

## Smart Growth BC



### *Towards Smart and Sustainable Communities*



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## Presentation Outline



- I. Overview of SG Principles
- II. SG Programs and Services
- III. Examples of Smart Growth

## Smart Growth BC



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



- Research
- Policy Alternatives
- Community Engagement
- Implementation

## Smart Growth BC publications...



## Guiding Principles



- A collection of strategies for developing our neighbourhoods and towns to:



- ✓ enhance our quality of life
- ✓ protect our environment
- ✓ use tax revenues wisely

## Guiding Principles



## Citizen Engagement



You Can Make Smart Growth Happen in Your Community



Or, How to Start a Citizen Organization in Your Neighborhood or Town

Smart Growth BC | www.smartgrowthbc.ca


SmartGrowthBC

Helping you and your community

### The Smart Growth Toolkit



## SGBC Programs and Services



- General Outreach
- Voter Education Campaign
- Community Assistance Program (CAP)
- CAP Plus
- Smart Growth on the Ground
- Smart Growth Advisory Services

## General Outreach



### Tailored workshops and presentations

- Affordable housing
- Regional growth and development issues
- Transportation
- Farmland protection
- Mapping and visualization
- Participatory video

## General Outreach




### Smart Growth Conference

Best practices & professional development  
 Creating Prosperous, Livable Communities (2004)  
 Financing Smart Growth (2005)  
 Smart Growth Housing (2006)  
 Developers Leading the Way (2007)  
 Smart Growth Awards (the 'Smarty')




## Voter Education Campaign




### Building Awareness During Local Elections

- 100,000 voter guides distributed around the province
- Co-host community livability forums with local organizations featuring municipal candidates

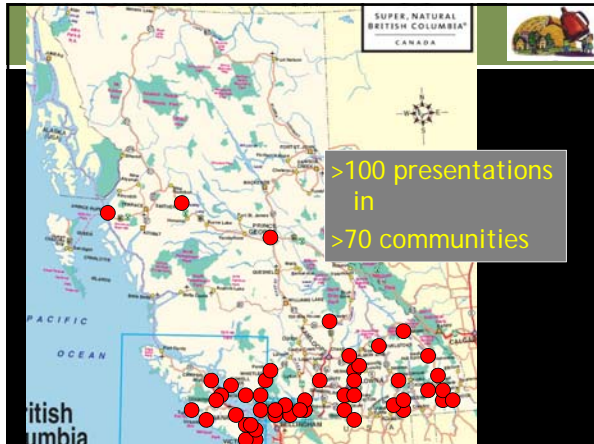


## Community Assistance Program



1. Written information: e.g. "The Smart Growth Toolkit"
2. Verbal information: responds to calls for advice on development practices, policies, tools, case studies.;
3. Guidance: on building a community's 'capacity to organize' locally; and
4. Community workshops: to introduce the principles of smart growth and advice on implementing smart growth principles.

CAP caters to community groups as well as requests from local and regional governments



- ### CAP Plus Actions
- Capacity-building workshops
  - Visioning exercises
  - Asset mapping
  - Mini-charrettes
  - Needs assessments
  - Applied research
  - Policy analysis and development

- ### CAP Plus Communities
- District of Salmon Arm
  - Central Kootenays (Area D)

### Smart Growth on the Ground

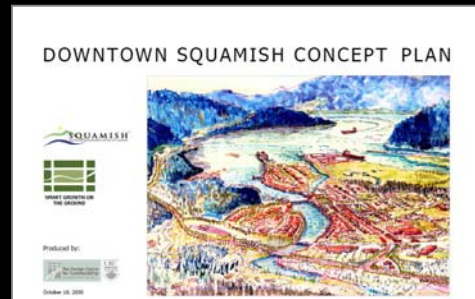
- ### SGOG - Communities
- District of Maple Ridge
  - District of Squamish
  - Town of Oliver
  - City of Prince George

- ### SGOG - Objectives
- **Research** (e.g. green infrastructure costing; market opportunities)
  - **Policy alignment and revision** (e.g. zoning and OCP changes, environment by-law)
  - Developer and partner **interest**
  - **Capacity** building
  - Institutional **change**

## SGOG - Concept Plans



## SGOG Outcome



## Squamish - on the ground!



- A Sub-Area Plan is being written
- New by-laws and engineering standards
- New downtown developments are being reviewed against the recommendations of the Concept Plan
- Land owners involved in creating the plan
- [Capilano College](#) is exploring their options for an expanded downtown Squamish campus
- The [Bridging to the Future](#) project will assist Squamish with energy planning for a growing population

## Smart Growth Advisory Services



- Mission-based, fee-for-service consulting
- Official Community Planning
- Local Area Plans, Neighbourhood Plans
- CommunityViz, GIS mapping
- Design guidelines
- Community visioning and facilitation
- Research



The tools to build better communities.

Smart Growth Advisory Services (SGAS) is a mission-based consulting service offering: *Land Use Planning, GIS Mapping, Urban Design, Community Visioning, Facilitation, Research, Public Consultation and Comprehensive Community Planning.*

### Current Projects:

- Kaslo and Silverton OCPs
- Vernon OCP
- Public engagement for Squamish's Downtown Neighbourhood Plan
- Joint OCP and Zoning Bylaw for Shawnigan Lake and Cobble Hill
- Local Area Plan in Tofino

## Smart Growth Advisory Services



### Vernon OCP Review:

- Issues papers
- Participatory video
- Website development for the public process ([www.vernon.sgas.bc.ca](http://www.vernon.sgas.bc.ca))
- Focus groups on issue areas
- Stakeholder meetings
- Computer modeling of build-out scenarios
- Community decision-making forums
- Re-writing the policies

# Examples of Smart Growth

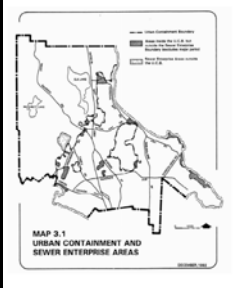


## Examples of Smart Growth



### Urban Containment Boundary:

- Saanich established in 1964
- Based on watershed servicing the sewer system
- 11,100 hectares and 110,000 residents
- Only extended twice due to septic failures
- Electors vote by referendum
- UCB entrenched in Regional Growth Strategy and OCP



## Examples of Smart Growth



### Affordable Rental Housing:

- District of Salmon Arm OCP
- Regulation against converting rental units into strata title units (condos)
- Rental vacancy rate must remain above 4%



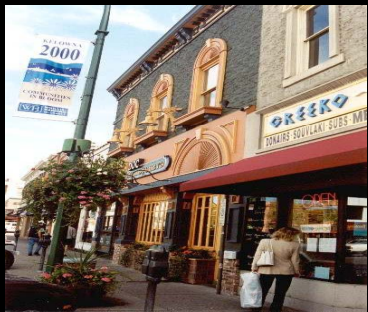
## Examples of Smart Growth



### Development Cost Charges (DCCs):

- Kelowna tabled the bylaw in 2002
- 50% of new units built must be multiple family units: apartments, townhouses, or cluster development
- Lower in well-served areas (\$5,000-\$9,000)
- Higher on single-dwelling units in under-served areas (\$7,000-\$20,000)

## Kelowna, B.C.



## Summary



- Principles can be applied to any community
- Implementing smart growth requires citizen engagement
- A variety of Smart Growth BC programs and services available to fit the need
- Examples of smart growth are abundant and successful

Thank You!



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