



Islands Trust

AGENDA

SALT SPRING ISLAND GANGES VILLAGE AREA PLAN TASK FORCE

Date: Thursday, May 20, 2021
Time: 10:00 AM – 12:00 PM
Location: Zoom conference

- 1. Call to Order** 10:00 AM
Approval of Agenda
- 2. Previous Meeting**
Approval of Draft Minutes for April 15
- 3. Acceptance of GVAPTF Work Plan** 10:05 AM
Attachment 1: Work Plan
Attachment 2: Work Plan Timeline
- 4. Status on 2007 Report** 10:15 AM
Attachment 3: Review of Focus Group Report
- 5. Area Plan Framework (PPT)** 10:25 AM
Examples of Area Plan
Proposed GVAP Study Boundary
Discussion of GVAP Framework
- 6. Roundtable Discussion** 10:35 AM
- 7. Adjournment** 12:00 PM



Islands Trust

GANGES VILLAGE AREA PLAN TASK FORCE WORK PLAN

Potential Tasks

Inauguration meeting

- Election of Chair/Vice Chair
- Task Force Orientation

Area Plan Preparation Stage

- Development of Vision Statements
- Area Plan Elements
- Public Engagement Activities

Review of Draft Area Plan

Adoption of Final Area Plan

Target Timelines

April, 2021

May, 2021 to July, 2022

July, 2022 to Sept, 2022

Oct, 2022 to Feb, 2023

Ganges Village and Harbour
Official Community Plan Review
Focus Group

Final Policy Proposals
May 2007

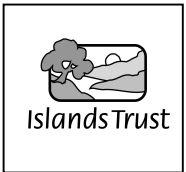
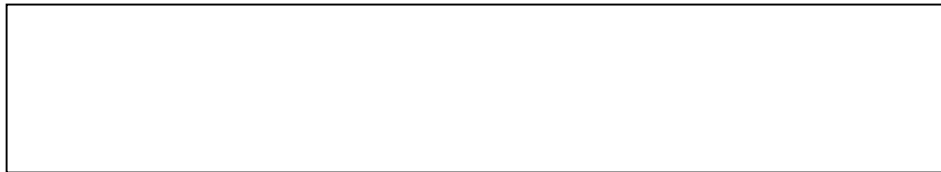


Table of Contents

Focus Group Membership and Contributors

Introductory Comments

The Policy Proposals

- Goal 1 - Accessibility
- Goal 2 - Environmental Footprint
- Goal 3 - Liveability and Aesthetics
- Goal 4 - Housing
- Goal 5 - Commercial Services
- Goal 6 - Security
- Goal 7 - Ganges Governance

Focus Group Membership and Contributors

Coordinator: Arlene Dashwood

Members: Kevin Bell
Michael Butler
Barry Cooke
Nigel Denyer
Nora Layard
Bill Leckie
Wayne Lee
Maxine Leichter
Sebastian Moffatt
Gary Utter
John Woodward

Islands Trust Staff Contributor: John Gauld

Trustee Contributor: Peter Lamb

Introductory Comments

Introduction

The Ganges Village and Harbour Focus Group focused its attention on planning for future development in both Lower and Upper Ganges Villages as well as the surrounding area within the current Development Permit Area One. We found that planning for future development in this, the heart of our Island, required consideration of most challenges facing the island as a whole including economic development, protection of the environment, and appearance and liveability of our Island's centre. The Focus Group worked to clarify our vision for Ganges' future and identify strategies to get us there.

Consolidation of Ganges-related OCP Sections

The Ganges Village Focus Group proposes that the section of the OCP that is reserved for island villages and for Ganges (Sections B5.1 and B5.2) be consolidated expanded and elevated into a separate section for Ganges. (Implemented) This separate, consolidated section [the Ganges Section] should include a more comprehensive set of nested visions, goals, targets and objectives, along with all policies that are in any way specific to Ganges village. The Ganges section should also include the DPA guidelines for Ganges and the design guidelines for the Heritage core. (design guidelines not implemented)

A Ganges Section will provide a number of benefits. It will allow for a more specific and distinct vision of the future for Ganges, especially in the absence of any overarching visionary document such as a strategic plan. Visions can be directly connected to policies, creating a more coherent and convenient reference document. Policies can be much more detailed and directive, as appropriate for an area subject to development approvals, growth and possible densification.

