

# Regional Growth Strategy

Five Year Review

March 16, 2017 Open House

# What is our Regional Growth Strategy (RGS)?

- Part 13 of *Local Government Act*
- Guides & manages growth for 20 years
- Applies to four local governments: Courtenay, Comox, Cumberland & CVRD
- Covers eight policy areas:

1. Housing

5. Infrastructure

2. Ecosystems, natural areas & parks

6. Food systems

3. Local economic development

7. Public health and safety

4. Transportation

8. Climate change

# History of our RGS

Sep 06

- Protocol on managing growth in Comox Valley signed

Feb 08

- Comox Strathcona Regional District restructured

Mar 08

- RGS initiated

Mar 11

- RGS adopted

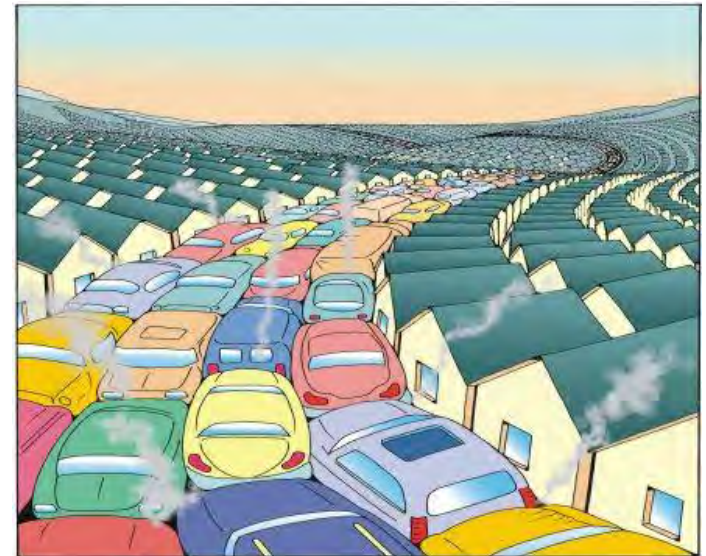
# RGS Projections *(in 2010 as included in the RGS)\**

- 50% population increase by 2030
  - 25,000+ people and 1,000+ housing units
- Aging demographic
  - 2x the number of people aged 80+
- Existing development was low density
  - If continued, there would be sprawl, inappropriate housing & high infrastructure costs
  - Need to plan for where & how growth would occur

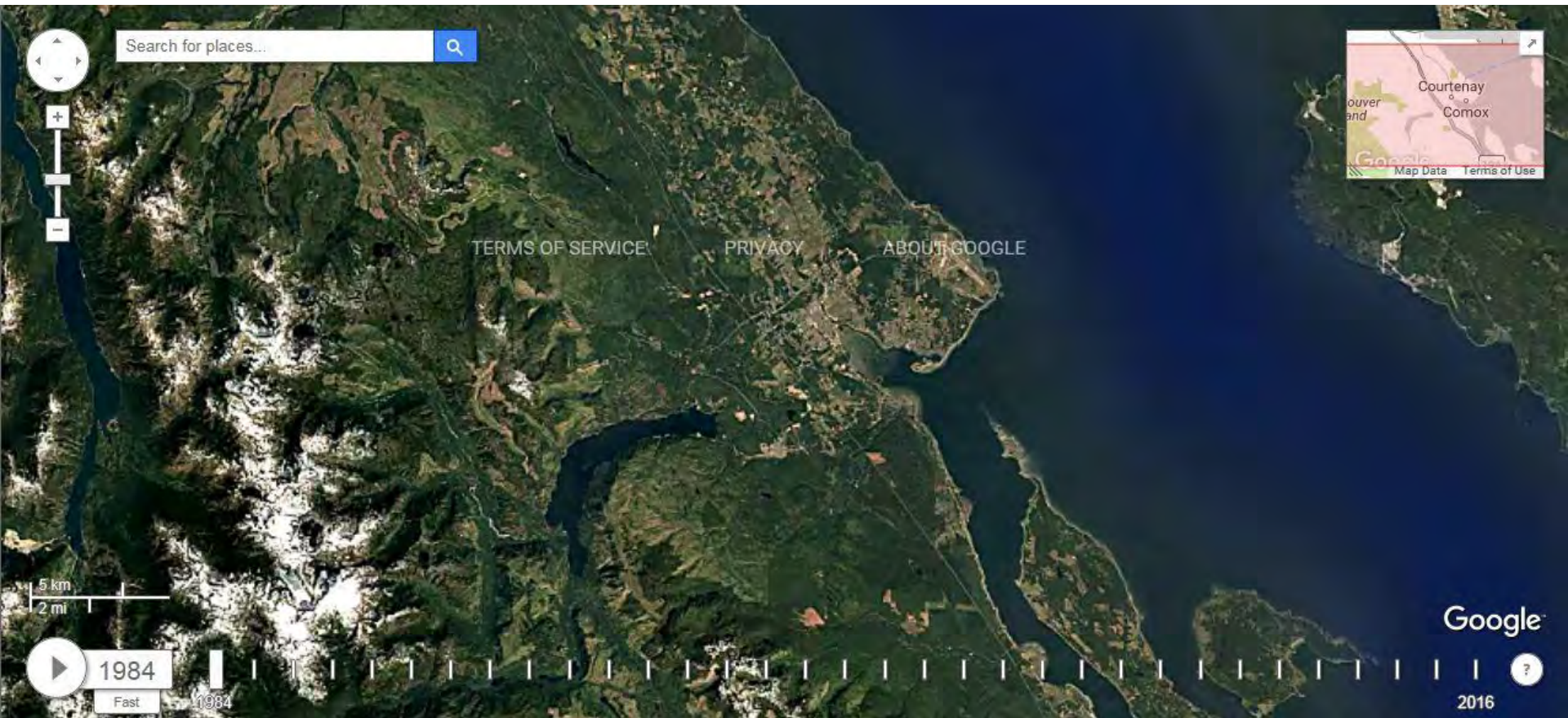
*\*these population projections have since been reduced to approximately 29%*

