



Juan de Fuca Parks and Recreation  
3-7450 Butler Road,  
Sooke, BC V9Z 1N1

Susan Palmer, Senior Project Coordinator  
Regional and Strategic Planning

April 13, 2015

Dear Susan Palmer:

Re: Regional Sustainability Strategy Draft

I am writing this letter pursuant to a resolution passed at our JdFEA Parks and Recreation Advisory Commission meeting of February 24, 2015. The Commissioners believe that the Juan de Fuca Electoral Area, which has a good working relationship with Local Area Planning, is none-the-less not adequately represented or consulted on important initiatives such as the RSS, or other CRD corporate planning initiatives. The JdFEA, consisting of the communities of Malahat, East Sooke, Willis Point, Otter Point, Shirley/Jordan River, Port Renfrew and the Rural Resource Lands, constitutes more than half the land mass of the CRD region. The Rural Resource Lands are more than half of the JdFEA. These communities and areas have realities and requirements that are not representative of those of the "West Shore" communities such as Langford and Colwood. We believe that the JdFEA should be identified separately from the "West Shore Communities" and take their own pride of place in this important and definitive document.

The Commission also felt that the inclusion of procedures for "Minor amendments" provides a relatively low bar for nibbling away at the intent of the RSS. The Commission agrees that there should be an amendment provision, but the bar should be high. Also the amendment section specifies that only municipalities can apply for either a major or a minor amendment. What about the unincorporated communities. Their RSS concerns are not necessarily shared by the "Municipalities" and they should have their own defined capabilities, particularly as they are the most likely to be impacted by the RSS.

Thank you for providing us the opportunity to comment.

Sincerely,

Louise Paterson,  
Chair, JdFEA Parks & Recreation Advisory Commission

cc: R. Hamilton

April 17, 2015

Capital Regional District  
625 Fisgard St., PO Box 1000  
Victoria BC V8W 2S6

Dear CRD Board of Directors;

On April 13, 2015 Saanich Council received a staff report on the Draft Regional Sustainability Strategy (RSS) for information. The staff report provided a brief summary of the draft RSS and highlighted potential areas of interest from a Saanich perspective. Council provided comment on a number of areas of the Draft RSS, with key points raised as follows:

**Water Servicing:** Council expressed concerns regarding the potential expansion of water servicing to areas outside the Growth Containment Area. Council members highlighted the potential negative transportation and financial impacts associated with expanding opportunities for water service in areas that are a significant distance from defined growth centres and major transportation routes. It was noted that regional land uses changes could impact long-term transportation, climate change and fiscal sustainability goals in the municipality.

**Interurban General Employment Area:** A portion of Saanich that includes Camosun College Interurban Campus, Glendale Gardens and Woodland, Vancouver Island Technology Park and Pacific Institute for Sports Excellence is designated as General Employment in the draft RSS. This area, while fully serviced by water and sewer, is also located outside the Growth Containment Area, preventing a direct alignment with the growth management framework of the draft RSS.

Council discussed this item at the meeting, with a number of Councillors acknowledging this historical anomaly and the employment role of this area in the municipality. Council comments focused on the need to properly manage this while acknowledging existing zoning and previous commitments regarding permitted land use. Staff suggested a future process could be undertaken to incorporate this area within the Growth Containment Boundary (both in Saanich's OCP and the RSS) and clarify growth parameters.

**Identification of Priority of Areas of Focus:** A member of Council highlighted the need to more clearly define three or four priorities in the strategy that absolutely need to be accomplished. While the focus on climate change was appreciated, it was felt that the broad scope of the strategy created a lack of focus on core issues.

Attached to this letter is a copy of the meeting minutes. If you would like further information, please contact me at 250-475-5494 ext. 3409 or [Cameron.Scott@saanich.ca](mailto:Cameron.Scott@saanich.ca).

