



# APPENDIX B

## **Regional Context Statement**

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# Appendix B: Regional Context Statement

A Regional Growth Strategy (RGS) is a regional planning framework developed in partnership by the regional district and member municipalities in order to promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land, and other resources (Section 428 of the *Local Government Act*).

The current RGS that applies within the Capital Regional District (CRD) was approved by the CRD Board in March 2018, and amended in 2021. A regional context statement (RCS) must be incorporated in the OCP of all local governments included within a RGS in order to identify the policy links that exist between an OCP and a RGS. This acknowledges that local planning and land use policies are expected to align with and work towards the goals and objectives established in the RGS.

The RGS contains a series of objectives related to managing and balancing growth, environment and infrastructure, housing and community, transportation, economic development, food systems, and climate action. The City of Langford's OCP aligns with and supports these objectives, and contributes significantly to the implementation of this regionally coordinated approach to a successful and sustainable Capital Region. The following sections identify the OCP policies that relate to each objective and demonstrate this alignment.

## 1. Managing and Balancing Growth

### 1.1 Keep Urban Settlement Compact

The City of Langford's municipal boundary is coincident with the Urban Containment Boundary designated on Map 3a (Growth Management Concept Plan) of the RGS.

Part 6 (the Growth Management & Land Use Strategy) of this OCP designates areas where growth is intended, controlled, or limited so as to ensure a compact urban settlement. Intended growth areas include a range of land use designations that enable mid- to higher density development, including City Centre, Urban Centres, and Corridors.

The City Centre is identified as one of five "sub-regional nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. The density and land-use mix enabled and/or mandated within the City Centre supports the RGS intention for sub-regional nodes, which states: *scale and intensity of development supports the area as a sub-regional employment, commercial and community destination and serves as a commuter destination from within the sub-region. Surrounding areas feature a mix of uses and higher density residential development.*

The Westhills Urban Centre is further identified as one of 15 "nodes" in the RGS Map 3b (Settlement Concept - Detail) in Langford. Nodes are intended to enable the following: *scale and intensity of development supports local-serving employment, commercial and community services and serves as a destination for residents proximate to the node. Surrounding areas feature residential uses of varying densities. The policies and intent for lands within the Urban Centres designation of this OCP aligns with the objectives of the node designation within the RGS.*

While the role of the City Centre and Westhills Urban Centre within the region is specifically acknowledged by the RGS, the development of additional nodes in Langford is not precluded. Langford's OCP does include (and has included in past OCPs) several additional Urban Centres that function at the RGS "node" level in order to enable such destinations in proximity to a wider range of neighbourhoods.

Other intended growth areas include Employment Lands, where industrial uses are protected and further enabled; and Corridors, where mid-rise buildings and a mix of land uses are permitted.

These primary intended growth areas are supported by lands within the Complete Communities designation, the policy intent of which is to enable a range of ground-oriented housing types. This designation also enables mid-rise, mandated mixed-use Neighbourhood Villages and Corner Convenience buildings at locations meeting certain criteria to incentive the incorporation of new shops, services, and amenities within neighbourhoods.

The Pre-Committed Growth Area designation acknowledges where previous approvals for significant, longer-term, master-planned communities have already been granted; and the Future Policy Areas designation identifies those lands where development is not expected to occur in this planning phase due to various constraints such as lack of access to roads, transportation options, and municipal services, and other factors such as interface fire hazard risk.

This OCP further aligns with and supports the 2038 employment and population projections for the West Shore, as stated in Table 1 of the RGS. Part 8 (Emphasizing Housing Action) includes the five- and 20-year housing needs targets from the Langford Housing Needs Report, as well as policies and actions to support these targets. Part 6 (Land-Use and Growth Management Strategy) identifies the areas of Langford where this population growth will occur, as well as the areas where industrial and commercial development is mandated or enabled to support the creation of additional employment opportunities. Part 11 (Economic Resilience and Prosperity), Part 12 (Embracing the Creative City), and Part 14 (Parks, Places, and Services for People) further outline policies and actions to support a robust local economy in a diverse range of sectors. These policies act together to support local resilience, enhance quality of life, shorten commute times, and keep economic benefits within the community.

This OCP is highly focused on implementing RGS Objective 1.1 by focusing new development approvals on urban infill development, further densifying existing serviced and built-up areas, and completing the build-out of the Pre-Committed Growth Areas.

This OCP supports Langford's ongoing alignment with the RGS target to accommodate a minimum of 95% of the region's new dwelling units within the Urban Containment Policy Area.

## **1.2 Protect the Integrity of Rural Communities**

Rural/Rural Residential policies of the RGS do not apply to the City of Langford, as the City is entirely within the Urban Containment Boundary identified on Map 3a of the RGS.