# Effects of Unmanaged Growth

- Sprawling single detached dwellings
- Reduced public space & community pride
- Infrastructure & service inefficiencies
- Loss of agricultural and green space
- Limited neighbourhood commerce
- Damaged ecological systems
- High vehicle dependency
- Reduced quality of life

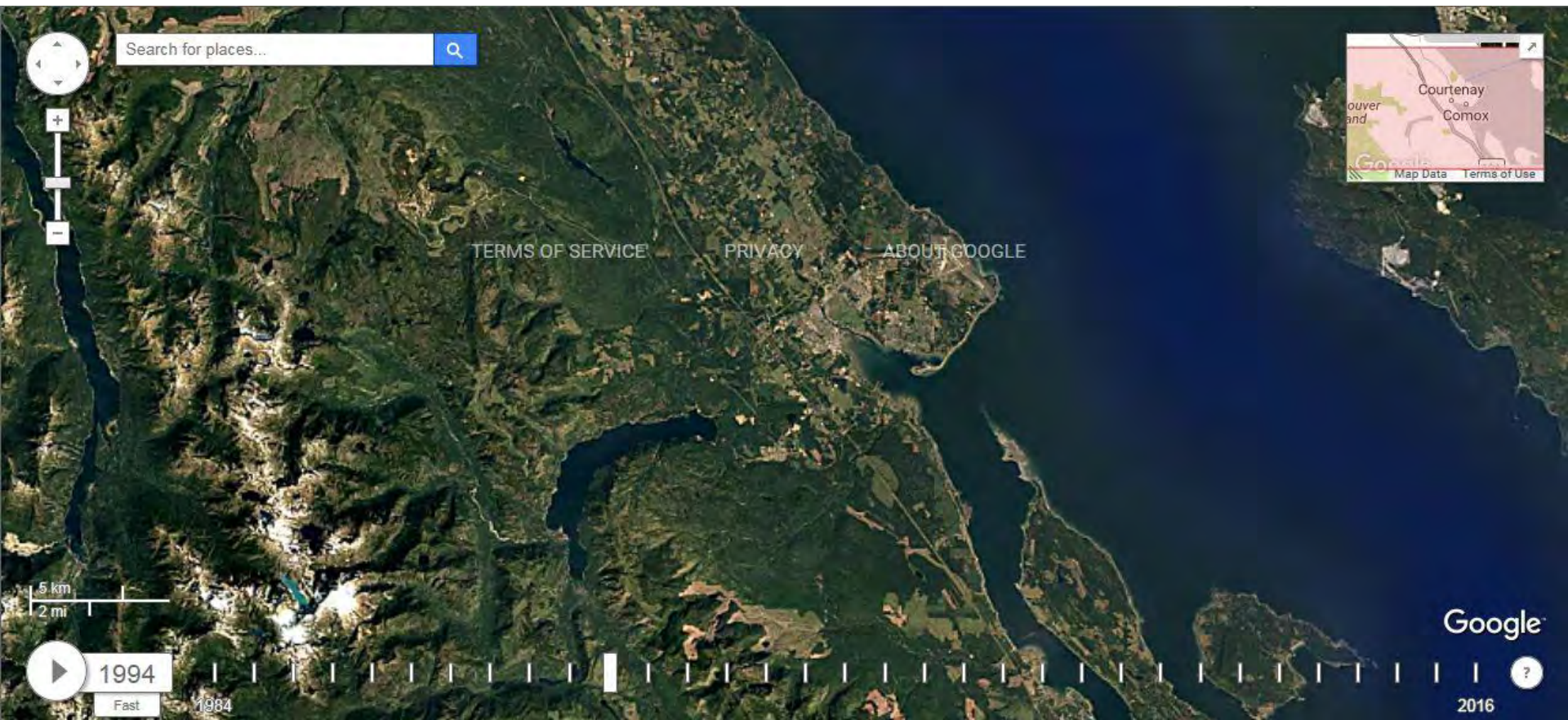


# Comox Valley in 1984



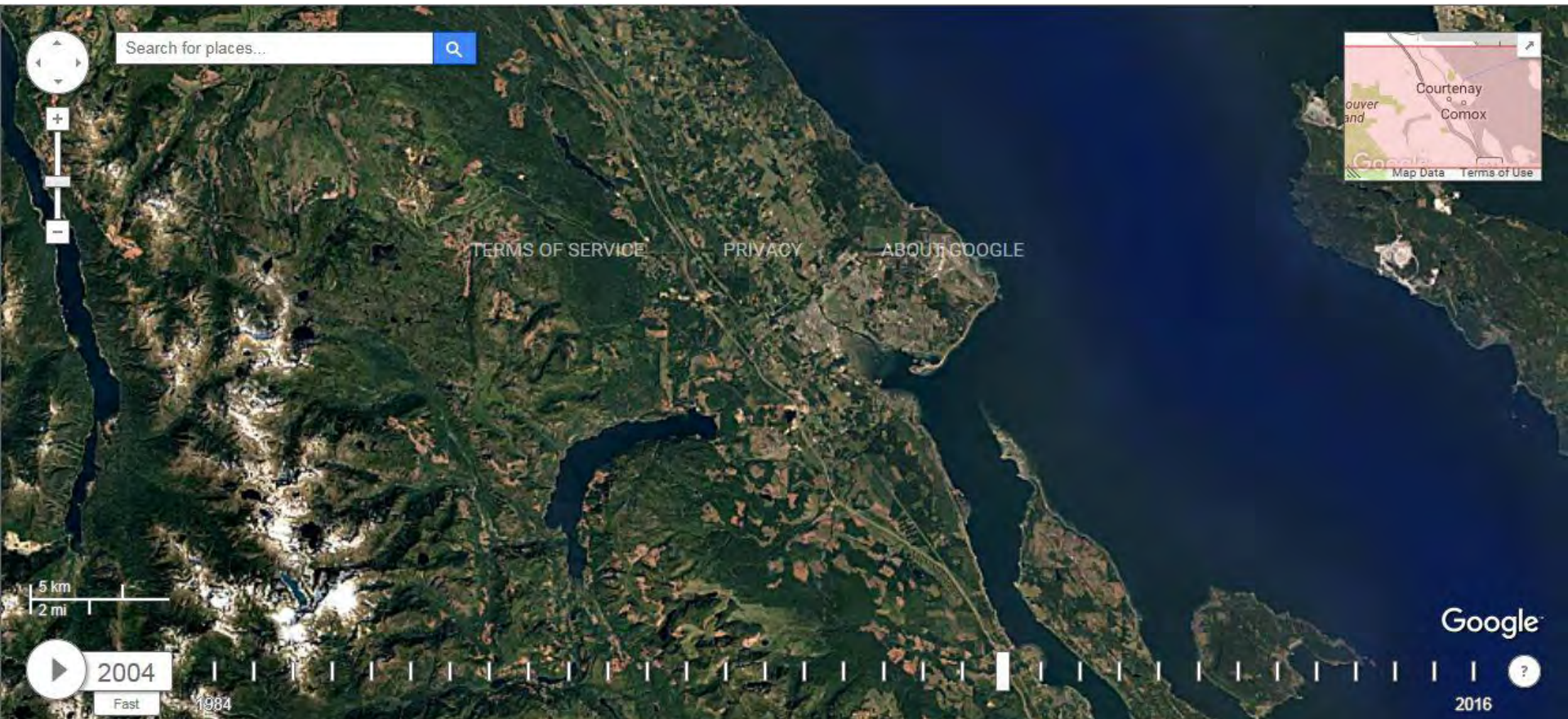


# Comox Valley in 1994



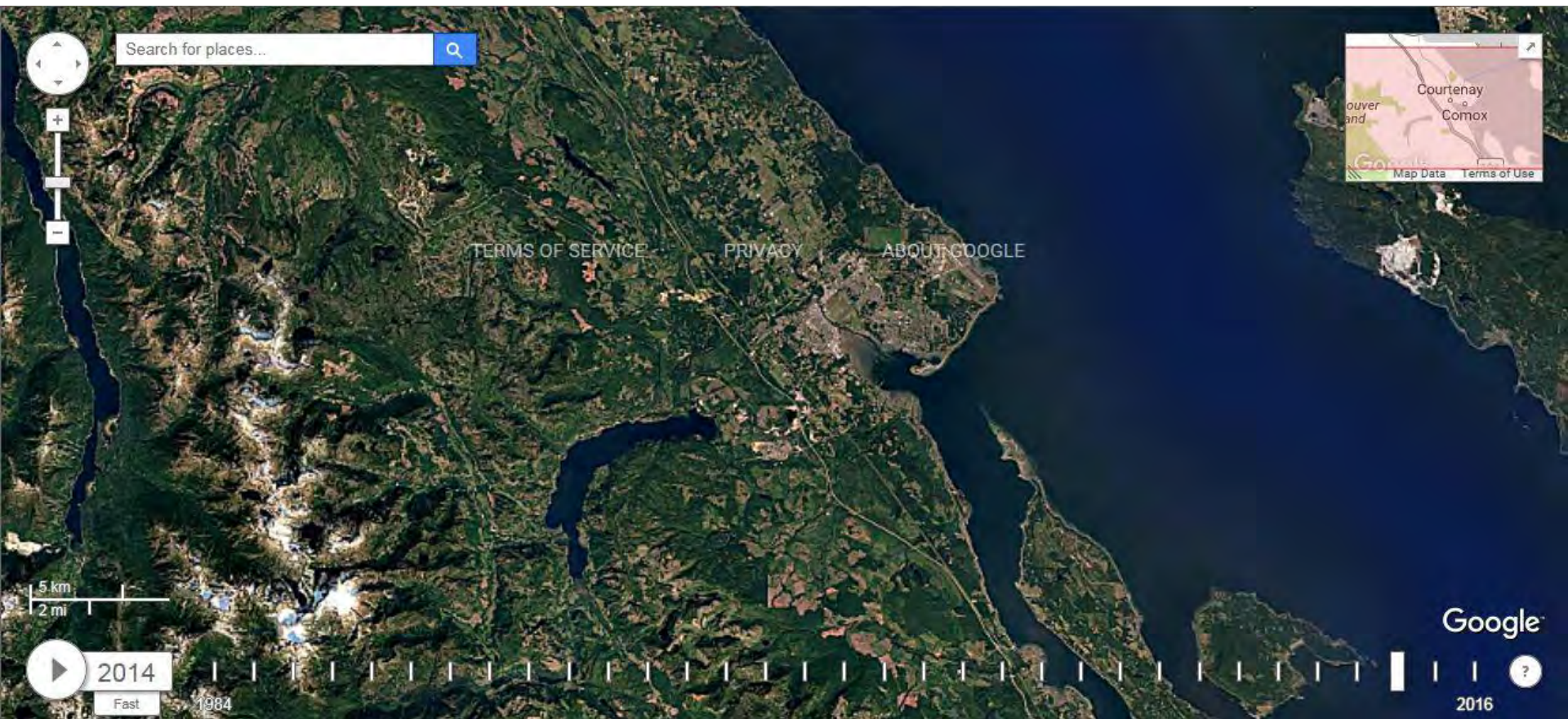


# Comox Valley in 2004

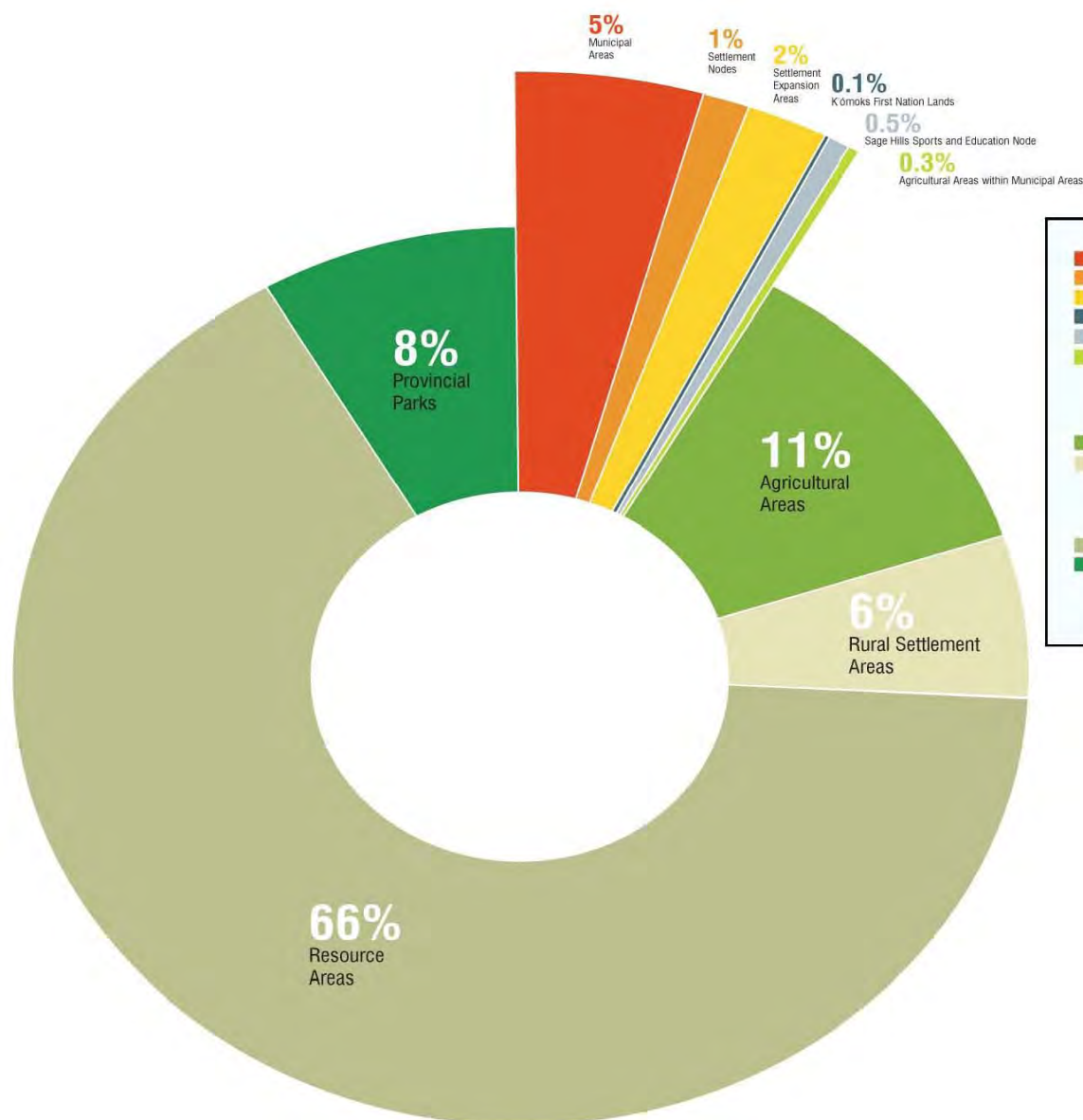




# Comox Valley in 2014



# Land Inventory



Core Settlement Areas		
Municipal Areas	7,604.1 ha	4.62%
Settlement Nodes	1,837.5 ha	1.12%
Settlement Expansion Areas	3,195.9 ha	1.94%
K'omoks First Nation Lands	161.1 ha	0.10%
Sage Hills Sports and Education Node	846.7 ha	0.51%
Agricultural Areas within Municipal Areas	513.4 ha	0.31%
	<b>14,158.6 ha</b>	<b>8.60%</b>
Rural Areas		
Agricultural Areas	18,896.9 ha	11.47%
Rural Settlement Areas	9,866.2 ha	5.99%
	<b>28,763.1 ha</b>	<b>17.46%</b>
Resource Areas and Provincial Parks		
Resource Areas	106,431.8 ha	65.82%
Provincial Parks	13,374.5 ha	8.12%
	<b>121,806.3 ha</b>	<b>73.94%</b>
<b>Total RGS Area</b>	<b>164,728 ha</b>	<b>100.0%</b>



