



TOWN OF SIDNEY

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December 17, 2019

VIA EMAIL: kmorley@crd.bc.ca

Kristen Morley
General Manager, Corporate Services
Capital Regional District
625 Fisgard Street
Victoria, BC V8W 2S6

Dear Ms. Morley:

**Subject: Capital Regional District 2018 Regional Growth Strategy Bylaw 4017
Amendment (Proposed Bylaw 4328) - Referral**

Further to the Board Chair's correspondence dated October 23, 2019, this is to advise that Town of Sidney Council, at a meeting on December 16, 2019, passed the following resolution:

That in accordance with Section 448 of the Local Government Act, the proposed update to the Regional Context Statement for Town of Sidney Official Community Plan Bylaw No. 1920 be submitted to the Board of the Capital Regional District for acceptance.

Please find attached the Town's updated Regional Context Statement.

If you have any questions regarding this matter, please do not hesitate to contact the undersigned.

Yours truly,



Sandi Nelson
Corporate Officer

Attach.

Section 4 Regional Context Statement

The Regional Context Statement describes how the Town of Sidney Official Community Plan's goals and objectives conform to the vision and seven objectives and ten policies within the 2018 Regional Growth Strategy (RGS) for the Capital Regional District and how the Town will manage a level of growth consistent with the projections in Table 1 of the Strategy.

1. Managing and Balancing Growth

1.1 Keep Urban Settlement Compact

The RGS aims to accommodate 95% of all new dwelling units within the Urban Containment Policy Area (UCPA) of the CRD. The Town of Sidney is well positioned to assist in meeting this target, being situated entirely within the UCPA. As the Town is largely built out, growth will be mainly accommodated through higher density redevelopment in and in close proximity to the downtown. Sidney's downtown core area is designated as a Subregional Node in the CRD RGS, as illustrated in Map 3b and as such will be a focus for residential and commercial intensification.

The Town's Official Community Plan contains policies, such as Policy 5.3.7 and Policy 6.3.3, which direct commercial and higher density residential development towards the downtown core, thereby endeavouring to keep the urban settlement compact. The Town will promote multi-family residential development in proximity to the downtown.

1.2 Protect the Integrity of Rural Communities

As per policies 5.3.1 through 5.3.4, the Town will permit residential density to increase where feasible, promoting secondary suites and creating a complete and livable community, thus allowing adjacent municipalities to choose to maintain lower densities and rural land uses and development pattern.

The Town will also promote industrial and commercial growth, and by permitting responsible residential densification with high quality architecture, the Town will help ease the pressures of growth on rural communities in the region. The Town does not have any lands within the renewable resource lands policy area.

2. Environment and Infrastructure

2.1 Protect, Conserve and Manage Ecosystem Health

The Town will support the protection of the areas designated as Capital Green Lands Policy Area on Map 3a of the RGS, and will maintain policies such as Policy 14.3.10 in the Official Community Plan regarding their protection. The Town will actively work to reduce contaminants to fresh and marine water bodies in cooperation with other organizations to support the regional targets.

The Town recognizes and will protect its own green and blue spaces, but will also encourage economic development in the area designated as Harbour Road Marine (HRM) on Schedule A and as per Policy 10.2.1 of the Official Community Plan. The Town recognizes this area as a working harbour and Policy 10.2.2 encourages environmental protection through reasonable mitigation efforts and best management practices.

The Town will continue to preserve its environmentally significant and sensitive areas through identifying these areas specifically as Development Permit Areas in the Official Community Plan (as per Policy 14.5.2 and Policy 14.6.6) and promote environmental preservation and enhancement in these areas. As per Policy 14.4.2, the Town will endeavour to protect natural ecosystems in Mermaid Creek and Reay Creek so that the fish habitat areas are preserved and enhanced.

2.2 Manage Regional Infrastructure Services Sustainably

Section 18 of Sidney's OCP supports the sustainable management of regional infrastructure through policies that encourage a "best practices" approach to local infrastructure management and ensure that local services deliver regional infrastructure capacity to residents in an efficient and cost-effective way. As Sidney is located fully within the UCPA, water system services are available throughout the community and no growth in serviced areas is anticipated.

Sidney's OCP also focuses on reducing the impact on regional infrastructure where possible through policies such as 18.2.7, which seeks to reduce the Town's impact on the Hartland Landfill. In addition, the Town's approach to growth management (i.e. protecting the integrity of rural communities through a focus on permitting density to increase through infill development) means that regional infrastructure capacity and efficiency can be optimized by concentrating regional infrastructure service delivery to already built-up areas and avoiding the need to extend services to low density rural or hazard areas. This will support the RGS target to develop capital plans that consider the conservation of land, water and energy resources and the impacts of climate change and natural hazards.

