.
Regional Green/Blue Spaces Strategy. Victoria.