# The RGS was created with extensive public engagement



Public Open Houses



Meetings with K'ómoks First Nation



Staff working Sessions



Land Industry Workshops



Stakeholder Meetings



Youth Workshops

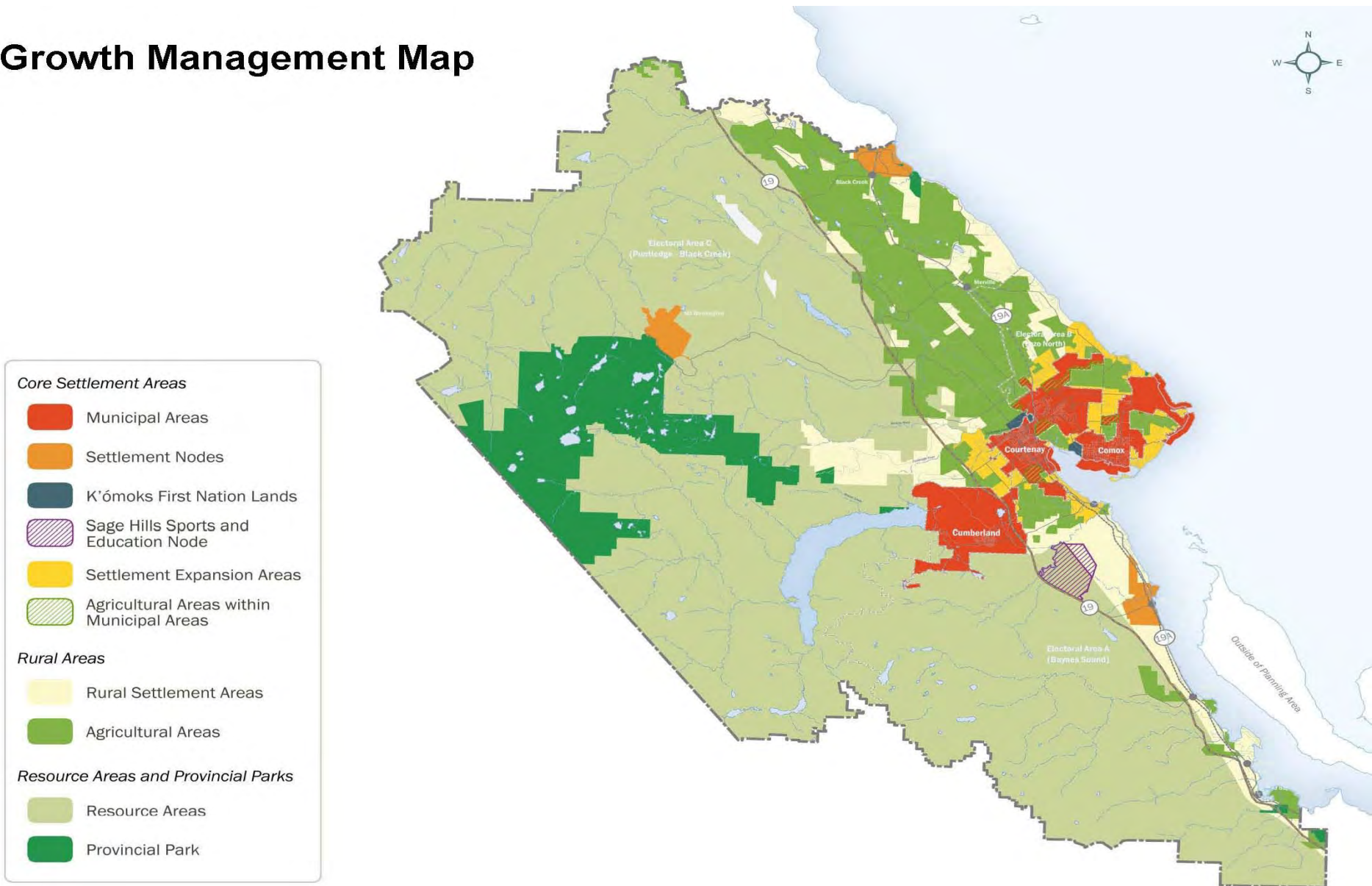


Intergovernmental Advisory Committee



# Growth Management: 90% Core Settlement / 10% Rural Areas

## Growth Management Map



# Managing Growth: 90% Core Settlement / 10% Rural Areas

## Core settlement

- Municipal areas: Courtenay, Comox & Cumberland
- Three settlement nodes: Saratoga & Miracle Beach, Mount Washington & Union Bay
- Settlement expansion areas
- Sage Hills (expired)