3. Housing and Community

3.1 Create Safe and Complete Communities

A main goal of the Town's OCP is to ensure that all residents of Sidney live within a complete community, aligning with the RGS target. Policy 5.3.3 is specifically dedicated to helping the Town to achieve this and articulates specific principles to support this objective. Other objectives and policies, such as Policy 5.3.10, to encourage a balanced population and Policy 13.3.1, to provide a mix of amenities for all residents, support this primary goal and are included in the Official Community Plan. In addition, Design Guidelines 20.3.19, 21.3.30 and 25.3.16 promote the principles of Crime Prevention Through Environmental Design (CPTED) in new developments to maximize safety and security for residents.

The Town will endeavour to continue to be a primary service centre for the Saanich Peninsula, as is stated in Policy 6.3.4, providing commercial, industrial, professional, social and leisure services. Sidney will also strive to be a primary employment centre for the Saanich Peninsula, providing a balanced mix of employment opportunities.

3.2 Improve Housing Affordability

The Town will pursue the development of a wide range of housing types across the housing continuum for all income groups through a variety of approaches.

Policy 5.3.15 states that the Town will work with non-profit and government agencies to provide non-market (social) housing and support services in the community. Policy 5.3.13 encourages the development of secondary suites in new single-family housing as a method of increasing the supply of market rental housing, and Policy 5.3.14 supports the Town using zoning and other regulatory tools to encourage the provision of affordable housing, including the provision of bonus density when affordable housing is provided in a new development.

A variety of housing types and forms will also be encouraged, and in doing so, the Town will continue to work with developers and with other groups and agencies to promote affordable housing and reduce the number of people in core housing need in line with the targets in the RGS.

4. Transportation

4.1 Improve Multi-Modal Connectivity and Mobility

Increasing the variety of transportation choices for Sidney residents is key to the establishment of a complete community. Accordingly, the Town will continue to develop in a manner that allows people to live in proximity to the downtown core, thereby facilitating increased transportation choices and less reliance on personal vehicles. The Town will continue to promote pedestrian-oriented development as is stated in Policy 6.3.6, in order to enhance walkability in proximity to the downtown core and throughout the town.

As per Policy 17.3.8, the Town will support the development of the CRD Regional Multi-Modal Network by developing safe and convenient bicycle and pedestrian networks within the community and that enhance Sidney's connection with the Lochside Trail and the rest of the region. Finally, the Town will endeavour to improve access to and egress from the regional highway system as the public transit corridor for the Peninsula, with links to the airport, ferry and metropolitan core of the CRD. Together, these goals will support the regional goal of a transportation system that sees 42% of all trips made by walking, cycling and transit in 2038.

5. Economic Development

5.1 Realize the Region's Economic Potential

Sidney recognizes the contributions and economic benefits of large and small industry and commerce within the community. By accommodating industrial and commercial economic development, the Town will continue to grow and progress as the major service and employment centre for the Saanich Peninsula. The protection of the integral role of Sidney's industrial lands and working harbour in job creation and product and service innovation will be maintained and protected as per Policies 9.2.1 and 10.2.1. Equally important is acknowledging the economic significance of small business (Policy 7.3.3), including the accommodation of home-based occupations.

The Town will also continue to accommodate developments in its industrial areas, working harbours and commercial areas in order to maintain and expand the Town's role as an economic centre and support the regional target of an overall jobs/population ratio of 0.53 for the Saanich Peninsula.

6. Food Systems

6.1 Foster a Resilient Food and Agriculture System

Sidney is a geographically small, built-out community with no agricultural land. As stated in Section 1.2, the role of the Town is to effectively manage its growth in order to permit other municipalities to retain their rural land uses and agricultural focus. This approach will allow adjacent municipalities to focus on developing resilient food systems and avoid the loss of important agricultural land to development. Sidney will continue to play a role in promoting local food products and systems through such initiatives as its Thursday night summer market.

7. Climate Action

7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

Policy 14.4.1 of the OCP sets ambitious targets for the reduction of community-wide greenhouse gas emissions in Sidney: 15% below 2007 levels by the year 2020, 30% below 2007 levels by the year 2030, and 80% below 2007 levels by the year 2050. These targets will be supported through a variety of policies that primarily focus on reducing emissions from buildings and transportation modes. Through a focus on quality infill development (Policy 5.3.4), location-efficient smart growth (Policy 5.3.3) and encouraging environmentally responsible housing design (Policy 5.3.9) the Town will endeavour to reduce building and building-related greenhouse gas emissions.

Transportation emissions will be reduced through a focus on reducing single-occupant vehicle trips and encouraging active transportation modes. Policy 17.3.4 commits the Town to working cooperatively with BC Transit to improve the quality and provision of transit services in Sidney and on the Saanich Peninsula. Cycling and walking will be supported through Policy 17.3.8, which supports the development of quality cycling and pedestrian facilities that connect residents in Sidney with broader networks throughout the region. Policy 17.3.11 further supports pedestrian facilities in the community through the provision of sidewalks and walkway facilities linking local destinations.

The CRD has set targets to reduce community greenhouse gas emissions by 33% (from 2007 levels) by 2020, and by 61% by 2038. Sidney will work to support these targets by considering updates to its own policies and targets through a review of the Town's OCP and Climate Action Plan.