

11. Infrastructure and Green Development



Other Relevant Policies & Bylaws

- Victoria Sustainability Framework
- City Climate Leadership Strategy and 100% Renewable Energy by 2050 Commitment
- Sustainability Checklist for New Construction (to be updated in 2017)
- City-wide education and incentive programs
- Water System Master Plan
- Stormwater Master Plan
- Sanitary Sewer Master Plan (to be completed 2018)

Goals:

1. Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses
2. Use stormwater management to restore ecological processes.
3. Become a leader for sustainable buildings and infrastructure
4. Identify and address neighbourhood climate change impacts
5. Develop strategies for mitigation and adaptation to climate change and sea level rise

Vic West is a neighbourhood with a strong history of activities, organizations, and development projects embracing sustainability and climate change mitigation and adaptation, with a strong local economy, community gardens, Passivehouse Certified homes, and internationally-renowned sustainable development projects. It is, and should continue to be, a leading neighbourhood in sustainable development in the city, region, and province.

Areas adjacent to the waterfront, particularly in the Point Hope area, are susceptible to sea level rise impacts.

This plan takes an integrated approach to sustainability, with sustainable development directions woven throughout the plan. This section identifies specific strategies to further support green buildings and climate mitigation and adaptation in Vic West.

11.1. Infrastructure Upgrades

Intent:

Ensure sufficient infrastructure capacity to meet the future needs of residents and businesses.

11.1.1. Consider the capacity of utility networks, including water distribution, sanitary sewer and storm drainage, in reviewing development applications and other land use changes.

11.1.2. Continue upgrading the underground infrastructure in the Victoria West neighbourhood as directed by City-wide master plans for water distribution, sanitary sewer and storm drainage upgrades

11.2. Stormwater Management on Public Lands

Intent:

Use infrastructure to mimic and restore ecological processes

11.2.1. Continue to monitor stormwater outfalls emptying in the Gorge Waterway.

11.2.2. Work with property owners and institutions to identify options for mitigating stormwater impacts on sites with high impervious cover, and thereby reducing the stormwater utility costs for these properties

11.2.3. Identify opportunities to incorporate green stormwater infrastructure or “green streets” as part of utility, active transportation and other street improvements. Potential locations include priority pedestrian and cycling routes and visible locations such as around urban villages.

11.2.4. Identify opportunities for stormwater management as part of public development projects or improvement on City-owned lands.

11.3. Stormwater Management on Private Lands

Intent:

Promote stormwater management practices on private property.

11.3.1. Promote stormwater management practices on private property that owners to reduce impervious surfaces, particularly along the waterfront.

11.3.2. Encourage new developments to foster rainwater infiltration through the use of absorbent landscaping, swales, rain gardens, pervious paving, green roofs, infiltration trenches, and other appropriate methods.

11.3.3. Encourage large sites (e.g., Special Planning Areas) in particular to incorporate innovative approaches to stormwater management.

11.3.4. Encourage property owners to seek stormwater rebates through the City’s rainwater rewards program.

11.3.5. With the redevelopment of large sites (e.g. special planning areas), encourage innovative on-site stormwater management integrated into the design.

11.4. Green Buildings

Intent:

Encourage, promote, and facilitate the development of sustainable buildings and low carbon housing stock

11.4.1. Encourage home owners and institutions to be leaders in reducing greenhouse gas emissions from housing, by participating in programs that support:

a) the transition from heating oil based home heating systems to either heat pump or natural gas systems, such as through rebate programs;

b) home energy assessments and labels for new and existing homes;

c) green building rating systems for new homes; and

d) other green building, sustainable design and sustainability initiatives.

11.4.2. Encourage new multi-unit residential, commercial, and mixed use developments to practice strong sustainable design strategies, including but not limited to active and passive solar strategies, efficient building envelopes and high efficiency mechanical systems in order to lower energy consumption in buildings.