The policies of this OCP with respect to patterns of compact urban settlement within the Urban Containment Boundary should alleviate the pressure to develop areas designated Rural/Rural Residential in the RGS that occur within other municipalities within the region.

## 2.Environment and Infrastructure

### 2.1 Protect, Conserve and Manage Ecosystem Health

Areas in the City included in the Capital Green Lands Policy Area include local, regional, and provincially managed park and recreational spaces. Part 14 (Parks, Places, and Services for People) reinforces the recreational and environmental value of connected parks and greenspaces within and beyond the City.

The City of Langford contains numerous significant Regional and Provincial Parks, including Goldstream Provincial Park, Mount Wells Regional Park, Sooke Hills Wilderness Regional Park, Thetis Lake Regional Park, and Mill Hill Regional Park. Adding to this are many regionally significant local parks, including, but not limited to, Centennial Park, Veterans Memorial Park, Langford Lake Park, Glen Lake Park, as well as the Jordie Lunn Bike Park and Langford Gravity Zone.

The protection and acquisition of additional parkland to support Langford's growing population remains a top priority. The creation and implementation of a Parks and Trail Master Plan is a key action identified within this OCP, and this process will consider and support the expansion of regionally connected parks and trail networks, including the sea-to-sea green/blue belt and the completion of the Regional Trail Network.

Part 10 (Protecting Ecological Systems and Biodiversity) recognizes the value of the urban forest, natural areas, and environmentally sensitive areas. This Part includes policies and actions to ensure these areas continue to provide important community benefits as Langford continues to grow, including mitigating the effects of climate change, and by providing ecosystem services, health benefits, placemaking opportunities, and economic benefits.

The City has development permit area guidelines in place to protect environmental features on public and private property, including wetlands, watercourses, lakes, sensitive plant communities, and natural habitat and biodiversity features. Part 10 includes policies to review and update these guidelines to ensure they are successfully achieving desired outcomes, and to explore other tools to incentivize the retention of natural ecosystems, environmentally sensitive areas, and urban forests.

Part 9 (Climate Action and Sustainable Infrastructure) includes policies that support waste reduction, water conservation, sustainable wastewater management practices, renewable and efficient energy systems, and the expanded use of green infrastructure practices to support sustainable site design strategies.

### 2.2 Manage Regional Infrastructure Services Sustainably

The City of Langford is entirely within the Urban Containment Policy Area, so all lands within Langford can be connected to the regional water system in line with this Objective. Section 6.10 of this OCP requires all growth and development to be connected to both water and sewer systems, and that the City work with service providers to prioritize any expansions and upgrades to these existing systems to accommodate growth within the intended growth areas, as outlined in Part 6 (Land-Use and Growth Management Strategy). This will support the intention of this objective to promote settlement patterns that are cost effective and efficient to service, and further identifies the priority lands for service expansions.

## 3. Housing and Community

### 3.1 Create Safe and Complete Communities

The central framework of this OCP is to create a compact, mixed-use community that offers diverse housing and transportation choices throughout, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. The maps and policies in Part 6 (Land-Use and Growth Management Strategy) set out how and where this will be achieved at different scales throughout the intended growth areas enabled by this OCP.

Part 5 (Mobility Choice, Not Car Dependency), Part 7 (High Quality City-Building), Part 8 (Emphasizing Housing Action), and Part 14 (Parks, Places, and Services for People) provide further policy support and implementation details regarding the City's commitment to the principles of RGS Objective 3.1 and the associated target to increase the number of people living with complete communities.

This OCP designates lands with natural hazards, including the 200-year floodplain and areas of drainage concern, high and extreme interface fire hazard, and steep slopes as development permit areas. The identified hazard must be assessed by a qualified professional and a development permit may identify areas where development may not occur and/or measures to mitigate risk of the hazard to both the development and surrounding lands. Part 9 (Climate Action and Sustainable Infrastructure) includes support to update the City's policies to integrate a climate adaptation and mitigation lens, which will be applied to the development permit area guidelines

### 3.2 Improve Housing Affordability

Policies in Part 8 (Emphasizing Housing Action) of this OCP incorporate the findings of Langford's Housing Needs Report and support the development of a range of housing choices along the housing continuum to accommodate the needs of all ages, abilities, household sizes, and stages of life. The key areas of housing need identified in the Housing Needs Report, including affordable housing, rental housing, and special needs housing, are enabled throughout the city. This Part also includes policies that emphasize and incentivize the incorporation of these housing types in key growth areas, including the City Centre and Urban Centres. The five-year and 20-year housing need projections are included in this OCP and will be monitored over time.

These policies of this Part align with RGS objective 3.2 and will support the associated targets to increase the supply of affordable housing and reduce the number of people in core housing need or experiencing homelessness within the region.

