



Notice of Meeting and Meeting Agenda Planning and Protective Services Committee

Wednesday, May 28, 2025

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

Z. de Vries (Chair), D. Thompson (Vice Chair), C. Harder, P. Jones, M. Little, A. Wickheim,
K. Williams, R. Windsor, C. McNeil-Smith (Board Chair, ex officio)

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

- 3.1. [25-0588](#) Minutes of the Planning and Protective Services Committee Meeting of March 26, 2025

Recommendation: That the minutes of the Planning and Protective Services Committee meeting of March 26, 2025 be adopted as circulated.

Attachments: [Minutes - March 26, 2025](#)

4. Chair's Remarks

5. Presentations/Delegations

The public are welcome to attend CRD meetings in-person.

Delegations will have the option to participate electronically. Please complete the online application at www.crd.ca/address no later than 4:30 pm two days before the meeting and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the CRD Board at crdboard@crd.bc.ca.

6. Committee Business

- 6.1. [25-0561](#) Regional Emergency Management Partnership - 2024 Annual Report

Recommendation: There is no recommendation. This staff report is for information only.

Attachments: [Staff Report: REMP Annual Report](#)
[Appendix A: 2024 Annual Report - REMP in the Capital Region](#)

6.2. [25-0562](#) Regional Context Statement Alignment Review - District of Highlands

Recommendation: The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the District of Highlands regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.

Attachments: [Staff Report: RCS Alignment Review - District of Highlands](#)
 [Appendix A: District of Highlands RCS Referral](#)
 [Appendix B: Regional Context Statement Evaluation](#)
 [Appendix C: District of Highlands Draft Regional Context Statement](#)

6.3. [25-0563](#) Regional Context Statement Alignment Review - City of Victoria

Recommendation: The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Victoria's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.

Attachments: [Staff Report: RCS Alignment Review - City of Victoria](#)
 [Appendix A: City of Victoria Regional Context Statement Referral](#)
 [Appendix B: Regional Context Statement Evaluation](#)
 [Appendix C: City of Victoria Draft Regional Context Statement](#)

6.4. [25-0564](#) Regional Context Statement Alignment Review - City of Langford

Recommendation: The Planning and Protective Services Committee recommends to the Capital Regional District Board:
That the City of Langford's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the Local Government Act.

Attachments: [Staff Report: RCS Alignment Review - City of Langford](#)
 [Appendix A: City of Langford Regional Context Statement Referral](#)
 [Appendix B: Regional Context Statement Evaluation](#)
 [Appendix C: City of Langford Draft Regional Context Statement](#)

7. Notice(s) of Motion

8. New Business

9. Adjournment

The next meeting is July 23, 2025.

To ensure quorum, please advise Tamara Pillipow (tpillipow@crd.bc.ca) if you or your alternate cannot attend.

Meeting Minutes

Planning and Protective Services Committee

Wednesday, March 26, 2025

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

PRESENT

Directors: Z. de Vries (Chair), D. Thompson (Vice Chair) (EP), C. Harder, P. Jones, M. Little, S. Riddell (for R. Windsor) (EP), A. Wickheim (EP), K. Williams, C. McNeil-Smith (Board Chair, ex officio) (1:37 pm)

Staff: T. Robbins, Chief Administrative Officer; K. Lorette, General Manager, Housing, Planning and Protective Services; G. Harris, Acting General Manager, Parks, Recreation & Environmental Service; S. Carby, Senior Manager, Protective Services; D. Elliott, Senior Manager, Regional Housing; P. Klassen, Senior Manager, Regional Planning; M. MacIntyre, Senior Manager, Regional Parks (EP); R. Smith, Senior Manager, Environmental Resource Management; N. Elliott, Manager, Climate Action Programs, Parks & Environmental Services; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director R. Windsor

The meeting was called to order at 1:31 pm.

1. Territorial Acknowledgement

Chair de Vries provided a Territorial Acknowledgement.

2. Approval of Agenda

**MOVED by Director Williams, SECONDED by Director Little,
That the agenda for the Planning and Protective Services Committee meeting of
March 26, 2025 be approved.
CARRIED**

3. Adoption of Minutes

- 3.1. [25-0353](#) Minutes of the October 16, 2024 Planning and Protective Services Committee Meeting

**MOVED by Director Williams, SECONDED by Director Little,
That the minutes of the Planning and Protective Services Committee meeting of
October 16, 2024 be adopted as circulated.
CARRIED**

4. Chair's Remarks

There were no Chair's remarks.

5. Presentations/Delegations

There were no presentations or delegations.

6. Committee Business

6.1. [25-0064](#) 2025 Planning and Protective Services Committee Terms of Reference

K. Lorette presented Item 6.1. for information.

6.2. [25-0235](#) Regional Growth Strategy Indicators Report

K. Lorette presented Item 6.2. for information.

Director McNeil-Smith joined the meeting in person at 1:37 pm.

Discussion ensued regarding:

- the process to identify priority projects in relation to active transportation
- future reporting with a municipal breakdown of item 1.1a of the indicators report
- trends that may impact regional water usage
- identifying regional responsibilities vs. municipal responsibilities

6.3. [25-0248](#) Capital Regional District Emergency Hazmat Team Service Review Implementation Plan

K. Lorette spoke to Item 6.3.

**MOVED by Director Williams, SECONDED by Director Harder,
The Planning and Protective Services Committee recommends to the Capital
Regional District Board:
That the 2025-2027 Capital Regional District Emergency Hazmat Team Service
Review Implementation Plan be approved.
CARRIED**

6.4. [25-0095](#) Previous Minutes of Other CRD Committees and Commissions for Information

The following minutes were received for information:

- a) Development and Planning Advisory Committee minutes of October 28, 2024
- b) Local Government Emergency Program Advisory Commission minutes of October 3, 2024
- c) Local Government Emergency Program Advisory Commission minutes of November 28, 2024

7. Notice(s) of Motion

- 7.1. [24-1024](#) Motion with Notice: Peninsula and Area Agricultural Commission (Director Windsor)

Discussion ensued regarding the status and future role of the Capital Regional District's Regional Food and Agriculture Task Force.

MOVED by Alternate Director Riddell, **SECONDED** by Director McNeil-Smith, The Planning and Protective Services Committee recommends to the Capital Regional District Board:

THEREFORE BE IT RESOLVED that the Capital Regional District explores assuming responsibility of the Peninsula and Area Agricultural Commission as a regional committee, and that staff report back to the Planning and Protective Services Committee.

DEFEATED

Opposed: de Vries, Harder, Jones, Little, McNeil-Smith, Riddell, Thompson, Wickheim, Williams

8. New Business

There was no new business.

9. Adjournment

MOVED by Director Little, **SECONDED** by Director Williams,
That the Planning and Protective Service Committee meeting of March 26, 2025 be adjourned at 2:35 pm.
CARRIED

CHAIR

RECORDER

REPORT TO PLANNING & PROTECTIVE SERVICES COMMITTEE MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT Regional Emergency Management Partnership – 2024 Annual Report

ISSUE SUMMARY

To provide the Planning and Protective Services Committee with the 2024 Annual Report (Appendix A) of the work of the Regional Emergency Management Partnership (REMP) in the Capital Regional District (CRD) for information.

BACKGROUND

REMP is an intergovernmental entity that was established in 2016 through a Memorandum of Understanding between the Province of BC through Emergency Management and Climate Readiness (EMCR) and the CRD on behalf of the 13 member municipalities, the three electoral areas, and First Nations communities, to enhance regional emergency management by providing regional planning on priority emergency management activities; the REMP does not have an emergency response role. The REMP Steering Committee, co-chaired by EMCR's Assistant Deputy Minister Monica Cox and the CRD's Chief Administrative Officer Ted Robbins, sets the direction for REMP's work. The REMP's regional planning initiatives are supported by integrated working groups consisting of all levels of government, First Nations, and partner agencies.

One of the key elements of the REMP is the establishment of a regional concept of operations that can be initiated at the onset of a regional emergency, to support enhanced regional situation awareness, regional priority setting, resource sharing, joint public messaging and decision making on regional issues, while ensuring that local autonomy is respected and maintained.

The REMP does not have authority under the *Emergency and Disaster Management Act (EDMA)*; therefore, each member government is responsible for developing and implementing their own emergency management plans. However, municipal representatives and agency stakeholders share emergency management and coordination information through two regional commissions established through the CRD to further aid in regional emergency coordination, the Local Government Emergency Program Advisory Commission (LGEPAC) and the Regional Emergency Coordinators Advisory Commission (RECAC). REMP, LGEPAC and RECAC collaborate and integrate information for improved regional emergency management coordination. In this jurisdictionally complex region, the REMP serves as conveners, facilitators and relationship builders in support of the vision of a disaster resilient region.

The REMP 2024 Annual Report was presented to the Minister for Emergency Management and Climate Readiness, the Honourable Kelly Greene and the CRD Board Chair, Cliff McNeil-Smith, at the annual REMP Policy Group meeting on April 14, 2025.

2024 Annual Report Highlights

The annual report provides an overview of the REMP governance structure, the 2024 initiatives, a look ahead to the 2025 business plan and 2024 year-end financial statements. A summary of the 2024 initiatives and 2025 business plan is highlighted below.

Regional Exercise Strait Flush

On June 26, 2024, REMP conducted a functional Emergency Operations Centre exercise called Exercise Strait Flush, which used a low-impact tsunami advisory event affecting the region. The exercise brought together seven local authority emergency programs to test communication protocols between emergency programs and the public. The exercise revealed strengths in informal communication channels but also identified areas for improvement.

Regional Forum on Climate Change

On December 2, 2024, REMP hosted its annual Regional Forum on Climate Change at the University of Victoria. This in-person event brought together the capital region's emergency practitioners and subject matter experts to explore the intersection of climate change and emergency management. The forum featured presentations from the Pacific Climate Impacts Consortium, the CRD Climate Action Program and EMCR.

Extreme Heat Information Portal

The Extreme Heat Information Portal, launched on April 10, 2024, was led by the CRD with support from GeoBC and REMP throughout the project. REMP's participation in this collaboration involved supporting initial engagement to establish the project scope and participating in review groups to refine the final product. The resulting interactive tool identifies areas most vulnerable to extreme heat by analyzing demographic and built environment factors. The portal provides residents, planners and emergency managers with essential information to better understand and address heat-related risks, guiding urban planning, emergency preparedness and investments in cooling infrastructure.

Community Visits

Throughout June and July 2024, REMP conducted virtual community visits with the capital region's 13 municipalities and three electoral areas to strengthen collaboration and ensure alignment with the needs of emergency programs across the region. These discussions aimed to gather insights into local priorities for the remainder of 2024, identify projects for inclusion in the 2025 Business Plan and explore potential topics for a regional forum.

2025 Business Plan

REMP met with communities to discuss regional priorities for consideration in REMP's 2025 Business Plan. Tabletop exercises were selected for REMP's 2025 Business Plan due to their effectiveness in improving peer collaboration and communication in realistic hazard scenarios. Other proposed work included updating the Tsunami Alert Communication Plan, Regional Communications Framework, updating Disaster Mutual Aid Framework, supporting *EDMA* regulations once developed and, as appropriate, assisting with Indigenous Engagement Requirements Funding (pending Local Government Emergency Program Advisory Commission guidance) and hosting regional forums. Beyond these immediate priorities, suggestions for future projects included updating the region's Hazard, Risk and Vulnerability Assessment, identifying water and fuel resources, and developing a mass care plan.

REMP's 2024-2027 Strategic Plan

The REMP's 2024-2027 strategic plan (Appendix A to the Annual Report) outlines a vision for a disaster-resilient region. Rooted in disaster risk reduction, shared accountability, and evidence-based decision-making principles, the plan emphasizes a proactive, multi-sectoral approach to

identifying, assessing, and mitigating hazards while building community capacity. By prioritizing innovation, inclusivity, and flexibility, REMP aims to effectively address diverse needs, viewing planning as a continuous improvement process that fosters community resilience.

IMPLICATIONS

Service Delivery Implications

The REMP initiatives contribute to a greater emergency management collaboration within the region and with the provincial ministries through EMCR.

Financial Implications

The 2025 budget has been approved by the REMP Steering Committee and the CRD Board.

First Nations Implications

The REMP Steering Committee includes three ex-officio members from T'Sou-ke First Nation, Tseycum First Nation, and Songhees First Nation. The Ministry of Indigenous Relations and Reconciliation staff also participate in the Steering Committee, to guide how the partnership can strengthen relationships with Indigenous communities. The CRD will be actively engaging First Nations in support of the *EDMA* requirements.

Alignment with Board & Corporate Priorities

The REMP activities align with the Board's priority "We envision increased regional co-operation in protecting public safety and preparing for, responding to and recovering from emergencies", and aligns with the following corporate priority:

7a-1 Support CRD Board in exploring more comprehensive regional coordination of emergency services, including an assessment of regional hazards, risks & vulnerabilities

CONCLUSION

The Regional Emergency Management Partnership continues with a number of initiatives to help improved regional cooperation in emergency management. The 2024 Annual Report is attached for information.

RECOMMENDATION

There is no recommendation. This staff report is for information only.

Submitted by:	Shawn Carby, CD, BHSc, MAL, Senior Manager Protective Services
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: 2024 Annual Report – Regional Emergency Management Partnership in the Capital Region



2024

ANNUAL REPORT



REMP

REGIONAL EMERGENCY
MANAGEMENT PARTNERSHIP
in the Capital Region

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Message from the Co-Chairs

In 2024, the Regional Emergency Management Partnership (REMP) continued to advance its vision of a disaster resilient region during a year of progress and adaptation. On July 8, 2024, new Emergency and Disaster Management Act (EDMA) regulations were introduced that include new requirements for Indigenous engagement, hazard-specific risk assessments, comprehensive emergency management plans, and business continuity plans to modernize emergency management practices. REMP balanced emerging priorities with long-term strategic goals by hosting a functional Emergency Operations Centre exercise framed around a tsunami advisory scenario and hosted a forum on climate change and its impacts on emergency programs. In ongoing work to share knowledge and strengthen regional collaboration, REMP completed a regional emergency support services map, published the updated Prepare Yourself Guide and supported three Regional Emergency Coordinators Advisory Commission meetings, six Local Government Emergency Program Advisory Commission meetings, four Steering Committee meetings and one REMP Policy Group meeting.

We want to extend our gratitude to Deputy Minister Tara Richards, for her time as the Provincial Co-Chair (March 2022 to November 2024) on the REMP Steering Committee and congratulate her on her appointment as the Deputy Minister for the Ministry of Public Safety and Solicitor General. Tara's leadership over the past two years was instrumental in shaping REMP's vision and priorities over her tenure.

In November 2024, REMP welcomed Monica Cox, Assistant Deputy Minister, Partnerships, Engagement and Legislation with the Ministry of Emergency Management and Climate Readiness as the new Provincial Co-Chair for the REMP Steering Committee. Monica brings extensive experience and dedication to the co-chair role as we advance regional emergency management planning initiatives.

In 2025, intergovernmental collaboration will remain central as emergencies grow more complex in scope and frequency. We remain committed to building a disaster resilient region through collaboration, innovation, and equity.

Finally, we want to extend our sincere appreciation to all who have contributed to the partnership. As we move forward, we remain committed to building on this momentum and advancing our shared goal of a disaster-resilient region.



