

DATE: November 15, 2017**FILE:** 6410-20 / CV RGS Establishment**TO:** Chair and Directors
Committee of the Whole**FROM:** Marc Rutten
Acting Chief Administrative OfficerSupported by Marc Rutten
Acting Chief Administrative
Officer***M. Rutten*****RE:** 2016 Annual Report – Regional Growth Strategy**Purpose**

To review and approve the 2016 Regional Growth Strategy (RGS) Annual Report for publishing on the Comox Valley Regional District (CVRD) website.

Recommendation from the Chief Administrative Officer:

THAT the 2016 Regional Growth Strategy Annual Report be approved for publishing on the Comox Valley Regional District website.

Executive Summary

The CVRD RGS, being the “Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010” includes eight policy areas to direct growth in the CVRD over 20 years. This annual report provides an update on six of the 18 performance indicators as data is unavailable to report and measure progress on the remainder.

- Three indicators show progress including locating more residential development close to areas with services, improving water conservation and efficiency, and having more residential growth within a sanitary sewer service area.
- Three indicators show slight regression including housing affordability, protecting Agricultural Land Reserve (ALR) land base and reducing regional solid waste per capita.

Prepared by:

Concurrence:

R. Holme***A. MacDonald***

Robyn Holme
Long Range Planner

Ann MacDonald, MCIP, RPP
General Manager of Planning and
Development Services Branch**Background/Current Situation**

The completion of an RGS was a requirement of the letters patent of the CVRD following the restructuring of the Comox Strathcona Regional District in 2008, and the subsequent creation of the CVRD. Per Section 452 of the LGA, the RGS is intended 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. Since the adoption of the RGS in March 2011, much progress has been made managing growth in accordance with the strategy.

- The following indicators show progress:
 - *Objective 1-A: Locate housing close to existing services.*
With a four per cent increase from 86 per cent in 2015 to 90 percent in 2016, the CVRD has reached its target of locating 90 per cent of new housing in core settlement areas.
 - *Objective 5-A: Promote water conservation and efficiency throughout the Comox Valley.*
Total water consumption in 2016 was lower with a 31 per cent reduction from 2006, exceeding the 2015's short-term target of 20 per cent and 2016's medium-term target of 30 per cent.
 - *Objective 5-D: Encourage sewage management approaches and technologies that respond to public health needs and maximize existing infrastructure.*
This measure indicates that 90 per cent of new residential growth has been located where public servicing is available, which is an increase of 4 per cent from 2015. The measure has met the target of 90 per cent.
- The following indicators show decline:
 - *Objective 1-B: Increase affordable housing options.*
The percentage of owners and renters that pay more than 30 per cent of their income on housing has decreased from 2011 to 2016.
 - *Objective 6-A: Protect land for existing and future agriculture and associated activities and allow for the growth and expansion of such activities.*
There was a decrease of two hectares of ALR land.
 - *Objective 5-E: Reduce regional solid waste and improve landfill performance.*
The solid waste diversion rate decreased to 47 per cent from 54 per cent, which was a result of a change in the estimate of privately collected packaging and printed paper from the private sector.

Some of the following indicators rely on census data, which are collected every five years. As the last census was conducted in 2016, select census data is being released throughout 2017. Some indicators rely on data from external agencies, and have not released any recent information since 2011. New indicators are required to measure annual progress. This includes:

- Objective 3-B: Increase regional job base.
- Objective 3-C: Support resource-based employment opportunities.
- Objective 6-D: Increase farming activity in the Comox Valley.
- Objective 8-A: Reduce greenhouse gas (GHG) emissions created by the building sector.
- Objective 8-B: Reduce GHG emissions created by the on-road transportation sector.
- Objective 8-C: Reduce GHG emissions in the solid waste sector.

The following indicators are qualitative, lacking consistent quantitative data to measure progress.

- Objective 2-A: Identify and map areas for conservation.
- Objective 7-A: Increase the number of pedestrians and cyclists in the Comox Valley.
- Objective: 7-C: Improve regional fire safety.

The report measures significantly fewer indicators than are included in the RGS given that there is a lack of available annual data. At some point when revisions and updates are made to the RGS, staff recommend revising the indicators to include those that can be measured annually.

