

CAPITAL REGIONAL DISTRICT REGIONAL GROWTH STRATEGY 2024

Managing Growth and Protecting Rural Lands

This strategy guides land use planning across 13 municipalities and 3 electoral areas in the Capital Regional District.

URBAN CONTAINMENT BOUNDARY:

- 95% of regional growth directed to urban areas
- 25,000 hectares of rural land protected
- Agricultural Land Reserve preservation priority
- Regional parks and green space protection

POPULATION PROJECTIONS (2024-2050):

- Current population: 415,451 (2021 Census)
- Projected 2050 population: 480,000
- Additional housing units needed: 45,000
- Average density increase: 15 to 22 units/hectare

MUNICIPAL GROWTH ALLOCATION:

- Victoria: 12,500 new units (downtown intensification)
- Saanich: 8,900 new units (local centres)
- Langford: 7,800 new units (continued expansion)
- West Shore: 6,200 new units (transit-oriented)

HOUSING & TRANSPORTATION INTEGRATION

Coordinating housing and transit to create complete communities:

TRANSIT-ORIENTED DEVELOPMENT:

- Higher density within 400m of frequent transit
- Reduced parking requirements near transit stations
- Mixed-use development encouraged
- Bus rapid transit corridors identified

AFFORDABLE HOUSING TARGETS:

- 15,000 affordable housing units by 2030
- Regional housing trust fund: \$50M target
- Municipal coordination on inclusionary zoning
- First-time buyer programs coordination

CLIMATE ACTION INTEGRATION:

- Compact development reduces emissions
- Green building standards encouraged
- Active transportation infrastructure
- Regional parks carbon sequestration

IMPLEMENTATION MONITORING:

- Annual progress reports to Provincial government
- Municipal Official Community Plan alignment required
- Development permit area coordination