Ted Robbins, Local Co-Chair
*Chief Administrative Officer
Capital Regional District*

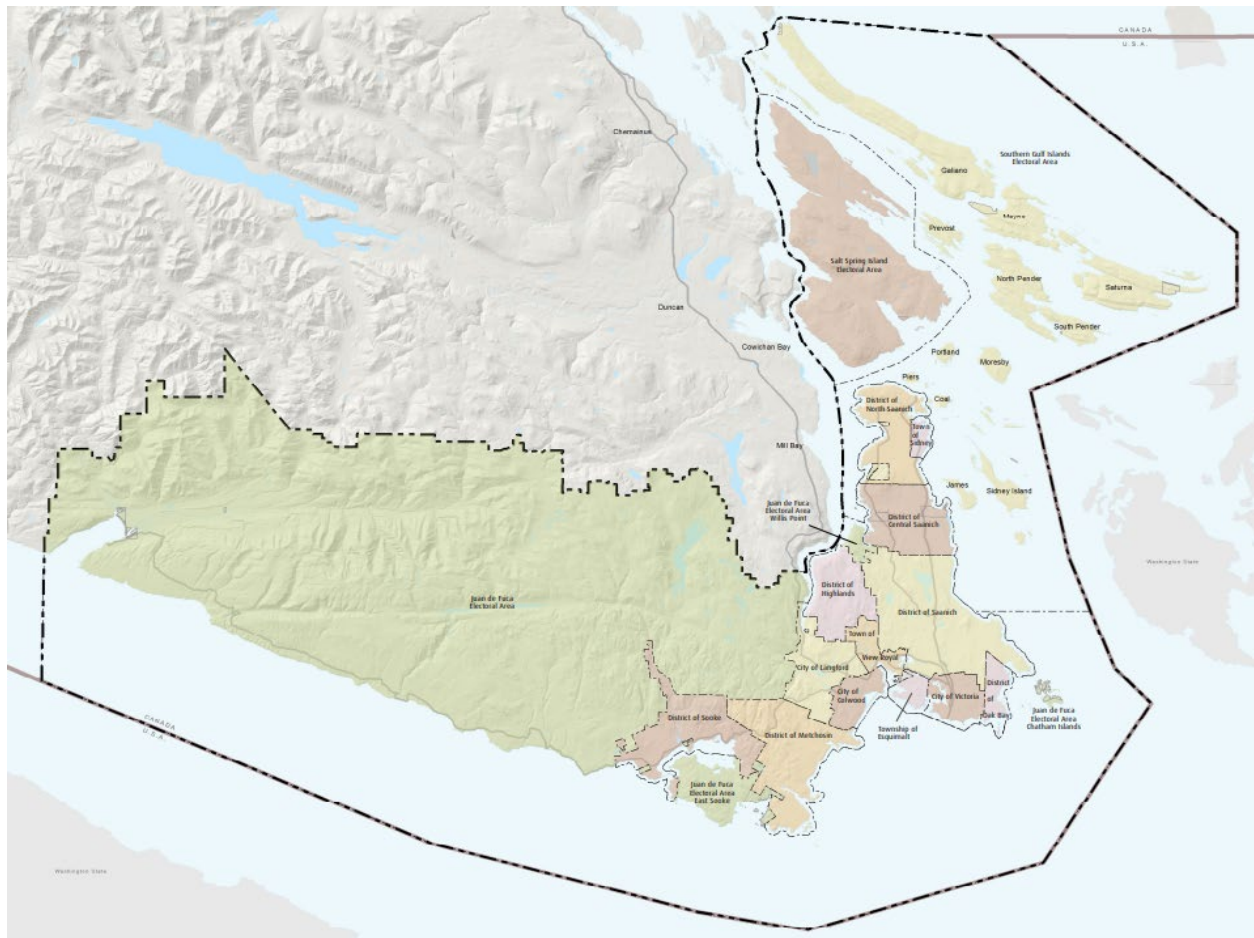


Monica Cox, Provincial Co-Chair
*Assistant Deputy Minister
Ministry of Emergency Management
and Climate Readiness*

About the Regional Emergency Management Partnership in the Capital Region

Since its establishment in 2016, the Regional Emergency Management Partnership (REMP) has worked to build a disaster resilient region by enhancing regional emergency management planning and coordination.

This partnership supports collaboration between the region's 13 municipalities, three electoral areas and the many First Nations whose territories the region's business is conducted. While the Capital Regional District, First Nations and municipalities are responsible for their own emergency management plans, REMP supports regional planning efforts where coordination extends beyond the legal mandates of local, regional, and provincial organizations. REMP organizes workshops and forums, coordinates regional exercises to identify and address gaps, develops tools and resources, provides in-kind support for grant applications and project facilitation, and facilitates post-event debriefs and after-action reviews to enhance learning and continuous improvement.



CRD Administrative Boundaries retrieved from <https://www.crd.bc.ca/about/document-library/documents/maps/administrative-boundaries>

REMP operates as a 50/50 partnership between the BC Government and the Capital Regional District and was established through a Memorandum of Understanding (MOU) in 2016. The Steering Committee, composed of equal representation from both partners, sets the strategic direction for REMP's work in alignment with the strategic plan and the annual work planning process.

Strategic Plan

REMP's 2023-2027 strategic plan (Appendix A) outlines a vision for a disaster-resilient region. Rooted in disaster risk reduction, shared accountability, and evidence-based decision-making principles, the plan emphasizes a proactive, multi-sectoral approach to identifying, assessing, and mitigating hazards while building community capacity. By prioritizing innovation, inclusivity, and flexibility, REMP aims to effectively address diverse needs, viewing planning as a continuous improvement process that fosters community resilience.

Governance

REMP's governance structure ensures transparent and effective decision-making, guided by a Steering Committee of senior representatives from the Province of British Columbia and the CRD. This Steering Committee reports to a Policy Group, which includes the Minister of Emergency Management and Climate Readiness (BC Government) and the Chair of the Capital Regional District Board. The Steering Committee is responsible for decision-making and oversight, incorporating the BC Government and local government representatives. Indigenous Nations on the Steering Committee participate as ex-officio members and do not have voting rights. Their representation is currently interim, with plans for co-development in 2023 to 2027. REMP's planning initiatives are supported by working groups, advisory groups, and advisory commissions. These groups bring together all levels of government, First Nations, and partner agencies and rely on collaboration and relationship building so that all communities can contribute and that initiatives remain adaptable and responsive to regional needs.

Commissions

In addition to REMP, two regional commissions established through the Capital Regional District support regional emergency coordination: the Local Government Emergency Program Advisory Commission (LGEPAC) and the Regional Emergency Communications Advisory Commission (RECAC). These commissions serve as forums for collaboration, knowledge sharing, and strengthening emergency communication strategies, enhancing cross-jurisdictional coordination, and integrating community-specific preparedness into the broader regional framework. While REMP operates independently from these commissions, it provides administrative support to LGEPAC and RECAC. This support includes securing meeting locations, arranging speakers, coordinating agendas, and taking minutes.

Staffing

In 2024, REMP welcomed Samantha Watkins as the new Director of Strategic Partnerships, and Alesha Hayes as the Acting Senior Project Coordinator. REMP welcomed back Ruth Fernandes as the Senior Project Manager who returned from maternity leave.

2024 REMP Initiatives

2024 Highlights



Regional Exercise Strait Flush

On June 26, 2024, REMP conducted a functional Emergency Operations Centre (EOC) exercise called Exercise Strait Flush, which used a low-impact tsunami advisory event affecting the region. The exercise brought together seven local authority emergency programs to test communication protocols between emergency programs and the public. The exercise revealed strengths in informal communication channels but also identified areas for improvement. Inconsistent terminology caused confusion during response efforts, highlighting the need for standardized hazard terminology across EOCs.

Additionally, varying approaches to risk assessment emphasized the importance of aligning protective actions regionally. Despite some challenges, all EOCs successfully activated and communicated with each other, and all took action to warn the public within the appropriate timelines. As a result of this exercise, REMP will update the 2018 Tsunami Alert Emergency Communication Plan in 2025 to address these findings. This update will enhance communication protocols during future emergencies and strengthen regional coordination.



Regional Forum on Climate Change

On December 2, 2024, REMP hosted its annual Regional Forum on Climate Change at the University of Victoria. This in-person event brought together the Capital region's emergency practitioners and subject matter experts to explore the intersection of climate change and emergency management. The forum featured presentations from the Pacific Climate Impacts Consortium (PCIC), the Capital Regional District Climate Action Program, and the Ministry of Emergency Management and Climate Readiness (EMCR).

Key findings from the 2024 Climate Projections for the Capital region report highlighted regional climate shifts, including:

- Rising summer temperatures
- More frequent extreme heat events
- Changing precipitation patterns
- Heightened risks from wildfires and floods.

Additionally, EMCR shared insights from the Provincial Disaster and Climate Risk and Resilience Assessment (DCRRA), which aims to support local governments and First Nations in conducting climate risk assessments. Participants engaged in two interactive breakout sessions to discuss how climate projections are integrated into emergency management plans. These sessions focused on identifying priority climate impacts and exploring strategies for adaptation.



Updated April 2024



Image Source: Capital Regional District

Common themes included the need for enhanced collaboration between emergency management and climate action teams, challenges related to capacity constraints and resource limitations, and the importance of consistent methodologies for risk assessments across authorities. Participants also emphasized gaps such as unclear roles, outdated building codes, and limited access to tools like Plan2Adapt and ClimateData.ca.

The forum reinforced the urgency of integrating climate resilience into emergency management planning. Early adaptation efforts were identified as necessary to address escalating risks proactively. The event underscored that strategic leadership and coordinated action are essential to safeguarding the Capital region against future climate-related risks.

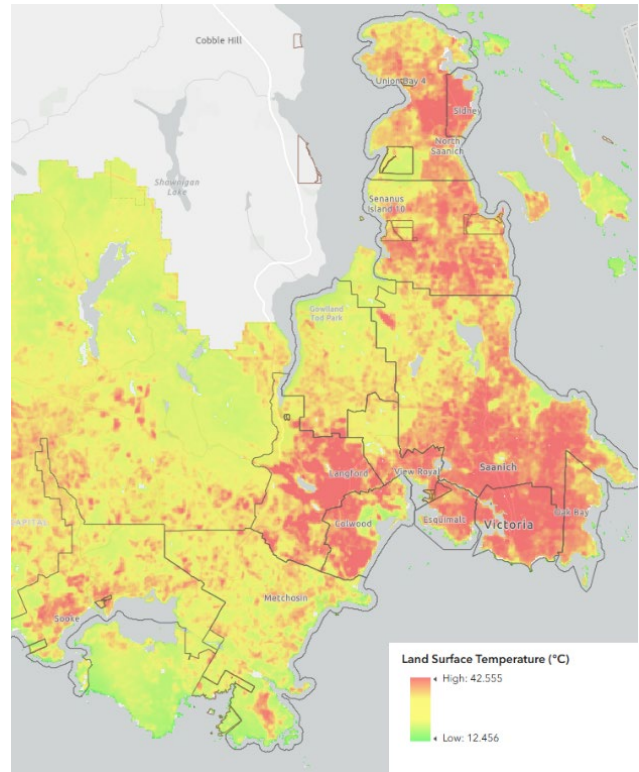
Community Visits

Throughout June and July 2024, REMP conducted virtual community visits with the Capital region's 13 municipalities and three electoral areas to strengthen collaboration and ensure alignment with the needs of emergency programs across the region. These discussions aimed to gather insights into local priorities for the remainder of 2024, identify projects for inclusion in the 2025 Business Plan, and explore potential topics for a regional forum.

Extreme Heat Information Portal

The Extreme Heat Information Portal, launched on April 10, 2024, was led by the Capital Regional District with support from GeoBC and REMP throughout the project. REMP's participation in this collaboration involved supporting initial engagement to establish the project scope and participating in review groups to refine the final product.

The resulting interactive tool identifies areas most vulnerable to extreme heat by analyzing demographic and built environment factors. The portal provides residents, planners, and emergency managers with essential information to better understand and address heat-related risks, guiding urban planning, emergency preparedness, and investments in cooling infrastructure.



Strengthening the Partnership

REMP 2023-2027 Strategic Plan Accomplishments

Since its establishment in 2016, REMP has worked to build a disaster-resilient region by enhancing regional emergency management planning and coordination. In 2024, REMP focused on strengthening the structures and systems needed to advance its 2023-2027 Strategic Plan.

Key efforts included regional exercises and engagement to deepen the understanding of hazards, risks, and vulnerabilities while enhancing governance and collaboration with partners such as Indigenous communities and local governments. These initiatives set the stage for continued progress in building resilience and preparedness across the Capital region.

This work aligned with the strategic plan's priorities to:

Strategic Plan Priority	Initiative	Description
1. <i>Strengthen Knowledge of Regional Hazards, Risks, And Vulnerabilities</i>	Extreme Heat Information Portal	Launched in April 2024, this interactive tool identifies areas most vulnerable to extreme heat by analyzing demographic and environmental factors. It supports emergency preparedness and guides investments in cooling infrastructure.
	Updated Prepare Yourself Guide	The fifth edition of this emergency preparedness guide was completed, providing residents with actionable steps to prepare for disasters like earthquakes, tsunamis, and extreme weather. The guide reflects updated best practices and regional needs.
	Regional Forum on Climate Change	This forum brought together experts and practitioners to address the intersection of climate change and emergency management. Discussions focused on integrating climate resilience into planning and addressing risks like wildfires, floods, and extreme heat.
2. <i>Strengthen Coordinated and Integrated Regional Emergency Management Planning</i>	Exercise Strait Flush	Conducted in June 2024, this functional Emergency Operations Centre exercise tested communication protocols during a tsunami advisory scenario. It identified the need for standardized hazard terminology and improved regional alignment in protective actions.
	Community Visits	Virtual visits with the region's municipalities and electoral areas helped align local emergency program priorities with regional goals.
3. <i>Strengthen The Effectiveness and Reach Of The Partnership</i>	Local Government Emergency Program Advisory Commission (LGEPAC)	REMP coordinated presentations for LGEPAC meetings, including Shake Alarm Systems, ESS support for provincial-level events, and Health GIS Software Platforms, ensuring relevant expertise was shared with LGEPAC members to strengthen local response capabilities. Additionally, REMF worked with LGEPAC to deliver the updated Guide to Emergency Preparedness in the Capital Region, incorporating regional feedback to improve its effectiveness as a public preparedness resource.
	Regional Emergency Coordination Advisory Commission (RECAC)	RECAC held three meetings in 2024 to strengthen connections. REMF delivered several presentations, including a historical review of RECAC's history and role, an overview of REMF's Exercise Strait Flush, and insights into CRD commissions to clarify RECAC's advisory role. REMF coordinated discussions on extreme weather preparedness and disaster response transportation.
	Communication Tools	REMP supported the operationalization of Connect Rocket as a communication tool for emergency programs.

Local Government Emergency Program Advisory Commission

In 2024, LGEPAC increased its meeting frequency from four to six sessions in response to the growing need for enhanced communication and collaboration among local government emergency programs. REMP supported LGEPAC by providing essential administrative and operational assistance. REMP arranged meeting venues, developed agendas, recorded minutes, and coordinated action items to ensure smooth operation. REMP also coordinated presentations on key topics, such as Shake Alarm Systems and ESS support for provincial-level events, to inform discussions on emerging issues and strengthen regional emergency management capabilities. Additionally, REMP contributed to the development of the updated Prepare Yourself Household Preparedness Guide, incorporating regional feedback to enhance its effectiveness as a public resource. These efforts amplified the partnership's impact, fostering collaboration and advancing emergency preparedness across the region.

Regional Emergency Coordination Advisory Commission

RECAC, comprising over 50 organizations, resumed meetings in May 2024 to enhance regional emergency coordination and foster stronger relationships. To support its relaunch, REMP conducted a historical review, interviewed key participants, facilitated the planning process along with preparatory activities including identifying co-chairs and inviting participants. This effort highlighted the importance of collaboration among local governments, NGOs, critical infrastructure providers, and post-secondary institutions. REMP supported RECAC by providing essential administrative and operational assistance. REMP arranged meeting venues, developed agendas, recorded minutes, and coordinated action items to ensure smooth operation.



In 2024, RECAC hosted three meetings with robust participation. Presentations covered diverse topics such as RECAC's history, CRD commissions, the Emergency Management and Disaster Act, BC Transit's Emergency Program and Disaster Response Transportation, REMP's Exercise Strait Flush, Island Health's Primary Care EOC, and Extreme Weather Preparedness Funding. These sessions helped shape the commission's focus and objectives while fostering meaningful collaborations.

Emergency Program Public Education Support

In the spring of 2024, REMP staff completed an update to the *Prepare Yourself: A Guide to Emergency Preparedness in the Capital Region*. This comprehensive guide, originally developed by the Public Education Working Group of LGEPAC, serves as a vital resource for residents across the region, providing actionable steps to prepare for emergencies.