Policy Analysis

Section 452 of the *Local Government Act* (RSBC, 2015, c. 1) (LGA) requires that once a regional district has adopted an RGS, it must establish a program to monitor implementation and progress

and prepare an annual report. The CVRD adopted the RGS in March 2011 and this is the sixth annual report.

Options

The options are to approve the report as is, or to direct staff to amend.

Financial Factors

There are no additional budget implications or costs associated with this report.

Legal Factors

There are no legal implications associated with the annual report. RGS annual reports are required by Section 452 of the LGA.

Regional Growth Strategy Implications

There has been some progress in directing growth within the municipalities and the core settlement areas of the electoral areas, promoting water conservation and efficiency, and maximizing existing infrastructure by directing new development within service areas, which encourages a more sustainable growth pattern in the Comox Valley.

Intergovernmental Factors

Staff from the City of Courtenay, Town of Comox and Village of Cumberland have contributed data to the 2016 annual report.

Interdepartmental Involvement

The work was done in-house by the planning and development services branch with data provided by the CVRD engineering services branch and building services department.

Citizen/Public Relations





Once approved, the 2016 annual report will be published on the CVRD website.

Attachments: Appendix A – “2016 Regional Growth Strategy Annual Report”

RGS 2016 Annual Report



Comox Valley
REGIONAL DISTRICT

comoxvalleyrd.ca    

01 Executive Summary

Summary of Findings

Targets met:

- **Objective 1-A: Locate Housing Close to Existing Services**
Statistics show a steady increase from 86 per cent to 90 per cent, attributed to an increase in building permits in member municipalities and the core settlement areas of the electoral areas relative to the building permits in rural areas. The measure has met the 2015 and 2020 short term and medium term target of 90 per cent.
- **Objective 5-A: Promote Water Conservation and Efficiency throughout the Comox Valley**
Statistics show a steady decrease in water consumption with 2015 consumption rates at a 31 per cent reduction from 2006, exceeding the 2020's medium-term target of 30 per cent.
- **Objective 5-D: Encourage Sewage Management Approaches and Technologies that Respond to Public Health Needs and Maximize Existing Infrastructure**
Statistics show that 90 per cent of new residential growth has been located where public servicing is available, which is an increase of 4 per cent from 2015. The measure has met the 2015 short term and 2020 medium-term target of 90 per cent.

The following indicators show slight regression:

- **Objective 1-B: Increase Affordable Housing Options**
Statistics show slower progress than expected for the short-term and medium-term targets. Just released data shows a rise of 6.6 per cent in the number of renters paying more than 30 per cent of their income on housing from 2006 to 2011. This trend, however, reversed from 2011 and 2016, by decreasing 4 per cent from 50 per cent to 46 per cent. This drop could be attributed to the increase in housing supply in 2016. The City of Courtenay issued 264 building permits including 113 multi-residential units in the City of Courtenay.

The data shows more positive progress for housing affordability for home owners with a decrease of 5.7 per cent from 22.4 per cent in 2006 to 17 per cent in 2011, which continues to remain steady at 17 per cent in 2016.

Affordable housing is directly related to low income, high rent and a lack of suitable housing. Continued efforts in affordable housing initiatives and participation in the homelessness support service may help to achieve the RGS targets.

- **Objective 5-E: Reduce Regional Solid Waste and Improve Landfill Performance**
Due to a change in methodology of solid waste diversion rate estimates in the private sector, there has been a decrease of 8 per cent from 54 per cent in 2015 to 47 per cent in 2016.
- **Objective 6-A: Protect Land for Existing and Future Agriculture and Associated Activities and Allow for the Growth and Expansion of such Activities**
There was a loss of two hectares of agricultural land reserve (ALR) land. The exclusion occurred on Denman Island, which is not a participant in the RGS but still a part of the CVRD and the ALC's geographic annual reporting.

Some of the following indicators rely on census data, which are collected every five years. As the last census was conducted in 2016, select census data is being released throughout 2017, but not available at the time of report preparation. These indicators rely on data from external agencies, and have not released any recent information since 2011.

- Objective 3-B: Increase Regional Job Base
- Objective 3-C: Support Resource-Based Employment Opportunities
- Objective 6-D: Increase Farming Activity in the Comox Valley
- Objective 8-A: Reduce Greenhouse Gas (GHG) Emissions Created by the Building Sector
- Objective 8-B: Reduce GHG Emissions Created by the On-Road Transportation Sector
- Objective 8-C: Reduce GHG Emissions in the Solid Waste Sector

The following indicators are qualitative, without the ability to have consistent methodology, set targets, or measure.