It is not intended that the expanded Ganges Section of the new OCP repeat policies located elsewhere. The Ganges Section should clearly state that policies that apply to the island as a whole also apply to the village. In most cases the Ganges Section will contain policies that are unique, or more detailed and stringent than policies located elsewhere. Thus the Ganges Section continues to serve as a complement to the other sections of the plan. In those cases where a potential conflict exists, the policies located within the Ganges Section would supersede other policies if the land in question is located within the containment area for the village.

Establish Distinct Village Core Boundaries and a Containment Boundary

The current OCP contains several overlapping area designations that include all or part of Ganges, each with its own boundaries and policies. These include Ganges Heritage Area (Map 25), Ganges Village Development Permit Area 1 (Map 16), Ganges Village Core and Upper Ganges Village sub-designations (Map 1), Village Containment Boundary (Map 1). These designations do not correspond to the area served by the sewer system and by North Salt Spring Waterworks District. This plethora of planning areas and designations is hard to understand and has created inconsistent policies that are a barrier to achieving goals in the current OCP such as densification and more residences within Lower Ganges Village

Therefore, the Focus Group recommends consolidating these boundaries into two village core areas (Lower Ganges Village and Upper Ganges Villages) (implemented) nested inside a containment boundary that would define the Ganges Village Development Permit Area. The Upper and Lower Villages should encompass areas small enough that all locations are within walking distance of one another. Development within the containment boundary would be more dense than outside it, with the greatest density of development in the village core areas. The edges of the containment area would function as buffer areas to ease the transition between the more densely developed village and the rural area outside

the boundary. The purpose and rationale for the containment boundary appears under the Governance Goal.

Structure of Ganges Village OCP Section

Although many of the objectives in the current OCP are well worth retaining, they appear to need more specific policies and more directive language to achieve their implementation. We are therefore recommending that the content of the Ganges Village OCP section be restructured into a discrete series of goals and objectives under which are nested measurable targets and policies intended to support achievement of the goals and objectives. We believe this format will improve accountability by providing targets that can be measured and tracked and specific strategies (called policies) for achieving the goals.

The targets and policies include recommendations for improving communications and coordination with the community and among other levels of government. Also included are sequencing and timelines so that everyone can see how the community and elected officials are expected to achieve the goals and can respond accordingly. The use of a combination of goals, targets, objectives and policies provides a complete rationale for the more specific directions in the OCP, and is felt to be necessary due to the failure of the Trust to achieve many recommendations put forward in 1995 by the previous Ganges Focus Group.

Attached are seven goal sections: Accessibility, Environmental Footprint, Liveability/Aesthetic, Housing, Commerce, Security and Governance. Harbour-related objectives are included under goals where appropriate. The complexity of developing these sections in the short time frame means that these sections are not as complete or finely worded as we would like. There are many parts of the current OCP that still need to be included such as most of the design guidelines. We hope they do serve as an example for how this section could be developed. On specific points, where we did not agree, we have presented alternate perspectives.

The document prepared for the public includes only the Goals and Objectives. However, the targets and policies contain the heart of the recommendations being offered. Therefore, we urge the community to read the targets and policies in the complete document which is posted on the Islands Trust website.

Incorporating the proposed targets into the Ganges Section will require some judgement and re-writing by Trust staff. In particular it will be necessary to separate the proposed targets into two categories: (1) targets that can be achieved primarily by the Trust acting alone, with its existing authority and policy instruments; and (2) targets that will require action by authorities other than the Trust. The first category of targets can be directly incorporated into the OCP; they will serve as a means of clarifying the intent of the policies, the scale and pace of effort, and the means by which progress can be monitored and evaluated. The second category of targets will need to be qualified, and written to suggest that the Trust work to encourage actions by other jurisdictions and other agencies, so that the stated target is achieved through cooperative effort.