The fifth edition of the guide reflects the first update in five years and incorporates feedback from regional partners to ensure its content aligns with current best practices and local needs. The guide includes detailed sections on creating emergency plans, assembling emergency kits, and understanding local risks such as earthquakes, tsunamis, severe weather, and more. It also provides practical worksheets to help households plan for reunification, evacuation, and sheltering during emergencies.

Additionally, the guide emphasizes community resilience by encouraging collaboration among neighbours and local authorities. This milestone ensures that residents have access to up-to-date information and tools to enhance their preparedness for potential disasters in the Capital region.

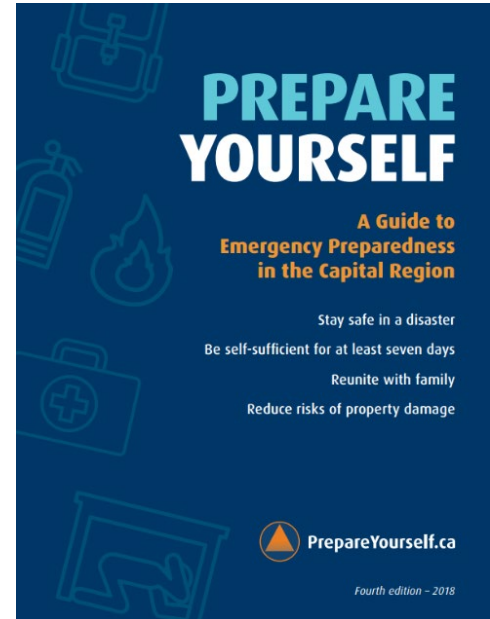


Image Source: Capital Regional District

REMP staff continued to manage and maintain the *Prepare Yourself* website. PrepareYourself.ca is a public education site that shares emergency preparedness information for the thirteen municipalities and three electoral areas in the Capital region.

REMP Administration and Governance

2024 Business Planning

The 2025 REMP Business Plan was created with feedback that was gathered during community visits with emergency practitioners. The plan was subsequently reviewed and approved by Emergency Program Coordinators through both a survey and discussions at LGEPAC meetings and was ultimately approved by the REMP Steering Committee.

2024 Priorities

During community visits, when asked to rank outstanding projects from REMP's 2024 Business Plan, many suggested developing a regional emergency communication plan as the top priority, with suggestions of creating a framework for how the region could work together and templates for suggested public messaging. Additionally, some individuals expressed interest in updating the *Integrated Tsunami Communication Plan* as a starting point.

Annual Policy Group Meeting

As outlined in the REMP Memorandum of Understanding (MOU), the Policy Group comprises the CRD Board Chair, representing the CRD, and the Minister of Emergency Management and Climate Readiness, representing the Province. This group is responsible for setting policy and direction,

recommending regulatory or legislative changes, ratifying the business plan and budget, and liaising with other elected officials as needed. On June 20, 2024, the Policy Group convened to officially ratify the 2024 Business Plan and budget. The meeting also included a review of the partnership's accomplishments to date and a forward-looking discussion on its strategic direction, reinforcing the group's commitment to advancing emergency management initiatives in the region.

Quarterly Steering Committee Meetings

The REMP Steering Committee collaborates to set priorities, allocate resources, and engage with senior decision-makers to advocate for REMP's initiatives. Effective communication and engagement with the Steering Committee are integral to REMP's operations and decision-making processes. In 2024, the Steering Committee held four regular meetings. These meetings supported discussions on the Indigenous Engagement Requirements (IER), earthquake early warning, the Capital Regional District Emergency Dashboard, and regional exercises and forums.

Communication Tools

REMP assisted with updates to a digital tool developed by Connect Rocket to streamline operational and emergency communications for emergency programs during an emergency.

Looking Ahead: Building Resilience in 2025

As we look ahead to 2025, REMP remains committed to advancing its strategic priorities while addressing emerging challenges.



2025 Business Plan

REMP met with communities to discuss regional priorities for consideration in REMP's 2025 Business Plan. Tabletop exercises were selected for REMP's 2025 Business Plan due to their effectiveness in improving peer collaboration and communication in realistic hazard scenarios. Other proposed work included updating the *Tsunami Alert Communication Plan*, supporting EDMA regulations once developed and as appropriate, assisting with Indigenous Engagement Requirements Funding (pending LGEPAC guidance), and hosting regional forums. Beyond these immediate priorities, suggestions for future projects included updating the region's Hazard, Risk, and Vulnerability Assessment, identifying water and fuel resources, and developing a mass care plan.

Regional Communication Framework

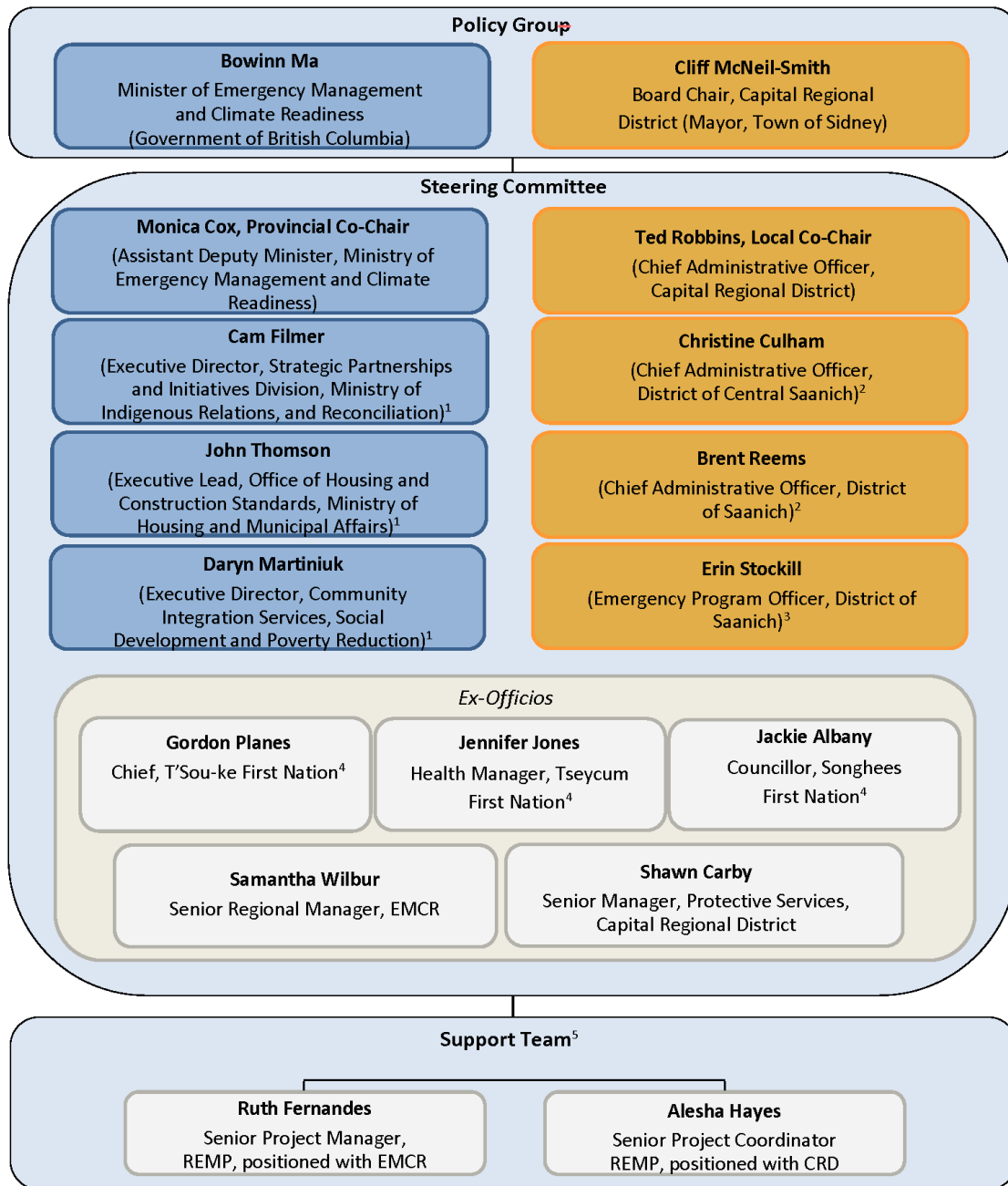
This project aims to gather input from partners on their specific needs and preferences for a regional communication framework designed for emergency and disaster response.

Disaster Mutual Aid

On June 28, 2024, REMP attended an engagement session on the Disaster Mutual Aid Agreement (DMAA), with the Chief Administrative Officers (CAOs). The session provided an opportunity to discuss the draft agreement and identify next steps. Participants highlighted potential resource imbalances between larger and smaller municipalities, raising concerns about equitable distribution of aid during emergencies, the province's role in funding and resource allocation, the interplay between federal and provincial responsibilities, and the involvement of elected officials. Discussions involved identifying the legal and liability implications and integrating the CRD into the agreement. Participants emphasized the need to revise the agreement as new regulations emerge.

Overall, there was a strong consensus that a disaster mutual aid framework would benefit the region, with an interest in accelerating its implementation. Steering Committee members recommended incorporating the DMAA into the 2025 REMP business plan, with municipalities reviewing their participation. REMP has committed to project managing the agreement's development, ensuring a structured approach to implementation that addresses these concerns while enhancing regional resilience. Past work will be reviewed, and recommendations will be presented for the next steps to the Steering Committee.

Organizational Chart



Notes:

- 1) Provincial representatives are recommended by the Assistant Deputy Minister's Committee on Disaster Risk and Emergency Management
- 2) CAO representatives are appointed by the Local Area Administrators and approved by the CRD Board
- 3) Representative elected by the Local Government Emergency Program Advisory Commission
- 4) Interim First Nations Representative
- 5) Partnership oversight is provided by EMCR (supervision of staff, finance, agenda coordination for Policy Group and Steering Committee)

2024 Year-End Financial Statement

REVENUE

CRD Requisition	146,500
Provincial Government	125,000
Reserve Account	6,699
Grant - Provincial	43,161
Total Revenue	\$ 321,360

EXPENDITURES

Salaries and Benefits	216,894
Consulting – REMP Projects	2,833
Regional Concept of Operations	-
Cross-Jurisdictional Evacuation Coordination	2,833
Conference Registrations	-
Professional Development	715
Travel	34
Catering	2,791
Workshop Supplies	152
Allocations (Network support and other administrative services from the CRD)	25,516
Total Expenditures	\$ 248,935

Note: Unspent funds from previous years are tracked and set aside for future REMP initiatives

Appendix A: REMP 2024-2027 Strategic Plan

VISION	A disaster resilient region				
MISSION	REMP works collaboratively with local, Indigenous, provincial (federal) governments, community, and organizational partners to advance coordinated regional emergency management planning to prepare the Capital region for emergencies and disasters				
GUIDING PRINCIPLES	Disaster risk reduction approach	Planning as a process	Shared accountability	Increased Connectedness	Evidence and experience-based decision making
	REMP takes a proactive and multi-sectoral approach to reducing the risk of disasters by bringing partners and communities together to identify, assess, and address/prevent exposure to hazards, reduce vulnerabilities to disasters, and build community capacity.	REMP undertakes planning with the view it is a process of continuous improvement and not an end-product. REMP will draw on our collective strengths and capabilities to absorb the impact of a disruption, to reorganize, change, learn, share, and adapt our work.	We rely on the participating agencies to implement regional solutions at an organizational level. REMP encourages ownership and respects the autonomy of communities.	REMP supports increased connectedness through activities that create and strengthen relationships between partners that enhance resilience.	REMP uses a risk-informed, systems-based approach in project management planning and decision-making that considers global good practices, and local and Indigenous knowledge in disaster risk reduction.
CORE VALUES	Collaborative	Innovative	Flexible	Inclusive	Compassionate
	Emergency events continue to intensify and create impacts throughout the Capital region. Teaming up with community leaders, other practitioners and researchers from the onset supports the proactive development of resilient solutions.	REMP acknowledges the changing field of emergency management when planning for complex, concurrent, and compounding hazards. Our focus on innovation enables us to be more effective in the design, engagement, and delivery of our work.	Increased risk and severity of emergency management is a dynamic field that requires flexibility to adapt to changing circumstances. REMP strives to be an agile partnership capable of responding to changing regional needs, balanced by our commitment to ongoing priorities.	REMP acknowledges that the Capital region is a diverse region with communities of all sizes facing a multitude of hazards with a broad spectrum of needs. REMP employs a lens of inclusivity to ensure equal opportunity.	REMP and partners place community and people at the centre of all our work. We lead with compassion and empathy, recognizing the profound impacts emergencies and disasters have on individuals, families, and communities.
PRIORITIES	Strengthen knowledge of regional hazards, risks, and vulnerabilities		Strengthen coordinated and integrated regional emergency management planning		Strengthen the effectiveness and reach of the partnership

PRIORITIES	GOALS	STRATEGIES	Key Activities	Targets
Areas of focus	Long-term outcomes we hope to achieve	High level courses of action for achieving our goals	Major projects and initiatives	Measurable desired outcomes
Strengthen knowledge of regional hazards, risks, and vulnerabilities	Build a common understanding of the distribution of hazards, risks, and vulnerabilities across the region to prioritize REMP's emergency management planning initiatives	<ol style="list-style-type: none"> 1. Collaborate with diverse knowledge bases to produce tools and materials supporting partners' understanding of hazards, risks, and vulnerabilities 2. Develop a framework to help target and prioritize REMP initiatives that support risk mitigation planning 	<i>To be informed in collaboration with LGE PAC</i>	<i>To be informed in collaboration with LGE PAC</i>
Strengthen coordinated and integrated regional emergency management planning	Advance regional emergency management planning priorities	<ol style="list-style-type: none"> 1. Develop collaborative regional emergency management plans, resources, and tools 2. Facilitate the integrated implementation of regional emergency management plans, resources, and tools 3. Develop a plan for a sub-regional and/or regional emergency response and recovery structure 		
Strengthen the effectiveness and reach of the partnership	Ensure REMP thrives as a regional emergency management partnership	<ol style="list-style-type: none"> 1. Engage Indigenous partners to explore a regional co-development model 2. Create and maintain staff well-being, professional development, and a positive work environment 3. Ensure effective governance, operational systems, and human and financial resources to fulfill REMP's new strategic plan 4. Propose legal, policy, and networking initiatives to advance effective regional emergency management governance 		

REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT Regional Context Statement Alignment Review – District of Highlands

ISSUE SUMMARY

To review the District of Highlands Regional Context Statement (RCS) in relation to the Capital Regional District's (CRD) Regional Growth Strategy (RGS) Bylaw (Bylaw No. 4017).

BACKGROUND

The RGS is a vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth and settlement patterns. The RGS promotes the long-term livability of the region with policy intended to enhance social, economic and environmental performance. The current RGS was adopted by the CRD Board on March 14, 2018 (Bylaw No. 4017). On April 14, 2021 the CRD Board amended the RGS with updated population projections (Bylaw No. 4328).

An RCS, adopted within a local government's Official Community Plan (OCP), sets out the relationship between the RGS and OCP and how they will be made compatible over time. Per section 446 of the *Local Government Act* (the *Act*), an OCP in a local government to which an RGS applies must include an accepted RCS. The *Act* stipulates that upon receipt of a proposed RCS, the CRD Board must respond by resolution within 120 days to the municipal council to indicate whether or not it accepts the RCS. The Board is deemed to have accepted the RCS if it does not respond within the 120-day period.

On April 11, 2018, the CRD Board approved a framework to guide the evaluation of regional context statements.

On February 28, 2025, the District of Highlands submitted an updated RCS for Board acceptance (see Appendix A). The RCS was prepared to reflect the content of an OCP update to approve the South Highlands Local Area Plan (Bylaw No. 450, 2025) and the adoption of an updated Housing Needs Report. The CRD Board previously approved the District of Highlands RCS on March 11, 2020.