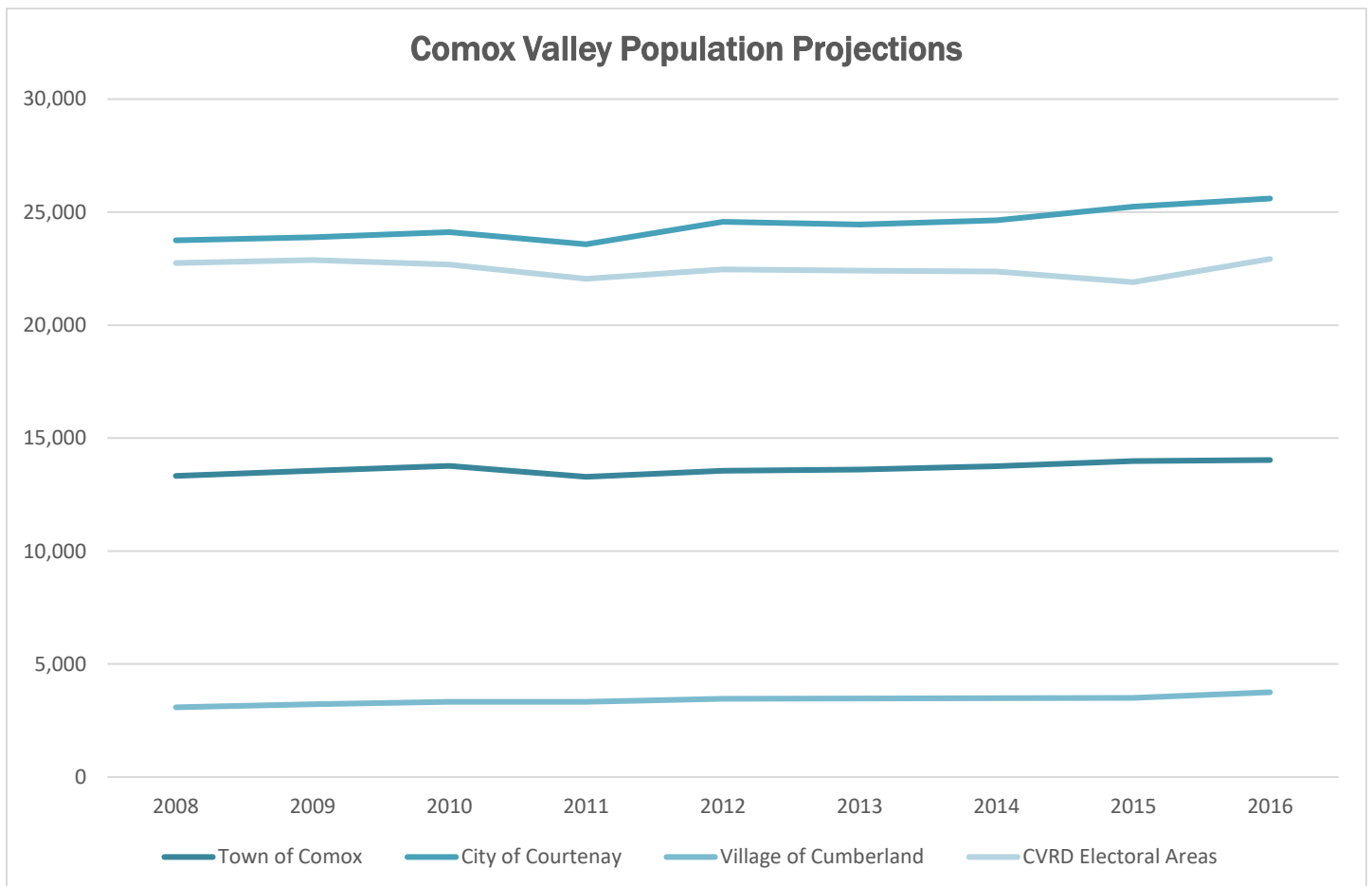
- Objective 2-A: Identify and Map Areas for Conservation
- Objective 4-A: Increase Public Transit Use
- Objective 7-A: Increase the Number of Pedestrians and Cyclists in the Comox Valley
- Objective: 7-C: Improve Regional Fire Safety

