

Farmland Forever? Workshop

Comox Valley, 05.13.18



Urban Containment, Rural Preservation, and the ALR



Guy Patterson . CAP Coordinator . Smart Growth BC

Urban Innovation...



Smart Growth BC

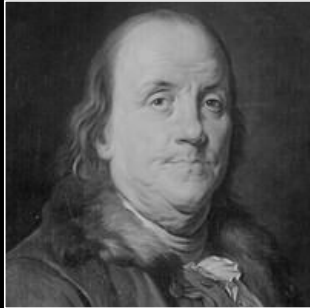


Founded in 1999, Smart Growth BC is a non-profit, non-government organisation with a mandate to create more livable communities in British Columbia

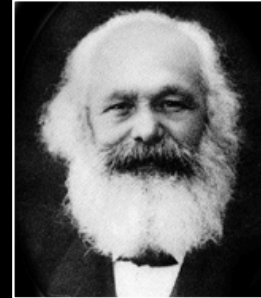


- Research
- Policy Alternatives
- Community Engagement
- Implementation

“The only honest way”



“Free the masses!”



Presentation Outline

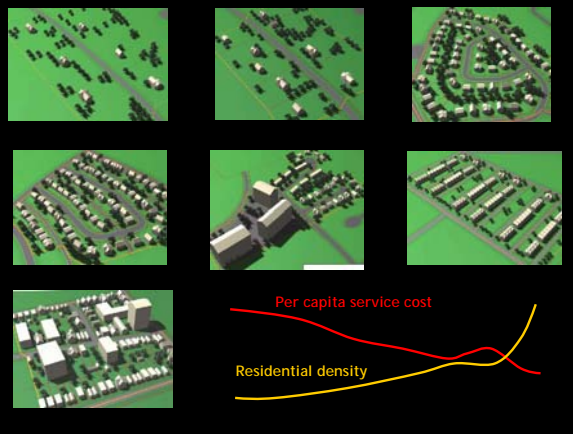


- **Theory**
Land use patterns, farmland and smart growth
- **Principle**
Guiding development for farmland protection
- **Practice**
Examples

Land Use Matters



- PEOPLE**
Housing, social interactions, transportation and sense of community
- ENVIRONMENT**
Habitat, aesthetics, greenspace, community health and green services (air, water, recreation, etc)
- ECONOMY**
Implications for taxes and infrastructure spending, natural resources and tourism




The predominant pattern



“...it consists of five homogeneous components which can be arranged in almost any way...the dominant characteristic is that each component is strictly segregated from the others.” (DPZ, *Suburban Nation*)



Consequences



PEOPLE

- Decline of older residential and commercial areas
- Loss of community and sense of place

ENVIRONMENT

- Loss of greenspace and "working lands"
- Increased energy consumption, greenhouse gas production, air and water pollution and water consumption

ECONOMY

- Inefficient use of tax dollars for costly infrastructure and replacement
- Higher taxes paid by fewer people per hectare

Guiding development



8 Principles for Healthy Communities of all Sizes



Warning: Illegal Activity


1. Protect wildlife habitat and rural lands



A secure and interconnected greenbelt contributes to attractive, compact and healthy settlement areas.




Working landscapes




Cost of Community Services Analysis

Returns to community per tax dollar spent


Residential Developments	+ .49
Farms, Forests, Open Space	- .25

Source: American Farmland Trust

2. Build compact, mixed-use neighbourhoods



Residents can choose to live, work, shop, and play in close proximity.



Nelson, BC





3. Embrace neighbourhood identity



Each community, regardless of its size, is unique, vibrant, diverse, and inclusive. Visitors respect local conditions and enjoy the opportunity to share this sense of place.

Neighbourhood identity



4. Work with natural systems



Development that respects natural landscape features and hydrological cycles creates healthy environments indoors and out.

Natural Systems?



Work with natural systems



Greener infrastructure



Greener buildings

5. Provide a variety of transportation choices



Pedestrian and transit friendly neighbourhoods offer safe and convenient access to daily activities.



6. Create diverse affordable housing options



A variety of housing types and tenures accommodates people in different economic strata, family types, life stages or conditions.



7. Connect jobs to homes



Balanced, local economic growth reduces commuting, supports neighbourhood businesses, and uses existing infrastructure.



Tin Town, Courtenay BC



"Downtown" Greenwood

8. Nurture engaged citizenship



Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making on their own terms.