Regional Planning staff have evaluated the updated RCS in accordance with the Board-approved Regional Context Statement Framework. This framework identifies three criteria against which staff should evaluate an RCS:

- 1) **All relevant content is included:** The RCS addresses all RGS content relevant to the OCP. Content that is not applicable in the context of the OCP should be identified as "not applicable".
- 2) **Clearly articulates relevant content:** The RCS provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.
- 3) **Plan to be consistent over time:** The RCS identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

Appendix B presents a summary of the evaluation.

ALTERNATIVES

Alternative 1

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the District of Highlands Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 2

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the District of Highlands Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and not be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 3

That the District of Highlands Regional Context Statement report be referred back to staff for additional information based on Planning and Protective Services Committee direction.

IMPLICATIONS

Intergovernmental Implications

Board acceptance of the RCS is a key RGS implementation tool as the context statement relates a local government's OCP to the RGS. The OCP provides policies that guide decisions related to land use, infrastructure, mobility, housing, parks and other content under the authority of a local government. The District of Highlands has submitted a proposed RCS to fulfill its statutory obligation to have an accepted RCS that demonstrates the relationship of its new OCP to the RGS. An accepted RCS is necessary in order for the adoption of an updated OCP.

Regional Growth Strategy Implications

The District of Highlands' proposed RCS demonstrates a strong relationship to the RGS that supports the RGS vision and objectives, based on staff's analysis against the RCS evaluation criteria. The RCS fully captures all relevant OCP content (*criteria #1*) and identifies how the OCP relates to the RGS (*criteria #2*). The RCS notes policy areas where the OCP will become consistent with the RGS over time as additional planning work is undertaken (*criteria #3*).

As outlined in Appendix B, the RCS is aligned with the vision and objectives for growth management, environment and infrastructure, housing and community, transportation, economic development, food systems and climate action. The District of Highlands supports slow growth and maintaining the rural character of the community, which is aligned with RGS goals for lands outside of the Urban Containment Policy Area (UCPA). Limited employment and economic land uses are supported in the areas of the District that are within the UCPA. The proposed OCP provides detailed policy for these lands as the update is focused on the approval of the South Highlands Local Area Plan.

Environmental & Climate Implications

The CRD Climate Action Strategy identifies sustainable land use, planning and preparedness as an important goal area to reduce greenhouse gas (GHG) emissions. RGS implementation, including the approval of RCSs that will help reduce community-based GHG emissions, is a key action.

As shown in Appendix B, the District of Highlands RCS continues to support limited development in the District that is in keeping with its rural character. The RCS references OCP policy that support the ongoing protection of rural lands and natural areas, policies to identify, protect, enhance, and restore healthy ecosystems, and policies regarding Environmentally Sensitive Areas, and ongoing support for the protection of regional parks.

Alignment with Board & Corporate Priorities

Reviewing RCSs for consistency addresses the Planning Community Need from the 2023-2026 CRD Corporate Plan goal 8a for managed growth. The RCS review is an on-going initiative, which is part of Regional Planning's core service delivery.

Alignment with Existing Plans & Strategies

The District of Highlands' RCS is aligned with existing CRD plans and strategies that detail and enact the seven primary objectives of the RGS.

CONCLUSION

Provincial legislation requires that a municipal OCP contain an accepted RCS. Board acceptance of the RCS is a key tool for RGS implementation. Staff have reviewed the District of Highlands proposed RCS in accordance with the Board-approved evaluation framework. The RCS demonstrates a strong relationship to the RGS and will work toward achieving RGS vision and objectives.

RECOMMENDATION

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the District of Highlands regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Submitted by:	Patrick Klassen, MCIP, RPP, Senior Manager, Regional Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: District of Highlands Regional Context Statement Referral
- Appendix B: Regional Context Statement Evaluation
- Appendix C: District of Highlands Draft Regional Context Statement



File: 3900.450

February 28, 2025

Capital Regional District Board
Attention: Aggie Chan, Senior Administrative Secretary, Real Estate Services Department
Via Email: AChan@crd.bc.ca

Dear Ms Chan,

**RE: Submission of Proposed Regional Context Statement for CRD Board
Acceptance AND Referral of OCP Amendment Bylaw No. 450 (“South Highlands
Local Area Plan”)**

At its February 3, 2025 meeting, District of Highlands Council gave first reading to an Official Community Plan (OCP) amending bylaw that also proposes to change Highlands’ regional context statement. Pursuant to the *Local Government Act*, Highlands Council submits this draft regional context statement for acceptance by the CRD Board. As the Board may be aware, the CRD through two of its departments were involved in the development of the proposed amendment. Highlands Council also provides the full bylaw for the Board’s review.

Please find attached Highlands Official Community Plan Bylaw, 2007, Amendment No. 7 (South Highlands Local Area Plan) Bylaw No. 450, 2025 and an excerpt of it showing only the changes to Highlands’ regional context statement for ease of reference.

As the Board may recall, the District has worked on the details of this OCP amendment since early 2020. Full details of this process can be found at this link: <https://highlands.ca/504/South-Highlands-Local-Area-Plan> . Key elements of the OCP amendment include:

- Adding the “South Highlands Local Area Plan” document, as amended by Council on February 3, 2025, to the OCP.
- Establishing a new land use designation called, “Regenerative Development,” over the lands currently designated, “Commercial Industrial.” The new designation seeks to prioritize responding to the climate emergency response through environmental restoration, regenerative uses and activities, accounting for ecosystem services, accommodating innovative and emerging solutions, and securing community amenities and benefits.

- Updating Development Permit Area 4: This development permit area is specific to lands within the above new land use designation and consequently has been updated to be consistent with the new policy direction.

We understand that consideration of the regional context statement has legislated timing. If the Board has any other comments on Bylaw No. 450, we request a reply by April 14, 2025. Please contact Laura Beckett, Municipal Planner, at LBeckett@highlands.ca if you have any questions.

Sincerely,



Amanda Irving
Corporate Officer

LB/lc

Attachments:

- Highlands Official Community Plan Bylaw, 2007, Amendment No. 7 (South Highlands Local Area Plan) Bylaw No. 450, 2025
- Excerpt Bylaw No. 450 showing only the changes to Highlands' regional context statement

cc:

- Noah Brotman and Patrick Klassen, Housing, Planning and Protective Services
NBrotman@crd.bc.ca, PKlassen@crd.bc.ca
- Stephen Henderson, Senior Manager of CRD Real Estate, the Southern Gulf Islands Electoral Area, and the Salt Spring Local Community Commission
shenderson@crd.bc.ca
- Peter Kickham, Acting Senior Manager Environmental Innovation and Strategy
pkickham@crd.bc.ca



REGIONAL CONTEXT STATEMENT EVALUATION

The Regional Context Statement (RCS) has been reviewed in accordance with the evaluation framework approved by the CRD Board on April 11, 2018. The evaluation framework relies on the three criteria shown below.

1. **All relevant content is included:** The regional context statement addresses all Regional Growth Strategy (RGS) content relevant to the Official Community Plan (OCP). Content that is not applicable in the context of the OCP should be identified as “not applicable”.

***Example:** The regional context statement contains headers, sections, a table or other such format that clearly identifies each applicable RGS objective. Should an objective not apply, such as if a municipality contains no identified food or farmlands, the context statement would note that the objective does not apply.*





2. **Clearly articulates relevant content:** The regional context statement provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.

***Example:** The regional context statement provides content specificity such that it is clear what the Board is accepting. An example is: “RGS Objective X is implemented by building in “...” location, at a range of “...” densities and proximate to “...” services.” A context statement with content as follows: “RGS Objective X is implemented with OCP policies A, B and C” would not be sufficiently specific.*

3. **Plan to be consistent over time:** The regional context statement identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

***Example:** A regional context statement identifies that a municipality will undertake a population projection to determine how to align with the RGS population projections over time.*

Table 1. Regional Context Statement Evaluation Framework

		Relationship to Legislative Requirement For CRD* Board consideration		
LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
429(2)(a)	Identify how the OCP relates to the RGS vision on p. 1 of the RGS.			N/A
		The RCS addresses all seven topic areas from the RGS and identifies alignment with all objectives.	Identifies how the objectives and policies are to be implemented.	
429(2)(b)	Identify how the OCP relates to the projections provided in Table 1 of the RGS.			N/A
		The RCS does not directly identify how the OCP relates to projections in RGS Table 1, however the dwelling projection provided is aligned with RGS projections.	The RCS is aligned with RGS growth targets of approximately 1% per year.	

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval







Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement

For CRD* Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Managing and Balancing Growth (Objectives 1.1 & 1.2)				
429(2)(c) and (d); 429(3)	Identify how the OCP relates to the RGS.			N/A
	The RCS identifies how the OCP aligns with RGS objectives for managing and balancing growth.		The RCS confirms that Highlands will continue to support its historical slow growth in rural areas, with the objective of preserving large areas of natural green space. This approach is aligned with the RGS and upholds the concept of the Urban Containment Boundary.	
Environment and Infrastructure (Objective 2.1 & 2.2)				
				N/A
	The RCS identifies how the OCP aligns with RGS objectives for environmental protection, sustainability, and the efficient delivery of infrastructure.		The RCS supports RGS principles of protecting, conserving, and managing ecosystem health. OCP policies are referenced that support the Capital Greenlands Policy Area, the CRD Parks Master Plan, and targets for the Sea to Sea Green/Blue Belt. The RCS notes that the District of Highlands is not part of regional water or sewer systems. This is appropriate for the rural character of the district and the RCS upholds that the majority of its area is not intended for future urban/suburban growth. This is aligned with RGS objectives to manage regional infrastructure efficiently and sustainably.	

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval





Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement

For CRD* Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Housing and Community (Objectives 3.1 & 3.2)			
				N/A
	<p>The RCS identifies how the OCP aligns with RGS objectives for housing and complete communities.</p> <p>The RCS notes that the majority of the District is outside of the Urban Containment Policy Area and is designated Rural/Rural Residential. The RGS acknowledges that that notions of what makes a community complete in a rural area may be different and that the criteria for complete communities don't apply in Rural/Rural Residential Areas.</p> <p>On the RGS objective to improve housing affordability, the RCS reference policy on the need to encourage housing for a broad spectrum of housing needs. This is being supported through policy supporting secondary housing.</p> <p>It should also be noted that the RCS references the Bear Mountain Comprehensive Development Area, which will provide a mix of housing, employment, services, and recreation.</p>			

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation criteria; recommend approval



Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

For CRD Board consideration







Legend: Regional Context
Statement Evaluation



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement

For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Food and Agricultural Systems (Objective 6.1)				
				
	The RCS identifies how the OCP aligns with RGS objectives for food and agricultural systems.		The RCS notes that the OCP supports a strong and sustainable regional agriculture and food system. The RCS references policies that support food production on private properties and community food gardens.	The RCS notes that consideration of RGS targets for increase food production will be included in the next OCP review.
Climate Action (Objective 7.1)				
				
	The RCS identifies how the OCP aligns with RGS objectives for climate action.		The RCS aligns with the RGS objective and policies of reducing community-based greenhouse gas emissions. However, it should be noted that the greenhouse gas reduction targets are lower than the targets established in the RGS.	The RCS notes that consideration of RGS targets for greenhouse gas reduction will be reviewed and updated in the next OCP update.

Acronym*	
CRD	Capital Regional District
LGA	Local Government Act
OCP	Official Community Plan
RCS	Regional Context Statement
RGS	Regional Growth Strategy

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval



Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Chapter 10 – Regional Context Statement

***replaced by Bylaw No. 418, 2019*

The Board of the Capital Regional District formally approved an updated Regional Growth Strategy (RGS) in March 2018. The District of Highlands is a signatory to the RGS. As a partner, Highlands has established its commitment to the following:

- To plan and manage growth in a collaborative manner by participating in achieving the regional vision and the objectives.
- To consider the cross-boundary impacts of all development-related decisions.
- To work toward a more sustainable region by considering the environmental, economic and social implications of local government decisions.

The *Local Government Act* requires municipalities to adopt a “regional context statement.” This statement must identify the relationship between an Official Community Plan (OCP) and the RGS and, if applicable, must specify how the OCP will be made consistent with the RGS over time.

Regional context statements are a key implementation mechanism for the RGS. They also protect a municipal council's authority to make local planning decisions while ensuring that the council and the regional board agree upon matters of legitimate regional interest. While the RGS is not binding on the member municipalities, the regional context statements are.

Table 10.1 identifies the relationship between Highlands' OCP and the RGS.

Regional Context Statement – Objectives

- To plan and manage growth in a collaborative manner by participating in achieving the regional vision and the objectives in the RGS.
- To consider the cross-boundary impacts of all development-related decisions.
- To work toward a more sustainable region by considering the environmental, economic and social implications of local government decisions.

RGS Objectives	Relationship to Highlands OCP
Managing and Balancing Growth	
1.1 Keep Urban Settlement Compact	<ul style="list-style-type: none"> Only a small percentage of land in the Highlands falls into the Highlands Servicing Area Boundary (HSAB) as shown on Map 2.1. The Servicing Area is contiguous with the Regional Urban Containment Policy Area (RUCPA) as set out on Map 3a of the RGS with the purpose of limiting expansion of urban settlement. This area contains industrial and commercial type uses, as well as relatively higher density residential uses. Policy 2.2 (22) of the OCP further supports the implementation of the RUCPA and states: “All land use and design decisions will seek to prevent unplanned growth.” Section 2.2 describes growth within Highlands as occurring slowly, at a rate of approximately 15 new homes per year. This contributes to slow growth in rural areas, which is in keeping with the RGS target of 95% of growth taking place within the Urban Containment Boundary (UCB) and only 5% growth outside of the UCB. Residential development within the HSAB is guided by Development Permit Area 5 – Intensive Residential. Guidelines promote: clustering and screening by native vegetation of housing; maintenance of natural drainage patterns; drought-resistant plantings; minimal alteration of natural features; maintaining or improving stormwater runoff in order to protect ground and surface water; enhancement of riparian areas; conservation and/or enhancement of identified green space areas; downward illumination; and design supporting transit.
1.2 Protect the Integrity of Rural Communities	<ul style="list-style-type: none"> The OCP supports the continued conservation of and support for the rural community and lifestyle in Highlands. This is consistent with the RGS Rural/Rural Residential Policy Area objectives. The vast majority of Highlands (approximately 90%) is designated Park, Rural Residential and Rural land use in the OCP. These designations seek to protect rural character. The Rural and Managed Forest designations allow for agriculture and forestry, while the Rural Residential and Institutional (where determined by zoning) designations allow for agriculture. Policy 2.2 (7) encourages development applicants to explore various means to develop land that minimizes impacts on the natural environment. Policy 2.2 (17) encourages the retention of the visual landscape, including retention of naturally vegetated buffer zones adjacent to parks and road rights-of-way.

RGS Objectives	Relationship to Highlands OCP
Environment and Infrastructure	
<p>2.1 Protect, Conserve and Manage Ecosystem Health</p>	<ul style="list-style-type: none"> • Highlands' OCP acknowledges and supports the Capital Green Lands Policy Area (CGLPA) as set out on Map 3a of the RGS and the targets for completion of the sea-to-sea green blue belt and the regional trail network. These areas were originally defined in the previous RGS under the CRD Parks Master Plan. • Policies in Chapter 4 specifically discuss cooperation with the Regional District and Province in the conservation, continued establishment, development and management of regional parks, trails and natural areas. • Policy 4.2.1 states that: "Decisions regarding parks, trails and recreation should be guided, along with other relevant information, by the Highlands Parks and Recreation Master Plan and the Trails Master Plan. The CRD Parks Master Plan and BC Parks should also be consulted as well as affected landowners". • Highlands is home, in part, to a number of regionally significant parks, as acknowledged in the RGS, including Thetis Lake and Mount Work Regional Parks, and home in entirety to Lone Tree Regional Park. • The OCP also recognizes the importance of identifying, protecting, enhancing and restoring healthy ecosystems consistent with the RGS policies for the CGLPA. • Section 3.2, Natural Hazard Conditions, discusses and provides policy direction for areas with steep slopes. Section 3.3 discusses Environmentally Sensitive Areas, and sets out detailed policies for sensitive vegetation, water features and riparian areas, and marine waters and shore lands. All of these policies are further supported by Development Permit Areas (Chapter 11) for Steep Slopes, Water and Riparian Areas, and Sensitive Vegetation, and are shown on Maps 11.1 and 11.2. By regulating land use and development, these policies and regulatory powers contribute to the RGS target for the reduction of contaminants in fresh and marine water bodies. • Policies 3.1 (2) and (3) encourage environmental information sharing, stewardship, and responsibility-taking among the District, its residents and landowners, and environmental groups and agencies. • Section 11.8 establishes Development Permit Area 6 – Promotion of Energy and Water Conservation and the Reduction of Greenhouse Gases. The entire District is subject to this Development Permit under the following circumstances: (1) construction requiring a building permit and (2) any other project requiring a Development Permit. • Section 2.1 draws attention to the importance of considering water in all land use decisions.