02 Performance Report

Comox Valley Population Projection Estimates

	Estimate	Estimate	Estimate	Census	Estimate	Estimate	Estimate	Estimate	Census
Name	2008	2009	2010	2011	2012	2013	2014	2015	2016
CVRD (Including member municipalities)	62,896	63,551	63,875	62,460	64,048	63,943	64,247	64,634	66,527
Town of Comox	13,327	13,553	13,763	13,285	13,558	13,604	13,754	13,986	14,028
City of Courtenay	23,745	23,890	24,108	23,575	24,563	24,451	24,639	25,244	25,599
Village of Cumberland	3,086	3,228	3,333	3,330	3,458	3,478	3,492	3,506	3,753
CVRD Electoral Areas	22,738	22,880	22,671	22,046	22,469	22,410	22,362	21,898	22,925

* Data sources: Population estimates are from BC Stats and 2011 & 2016 census data are from Statistics Canada.



GOAL ONE: HOUSING

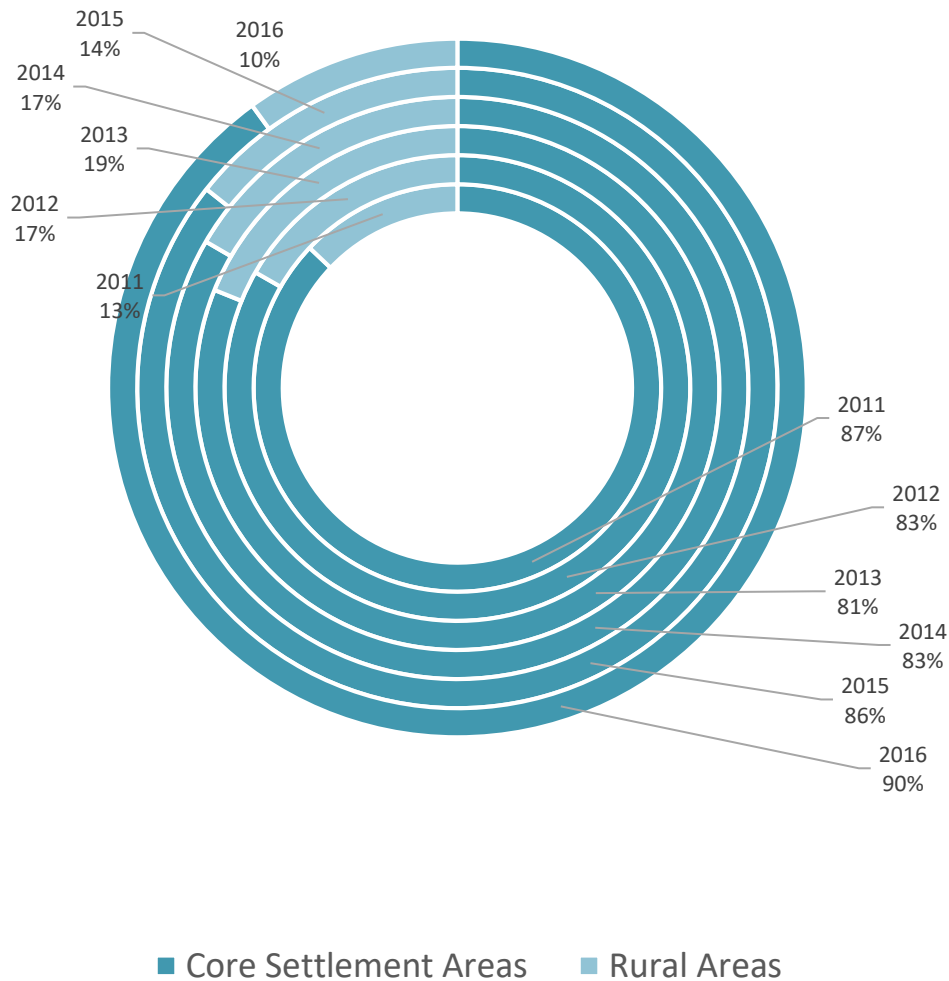
Objective 1-A: Locate Housing Close to Existing Services

Measures	Baseline 2006	Annual Reports						Targets		
		2011	2012	2013	2014	2015	2016	Short-term (2015)	Medium-term (2020)	Long-term (2030)
Per cent of new housing units in core settlement areas	65% population in core settlement areas*	87%**	83%	81%	83%	86%	90%	90%	90%	90%