Sincerely,



CAMERON SCOTT  
MANAGER OF COMMUNITY PLANNING

CS/sd

G:\PLANNING\RGS-RSS\2011-2015 Update process RSS\RSS Summary Letter to CRD\_Saanich\_April 16, 2015.doc

Attachment

cc: Mayor and Council  
Andy Laidlaw, Administrator  
Sharon Hvozdzanski, Director of Planning  
Robert Lapham, CRD Chief Administrative Officer  
Kevin Lorette, GM Planning and Protective Services  
Signe Bagh, Senior Manager Regional and Strategic Planning

2160-20  
Regional  
Sustainability  
Strategy

**DRAFT REGIONAL SUSTAINABILITY STRATEGY**

Report of the Director of Planning dated April 1, 2015 providing details of the draft Regional Sustainability Strategy (RSS) and recommending that Council receive the report.

In response to a question from Council, the Manager of Community Planning stated that the public could comment on the draft plan at the Capital Regional District (CRD) Committee of the Whole meeting being held on April 29, 2015.

Councillor Derman stated:

- The Pedestrian and Cycling Master Plan has not been adopted as stated in the overview as certain parts of the plan are being referred for public input.

In response to a question from Council, the Manager of Community Planning stated:

- Extensions of water servicing could result in additional growth in outlying areas; that would in turn create additional transportation demands and have potential financial implications.
- The location of General Employment lands shown in the RSS is based on their long standing as employment areas and this may not align with the location of the Urban Containment Boundary in Saanich; this could be addressed by revising our Regional Context Statement after the RSS is adopted.
- Limits for growth could be placed on the General Employment lands through the development process.

**PUBLIC INPUT:**

H. Wolf, Kincaid Street, stated:

- The concept of growth should not be a fundamental value of progress.

D. Dickson, Monarch Place, stated:

- There is a need to update Local Area Plans; the timelines for adoption of the RSS report may be too limited to do a proper study on the financial impacts to the municipality.

In response to a question from Council, the Manager of Community Planning, stated:

- The next step in the process would be for the CRD Board to consider public input and decide whether revisions to the draft plan are necessary.
- The *Local Government Act* references a regional growth strategy but the plan has transitioned in name and scope to a Regional Sustainability Strategy; the RGS and RSS terms are interchangeable.
- Staff are preparing a report for reviewing and updating Local Area Plans.

Councillor Derman stated:

- If the draft RSS is approved at the April 29, 2015 CRD meeting, it will be referred to a Public Hearing for further comment from the public.
- It would also have to be sent out to municipalities for input and endorsement.

H. Charania, Genevieve Road, stated:

- The RSS is intended as a long-term plan to guide and manage growth and change.

- He urges Council to remain firm in protecting the natural environment; it is important to strengthen our policies of acquiring strategic land within eco-sensitive areas.
- Saanich must not designate General Employment areas outside the Urban Containment Boundary.

K. Whitcroft, Inverness Road, stated:

- Sustainability is based on three principles; land, food and water; Vancouver Island currently is not sustainable.
- Long-term decision-making today determines the future; he wonders why Saanich is driven by CRD objectives.

In response to a question from Council, the Director of Planning stated that several years ago, municipalities within the CRD agreed to partner and work collectively towards the development of a Regional Growth Strategy (RGS). While perhaps an unfortunate name, the RGS is a process regulated by Provincial Legislation with the goal of having local governments within a region work together on key issues around growth management, sustainability and natural resource protection. If a municipality wished to consider moving away from that partnership, it would have to work within the parameters of the Provincial Legislation. The success of regional sustainability depends on all of the partners within a region working together.

**Motion:**

**MOVED by Councillor Derman and Seconded by Councillor Brice: "That the report of the Director of Planning dated April 1, 2015 on the Draft Regional Sustainability Strategy, be received for information."**

Councillor Derman stated:

- It is important that municipalities and the public provide input into the RSS.
- The Interurban General Employment Area needs to be managed in terms of the amount of growth permitted in this area; limiting growth should be considered a policy provision rather than a housekeeping item.
- One of the concerns about the RGS and now the RSS has been a lack of focus on its planning; if growth is encouraged in remote areas, there will be transportation and climate change implications.
- Priorities need to be identified; these priorities should become a lens for all other planning decisions being made.