11.4.3. On public lands, use vegetation to shade impervious areas and buildings to reduce heat island effect.

11.5. Adapting to Climate Change

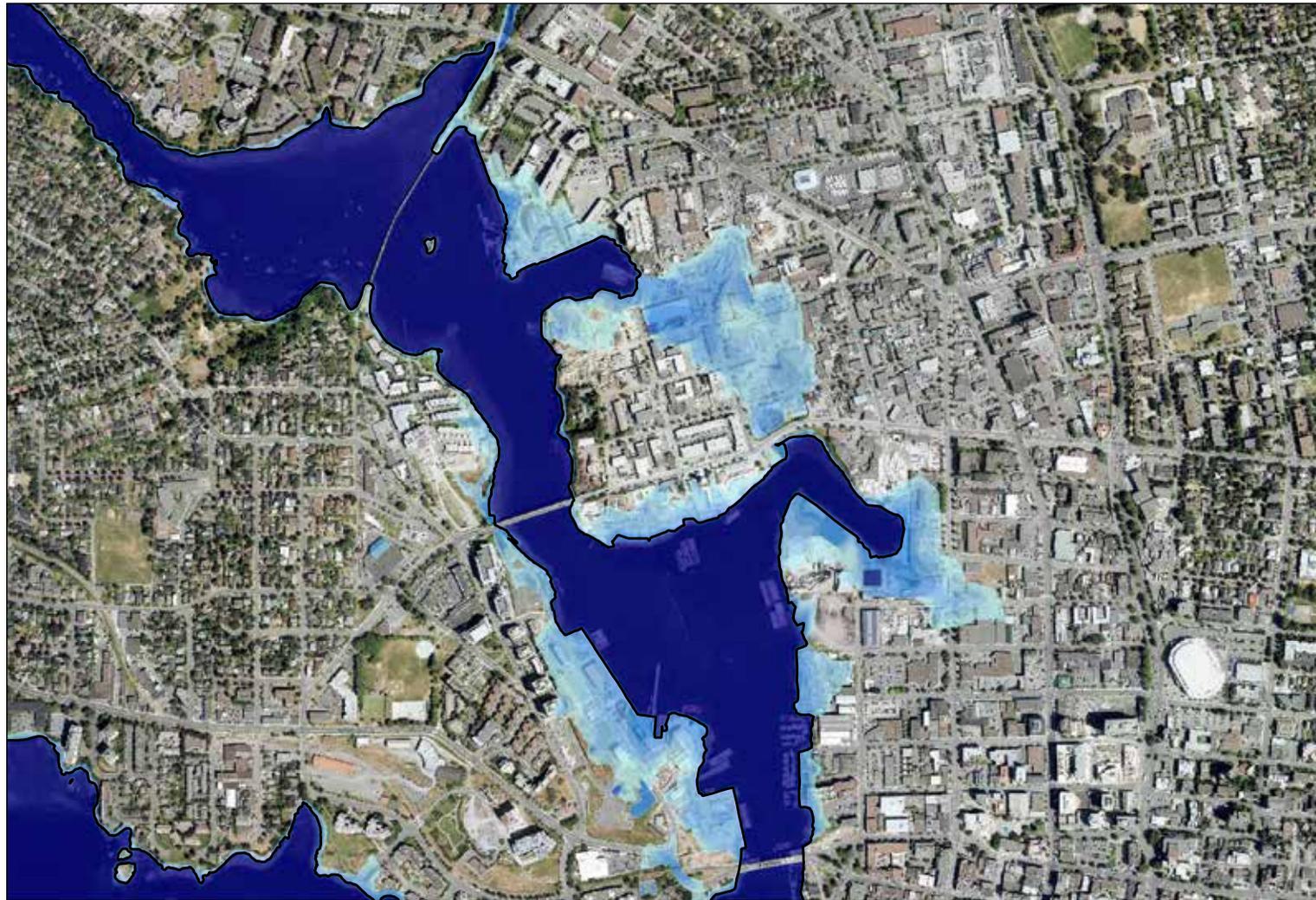
Intent:

Identify and address neighbourhood climate change impacts

11.5.1. Identify plants and ecosystems vulnerable to climate change and development management strategies to mitigate impacts, through implementation of the City’s Parks and Open Space Master Plan.

11.5.2. Adopt guidance for any development adjacent to the water, consistent with Provincial Guidance on planning for sea level rise.

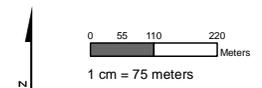
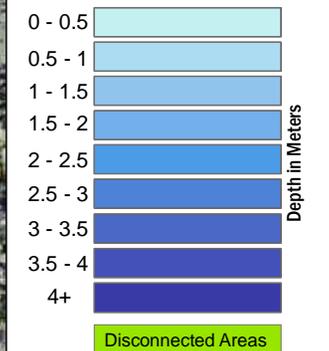
11.5.3. Identify city infrastructure and facilities susceptible to impacts from sea level rise and develop strategies to adapt.



CRD Inundation Mapping
Gorge View
Industrial Land

Shoreline _____

HHWLT + 2.0m SEA LEVEL RISE
 + 1.3m STORM SURGE



AECOM

Projection:
 UTM Zone 10N, North American Datum 1983
 Vertical Datum:
 CGVD28 Date: 9/22/2014



Important: This map has been prepared for information purposes. The Capital Regional District (CRD) makes no representations or warranties regarding the accuracy, currency or completeness of this map or the suitability of the map for any purpose. The CRD disclaims all warranties in connection with the map or suitability of the map for any purpose. The CRD will not be liable and has no obligation for any damage, loss or injury resulting from the use of the map or information on the map.