* Data source: 2011 & 2016 census data from Statistics Canada and BC Stats

** Data sources: Building statistics from the four local governments within the Comox Valley

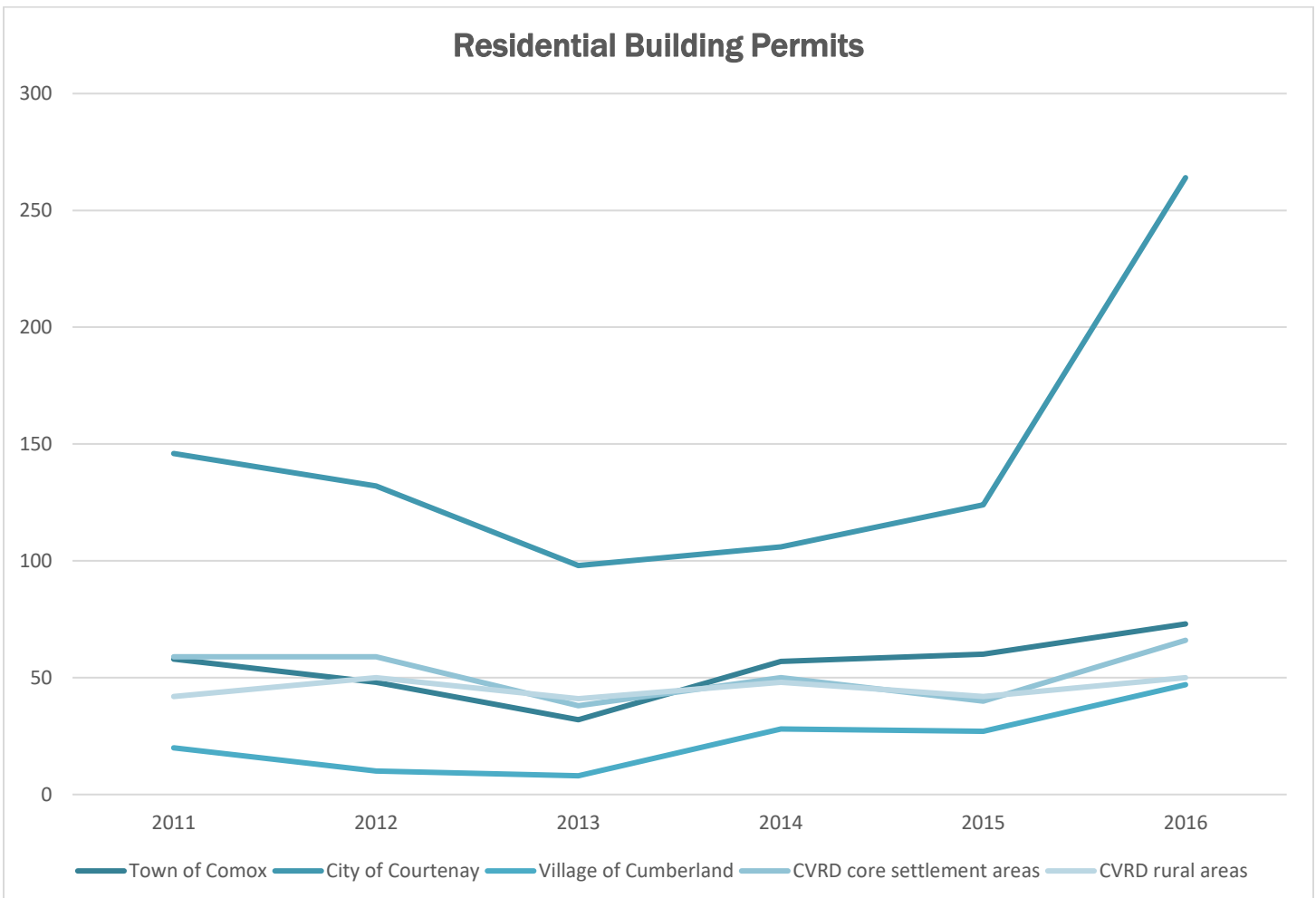
Per Cent of New Housing Units in Core Settlement Areas and Rural Areas