RGS Objectives	Relationship to Highlands OCP
2.2 Manage Regional Infrastructure Services Sustainably	<ul style="list-style-type: none"> • The majority of land in the Highlands (approximately 90%) is outside of the Regional Urban Containment Boundary Area and not part of regional water or sewer systems. Policy 7.2 (11) includes Map 2.1 that shows Highlands' Servicing Area, which is consistent with the RGS. Limiting significant growth to this area supports the sustainability of the regional infrastructure system. • Policy 7.3 (6) provides for the servicing by public sewers or an alternative method of sewage disposal, which involves the use of reclaimed water, within the Bear Mountain Comprehensive Development Area. • Section 7.4 discusses managing solid waste, focusing on reducing, reusing and recycling. • Policy 7.4 (4) supports reduction of waste, reuse of materials, recycling, and backyard composting. • Policy 7.4 (7) states that the District will actively pursue ways to allow for the conversion, and rehabilitation of existing landfill, waste burning and demolition sites. • The OCP places a high level of importance on protection and management of the groundwater resources. Consistent with the RGS, appropriate management of groundwater resources will help to limit the need for extensions of the regional water system and is critical to preserving rural and rural residential areas and ecosystem health. • Section 2.1 draws attention to the importance of considering water in all land use decisions. • Section 3.5 discusses and sets policies for watershed and groundwater management. • Section 7.2 discusses and sets policies for water supply and well protection. Some specific policies: <ul style="list-style-type: none"> ○ Policy 7.2 (3) states, "In considering land use activity or change, the District of Highlands will consider the ability of surface water and groundwater to support human use without damaging ecosystems and aquifers..." ○ Policy 7.2 (4) encourages water conservation. ○ Policy 7.2 (5) encourages the use of drought-resistant native plant species in order to reduce irrigation need and to control potentially invasive species.

RGS Objectives	Relationship to Highlands OCP
Housing and Community	
3.1 Create Safe and Complete Communities	<ul style="list-style-type: none"> • Not applicable for the most part because the vast majority of Highlands is outside of the Regional Urban Containment Boundary. • Lands designated as Bear Mountain Comprehensive Development provide for a mix of housing, employment, services and recreation.
3.2 Improve Housing Affordability	<ul style="list-style-type: none"> • Policy 2.2.13 addresses the need to encourage housing for a broad spectrum of housing needs and states that “Housing for people with special needs by reason of age, income or disability is encouraged to meet the community’s anticipated needs.” • Given the Rural/Rural Residential nature of the majority of Highlands, there is little opportunity to meet the RGS target to increase housing affordability. However, the OCP recognizes this limitation and encourages consideration of “a strategy for affordable housing stock through consideration of secondary housing” (Policy 2.2.24).
Transportation	
4.1 Improve Multi-Modal Connectivity and Mobility	<ul style="list-style-type: none"> • The OCP supports the RGS goal to improve the regional multi-modal transportation network through development of roadside trails and to encourage increased transit use. This supports the RGS target for 42% of all trips in the region to be by walking, cycling and transit. • Section 6.3 discusses roadside trails, the objective of which is “To develop and maintain a network of roadside trails, as outlined in the 2010 Trails Master Plan, for a variety of means of non-motorized travel that is consistent with the character and activities of the Highlands.” • Considerations for transit with respect to land use are directed through policies 2.2 (25), 2.2 (27), and 2.6 (8). For the Commercial/Industrial area, there is policy support to replace parking stalls with the provision of transit passes. • Policies in section 6.5 support public transit, and an arrangement with a private provider in order to provide additional options for Highlanders.
Economic Development	
5.1 Realize the Region’s Economic Potential	<ul style="list-style-type: none"> • Given the limited nature of the industrial and commercial lands in the Highlands, there is little opportunity to add to the Region’s economic potential and the target to increase the jobs/population ratio as contemplated in the RGS. However, policies in the OCP do acknowledge and support ongoing commercial, industrial and forestry activity. • Section 2.9 discusses the Managed Forest land use designation. An objective is, “To encourage good forestry practices.” Policy 2.9 (2) states that the District will seek to ensure long term protection of lands designated Managed Forest. • Uses allowed within the Commercial/Industrial Regenerative Development and Bear Mountain Comprehensive Development OCP designated lands are intended for regional or greater market areas.

RGS Objectives	Relationship to Highlands OCP
Food Systems	
6.1 Foster a Resilient Food and Agriculture System	<ul style="list-style-type: none"> • The OCP supports a strong and sustainable regional agriculture and food distribution system. While the OCP does not explicitly include targets to increase the amount of land in food production, it does include policies that support food production on private properties, as well as community food gardens in new and existing development and on other underutilized lands. Emphasis is given to food production methods that are environmentally sustainable and do no harm to local ecosystems. • Policy 8.3.2 – “The District will support community food gardens in new and existing developments and in areas where lands are underutilized or residents do not have space on their own properties for gardens”. • Policy 8.3.4 – “The District encourages food production on private properties...” • Policy 8.3.5 – “Highlands will support the maintenance of a strong and sustainable regional agricultural and food distribution system”. • Policy 8.3.6 – “The District of Highlands may undertake an agricultural and Local Food planning process to support and guide future agricultural activities and to evaluate whether specific land use regulations may be necessary to help balance the full range of values expected by the community”. • Consideration of the RGS target for increased food production will be included in the next OCP review. • Section 8.3 sets out a number of policies in support of local food production and consumption.
RGS Objectives	Relationship to Highlands OCP
Climate Action	
7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions	<ul style="list-style-type: none"> • The OCP establishes policies and targets for Greenhouse Gas reduction. While the targets, a proposed 20% reduction from 2007 emissions by 2020, a 26% reduction by 2030 and an 80% reduction by 2050 do not mirror the RGS targets of a 33% reduction by 2020 and a 61% reduction by 2038, the goal is the same. These target dates will be reviewed and updated as part of the next OCP update. • Policies specifically in chapter 5, “Energy, Greenhouse Gases and Climate Change Adaptation,” and generally throughout the OCP seek to promote greenhouse gas reduction, energy efficiency, renewable energy production, water conservation, waste reduction and use or reuse of waste as resource. • Development Permit Area 6, “Promotion of Energy and Water Conservation and the Reduction of Greenhouse Gases,” implements this policy direction. The entire District is subject to this Development Permit under the following circumstances: (1) construction requiring a building permit and (2) any other project requiring a Development Permit.

CONSOLIDATED

REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT Regional Context Statement Alignment Review – City of Victoria

ISSUE SUMMARY

To review the City of Victoria Regional Context Statement (RCS) in relation to the Capital Regional District's (CRD) Regional Growth Strategy (RGS) Bylaw (Bylaw No. 4017).

BACKGROUND

The RGS is a vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth and settlement patterns. The RGS promotes the long-term livability of the region with policy intended to enhance social, economic and environmental performance. The current RGS was adopted by the CRD Board on March 14, 2018 (Bylaw No. 4017). On April 14, 2021 the CRD Board amended the RGS with updated population projections (Bylaw No. 4328).

An RCS, adopted within a local government's Official Community Plan (OCP), sets out the relationship between the RGS and OCP and how they will be made compatible over time. Per section 446 of the *Local Government Act* (the *Act*), an OCP in a local government to which an RGS applies must include an accepted RCS. The *Act* stipulates that upon receipt of a proposed RCS, the CRD Board must respond by resolution within 120 days to the municipal council to indicate whether or not it accepts the RCS. The Board is deemed to have accepted the RCS if it does not respond within the 120-day period.

On April 11, 2018, the CRD Board approved a framework to guide the evaluation of regional context statements.

On April 22, 2025, the City of Victoria submitted an updated RCS for Board acceptance (see Appendix A). The RCS was prepared as part of the city's comprehensive update to its OCP, titled Victoria 2050, and adoption of an updated Housing Needs Report. The CRD Board approved the City of Victoria's previous RCS on March 11, 2020.

Regional Planning staff have evaluated the updated RCS in accordance with the Board-approved Regional Context Statement Framework. This framework identifies three criteria against which staff should evaluate an RCS:

- 1) **All relevant content is included:** The RCS addresses all RGS content relevant to the OCP. Content that is not applicable in the context of the OCP should be identified as "not applicable".
- 2) **Clearly articulates relevant content:** The RCS provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.
- 3) **Plan to be consistent over time:** The RCS identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

Appendix B presents a summary of the evaluation.

ALTERNATIVES

Alternative 1

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the City of Victoria Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 2

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the City of Victoria Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and not be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 3

That the City of Victoria Regional Context Statement report be referred back to staff for additional information based on Planning and Protective Services Committee direction.

IMPLICATIONS

Intergovernmental Implications

Board acceptance of the RCS is a key RGS implementation tool as the context statement relates a local government's OCP to the RGS. The OCP provides policies that guide decisions related to land use, infrastructure, mobility, housing, parks and other content under the authority of a local government. The City of Victoria has submitted a proposed RCS to fulfill its statutory obligation to have an accepted RCS that demonstrates the relationship of its new OCP to the RGS. An accepted RCS is necessary in order for the adoption of an updated OCP.

Regional Growth Strategy Implications

The City of Victoria's proposed RCS demonstrates a strong relationship to the RGS that supports the RGS vision and objectives, based on staff's analysis against the RCS evaluation criteria. The RCS fully captures all relevant OCP content (*criteria #1*) and identifies how the OCP relates to the RGS (*criteria #2*). The RCS does not note any specific policy areas where the OCP will become consistent with the RGS over time but does reference ongoing collaboration with regional partners and the provincial government to update and align OCP policy over time as needed (*criteria #3*).

As outlined in Appendix B, the RCS is aligned with the vision and objectives for growth management, environment and infrastructure, housing and community, transportation, economic development, food systems and climate action. The City of Victoria will continue to be a key centre of employment growth and commercial activity, population growth, and residential development. This is aligned with RGS goals for lands within of the Urban Containment Policy Area (UCPA) and with the City of Victoria's designation as a Metropolitan Centre in the RGS Settlement Concept. The proposed OCP provides a wide range of policies that uphold this position and strongly align with the RGS vision and objectives.

Environmental & Climate Implications

The CRD Climate Action Strategy identifies sustainable land use, planning and preparedness as an important goal area to reduce greenhouse gas (GHG) emissions. RGS implementation, including the approval of RCSs that will help reduce community-based GHG emissions, is a key action.

As shown in Appendix B, the City of Victoria's RCS shows a strong alignment with the RGS objectives for efficient and compact urban settlement patterns that minimize GHG emissions by promoting complete communities, more dense housing typologies, low carbon transportation options, and preservation of ecosystem health.

Alignment with Board & Corporate Priorities

Reviewing RCSs for consistency addresses the Planning Community Need from the 2023-2026 CRD Corporate Plan goal 8a for managed growth. The RCS review is an on-going initiative, which is part of Regional Planning's core service delivery.

Alignment with Existing Plans & Strategies

The City of Victoria's RCS is aligned with existing CRD plans and strategies that detail and enact the seven primary objectives of the RGS.

CONCLUSION

Provincial legislation requires that a municipal OCP contain an accepted RCS. Board acceptance of the RCS is a key tool for RGS implementation. Staff have reviewed the City of Victoria's proposed RCS in accordance with the Board-approved evaluation framework. The RCS demonstrates a strong relationship to the RGS and will work toward achieving RGS vision and objectives.

RECOMMENDATION

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the City of Victoria's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Submitted by:	Patrick Klassen, MCIP, RPP, Senior Manager, Regional Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: City of Victoria Regional Context Statement Referral
- Appendix B: Regional Context Statement Evaluation
- Appendix C: City of Victoria Draft Regional Context Statement



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Planning and Development | Citywide Planning

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citywideplanning@victoria.ca | 250.361.0382

April 22, 2025

Capital Regional District Board
Attn: Kevin Lorette
General Manager, Housing, Planning and Protective Services
625 Fisgard Street
Victoria, BC V8W 1R7

Dear Kevin Lorette:

For consideration of acceptance by the Capital Regional District (CRD) Board, please find attached a copy of the updated regional context statement for Victoria's draft Official Community Plan.

Background

The City of Victoria is undertaking a comprehensive update to its Official Community Plan (OCP). The update is aimed at providing meaningful solutions to the housing crisis and the climate emergency and is in line with provincial requirements, including the legislative requirement to update the OCP by December 31, 2025, based on the City's Interim Housing Needs Report.

At its regular meeting of April 17, 2025, Victoria City Council passed the following motions to advance the updated OCP to initial bylaw readings and, subsequently, a public hearing:

That Council instruct the Director of Planning and Development to advance the following recommendations from the March 6 OCP Report [as amended]:

- a. Refer the regional context statement, as provided in Schedule B of Attachment A to the Capital Regional District Board for consideration of acceptance.*
- b. Bring forward, for first and second readings prior to consideration at a public hearing, a bylaw that repeals the Official Community Plan (Bylaw No. 12-013) originally adopted in 2012 and replaces it with the new Official Community Plan, generally in the form as provided as a draft in Attachment A ("Victoria 2050"), following acceptance or deemed acceptance after the 120-day wait period of the regional context statement by the Capital Regional District Board.*

In addition to the attached regional context statement, the full OCP has been attached for convenience, and a summary of the update is provided below.

The City of Victoria is located on the homelands of the Songhees Nation and the Xwsepsum Nation.

Summary of Updated Regional Context Statement

As the core municipality in the Capital Region, the City of Victoria plays a vital role in achieving the vision and objectives of the Regional Growth Strategy (RGS). The proposed OCP, *Victoria 2050*, embraces a new urban form that accommodates diverse, compact housing to address Victoria's housing needs while continuing to meet the city's employment land needs. Together, these moves meet current and future community needs, support economic development and strengthen the case for transit service improvements across the region.

The policies in *Victoria 2050* support each of the objectives, policies and approaches of the RGS, but the policies addressing the OCP's housing, employment and climate goal posts have an especially direct connection to achieving the following RGS objectives:

- 1.1 Keep Urban Settlement Compact
- 1.2 Protect the Integrity of Rural Communities
- 2.2 Manage Regional Infrastructure Services Sustainably
- 3.1 Create Safe and Complete Communities
- 3.2 Improve Housing Affordability
- 4.1 Improve Multi-Modal Connectivity and Mobility
- 5.1 Realize the Region's Economic Potential
- 7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

Victoria 2050 also provides policy direction to expand the city's functional, connected green spaces and to ensure sustainable, equitable delivery of strong community infrastructure. Proposed OCP policies related to Victoria's community, blue green and mobility networks advance the following RGS objectives:

- 2.1 Protect, Conserve and Manage Ecosystem Health
- 6.1 Foster a Resilient Food and Agriculture System

It is our understanding that the CRD Board will consider the updated regional context statement and provide a decision to accept or refuse within 120 days of receiving it in accordance with section 448 of the *Local Government Act*.

If you require further information please contact Lauren Klose, Manager of Community Planning, at lklose@victoria.ca or 778-747-0397.