## Rural areas

- Rural settlement areas
- Agricultural areas

## Resource areas & parks

- Resource areas
- Provincial park

## KFN lands

- Outside of RGS authority

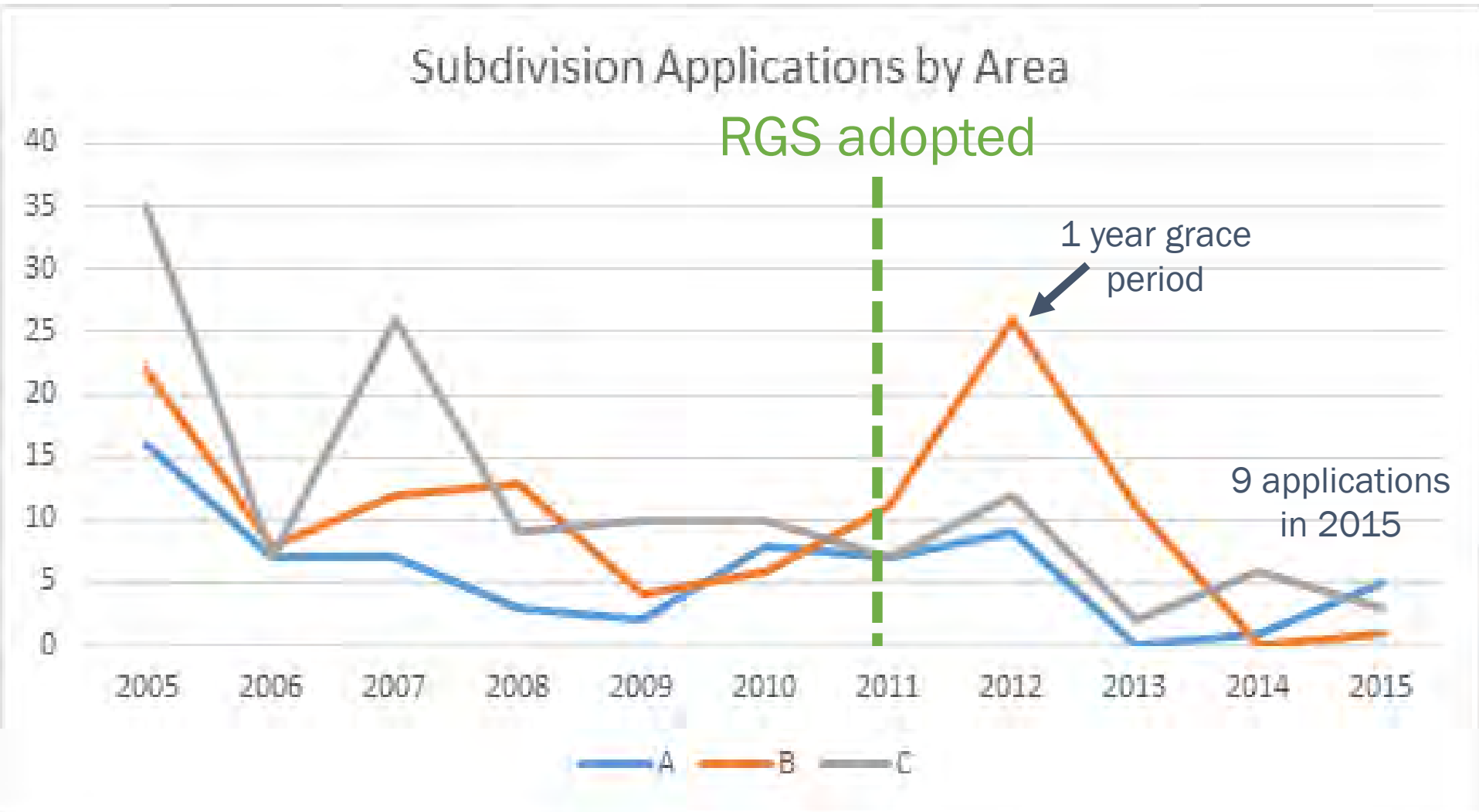
# Growth Management

8% of area to get 90% growth; 92% to get 10%

- Rural area: low capital + high profits = sprawl pressure
- Zoning & subdivision are used to increase land values
- Large land holdings by timber companies creates pressure
- Unmanaged growth leads to inefficiencies, infrastructure costs & deficits
- RGS aims to prevent new growth from introducing new public costs



# RGS is effective in Managing Growth in Electoral Areas



# RGS Format

Part 1 Introduction

Part 2 Context

Part 3 Regional Policies (for each of 8 goal areas)

Issue Overview

Current Situation

Objectives

Targets

Measures

Supporting Policies

Part 4 Growth Management Policies

Part 5 Implementation & Monitoring

# 8 Policy Areas

1. Housing
2. Natural Systems & Parks
3. Local Economic Development
4. Transportation
5. Infrastructure
6. Food Systems
7. Public Health & Safety
8. Climate Change





# Each Policy has Objectives, Targets & Policies

Example: Objective 1-C: develop & maintain a diverse, flexible housing stock

MEASURES	Baseline (2006)	TARGETS			Data sources
		Short-term 2010- 2015	Medium- term 2015-2020	Long-term 2025 - 2030	
New housing mix in <i>municipal areas</i>	Low 75%	Low 65%	Low 55%	Low 40%	OCP review process
	Medium 20%	Medium 20 %	Medium 25%	Medium 30%	
	High 5% <sup>13</sup>	High 15 %	High 20 %	High 30%	

MEASURES	Baseline (2006)	TARGETS			Data sources
		Short-term 2010- 2015	Medium- term 2015-2020	Long-term 2025 - 2030	
New housing mix in <i>settlement nodes</i>	Low 90%	Low 80%	Low 60%	Low 50%	OCP review process
	Medium 10%	Medium 15%	Medium 30%	Medium 35%	
	High 0%	High 5%	High 10%	High 15%	

# Example: Objective 1-C Supporting Policies

## 1C-1: Provide a diversity of housing types in the municipal areas

### 40% Low Density

- Single unit residential, town homes, semi-detached, secondary suites