## 4. Transportation

### 4.1 Improve Multi-Modal Connectivity and Mobility

Part 6 (Land-Use and Growth Management Strategy) of this OCP integrates transportation planning and land use planning by directing density to the areas of the City with current or planned multi-modal transportation choices, and where shops, services and amenities can be accessed within a short walk, bike, or roll from homes.

This multi-modal transportation network will link neighbourhoods to the City Centre, Urban Centres, Corridors, transit hubs, and active transportation corridors including the E&N Rail Trail and the Galloping Goose Regional Trail.

Part 5 (Mobility Choice, Not Car Dependency) and Part 7 (High Quality City-Building) also emphasize the alignment of the OCP with RGS objective 4.1 through policies that identify how the City, community partners such as BC Transit, other levels of government, and new development can coordinate and support improvements to the multi-modal network such that the mode-share of all trips made by walking, rolling, cycling, and/or public transit increases to 42% by the time Langford reaches 100,000 residents. This mode-share target for Langford aligns with the associated target of the RGS.

These policies prioritize infrastructure improvements according to the modal hierarchy, incorporate “complete streets” and all ages and abilities design objectives, support transportation demand management, and highlight the critical role of collaborative advocacy and regional coordination to improve public transit ridership and coverage.

## 5. Economic Development

### 5.1 Realize the Region’s Economic Potential

The RGS goal of strengthening the regional economy is supported by multiple sections of this OCP, including Part 6 (Land-Use and Growth Management Strategy), Part 11 (Economic Resilience and Prosperity), and Part 12 (Embracing the Creative City).

Part 6 aligns with this objective by designating and protecting employment lands for industrial activities and by enabling, mandating, and incentivizing commercial land uses in the intended growth areas of the city. The OCP supports a variety of economic uses that add to the interesting and dynamic fabric of the community, from home-based businesses to large scale mixed-use Centres. An important objective of this OCP is to provide suitable land areas for industrial, commercial, and business activities to provide local job opportunities and strengthen the City’s tax base.

Part 11 emphasizes the City’s commitment to supporting and expanding Langford’s role as a regional shopping and tourism destination, fostering a diverse and adaptable economy that includes a wide range of sectors, and supporting innovation and entrepreneurship. Part 12 acknowledges that arts and culture are an important economic driver, and an essential component of city-building that promotes social connections and cultural expression.

The Renewable Resource Lands identified in the RGS include areas that are within the Agricultural Land Reserve and privately held forested lands. Through Part 6, the ALR lands are designated for agricultural use (see additional alignment below) and the forested lands are within a block of lands designated as Future Policy Areas that will be further assessed in the future, and act as a buffer between more rural areas and existing or intended settled areas in the meantime.

Through these policies, this OCP will help achieve this RGS objective and the associated jobs/population ratio target.



## 6. Food Systems

### 6.1 Foster a Resilient Food and Agriculture System

Policies in Part 13 (Food Systems and Security) of this OCP align with this objective of the RGS by promoting and supporting food production and access to locally sourced food. This Part highlights the City's intention to protect and encourage the active farming of agricultural lands, including through innovative and sustainable methods. Policies also incentivize the inclusion of food growing opportunities into new developments, enable community gardens in all neighbourhoods, and support the expansion and celebration of a local food economy. The Agricultural land-use designation of Part 6 (Land-Use and Growth Management Strategy) reinforces the protection of agricultural lands, while Part 7 (High Quality City-Building) further supports the incorporation of community or private gardens into the design of new developments.

These policies aim to increase the amount of agricultural land in food production and support urban agriculture throughout the city. While the OCP doesn't include a municipal target for increasing agricultural land in food production, it does include a target to establish one community garden in each Langford neighbourhood as well as a commitment to establish a local food production target.

## 7. Climate Action

### 7.1 Significantly Reduce Community Based Greenhouse Gas Emissions

Part 9 (Climate Action and Sustainable Infrastructure) aligns with RGS objective 7.1 through policies that promote the development of energy-efficient, high-performance, and low-carbon buildings, including both new buildings and retrofits to existing buildings. Policies further support incorporating climate resilience considerations into asset management and infrastructure practices and seek opportunities to increase use of renewable, efficient, and clean energy sources. The development of a climate action plan to identify climate-related risks and a strategy to adapt to and mitigate the effects of these changes and risks is identified as an action to implement components of this OCP.

The central framework of this OCP is to create a compact, mixed-use city that offers diverse housing and transportation choices throughout, protects local employment lands, and enables a variety of shops, services, amenities, and parks within a short walk/bike/roll of where people live. In addition to many other public benefits, the integration of land-use and transportation decisions in conjunction with the policies of Part 9 provide a solid foundation from which the City can make progress towards reducing GHG emissions locally and regionally. The OCP supports the policies of this objective and aligns with the RGS target to reduce GHG emissions within the region by 61% (from 2007 levels) by 2038.