Sincerely,



Karen Hoese
Director, Planning and Development
City of Victoria

encl:

- Victoria 2050 Regional Context Statement (draft Official Community Plan Schedule B)
- Victoria 2050 (draft Official Community Plan)

cc:

- Curt Kingsley, City Clerk, City of Victoria
- Andrea Hudson, Assistant Director, Citywide Planning, City of Victoria
- Lauren Klose, Manager of Community Planning, City of Victoria
- Kristen Morley, Corporate Officer, Capital Regional District
- Patrick Klassen, Senior Manager, Regional and Strategic Planning, Capital Regional District

REGIONAL CONTEXT STATEMENT EVALUATION

The Regional Context Statement (RCS) has been reviewed in accordance with the evaluation framework approved by the CRD Board on April 11, 2018. The evaluation framework relies on the three criteria shown below.

1. **All relevant content is included:** The regional context statement addresses all Regional Growth Strategy (RGS) content relevant to the Official Community Plan (OCP). Content that is not applicable in the context of the OCP should be identified as “not applicable”.

***Example:** The regional context statement contains headers, sections, a table or other such format that clearly identifies each applicable RGS objective. Should an objective not apply, such as if a municipality contains no identified food or farmlands, the context statement would note that the objective does not apply.*





2. **Clearly articulates relevant content:** The regional context statement provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.

***Example:** The regional context statement provides content specificity such that it is clear what the Board is accepting. An example is: “RGS Objective X is implemented by building in “...” location, at a range of “...” densities and proximate to “...” services.” A context statement with content as follows: “RGS Objective X is implemented with OCP policies A, B and C” would not be sufficiently specific.*

3. **Plan to be consistent over time:** The regional context statement identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

***Example:** A regional context statement identifies that a municipality will undertake a population projection to determine how to align with the RGS population projections over time.*

Table 1. Regional Context Statement Evaluation Framework

		Relationship to Legislative Requirement For CRD* Board consideration		
LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
429(2)(a)	Identify how the OCP relates to the RGS vision on p. 1 of the RGS.			N/A
		The RCS addresses all seven topic areas from the RGS and identifies alignment with all objectives.	The RCS references a wide range of OCP policy that identify how the vision of the RGS will be supported.	
429(2)(b)	Identify how the OCP relates to the projections provided in Table 1 of the RGS.			N/A
		The RCS does not directly address RGS Table 1 for population, dwelling, and employment projections, but does reference OCP sections where projections by the City of Victoria are provided.	The RCS references OCP Goal Posts that include projections for population, dwelling, and employment growth. The projections provided are aligned with the RGS.	

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval





Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD* Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Managing and Balancing Growth (Objectives 1.1 & 1.2)				
429(2)(c) and (d); 429(3)	Identify how the OCP relates to the RGS.			N/A
	The RCS identifies how the OCP aligns with RGS objectives for managing and balancing growth.		<p>The RCS appropriately acknowledges Victoria's role within the region as a prominent population centre and the primary regional employment, business, and cultural centre.</p> <p>The RCS references OCP policies for managing and balancing growth, with a focus on strengthening complete communities, including supporting a new urban form that allows for diverse housing and business types in the downtown core. Policy supporting the alignment of growth with transit and multi-modal transportation is also noted.</p> <p>The RCS notes that while the city is entirely within the Urban Containment Policy Area, it has a role to play in protecting the integrity of rural communities by accommodating a significant proportion of the regional population and employment.</p>	

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval



Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Environment and Infrastructure (Objective 2.1 & 2.2)				
	<div>✓</div> <p>The RCS identifies how the OCP aligns with RGS objectives for environmental protection, sustainability, and the efficient delivery of infrastructure.</p>	<div>✓</div> <p>The RCS supports RGS principles of protecting, conserving, and managing ecosystem health. OCP policies related to RGS objectives for reducing the demand for natural resources, minimizing waste, and supporting sustainable energy use and urban food system.</p> <p>The RCS references and supports RGS policy for Green Blue Networks, supporting biodiversity, and preserving natural assets. The OCP views ecosystem and population health as core priorities of land use and transportation network planning.</p> <p>The RCS references OCP policy that aligns with RGS Objective 2.2 to manage regional infrastructure services sustainably by focusing growth in the downtown core and primary growth areas. The OCP includes policies for sustainable efficient management of municipal infrastructure and alignment with regional infrastructure plan.</p> <p>The OCP also supports a zero net solid waste in partnership with the CRD to avoid negative impacts to the long-term availability of utility services.</p>	N/A	

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation criteria; recommend approval



Moderate alignment with evaluation criteria; recommend approval





Weak alignment with evaluation criteria; do not recommend approval


Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Housing and Community (Objectives 3.1 & 3.2)				
	<div> <div> </div> <div> <p>The RCS identifies how the OCP aligns with RGS objectives for housing and complete communities.</p> </div> </div>	<div> <div> </div> <div> <p>The RCS is aligned with RGS goals for growth in complete communities. Growth is primarily targeted to Priority Growth Areas near community and commercial nodes and along the Transit Priority Network.</p> <p>High density residential and significant employment, institutional, and cultural uses are directed to the Town Centre area.</p> <p>The RCS references OCP policies that support safe and welcoming public spaces for a demographically diverse community, alignment with seismic and tsunami hazard mapping from the CRD, and promoting resilient urban infrastructure that can withstand and adapt to climate impacts.</p> <p>The RCS displays OCP alignment with RGS goals for improving housing affordability. The OCP provides strategies for meeting the targets of most recent Housing Needs Report, which includes both projected population growth and latent demand.</p> <p>The OCP's plan for urban form and land use is aligned with the RGS vision for the region.</p> </div> </div>	N/A	

Legend: Regional Context
Statement Evaluation



 Strong alignment with evaluation
criteria; recommend approval


 Moderate alignment with evaluation
criteria; recommend approval


 Weak alignment with evaluation
criteria; do not recommend approval

For CRD Board consideration

For CRD Board consideration



LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	<div>Transportation (Objective 4.1)</div> <div> <div>  <p>The RCS identifies how the OCP aligns with RGS objectives for transportation.</p> </div> <div>  <p>The RCS references OCP policies that support the RGS objective to improve multi-modal connectivity and mobility across there region.</p> <p>Residential growth and trip-generating land uses are guided towards transit-oriented nodes and corridors. Support is expressed for strategic investment in public transit, including street improvements that support rapid transit corridors.</p> <p>The RCS notes that the OCP supports RGS objectives to emphasize transit and active transportation.</p> </div> </div>	N/A		

 Strong alignment with evaluation criteria; recommend approval

 Moderate alignment with evaluation criteria; recommend approval

X Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD* Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Economic Development (Objective 5.1)			
				N/A
	<p>The RCS identifies how the OCP aligns with RGS objectives for economic development.</p>		<p>The RCS shows alignment with the economic development objectives of the RGS through OCP policies focused on maintaining and enhancing employment lands and supporting the RGS target of a jobs to population ratio of 0.60 for the core area. This includes policy to protect industrial lands for future use.</p> <p>Other economic policies that the RCS highlights are focused on attracting new businesses, maintaining a highly skilled workforce, and supporting innovative and adaptable use of commercial space.</p> <p>The RCS references OCP policy supporting the marine sector, both for tourism and industrial marine uses.</p> <p>The RCS also notes OCP policy in support of economic reconciliation and to pursue collaborative economic development with Indigenous communities.</p>	

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation criteria; recommend approval





Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD* Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Food and Agricultural Systems (Objective 6.1)			
				
	<p>The RCS identifies how the OCP aligns with RGS objectives for food and agricultural systems.</p>		<p>The RCS displays alignment between OCP and RGS policy to foster a resilient food and agriculture system.</p> <p>The RCS supports local and regional food production, processing, and distribution. The OCP is supporting of urban food production and appropriately notes that while the City of Victoria does not have farmland, it is supportive of urban farming approaches</p> <p>Despite this, the City of Victoria still plays a key role in the regional food system through support of food vendors, farmers' markets, and food production facilities.</p> <p>The RCS also notes OCP policy to consider reconciliation in food security actions, and to celebrate local, indigenous, and multicultural food traditions and partners.</p>	

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation
criteria; recommend approval



Moderate alignment with evaluation
criteria; recommend approval



Weak alignment with evaluation
criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD* Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Climate Action (Objective 7.1)			
		✓	✓	
	<p>The RCS identifies how the OCP aligns with RGS objectives for climate action.</p> <p>The RCS is aligned with the RGS objectives and policies for reducing community-based greenhouse gas emissions.</p> <p>The land use and compact development approach described in the OCP support resource efficiency and support a low-carbon built form to reduce energy demand.</p> <p>The OCP seeks to minimize GHG production by supporting low-carbon mobility options, efficient district energy systems, and capital investment in low-carbon mobility options.</p> <p>The RCS notes the importance of ecosystem services provided by the Blue Green Network and natural assets, and provides direction for coastal resiliency and community focused adaptation.</p>			

Acronym*	
CRD	Capital Regional District
LGA	Local Government Act
OCP	Official Community Plan
RCS	Regional Context Statement
RGS	Regional Growth Strategy

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval



Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Schedule B

Regional Context Statement

ALIGNMENT WITH CRD REGIONAL GROWTH STRATEGY

This section provides a regional context statement that illustrates how the City of Victoria implements the ten objectives of the Regional Growth Strategy.

Regional Context Statement

The City of Victoria collaborates with 12 partner municipalities and an electoral area to advance regional objectives, including implementation of the Capital Regional District's (CRD) Regional Growth Strategy (RGS). With the Capital Region's population continuing to increase, growth must be managed to ensure that regional sustainability and livability are enhanced over time. As the core municipality in the Capital Region, the City of Victoria plays a vital role in achieving the vision and objectives of the RGS as originally adopted by the CRD Board in 2018 and amended in 2021. In accordance with the Local Government Act, this part of the OCP provides a regional context statement that illustrates how Victoria implements applicable objectives of the RGS, which include:

- 1. Managing and Balancing Growth**
 - 1.1. Keep Urban Settlement Compact
 - 1.2. Protect the Integrity of Rural Communities
- 2. Environment and Infrastructure**
 - 2.1. Protect, Conserve and Manage Ecosystem Health
 - 2.2. Manage Regional Infrastructure Services Sustainably
- 3. Housing and Community**
 - 3.1. Create Safe and Complete Communities
 - 3.2. Improve Housing Affordability
- 4. Transportation**
 - 4.1. Improve Multi-Modal Connectivity and Mobility
- 5. Economic Development**
 - 5.1. Realize the Region's Economic Potential
- 6. Food Systems**
 - 6.1. Foster a Resilient Food and Agriculture System
- 7. Climate Action**
 - 7.1. Significantly Reduce Community-Based Greenhouse Gas Emissions

Regional Growth Strategy Consistency

The following sections, ordered by the ten objectives of the RGS, demonstrate the consistency between Victoria's OCP and the RGS.

Managing and Balancing Growth

Keep Urban Settlement Compact

As a municipality entirely within the CRD's Urban Containment Policy Area, Victoria's accommodation of housing and employment plays a central role in achieving the RGS Objective 1.1: Keep Urban Settlement Compact. One of the five Big Moves of the OCP, in pursuit of Vision 2050 and the OCP goal posts, is to embrace a new urban form that makes way for diverse forms of compact housing and businesses within the downtown and in complete, connected, low-carbon communities throughout the city.

Aligning with RGS Policies (1), (2) and (6) as well as Approaches (II) through (IV) of RGS Objective 1.1, the OCP's Urban Form and Land Use policies, as well as policies in the sections related to Mobility and Community, support more people to live, work and play within Victoria's network of complete communities. The focal points of these complete communities are aligned with the OCP's Transit Priority Network and connected by high coverage walking, biking and rolling networks that support safe, affordable and sustainable mobility options. All of these aspects of the OCP help to increase the proportion of apartments, row houses and other attached housing types within complete communities and supports the RGS objective to accommodate the majority of the region's new dwelling units within the Urban Containment Policy Area.

Aligning with Policy (4) and Approach (I) of RGS Objective 1.1, the OCP also continues to emphasize the Downtown Core as a prominent centre for business, government, arts and culture on Vancouver Island. It provides direction for meeting the city's employment land needs in the coming decades and including through an innovative mix of uses in and around the Downtown Core as the primary regional employment, business and cultural centre.

Protect the Integrity of Rural Communities

Victoria is a built-out urban city with no rural areas and is completely located within the Urban Containment Policy Area. Therefore, the rural policies under Objective 1.2 of the RGS are not generally applicable. However, the plan's land use planning and development policies do play a role in protecting the Capital Region's rural communities by accommodating a significant proportion of regional population through a diversity of housing options within walkable, transit accessible communities.

Alignment with Objective 1: Managing and Balancing Growth

Core OCP Policy Sections that support RGS Objective 1: Managing and Balancing Growth include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
 - Population Growth
 - Housing Need
 - Employment Growth
- Five Big Moves Toward Vision 2050
 - Embracing a New Urban Form
 - Strong Community Infrastructure
 - Prosperous, Progressive Economy
- Urban Form and Land Use
- Community Networks
- Mobility Networks and Hubs
- Vibrant and Prosperous Economy

Environment and Infrastructure

Protect, Conserve and Manage Ecosystem Health

In alignment with Principles (I) through (III) of RGS Objective 2.1: Protect Conserve and Manage Ecosystem Health, the OCP provides direction on sustainable planning, circular systems and zero-waste. It encourages practices and approaches that reduce demand for natural resources, minimize waste and mimic natural processes.

The OCP supports regional solid waste and water management efforts and promotes a culture of conservation. It aims to prevent pollution related to air, noise and light to mitigate public and ecological health impacts. Additionally, it focuses on reducing construction waste and emissions, designing for reuse and preventing pollution of watersheds. It promotes sustainable energy use and urban food systems.

In alignment with Principles (IV) and (V) of the RGS Objective 2.1, the OCP recognizes how the city's Blue Green Networks support biodiversity and ecosystem health through a connected system of waterways, open spaces and natural assets. With guidance and direction applicable to both the public and private realms and a vision for broad integration of blue green infrastructure throughout the city, the plan supports protection and enhancement of Victoria's natural assets, shorelines, watersheds and urban forest:

- The OCP integrates ecosystem and population health as a core priority of land use and transportation network planning. Specifically, the OCP's Perimeter Block Concept, where buildings are oriented to green and active streets with functional interior courtyards. This approach to urban form is an essential strategy for addressing housing needs in a manner that contributes to maintaining and enhancing Victoria's Blue Green Network, particularly in the context of increasing extreme rain and heat events due to a changing climate.

- The OCP further strengthens the integration of ecosystem health into land use planning with explicit direction to protect ecological assets in growth and development and especially to pursue sensitive site planning in ecologically rich areas. The plan provides direction to add, expand or enhance Development Permit Areas and associated guidelines for the purpose of environmental protection, including an expanded shoreline protection area.
- The OCP directs the updating and maintenance of an integrated rainwater management plan which plays a vital role in protecting, conserving and managing ecosystem health providing a watershed-focused lens to long range planning.

These directions demonstrate strong alignment with the RGS policies to identify, protect, enhance and restore healthy ecosystems using policies, regulations, Development Permit Areas and other regulatory tools.

The OCP also provides direction for strategic and equitable investment in a multi-functional network of urban parks, including linear parkways. This approach supports enhanced human and ecological connectivity, ecosystem services and access to nature and facilitates long-term protection of the Capital Green Lands identified in the RGS. Major parks identified as Capital Green Lands in Victoria, such as Beacon Hill Park, Summit Park and Gonzales Hill Regional Park, are identified as Public Facilities, Institutions, Parks and Open Spaces by the OCP's Urban Structure Map and on the Parks and Open Spaces Map in Schedule D.

Manage Regional Infrastructure Services Sustainably

Aligning with Principles (I) and (II) of RGS Objective 2.2, the OCP establishes housing and employment Goal Posts and strategies for meeting these needs that focus on the Downtown Core and Priority Growth Areas. This approach promotes settlement patterns that are cost-effective and efficient to service within the regional context. This sustainable approach to land management is further supported by directions to support green infrastructure in concert with the renewal, expansion and adaptation of more traditional engineered infrastructure in the context of a changing climate.