- 4-24 units per hectare

### 30% Medium Density

- Low-rise multi-unit up to four storeys
- 24-74 units per hectare

### 30% High Density

- Over four storey multi-units
- Minimum 74 units per hectare

## 1C-2: Provide a diversity of housing types in the settlement nodes.

### 50% Low Density

- Single unit residential , town homes, semi-detached, secondary suites
- 4-24 units per hectare

### 35% Medium Density

- Low-rise multi-unit up to four storeys
- 24-74 units per hectare

### 15% High Density

- Over four storey multi-units
- Minimum 74 units per hectare

# Part 5: Implementation & Monitoring

- Municipal OCP compliance within 2 years of RGS adoption
- Municipal regional context statements (CVRD accepts every 5 years)
- Implementation agreements: Ministry of Transportation & Infrastructure, K'ómoks First Nation & member municipalities
- Monitoring through published annual reports
- **Board must consider need for 5 year review**
- **Board will consider need for review in July/August 2017**
- Amendment process (standard & minor)



CVRD publishes annual reports to report on progress, as required by law



# 2015 Annual Report

- Indicators that show progress:
  - 1-A: Locate housing close to existing services.
  - 5-A: Promote water conservation and efficiency throughout the Comox Valley.
  - 5-D: Encourage sewage management approaches and technologies that respond to public health needs and maximize existing infrastructure.
- Indicators that remain steady:
  - 6-A: Protect land for existing and future agriculture and associated activities and allow for the growth and expansion of such activities.
  - 5-E: Reduce regional solid waste and improve landfill performance.
- Other indicators rely on external sources & census

# RGS & Annual Reports

- Visit [www.comoxvalleyrd.ca/rgs](http://www.comoxvalleyrd.ca/rgs) to download documents and be informed of the progress
- RGS was 1 of 4 regional strategies