Councillor Brice stated:

- The RSS is a critical piece for maintaining our liveability within the Region.
- The enormous growth in the western communities and the amount of traffic travelling through Saanich has contributed to the transportation change on Interurban Road.
- What our regional partners do affects Saanich; the issues heard at the CRD in relation to Saanich have been brought forward by Saanich Council.
- The issues of local autonomy and regional sustainability and how they have to work together are critical.

Councillor Brownoff stated:

- Food security was identified as the number one concern of residents.

- Well-being, energy and transportation are key issues in the RSS.

**The Motion was then Put and CARRIED**

**From:** Henry Kamphof  
**Sent:** Friday, April 10, 2015 1:09 PM  
**To:** Susan Palmer  
**Subject:** Draft RSS comments

Hi Susan,

Please find attached copy of comments to the Draft RSS as presented by Casey Edge of the Victoria Residential Builders Association. These have been reviewed by the CRD Housing Action Team and sanctioned for approval, by the team for your consideration.

*Henry Kamphof*

**Senior Manager**  
**Housing Secretariat**  
**625 Fisgard St Victoria BC V8W 2S6**  
**telephone 250-360-3081**  
**fax 250-361-4970**  
**hkamphof@crd.bc.ca**



**From:** Henry Kamphof  
**Sent:** Thursday, April 16, 2015 11:08 AM  
**To:** Susan Palmer; Paula Steele  
**Subject:** FW: RSS

Hi Susan and Paula,  
Here is the note from Lee King along with the original attachment from Casey Edge of VRBA.  
Henry

**From:** LF King [REDACTED]  
**Sent:** Thursday, April 09, 2015 8:00 AM  
**To:** Henry Kamphof  
**Subject:** Re: RSS

Good Morning Henry,  
Approved. These reiterate VRBA's previously stated position vis-a-vis RSS at HAT and other tables. VRBA's explicit views re RSS and other related initiatives clearly reflect their underlying concerns re density as well as fees, levies, taxes to bring buildable land to market. Industry views are clearly important to HAT and others, even where different views exist around the table.  
Thanks Henry.  
Lee

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## Victoria Residential Builders Association

Below is VRBA's input regarding the Regional Sustainability Strategy:

The Regional Sustainability Strategy says there is a need for a significant shift from a 'business as usual' approach to one that is "bold and courageous..."

However, the RSS Land Use section does not accomplish that goal.

As part of achieving sustainability, the RSS refers to the mitigation of climate change and green house gas. Energy efficient housing is part of sustainability, but this also increases construction costs in one of the most expensive housing markets in North America.

BC has the highest average home price in Canada - \$589,650. The second highest is Ontario - \$435,352, a difference of about \$154,000. The lowest average price is in New Brunswick at \$150,000.

Higher density than identified in the RSS Land Use section is going to be necessary if our goal is affordable energy efficient housing. Growth Centres with low and medium density are not compatible with this goal in our market.

Partly due to the cost of housing, we have a declining population in some regions, and minimal growth in others. BC's average population growth was +7% according to the 2011 census vs 2006.

Sidney's population declined -1% while small increases were in Central Saanich +1%; Saanich +1%; Oak Bay +1%; North Saanich +3%.

Coincidentally, there has been significant growth in one of the few urban areas encouraging more affordable small lot subdivisions and efficient development processes – Langford at +30%.

RSS objectives include "economic development" and "cost-effective infrastructure."

This should be achieved by creating vibrant urban centres enabling local businesses to thrive. Some major companies in the peninsula area are being held back due to a lack of housing affordability for their employees, which may cause the companies to relocate. The existing low-density community "nodes" with "village character" lack vibrancy, housing variety, and affordability to attract employees in high-tech industries, which are often knowledge-based and sustainable.

The RSS language claims to support a strong vision, but the low-density Land Use policies fall short.

Creative, well-designed high-density land use supports housing affordability, community vibrancy, and economic development while protecting green space.

Compact high-density communities result in more efficient urban systems delivering services at less cost per unit. Human scale is achieved through building masses stepping down to open spaces using arcades and pavilions as buffers. Communities connect by a variety of transport systems including cycle paths, walkways, bus lanes, light rail corridors. Higher density in urban areas promotes affordability and vibrancy while protecting agricultural land, ecosystems and recreational areas.