Aligning with Principles (III) and (IV), as well as the Policies of RGS Objective 2.2, the OCP recognizes that, as Victoria advances toward Vision 2050, engineered infrastructure - sanitary sewers, water conveyance and stormwater systems - will need to be renewed to serve a growing population. The plan includes policies for sustainable and efficient management of engineered assets, in alignment with regional infrastructure plans. The management of infrastructure and utilities is also supported through the City's various utility masterplans that are informed by the OCP and population growth projections.

Additionally, the OCP supports a zero net solid waste community in partnership with the CRD as well as closed loop systems in resource recovery. These approaches support the RGS objective of avoiding any negative impacts to the long-term availability of utility services within the Urban Containment Policy Area, and thoughtfully consider the impacts of climate change.

Alignment with Objective 2: Environment and Infrastructure

Core OCP Policy Sections that support RGS Objective 2: Environment and Infrastructure include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
 - Climate Goal Posts
- Five Big Moves Toward Vision 2050
 - Climate Forward City Building
 - Functional, Connected Green Spaces
 - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
- Blue Green Networks
- Climate Forward City
- Healthy, Safe and Resilient City
- Sustainable City
- A City that Speaks, Acts and Listens

Housing and Community

Create Safe and Complete Communities

Aligned with the RGS Complete Communities Criteria, the OCP focuses growth in complete communities. Up to six storey intensive residential development is envisioned in Priority Growth Areas, near community and commercial nodes and along the Transit Priority Network. The OCP further supports development of complete communities by envisioning high-rise mixed use buildings in Town Centres, which are envisioned to be home to high density residential as well as significant employment, institutional and cultural anchors, large programmed public open spaces and major transit exchanges.

In alignment with Policies (1) and (2) of RGS Objective 3.1, the maps and related policies within the OCP demonstrate the existing and envisioned coverage of many of the components of complete communities. Relevant maps include the Urban Structure Map and the maps in Schedule D which show Victoria's Town Centre and Village Network, Parks and Open Spaces, Linear Parkway Opportunities, Cycling Network, Transit Priority Network, and Mobility Hubs that illustrate:

- An urban form and land use pattern that supports continued evolution of a robust range of housing options for people of different ages, incomes, household structures, needs and abilities.
- Enhancement of core employment lands and with opportunities for innovative uses and modern approaches to accommodating a range of office-based, industrial, cultural and tourism sectors within the city, further supporting opportunities to work, shop and learn.

- Strategic guidance to enhance the already robust network of parks, green spaces and community infrastructure to support a growing and urbanizing community.
- Mobility objectives, policies and directions that support complete, connected, low-carbon communities and seamlessly coordinated, future oriented travel options that prioritize people over vehicles.

The OCP also defines and provides direction to enhance Victoria's Community and Mobility Networks. While the vast majority of Victoria is already within a ten-minute walk to many, if not all, components of a complete community as defined by the Complete Communities Criteria in the RGS, the OCP directs approaches and priorities for further enhancing and connecting community infrastructure through redevelopment and capital investment.

In addition to the complete community supporting directions noted above and aligning specifically with criterion (IV) of the RGS' Complete Communities Criteria, the OCP provides direction to ensure Victoria is safe and welcoming for a demographically diverse community. Directions are provided for safe, welcoming public spaces for all, a culture of community support and connection, and contextually appropriate approaches to crisis response and community safety.

Aligning with Policy (3) of RGS Objective 3.1, the OCP identifies areas of seismic and tsunami hazards on the related map in Schedule D and ensures new development in Victoria considers and mitigates seismic and other disaster risks through comprehensive risk assessments and appropriate engineering measures. The City's approach to disaster risk reduction is summarized in the OCP and includes efforts to prepare, mitigate, respond and recover, in line with senior government frameworks.

Addressing Policy (4) of RGS Objective 3.1, the OCP promotes the development and maintenance of resilient urban infrastructure that can withstand and adapt to climate impacts, such as extreme heat and precipitation events. It supports efforts to improve ecological processes and enhance hydrological functions, including through a watershed-focused approach to planning. Specifically, it supports resilient and green infrastructure solutions, restoration of natural hydrological systems, on-site rainwater management and urban forest enhancement.

Furthermore, the OCP encourages innovative approaches to coordinating infrastructure for compatibility, ensuring that public and private utilities are designed in a manner that is compatible with City infrastructure, public space and the urban forest. Through collaboration with regional partners and continuous improvement of hazard understanding, the OCP aims to create a safer, more resilient community that is well-prepared for both seismic and climate-related risks.

Improve Housing Affordability

Aligning with the RGS Approaches to Housing Affordability and Policies of RGS Objective 3.2: Improve Housing Affordability, the OCP defines near and long-term housing Goal Posts which detail both the need to catch up on latent demand and the

need to keep up with projected population growth. Goal Posts are aligned with the City's most recent Housing Needs Report. The plan provides a comprehensive set of strategies for meeting housing needs across the full Housing Continuum and throughout the city. The plan's overall Urban Form and Land Use approach, with an emphasis on Priority Growth Areas in the Residential Fabric, ensures Victoria can meet current and future housing needs within complete, connected, low-carbon communities that reduce the need to rely on travel by car. This land use approach also helps mitigate a risk identified in the RGS related to the potential for growth management measures to have supply-limiting effects.

The OCP provides direction to continue to work with the full range of partners involved in affordable housing provision, which includes ongoing participation in a range of regional strategies, initiatives and programs to support supply across the continuum.

Policy Alignment with Objective 3: Housing and Community

Core OCP Policy Sections that support RGS Objective 3: Housing and Community include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
 - Population and Housing Growth
- Five Big Moves Toward Vision 2050
 - Embracing a New Urban Form
 - Strong Community Infrastructure
- Urban Form and Land Use
 - Meeting Housing Needs
- Community Networks
- Mobility Networks
- Blue Green Networks
- Climate Forward City
- Welcoming, Equitable City
- Healthy, Safe and Resilient City
- A City that Speaks, Acts and Listens

Transportation

Improve Multi-Modal Connectivity and Mobility

Aligning with Policies (1) and (2) and all Principles of RGS Objective 4.1, the OCP helps locate growth and trip-generating uses where they can be efficiently serviced by transit and active transportation through its objectives for a diverse regional downtown core, a network of transit-oriented nodes, and complete communities in between. These objectives are addressed through the plan's close alignment of the Urban Form and Land Use guidance with the Transit Priority Network and Mobility Hubs as also evident through maps in Schedule D.

The plan also reinforces the City's commitment to prioritizing strategic investment in public transit and connecting to the region, including street improvements that align with high-quality transit service and planning for rapid transit on key corridors. The OCP reflects Victoria's ongoing commitment to collaboration in regional transportation planning, including through continued involvement in development of strategies, plans and initiatives and participation in regional programs.

Aligning with Principles (II), (III), and (V) through (VII) as well as Policies (3) and (4) of RGS Objective 4.1, the OCP emphasizes transit and active modes through commitments to incremental improvements in active transportation infrastructure and facilities that support frequent transit services. These commitments are guided by 2050 targets for a greater share of trips being made by walking, rolling, cycling or public transit, and more complete access to an all-ages and abilities cycling route. Achievement of these targets will significantly contribute to the overall RGS target of 42% of all trips being made by walking, cycling and transit.

The OCP's Mobility Networks and Hubs section informs the prioritization of the right-of-way and streetscape design through policies that support and enable:

- Improved pedestrian experience and accessibility
- Improved bike and roll network connections
- A high coverage Frequent Transit Network
- Reliable and safe routes for emergency vehicles and goods and services
- A recognition of streets as places for people, mobility and urban infrastructure

Policy Alignment with Objective 4: Transportation

Core OCP Policy Sections that support RGS Objective 4: Transportation include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
 - Climate Goal Posts
- Five Big Moves Toward Vision 2050
 - Embracing a New Urban Form
 - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
 - Linear Parkways
- Mobility Networks
 - Mobility Networks
 - Mobility Hubs
- Blue Green Networks
- Welcoming, Equitable City
- A City that Speaks, Acts and Listens

Economic Development

Realize the Region's Economic Potential

Aligning with Economic Development Considerations (I), (VI), (VII) and (X) as well as Policies (1) and (2) of RGS Objective 5.1, the OCP emphasizes the importance of maintaining and enhancing employment lands to support a diverse regional economy. The OCP anticipates and seeks to accommodate employment growth that supports the RGS target for a jobs/population ratio of 0.60 for the Core Area. It supports continued economic development in the downtown core and employment districts. It includes strategies to preserve, intensify and diversify employment uses, including deliberate protection of industrial lands for industrial uses.

Aligning with Economic Development Considerations (VIII) and (IX) as well as Policies (3) and (4) of RGS Objective 5.1, the OCP prioritizes the attraction of new businesses, a highly skilled workforce and investment that supports the retention and growth of existing businesses. The OCP's focus on innovative and adaptable use of commercial spaces and support for emerging economic sectors aligns with the RGS goal of fostering a resilient and responsive economy. The OCP also highlights the need to collaborate with educational institutions to promote lifelong learning and skill development, further supporting the region's economic potential.

Although the RGS does not identify any renewable resource lands within the City of Victoria's boundaries, the OCP's directions to support and enhance marine sectors in the Greater Victoria Harbour and tourism-based industries reflects a recognition of Victoria's maritime context and deep water harbour as strategic economic resources.

Furthermore, the OCP's approach to meeting housing needs – focused on residential infill and transit oriented growth – helps take residential development pressure off employment lands. This addresses the RGS Economic Development Consideration related to addressing the shortage of industrial/business land in a manner that is consistent with overall goals related to complete communities and compact settlement.

The OCP's integrative approach to Community Networks and community infrastructure, as well as affordable housing provision, play foundational roles in helping to reduce poverty in the Capital Region. Overall, these approaches ensure an adequate supply of employment and residential land to help achieve the region's economic potential.

Aligning with Economic Development Considerations (II) and (IV) of RGS Objective 5.1, the OCP includes actions to support economic reconciliation as well as continued efforts to understand, reflect and weave in Indigenous land and water management systems, which help to guide collaborative economic development with First Nations and sustainably manage strategic economic resources such as water, aggregate and energy. The earlier-discussed ways that the OCP aligns with the RGS objective to protect, conserve and manage ecosystem health also relate to how the OCP addresses these Economic Development Considerations.

Policy Alignment with Objective 4: Economic Development

Core OCP Policy Sections that support RGS Objective 5: Economic Development include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
 - Employment Growth
- Five Big Moves Toward Vision 2050
 - Embracing a New Urban Form
 - Strong Community Infrastructure
 - Prosperous Progressive Economy
- Urban Form and Land Use
- Community Networks
- Mobility Networks
- Blue Green Networks
- Welcoming, Equitable City
- Vibrant and Prosperous City

Food Systems

Foster a Resilient Food and Agriculture System

Aligning with Principles (I) through (V) as well as Policies (1) and (2) of RGS Objective 6.1, the OCP emphasizes comprehensive food system planning that supports local and regional food production, processing and distribution. The plan encourages developers and community partners to integrate local food growing, sharing and sales opportunities in all community nodes and supports food vendors and farmers markets throughout the city's Community Networks. This approach aligns with the OCP's land use and mobility network planning approach relating to the development of complete, connected, low-carbon communities in the region's core. All together, this integrated approach to food systems, land use and mobility planning advances the RGS goal of fostering a place-based food economy that enhances local food security while helping to avoid urban/agricultural land use conflict at the regional scale.

The OCP's policies to consider reconciliation in food security actions, celebrate local, Indigenous and multicultural food traditions and partner to increase food security and production demonstrate a commitment to regional objectives to support First Nations food interests and a collaborative approach to working with other local governments, organizations and community members on food systems initiatives.

Aligning with Principles (VI) through (VII) as well as Policies (3) and (4) of RGS Objective 6.1, the OCP encourages working with regional partners to support a quality, resilient regional food system that can adapt to a changing climate and withstand other challenges like shocks in the global food system or energy prices. The plan's vision and strategies for Zero Waste Systems align with the RGS policy to support food waste management.

The OCP's focus on supporting and encouraging localized food production, processing and distribution contributes to the regional economy and improves residents' connections to food. Additionally, the OCP's commitment to supporting healthy, dignified food choices and building food system knowledge and skills aligns with the RGS policies related to agricultural viability as well as principles around encouraging food system education and agri-tourism.

Policy Alignment with Objective 6: Food Systems

Core OCP Policy Sections that support RGS Objective 6: Food Systems include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
 - Climate Goal Posts
- Five Big Moves Toward Vision 2050
 - Climate Forward City Building
 - Functional, Connected Green Spaces
 - Strong Community Infrastructure
 - Prosperous Progressive Economy
- Community Networks
- Welcoming, Equitable City
- Sustainable City

Climate Action

Significantly Reduce Community-Based Greenhouse Gas Emissions

Aligning with Principles (I) through (III) as well as Policies (1) and (2) of RGS Objective 7.1, the OCP takes a climate focused approach accommodating growth and housing needs. It continues to emphasize compact development in the regional core, and supports a network of complete, connected communities, served by low carbon mobility options. This directly implements the RGS principles and policies related to a low-carbon built form that supports active transportation modes and transit service.

The plan includes a wide array of policies that support RGS goals for efficient energy use, clean and renewable district energy, and low-zero emissions vehicles, including:

- Encouraging and facilitating low-carbon, efficient and climate resilient buildings.
- Encouraging a low-carbon construction industry.
- Reducing waste and emissions from demolition.
- Collaborating on low-carbon district energy opportunities.
- Encouraging and facilitating low-carbon mobility through land use, capital investment and inter-jurisdictional coordination.
- Supporting electrification through advocacy and collaboration with other levels of government, agencies and utility providers.

- Advocating for renewable energy and promoting fuel switching.
- Facilitating the transition to electric and low-emission vehicles

Aligning with Principles (IV) through (VI) and Policy (3) of RGS Objective 7.1, the OCP recognizes, values and protects the ecosystem services provided by Victoria's Blue Green Network and natural assets. In addition to providing explicit direction to prepare for and respond to climate impacts, the plan integrates proactive climate adaptation planning into all elements of city building. Examples include the Urban Form and Land Use Perimeter Block Concept, the recognition of Modern Street Functions and the approach to Linear Parkways which support the urban forest and the maintenance and enhancement of crucial ecosystem services.

The plan also integrates adaptation measures and the protection of ecosystem services throughout direction for Blue Green Networks and provides directions for coastal resiliency and community focused adaptation.

Policy Alignment with Objective 6: Climate Action

Core OCP Policy Sections that support RGS Objective 6: Climate Action include but are not limited to:

- Vision 2050
- Goal Posts: Getting to Vision 2050
 - Climate Goal Posts
- Five Big Moves Toward Vision 2050
 - Embracing a New Urban Form
 - Climate Forward City Building
 - Functional, Connected Green Spaces
 - Strong Community Infrastructure
- Urban Form and Land Use
- Community Networks
- Mobility Networks
- Blue Green Networks
- Climate Forward City
- Sustainable City
- A City that Speaks, Acts and Listens

REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE MEETING OF WEDNESDAY, MAY 28, 2025

SUBJECT Regional Context Statement Alignment Review – City of Langford

ISSUE SUMMARY

To review the City of Langford Regional Context Statement (RCS) in relation to the Capital Regional District's (CRD) Regional Growth Strategy (RGS) Bylaw (Bylaw No. 4017).

BACKGROUND

The RGS is a vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth and settlement patterns. The RGS promotes the long-term livability of the region with policy intended to enhance social, economic and environmental performance. The current RGS was adopted by the CRD Board on March 14, 2018 (Bylaw No. 4017). On April 14, 2021 the CRD Board amended the RGS with updated population projections (Bylaw No. 4328).

An RCS, adopted within a local government's Official Community Plan (OCP), sets out the relationship between the RGS and OCP and how they will be made compatible over time. Per section 446 of the *Local Government Act* (the *Act*), an OCP in a local government to which an RGS applies must include an accepted RCS. The *Act* stipulates that upon receipt of a proposed RCS, the CRD Board must respond by resolution within 120 days to the municipal council to indicate whether or not it accepts the RCS. The Board is deemed to have accepted the RCS if it does not respond within the 120-day period.

On April 11, 2018, the CRD Board approved a framework to guide the evaluation of regional context statements.