Both categories of targets include dates for performance. The dates are meant to be illustrative and have not received sufficient analysis by the Focus Group to be defensible. It is recommended that the dates be edited by knowledgeable Trust staff so that they are realistic and achievable, give a concerted effort.

Creation of a Strategic Plan

We recognise that inclusion of detailed visions, goals, targets and objectives within the Ganges Section is unusual and may exceed the scope of an OCP focused primarily on guiding decisions by the Islands Trust regarding land use policies. However at present Salt Spring has no other policy document in which to present important contextual information, and we feel that it is better to expand (and complicate) the OCP than to lose the information.

As a longer term solution, we recommend that the Trust undertake to prepare an umbrella policy document - a Strategic Plan - for Ganges and for the Island as a whole. Our suggested visions and goals can be used to shape this Strategic Plan. Once completed, the Strategic Plan can provide a the long-term visions and goals, and the most appropriate pathways. All other policy documents, particularly the OCP, can then be simplified and aligned with the Strategic Plan. We recommend that a Strategic Plan for Ganges, be completed within two years, and that thereafter the Ganges Section of the OCP be simplified.

The Strategic Plan should ideally be a consensus document, involving review and input from other key agencies involved with the island and the village. In accordance with the Islands Trust Policy Statement, the Trust should mediate such a consensus process and then encourage other agencies to align their policies accordingly.

Collaboration with Other Agencies and Additional Information that is Required

As in any community, governance is divided among various levels of government. It appears to us that implementation of past land use objectives has been undermined by lack of cooperation among agencies and inadequate financial or institutional arrangements. We also found that in some cases, before strategies can be developed, specific information is needed, the gathering of which is beyond the scope of the focus group. Therefore, among the targets and policies are suggestions for studies, research, and collaborations all of which together are needed to make informed decisions, recruit investment and otherwise spur the kind of development we want in village core areas and within the Ganges Containment Boundary.

Next Steps

The Ganges Focus Group has helped to organise and deliver a community design charrette¹. The charrette occurred at the beginning of May, 2007, as one of the events intended to solicit public input on the Ganges OCP recommendations. The charrette served to provide alternative design solutions, and also to enhance communications by creating many visualisations of how Ganges might evolve in accordance with our visions.

The large quantity of new ideas arising from the Charrette, and the many drawings, has prevented our Focus Group from undertaking to evaluate and integrate the results. Instead we recommend that the Trustees and Trust staff take the time to thoroughly examine the results of the charrette. A determination is needed to establish exactly which ideas have merit, and which of these may have consequences for the revised OCP. Members of the Focus Group continue to refine and consolidate the results from the charrette, to assist the Trust in such deliberations. It is also recommended that the Trust use the charrette results, in combination with our vision statements and recommendations, to inform the creation of a Strategic Plan for (Ganges).

Goal 1. Accessibility

Ganges Village is a welcoming place where:

¹ A charrette is a brief but intense design workshop in which stakeholders and interested citizens are invited to contribute to the work of an interdisciplinary team of urbanists during the earliest stages of design and planning. There are three basic stages: information gathering & public participation, design & review and illustrated presentation. Definition from the website of The Charrette Center (www.charrettecenter.com)

- *All residents and visitors, including children, seniors and persons with disabilities, can easily access services on their own and enjoy the local amenities and beauty of the village; (Goals in GVAP's Mobility Section)*
- *A convenient combination of parking, docking, transit and transfer locations allow individuals to arrive by land, sea or air and move easily into the surrounding village;(GVAP)*
- *Circulation patterns and traffic calming measures serve to gently regulate the speed of motorized vehicles consistent with the ambience of a seaside village.(GVAP)*
- *Through- traffic is provided alternate routes through and around the village;(GVAP)*
- *A fine network of interconnected, multi-purpose pedestrian and cycle pathways, neighbourhood-scale streets and shoreline facilities create a diverse and delightful flow of people and vehicles; and, (GVAP)*
- *The Harbour is recognized as an important asset for the community and is everywhere accessible to residents and visitors and facilitates participation in a variety of enjoyable waterside activities.(GVAP)*
-

Objective 1: To make Ganges a barrier-free Village.