An example of a past, strong planning initiative is Calgary's Light Rail Transit system.

In 1980, Calgary began building their Light Rail Transit system when they had a population similar to Greater Victoria's today. At the time, there was debate about whether Calgary's population was sufficient to embark on such a project. The planners successfully argued LRT must be built early to manage growth and not after growth has occurred. Thirty-five years later, Calgary has a population of over a million people, and the LRT was an important part of their planning and development.

They were able to accomplish this partly because Calgary has a ward system. Communities like Oak Bay exist, but they exist as part of a single municipal council, where their representatives must work together on issues that impact the region. Unified municipalities are simply more effective at addressing regional issues.

That said, while municipal amalgamation may not be on the table, the CRD is encouraged to create a strong vision statement for the region that supports both sustainability and affordability.

Thank you for the opportunity to provide input to the RSS.

Sincerely,

Casey Edge  
Executive Director  
Victoria Residential Builders Association  
Ph: 250.383.5044  
[cedge@vrba.ca](mailto:cedge@vrba.ca)  
[www.vrba.ca](http://www.vrba.ca)  
[www.careawards.ca](http://www.careawards.ca)



April 22, 2015

Dear Committee of the CRD - Meeting April 29, 2015

Subject: Proposed Future Growth Area for Central Saanich in Draft Regional Sustainability Strategy (RSS)

Thank you for this opportunity to submit comments for your consideration.

First I wish to say that I am completely opposed to the proposed designation of the Keating Cross Road/West Saanich area for future industrial or commercial development. My reasons follow:

1. Central Saanich Official Community Plan cites three areas for urban development containment and cost effective infrastructure planning i.e. Brentwood Bay, Saanichton and the Keating Industrial Park. No evidence has been provided by our planning department that indicates that additional lands will be required or that we will have transportation access to accommodate extended development. Our current Keating Industrial area is underutilized and the extensive Butler gravel property has already been assigned for future development.

During a recent rezoning proposal from the Peninsula Co-op, it was only the Regional Growth Strategy (RGS) that prevented further sprawl.

2. The only critical RSS issue that I see that has a growing body of evidence is that of food security. At present, much of our food supply comes from California. California has been experiencing a drought for the past four years with no relief in sight. Fifty years ago, Victoria was fed by Gordon Head, Saanich. That land is no longer available for food production. I propose that we leave the subject lands rural for the next 30 years and then decide whether we need more widgets or carrots.

3. Rescinding this draft future development area in Central Saanich and continuing to be guided by the current Official Community Plan addresses all six of the objectives of the RSS - reducing greenhouse gases, providing resilience to impacts of climate change, managing growth, fostering community stability and well being, conserving our natural environment and planning for cost-effective infrastructure and services.

I looked at the Draft RSS online. The area for future growth in Central Saanich is vague, troubling, (no exact area defined), and only offers a long term mixed message to residents and investors. I ask you rectify this by removing West Saanich/Keating from the Draft Plan.

With respect

[REDACTED]  
[REDACTED]



<input checked="" type="checkbox"/> Chair	<input type="checkbox"/> Board
<input checked="" type="checkbox"/> CAO	<input checked="" type="checkbox"/> Communications
<input checked="" type="checkbox"/> GM <i>APS</i>	
<input type="checkbox"/> For action / resp. by _____	
<input type="checkbox"/> Corresp. for Board / Committee meeting	
<input type="checkbox"/> For Information Only	
<input type="checkbox"/> Copies to <i>S. Bugh</i>	
<i>R. Stule</i>	
<i>6500-20</i>	
<i>RSS</i>	

File: 6440-40-REG-12811

Date: April 20, 2015

Nils Jensen, Board Chair  
Capital Regional District  
625 Fisgard Street, PO Box 1000  
Victoria, BC V8W 2S6

**CRD EXECUTIVE OFFICE**

*Received*

**APR 22 2015**

Dear Chairman Jensen:

Re: CRD Draft Regional Sustainability Strategy

This is to advise you that at their meeting of April 13, 2015, Colwood Council considered the above-captioned matter and passed the following resolution:

**That:**

- 1. Council receive the report titled "Review of CRD Draft Regional Sustainability Strategy" dated April 7, 2015, and the draft CRD Regional Sustainability Strategy; AND**
- 2. That Council inform the Board of the Capital Regional District that it has significant concerns about the draft Regional Sustainability Strategy including and not limited to:**
  - a. Language relating to Regional Context Statements be revised such that the RSS does not dictate to member municipalities how their Official Community Plans should relate to the RSS;**
  - b. General language pertaining to Growth Centres, General Employment and Industrial land be revised to allow the City of Colwood to independently determine how best to manage growth within the Growth Containment Area;**
  - c. Maps "3" and "5" and associated language be revised to align with Colwood's Official Community Plan and to give member municipalities the discretion to consider amendments to their Official Community Plan land use designations that are located within the Urban Containment Area without triggering an amendment to the RSS;**
  - d. Language associated with the proposed "Rural Settlement Areas" be revised to prevent sprawl in areas located outside the Urban Containment Area and associated environmental impacts such as increased per capita greenhouse gas emissions;**

- e. That proposed greenhouse gas emission reduction targets be defined, and member municipalities be consulted on targets prior to moving any further with the Regional Growth Strategy;
- f. The Regional Sustainability Strategy should call for rigorous business case analyses to be provided in support any new and/or expanded service provision requests to avoid duplication of services;
- g. That the CRD allow sufficient time for municipal concerns to be meaningfully addressed prior to moving forward with the Regional Sustainability Strategy and schedule a public hearing outside of the summer vacation period.

If you have any questions about this application, please do not hesitate to contact the Iain Bourhill, Director of Planning, at 250-478-5999 during the office hours of 8:30 a.m. to 4:30 p.m., Monday to Friday.

Sincerely,

A handwritten signature in blue ink, appearing to read 'I. van der Kamp', is written over a horizontal line.

Ivo van der Kamp  
Deputy Director of Planning

Via email

April 24, 2015

Sonia Santarossa  
Manager, Legislative Services  
Capital Regional District  
625 Fisgard Street, PO Box 1000  
Victoria, BC V8W 2S6

Dear Ms. Santarossa:

**Re: Capital Regional District Draft Regional Growth Strategy  
- Comments from the Council of the Township of Esquimalt**

This will confirm that at its meeting held on April 13, 2015, the Council of the Township of Esquimalt reviewed the Draft Regional Growth Strategy and passed the following resolution:

That Council informs the Board of the Capital Regional District that it has significant concerns about the draft regional growth strategy including but not limited to the following:

- 1) Due to the vast array of interpretations of the word "sustainability," that the document be referred to by its statutory reference, namely a "regional growth strategy".
- 2) That the Capital Regional District provide empirical evidence that the proposed growth and development patterns submitted to the Capital Regional District by its member municipalities will allow the Capital Regional District to meet its target for the reduction of greenhouse gas emissions.
- 3) That targets that are beyond the scope of the Capital Regional District such as improving the efficiency of building stock be removed from the draft regional growth strategy.
- 4) That targets that have very little to do with a regional growth strategy such as having 100 percent of member municipalities do an earthquake drill be removed from the draft regional growth strategy.
- 5) That the Capital Regional District explain how the Liquid Waste Management Plan that is about to be amended supports the implementation of the regional growth strategy.
- 6) That all maps be rendered comprehensible.
- 7) That all policies related to the Agricultural Land Reserve be made compliant with the judgment of the British Columbia Supreme Court and endorsed by the British Columbia Court of Appeal in the two 2014 Township of Langley cases.
- 8) That all references to "municipalities be requested to" be removed from the draft strategy.
- 9) That consideration be given to providing more robust policy related to economic development.

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- 10) That a policy be added to the draft strategy stating that the Capital Regional District will protect the salt-water coastline for the public.
  - 11) That under no circumstances should a public hearing be held before September 8, 2015.

Thank you for your consideration of Council's comments. Please call me at 250-414-7135 if you require anything further from the Township of Esquimalt at this time.

Yours truly,

A handwritten signature in black ink, appearing to read 'Anja Nurvo', with a long, sweeping horizontal stroke extending to the right.

Anja Nurvo, BA, LLB  
Director of Corporate Services