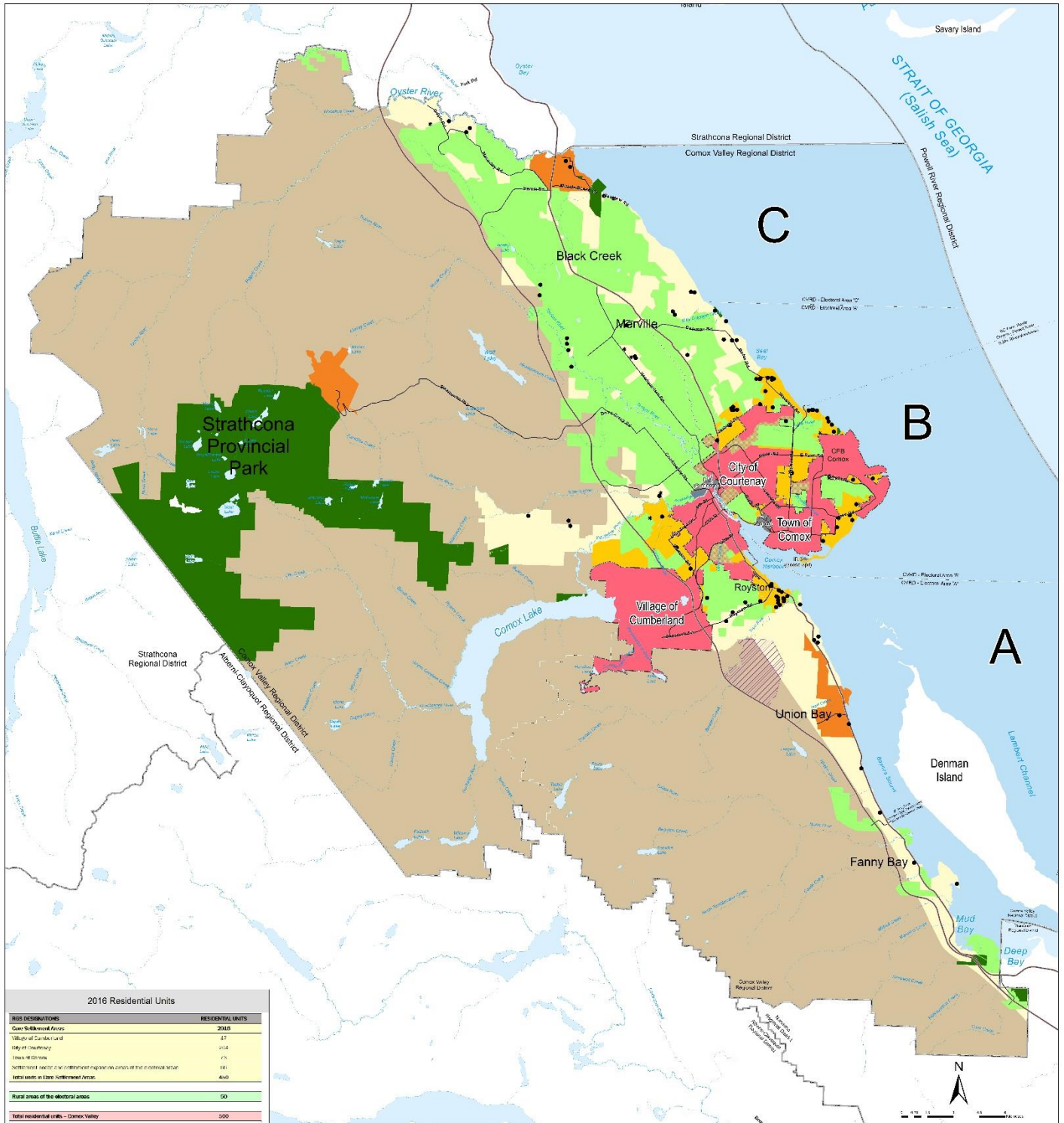


RGS Designations	Residential Units					
Core Settlement Areas	2011	2012	2013	2014	2015	2016
Village of Cumberland	20*	10	8	28	27	47
City of Courtenay	146	132	98	106	124	264
Town of Comox	58	48	32	57	60	73
Settlement Nodes and Settlement Expansion Areas of the Electoral Areas	59	59	38	50	40	66
Total units in Core Settlement Areas	283	249	176	241	251	450

Rural Areas of the Electoral Areas	42	50	41	48	42	50
Supporting Policy 1A-1: locate housing close to existing services and direct 90 per cent of new, residential development to Core Settlement Areas.	87%/13% split	83%/17% split	81%/19% split	83%/17% split	86%/14% split	90%/10% split
Total Residential Units – Comox Valley	325	299	217	289	293	500

* Data source: Building statistics from the four local governments within the Comox Valley.