On May 22, 2025, the City of Langford submitted an updated RCS for Board acceptance (see Appendix A). The RCS was prepared as part of the city's comprehensive update to its OCP, titled "Let's Plan Langford. For 100,000", and adoption of an updated Housing Needs Report. The CRD Board approved the City of Langford's previous RCS on April 8, 2020.

Regional Planning staff have evaluated the updated RCS in accordance with the Board-approved Regional Context Statement Framework. This framework identifies three criteria against which staff should evaluate an RCS:

- 1) **All relevant content is included:** The RCS addresses all RGS content relevant to the OCP. Content that is not applicable in the context of the OCP should be identified as "not applicable".
- 2) **Clearly articulates relevant content:** The RCS provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.
- 3) **Plan to be consistent over time:** The RCS identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

Appendix B presents a summary of the evaluation.

ALTERNATIVES

Alternative 1

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the City of Langford Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 2

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the City of Langford Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and not be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 3

That the City of Langford Regional Context Statement report be referred back to staff for additional information based on Planning and Protective Services Committee direction.

IMPLICATIONS

Intergovernmental Implications

Board acceptance of the RCS is a key RGS implementation tool as the context statement relates a local government's OCP to the RGS. The OCP provides policies that guide decisions related to land use, infrastructure, mobility, housing, parks and other content under the authority of a local government. The City of Langford has submitted a proposed RCS to fulfill its statutory obligation to have an accepted RCS that demonstrates the relationship of its new OCP to the RGS. An accepted RCS is necessary in order for the adoption of an updated OCP.

Regional Growth Strategy Implications

The City of Langford's proposed RCS demonstrates a strong relationship to the RGS that supports the RGS vision and objectives, based on staff's analysis against the RCS evaluation criteria. The RCS fully captures all relevant OCP content (*criteria #1*) and identifies how the OCP relates to the RGS (*criteria #2*), and how it will develop policy over time to ensure alignment with RGS goals (*criteria #3*).

As outlined in Appendix B, the RCS is aligned with the vision and objectives for growth management, environment and infrastructure, housing and community, transportation, economic development, food systems and climate action. The City of Langford will continue to be a key centre of population growth, and residential development in the region. This is aligned with RGS goals for lands within of the Urban Containment Policy Area (UCPA) and as a key sub-regional node in the RGS Settlement Concept. Policy support is also shown for protecting and expanding employment, commercial, and tourism opportunities in the city. The proposed OCP provides a wide range of policies that strongly align with the RGS vision and objectives.

Environmental & Climate Implications

The CRD Climate Action Strategy identifies sustainable land use, planning and preparedness as an important goal area to reduce greenhouse gas (GHG) emissions. RGS implementation, including the approval of RCSs that will help reduce community-based GHG emissions, is a key action.

As shown in Appendix B, the City of Langford's RCS shows a strong alignment with the RGS objectives for efficient and compact urban settlement patterns that minimize GHG emissions by promoting complete communities, more dense housing typologies, low carbon transportation options, and preservation of ecosystem health.

Alignment with Board & Corporate Priorities

Reviewing RCSs for consistency addresses the Planning Community Need from the 2023-2026 CRD Corporate Plan goal 8a for managed growth. The RCS review is an on-going initiative, which is part of Regional Planning's core service delivery.

Alignment with Existing Plans & Strategies

The City of Langford's RCS is aligned with existing CRD plans and strategies that detail and enact the seven primary objectives of the RGS.

CONCLUSION

Provincial legislation requires that a municipal OCP contain an accepted RCS. Board acceptance of the RCS is a key tool for RGS implementation. Staff have reviewed the City of Langford's proposed RCS in accordance with the Board-approved evaluation framework. The RCS demonstrates a strong relationship to the RGS and will work toward achieving RGS vision and objectives.

RECOMMENDATION

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the City of Langford's regional context statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Submitted by:	Patrick Klassen, MCIP, RPP, Senior Manager, Regional Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: City of Langford Regional Context Statement Referral
- Appendix B: Regional Context Statement Evaluation
- Appendix C: City of Langford Draft Regional Context Statement

2025/05/21

Capital Regional District Board
Attn: Kevin Lorette
General Manager, Housing, Planning and Protective Services
625 Fisgard Street
Victoria, BC V8W 1 R7

Dear Kevin Lorette:

RE: City of Langford Official Community Bylaw No. 2200

For consideration of acceptance by the Capital Regional District (CRD) Board, please find attached a copy of the updated Regional Context Statement for Langford's proposed new Official Community Plan.

Background

In October 2023, Council directed staff to undertake a comprehensive "refresh" of Langford's 2008 Official Community Plan (OCP) to reflect emerging community priorities and to respond to evolving Provincial legislation. The resulting refreshed and reimagined OCP is the product of a multi-phase planning process shaped by three rounds of meaningful public engagement, input from subject matter experts, and a strong commitment to inclusive, transparent policy development.

The refresh process unfolded over four key phases, each designed to progressively build on public feedback and technical analysis to deliver a plan that is both visionary and grounded in community values. At every stage of the planning process, public engagement was not just a component—it was the foundation. The resulting proposed OCP captures input from thousands of voices, ranging from casual conversations at pop-up events to formal submissions from community partners. It connects what matters most to residents with the policies that will guide how Langford grows and prospers. The refreshed plan is action-oriented, measurable, and reflective of a shared vision for a sustainable, equitable, and thriving city.

These four phases included:

- Phase 1: Community Vision and Priorities (Summer 2024)
- Phase 2: From Big Ideas to Initially Preferred Options (Fall 2024)
- Phase 3: Building the Draft OCP (Winter 2024/2025)
- Phase 4: Preparing the OCP Bylaw (Spring 2025)

Throughout this process, the conversation has been built around developing an OCP that strategically meets the needs of 100,000 residents while addressing the challenges of affordability, housing, climate change, social equity, rising infrastructure costs, and improved transportation options.

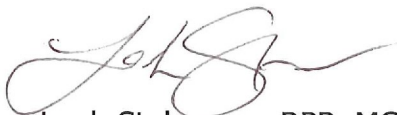
The CRD Regional Growth Strategy contains a series of objectives related to managing and balancing growth, environment and infrastructure, housing and community, transportation, economic development, food systems, and climate action. The City of Langford's proposed OCP aligns with and supports these objectives, and contributes significantly to the implementation of this regionally coordinated approach to a successful and sustainable Capital Region. The Regional Context Statement that forms part of Bylaw No. 2200 identifies the OCP policies that relate to each objective and demonstrate this alignment.

At the regular meeting held May 20, 2025, Langford City Council gave first reading to Bylaw No. 2200, with minor amendments. A certified copy of the resolution and Appendix B – Regional Context Statement are attached.

It is our understanding that the CRD Board will consider the updated Regional Context Statement and provide a decision to accept or refuse within 120 days of receiving it, in accordance with Section 448 of the Local Government Act.

If you require any further information, please contact Leah Stohmann, Director of Community Planning and Climate Change at lstohmann@langford.ca or (250) 478-7882.

Sincerely,



Leah Stohmann, RPP, MCIP
Director of Community Planning and Climate Change

REGIONAL CONTEXT STATEMENT EVALUATION

The Regional Context Statement (RCS) has been reviewed in accordance with the evaluation framework approved by the CRD Board on April 11, 2018. The evaluation framework relies on the three criteria shown below.

1. **All relevant content is included:** The regional context statement addresses all Regional Growth Strategy (RGS) content relevant to the Official Community Plan (OCP). Content that is not applicable in the context of the OCP should be identified as “not applicable”.

***Example:** The regional context statement contains headers, sections, a table or other such format that clearly identifies each applicable RGS objective. Should an objective not apply, such as if a municipality contains no identified food or farmlands, the context statement would note that the objective does not apply.*





2. **Clearly articulates relevant content:** The regional context statement provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.

***Example:** The regional context statement provides content specificity such that it is clear what the Board is accepting. An example is: “RGS Objective X is implemented by building in “...” location, at a range of “...” densities and proximate to “...” services.” A context statement with content as follows: “RGS Objective X is implemented with OCP policies A, B and C” would not be sufficiently specific.*

3. **Plan to be consistent over time:** The regional context statement identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

***Example:** A regional context statement identifies that a municipality will undertake a population projection to determine how to align with the RGS population projections over time.*

Table 1. Regional Context Statement Evaluation Framework

		Relationship to Legislative Requirement For CRD* Board consideration		
LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
429(2)(a)	Identify how the OCP relates to the RGS vision on p. 1 of the RGS.			N/A
		The RCS addresses all seven topic areas from the RGS and identifies alignment with all objectives.	The RCS references a wide range of OCP policy that identify how the vision of the RGS will be supported.	
429(2)(b)	Identify how the OCP relates to the projections provided in Table 1 of the RGS.			N/A
		The RCS references OCP policy and targets that are aligned with the population, dwelling, and employment projections from RGS Table 1.	<p>The RCS references OCP sections that address the updated 5 and 20 year Housing Needs Report targets as well as policies and actions to support these population and dwelling targets.</p> <p>The RCS references a wide range of OCP policies that align with the RGS Table 1 employment projections and support a strong local economy.</p>	

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval





Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Managing and Balancing Growth (Objectives 1.1 & 1.2)			
429(2)(c) and (d); 429(3)	Identify how the OCP relates to the RGS.			N/A
	<p>The RCS identifies how the OCP aligns with RGS objectives for managing and balancing growth.</p> <p>The RCS appropriately acknowledges the City of Langford's place within the region as a key population growth centre that is entirely within the Urban Containment Policy Area.</p> <p>The RCS references OCP policies that focus growth in areas that are aligned with the RGS Settlement Concept (Map 3b). The RCS references the City Centre (sub-regional node) and the Westhills Urban Centre (node) and the OCP has policy that supports an appropriate level of density and land use mix.</p> <p>OCP policies are referenced that encourage ongoing development of complete communities and support a robust local economy.</p> <p>The OCP is supportive of the regional goal to protect the integrity of rural communities through its position as an urban centre supportive of growth, thereby mitigating growth pressures on rural areas.</p>			

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval





Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation
criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
	Environment and Infrastructure (Objective 2.1 & 2.2)			
				N/A
	<p>The RCS identifies how the OCP aligns with RGS objectives for environmental protection, sustainability, and the efficient delivery of infrastructure.</p> <p>The RCS supports RGS principles of protecting, conserving, and managing ecosystem health.</p> <p>Reference is made to alignment with the Capital Green Lands Policy Area and highlights the importance of the recreational and environment values of connected parks and greenspaces. This is of particular interest for Langford due to the presence of numerous regional and provincial parks within the city, as well as regionally significant local parks.</p> <p>The RCS references OCP policies that help ensure the protection of environmentally sensitive areas. Development permit guidelines are present in the OCP and will be reviewed and updated over time to ensure desired outcomes.</p> <p>The RCS references OCP policy that aligns with RGS Objective 2.2 to manage regional infrastructure services sustainably by working with service providers to prioritize system expansions and upgrades to existing systems that support intended growth areas.</p>			

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation criteria; recommend approval





Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
		Housing and Community (Objectives 3.1 & 3.2)		
				N/A
	The RCS identifies how the OCP aligns with RGS objectives for housing and complete communities.		The RCS is aligned with RGS goals for growth in complete communities. The OCP seeks to create a compact, mixed-use community with diverse housing and transportation options. The focus on complete communities can be seen in a wide range of policies throughout the OCP. The RCS references OCP designation of lands with natural hazards as development permit areas to identify areas where development should not occur and where mitigation of the risk of hazards may be required. Housing affordability is addressed through the updated Housing Needs Report which supports the development of a range of housing options to accommodate the needs of all ages, abilities, household sizes, and stages of life. The OCP policies are aligned with RGS policies for improving housing affordability.	

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation
criteria; recommend approval




Moderate alignment with evaluation
criteria; recommend approval



Weak alignment with evaluation
criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Transportation (Objective 4.1)				
	<p>The RCS identifies how the OCP aligns with RGS objectives for transportation.</p>		<p>The RCS references OCP policies that the RGS objective to improve multi-modal connectivity and mobility across there region.</p> <p>OCP policies are referenced that guide increasing density to areas of Langford with current or planned multi-modal transportation options.</p> <p>The RCS note alignment between the OCP and the RGS in the goal of having walking, biking, and transit account for 42% of trips.</p> <p>The RCS expresses support for the continued development of transit and mobility hubs, and for active transportation corridors including the E&N Rail Trail and the Galloping Goose Regional Trail.</p>	<p>N/A</p>

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation
criteria; recommend approval





Moderate alignment with evaluation
criteria; recommend approval



Weak alignment with evaluation
criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Economic Development (Objective 5.1)				
	<div>  </div> <p>The RCS identifies how the OCP aligns with RGS objectives for economic development.</p>	<div>  </div> <p>The RCS shows alignment with the economic development objectives of the RGS through a wide range of OCP policies.</p> <p>OCP policy is referenced related to the designation and protection of employment lands for industrial activities and incentivizing commercial land use in the intended growth areas of the city.</p> <p>The RCS emphasizes the OCP’s commitment to supporting and expanding Langford’s role as a regional shopping and tourist destination. The importance of arts and culture as an economic driver and a key part of social and cultural expression is also noted.</p>	N/A	
			<p>The RCS references the OCP designation of Future Policy Areas that include forested lands. These areas are intended to be assessed in the future for further policy development. At the moment, these areas act as a buffer between currently more rural areas and existing or intended settled areas.</p>	

Legend: Regional Context Statement Evaluation



Strong alignment with evaluation criteria; recommend approval



Moderate alignment with evaluation criteria; recommend approval



Weak alignment with evaluation criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA

RCS Content

All
relevant
content is
included

Clearly
articulates
relevant
content

Plan to be
consistent
over time

Food and Agricultural Systems (Objective 6.1)



The RCS identifies how the OCP aligns with RGS objectives for food and agricultural systems.



The RCS displays alignment between OCP and RGS policy to foster a resilient food and agriculture system.

The RCS expresses the intentions to encourage active farming of agricultural lands. The agricultural land use designation reinforces the protection of agricultural lands.

Reference is made to OCP policies that support food growing opportunities in new developments, enabling community gardens in all neighbourhoods, and supporting the local food economy.

The RCS references the goal of increasing the amount of agricultural land in food production and supporting urban agriculture. This includes the OCP goal of establishing one community garden in each neighbourhood.

N/A

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation
criteria; recommend approval





Moderate alignment with evaluation
criteria; recommend approval



Weak alignment with evaluation
criteria; do not recommend approval

Relationship to Legislative Requirement
For CRD Board consideration

LGA	RCS Content	All relevant content is included	Clearly articulates relevant content	Plan to be consistent over time
Climate Action (Objective 7.1)				
	<div>  <p>The RCS identifies how the OCP aligns with RGS objectives for climate action.</p> </div>	<div>  <p> The RCS is aligned with the RGS objectives and policies for reducing community-based greenhouse gas emissions. OCP policy is referenced that promotes the development of energy-efficient, high-performance, low-carbon buildings. This is applied to both new buildings and retrofits of existing buildings. The RCS notes a focus on incorporating climate resilience consideration into asset management and infrastructure design. Support for increased use of renewable, efficient and clean energy sources is expressed. The OCP’s overall approach to growth in complete communities and transportation will help to minimize greenhouse gas emissions. The RCS notes that the OCP is aligned with the RGS goal to reduce GHG emissions in the region by 61% (from 2007 levels) by 2038. </p> </div>	N/A	

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation
criteria; recommend approval



Moderate alignment with evaluation
criteria; recommend approval



Weak alignment with evaluation
criteria; do not recommend approval

Acronym*	
CRD	Capital Regional District
LGA	<i>Local Government Act</i>
OCP	Official Community Plan
RCS	Regional Context Statement
RGS	Regional Growth Strategy

Legend: Regional Context
Statement Evaluation



Strong alignment with evaluation
criteria; recommend approval



Moderate alignment with evaluation
criteria; recommend approval



Weak alignment with evaluation
criteria; do not recommend approval

APPENDIX B

Regional Context Statement

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.