For more context about the maps and analysis, including a description of the data and methods used, please see the Capital Regional District Coastal Sea Level Rise Risk Assessment Report (2014).

Figure 34. Inundation map showing projected sea level rise impacts for Gorge View Industrial Land

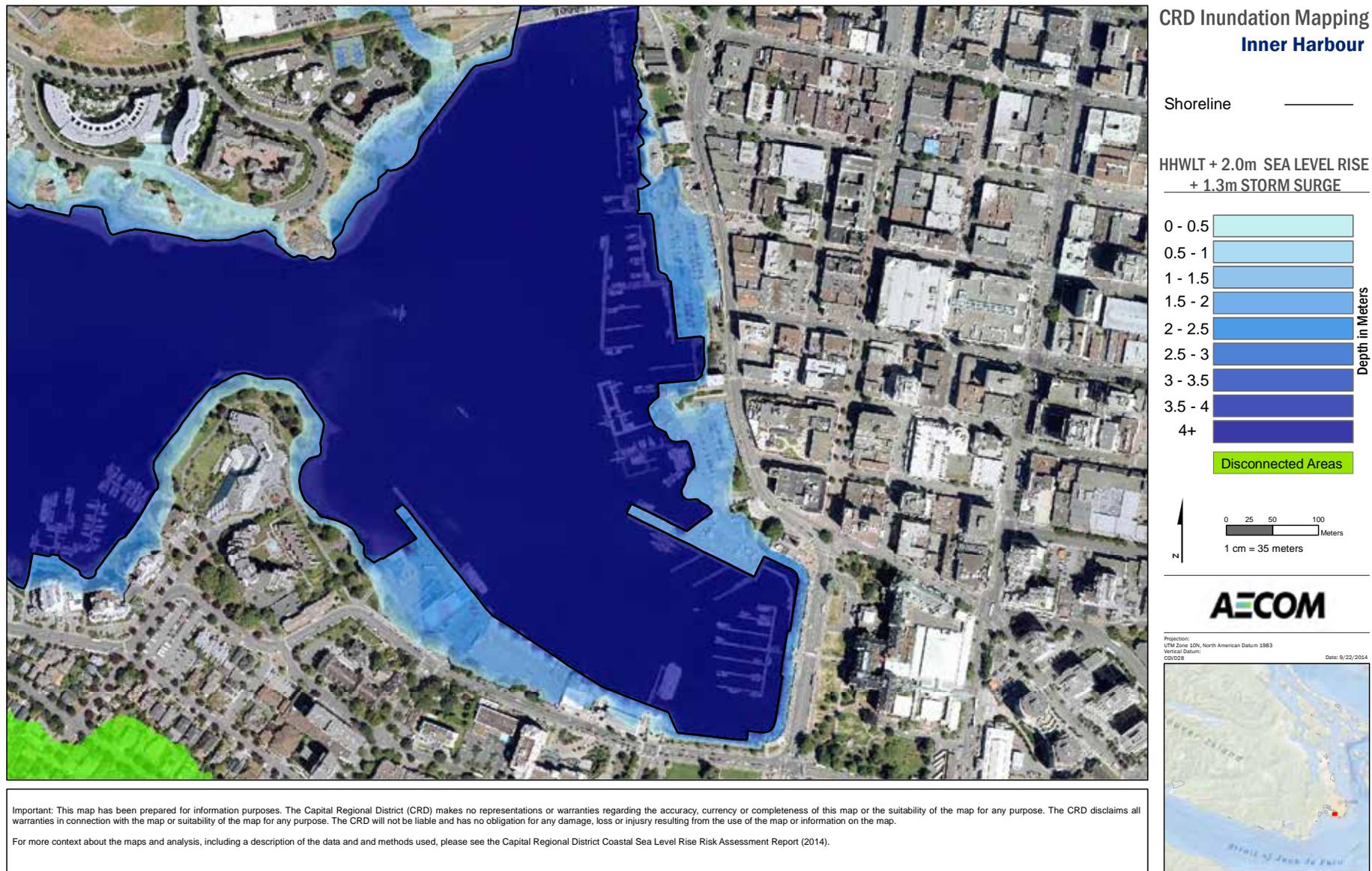


Figure 35. Inundation map showing projected sea level rise impacts for Inner Harbour