Core Settlement Areas:

- Municipal Areas
- Settlement Nodes
- K'ómoks First Nation Lands
- Sage Hills Employment and Settlement Node
- Settlement Expansion Areas
- Agricultural Areas within Municipal Areas

Rural Areas:

- Rural Settlement Areas
- Agricultural Areas

Resource Areas and Provincial Parks:

- Resource Areas
- Provincial Park

CVRD Residential Units 2016:

- Mobile Homes (10)
- Multi-family Residential (0)
- Single Family Dwelling (106)



**RGS Annual Report
2016 Residential Units**

Objective 1-B: Increase Affordable Housing Options

MEASURES	Baseline (2006)	2011	2016	TARGETS		
				Short-term (2015)	Medium-term (2020)	Long-term (2030)
Per cent of households paying more than 30 per cent of their income on housing	Renters: 43.4%	Renters: 50%	Renters: 46%	Renters: 35%	Renters: 30%	Renters: 20%
	Owners: 22.7%	Owners: 17%	Owners: 17%	Owners: 15%	Owners: 10%	Owners: 10%

* Data sources: 2011 & 2016 data from BCNPHA and Census data

GOAL 5: INFRASTRUCTURE**Objective 5-A: Promote Water Conservation and Efficiency throughout the Comox Valley**

Measures	Baseline actual consumption 2006	Annual Reports						Targets	
		2011	2012	2013	2014	2015	2016	Medium-term (2020)	Long-term (2030)
Daily total water consumption per capita*	683 litres	528 litres 23%**	535 litres 21%**	496 litres 27%**	501 litres 27%**	484 litres 29%**	475 litres 31%**	30% reduction	40% reduction

* Data source: CVRD water services department

** Reduction from 2006

Objective 5-D: Encourage Sewage Management Approaches and Technologies that Respond to Public Health Needs and Maximize Existing Infrastructure

Measures	Baseline 2011	Annual Reports					Targets		
		2012	2013	2014	2015	2016	Short-term (2015)	Medium-term (2020)	Long-term (2030)
Percentage of new residential growth located within a sanitary sewer service area*	91%	83%	81%	83%	86%	90%	90%	90%	90%

* Data sources: CVRD and member municipalities

Objective 5-E: Reduce Regional Solid Waste and Improve Landfill Performance

Measures	Baseline 2010	Annual Reports						Targets		
		2011	2012	2013	2014	2015	2016	Short-term (2015)	Medium-term (2020)	Long-term (2030)
Solid waste diversion rate	48%*	51%	52%	52%	54%	54%	47%**	55%	65%	75%

* Data source: Comox Strathcona Waste Management Services (CSWM); the data includes both Strathcona Regional District and CVRD services.

**This decrease occurred as a result of a change in the estimate of privately collected packaging and printed paper from the commercial sector

GOAL 6: FOOD SYSTEMS**Objective 6-A: Protect Land for Existing and Future Agriculture and Associated Activities and Allow for the Growth and Expansion of Such Activities.**

Measures	Baseline (2010)	Annual Reports						Targets	
		2011	2012	2013	2014	2015	2016	Medium-term (2020)	Long-term
No net loss of zoned farmland in the ALR	23,059 hectares	23,071* hectares	23,432 hectares	23,434 hectares	23,434 hectares	23,438 hectares	23,436 hectares	= or > 23,451.60 hectares	= or > 23,451.60 hectares
Net gain/loss of ALR designated land		n/a due to different data sources	+ 361 hectares from 2011	+ 2 hectares from 2012	0 hectares from 2013	+ 4 hectares from 2014**	- 2 hectares from 2015**		

* Data source for the annual reports are from the Agricultural Land Commission annual reports; figures are for the geographic information system ALR area (including Denman and Hornby Islands) as of April 1st of each respective year; and a different data source was used for the RGS.

** This inclusion/exclusion occurred on Denman Island, which is not a participant in the RGS but is part of the CVRD.