Citizenship

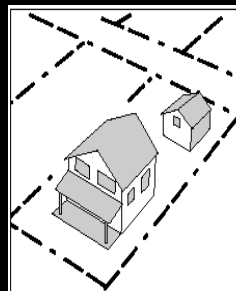


Redevelopment / Infill



TAXONOMY	Examples
PARCEL	Koo's Garage, Vancouver Infill Housing Policy, Gibsons
BLOCK	Tennessee Mall Radium Hot Springs, BC
CORRIDOR	Seattle Street Edge Alternatives Fraser Road, Pemberton
DISTRICT	Maplewood Industrial Redevelopment O.U.R. Eco-Village

Scale : Parcel



Koo's Garage



PROJECT DATA

- Site Area: 50' x 122' = 0.057 Ha.
- 6 condominium town houses. Two loft style, one 2 storey, three 2.5 storey.
- Unit size: 720 - 1195 sq. ft.
- 105 uph, 0.95 FSR
- 63.6% site coverage
- \$185,000 to \$280,000

Small Town Infill, Gibsons



Low Density Infill

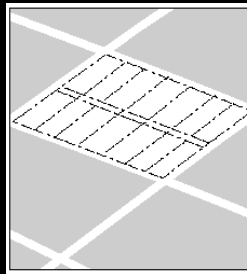
7.3.1 Encourage infill housing development to occur in designated areas. Residential development may include a small lot single-family house, or a two-family dwelling unit (duplex), with accessory buildings.

Agree: 66% Disagree: 21% No opinion: 13%

Small lot duplexes



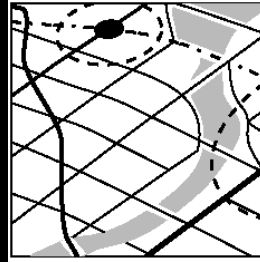
Scale : Block



Radium Hot Springs, BC



Scale : Corridor



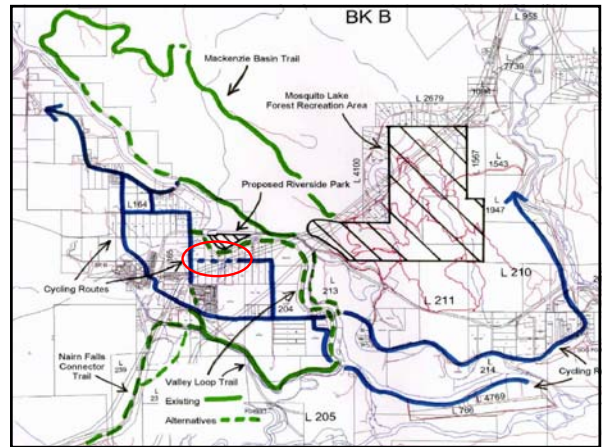
Seattle Street Edge Alternatives



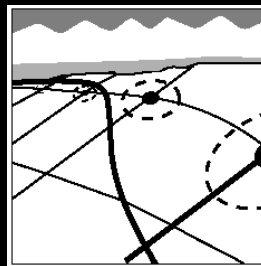
Before



After



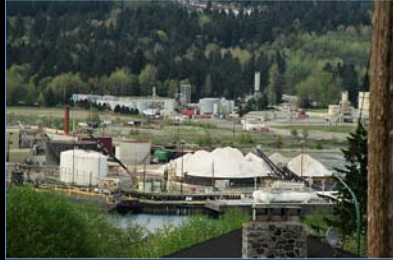
Scale : District



Industrial Intensification: Maplewood Project



Generated ideas
to increase
commercial and
industrial activity
on site by 4X
(-1,138,000 ft² →
4,587,000 ft²)



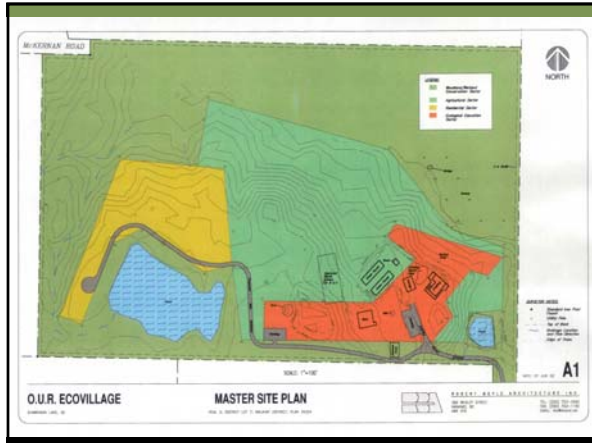
O.U.R. EcoVillage Shawnigan Lake



Rural Residential Comprehensive Development Zone



4 SECTOR PLAN:
Woodland / Wetland Conservation
Agriculture
Residential
Ecological Education and Infrastructure





Thank You!



www.greenbelt.bc.ca
www.smartgrowth.bc.ca