Targets:

- Five foot wide sidewalks with benches at appropriate intervals and wheelchair/baby carriage ramps at all intersections will be constructed along Rainbow Road from Lower Ganges Road to the Recreation Centre and along Lower Ganges Road from Fulford-Ganges Road to the GVM shopping centre by 2012. **Under purview of CRD to construct trails. Sidewalks implemented 2020. Little/no street furniture. DPA 1 guidelines address pedestrian experience in Ganges, but only on private property.**
- Following target 1, significant sidewalk projects will be undertaken annually until all streets in the Village are sidewalk accessible by 2020.**(not implemented, outside planning purview) – responsibility of CRD**
- All new public buildings will be barrier-free on all levels and all new private-sector buildings will be encouraged to be barrier-free, as this would improve the economic prospects of the various tenants/businesses. **(GVAP policy) Provincial legislation being considered. Guidelines for accessibility of new buildings in DPA 1.**
- Ensure that sufficient parking is made available for the disabled and those in need, (this might include families and seniors). **(DPA, Land Use Bylaw Requirements)**
- 3 convenient “pick-up/drop-off” locations will be in place in by 2009 – 2 in lower and 1 in upper Ganges.**(not implemented)**

Policies:

- Collaborate with B.C. Ministry of Transportation (MoTH) and the Transportation Commission for the provision of sidewalks in the Village. **(Ongoing, GVAP) Largely under purview of CRD.**
- Given the demographics of the island, review the parking standards in Land Use Bylaw (LUB) 355 to ensure that adequate convenient parking is available to those in need. **Parking Standards not reviewed.**
- In conjunction with property owners the Transportation Commission will develop appropriate ‘pick-up/drop-off’ locations. **(not implemented)**

Objective 2. To create a transportation system (parking, transit and transfer) to enable ease of movement within the Village at all times, and between Ganges and other key nodes on the island using efficient and effective modes of transport. (GVAP)

Targets:

- Beginning immediately, all new development projects within the Village must comply with the vehicle and bicycle parking standards set out in LUB 355. (Agreement was not reached on an absolute requirement to comply with current parking standards) (Developments must conform or seek a variance to reduce parking requirements)
- By 2009, a study will be undertaken to determine the appropriate number of long-term parking stalls required for residents leaving the island by plane, boat or carpooling from Ganges. By 2010, the CRD will initiate a project to provide the subject parking spaces. (Parking study undertaken 2018 – (Watt) Available. No long term stalls dedicated. All off street parking in Ganges is private, on street under the purview of MOTI)
- Limited transit service to be operational by 2010. (Implemented)
- By 2009 the Transportation Commission will assume authority for parking regulations and enforcement within the Village. (If the prime parking spaces are limited to 2 hours this should result in business owners and employees parking in the longer-term space at the perimeter of the Village). (not implemented, enforcement is under private owners or MOTI).

Policies: Unless there is an over-whelming reason to do so the Islands Trust should not deviate from the parking provisions outlined in LUB 355. (No agreement was reached on the possibility of relaxing parking requirements for low-cost housing initiatives). Not a policy statement. Variances can be sought for parking reductions. See OCP policies.

- **Collaborate with provincial and local agencies to create a reasonably viable** shuttle service for the Village for moving people at peak times. (on-going, GVAP) Country Grocer operates seasonal shuttle.
- Collaborate with the Capitol Regional District (CRD) to provide public parking facilities for those using Ganges as a transfer station for leaving the island. (not implemented)
- The Transportation Commission to work with private property owners and MoTH to bring all parking in the Village into a ‘parking pool’ with the Transportation Commission enforcing agreed upon parking regulations. (not implemented, off street parking private parking)

Objective 3. To improve traffic flow and safety within Ganges. (GVAP)

Targets:

- Traffic calming measures will be in place at all main intersections in Ganges by 2012. (not implemented, not planning purview – requires MOTI. Some traffic calming measures recommended in DPA 1)
- The speed limit in Ganges will be reduced to 40 km/h by 2009. (not implemented, not planning purview - MOTI)
- The following dedicated, but as yet undeveloped, roads within Ganges will be constructed by 2010 to increase traffic circulation options. (Between Seaview & Drake Roads and between Seaview Road & McPhillips Avenue) .(not implemented, not planning purview)

- Provide new traffic flow options by connecting Bonnet Avenue to Charlesworth Road via Bishop's Walk by 2012. (not implemented, not planning purview)

Policies:

- Collaborate with MoTH regarding speed limit reductions, calming measures at intersections and connecting appropriate roads. (GVAP)
- Collaborate with provincial and local agencies for the construction of all dedicated, but undeveloped, roadways in the Village. (GVAP)
- Negotiate with the SSI Lions Club and/or adjacent landowners for the dedication of a portion of their land to extend Bonnet Avenue to the Bishop's Walk development and on to Charlesworth Road. (not implemented, outside planning purview. Improved walking trail access to SS Commons anticipated this year)

Objective 4. To design and construct alternate routes to avoid unnecessary congestion in the Village and to provide options for bypassing Ganges. (GVAP)

Targets:

- The Alternate Routes to be in place by 2017. Construction of alternate routes should be done in a careful manner that protects Mouat Park. (not implemented. outside planning purview)
- All dedicated roads to be constructed by 2010 and all appropriate connecting roads to be constructed by 2012, (see targets for Objective 3 above). (not implemented. outside planning purview)

Policies:

- Collaborate with MoTH to finalize the scope and budget for alternate routes to meet the scheduled 2017 completion date. (outside planning purview)
- Work with provincial and local agencies to fund construction of dedicated, but unconstructed roads and to negotiate with property owners for the dedication of lands to connect appropriate roads. (GVAP)

Objective 5. To create an attractive and continuous trail network for pedestrians and cyclists, connecting all amenities and nodes including the upper and lower villages, so that people find it enjoyable to visit or live in Ganges with limited use of an automobile. (GVAP)

Targets:

- 10 kilometres of dedicated pathways in Ganges operational by 2012. (Exact length of pathways constructed by 2020 unknown outside. Dedication sought through rezoning, etc)
- Streetscape plans developed for all roads in Ganges by 2009. Plans to include scope, schedule and budget for phased completion by 2020. (not implemented. Outside planning purview – except for some streetscape guidelines in DPA 1)

Policies:

- Use the planned pathway between the upper and lower villages and the recreation centre to develop design guidelines and policies for use on future pathways. (GVAP – though pathway standards are under CRD purview)
- The Transportation Commission (or another agency) to develop appropriate streetscape plans and obtain permission from MoTH to use the dedicated right-of-way for planting of trees and development of neighbourhood-scale streets within the Village. (GVAP, some streetscape policies in DPA 1 encourage tree planting)

Objective 6. To create a shoreline that offers villagers and the public continuous access to the harbour with opportunities for walking, exploring, fishing, and other traditional recreational uses. (GVAP)

Targets:

- Complete a continuous “Marine Walkway” from an “east gate” next to Moby’s boat launch ramp to a “west gate” at the creek beside Island Escapades, the site of a proposed small craft boat launch – with rights-of-way negotiated through shoreline leases as necessary by 2010. This should include a combination of boardwalk, road allowance and the shoreline with appropriate signage and rest areas. (not implemented, ongoing)
- The MoTH property and shoreline along the waterfront at the head of the harbour (opposite the Harbour House) will be open to the public by 2008. (undetermined)
- Consideration be given for appropriate zoning to be put in place to support a variety of marine services by 2010. (not implemented, rezoning possible at request of land owner)
- By 2020 assure public access to the Harbour. (on-going GVAP)
- Provide safety and protection of marine assets by developing two breakwaters for the Inner Harbour by 2020. The breakwaters will be built in such a manner so as to facilitate continued seaplane activity as well as other uses such as ‘pocket parks’, fishing piers, etc. (Note – Agreement was not reached on this. It was felt that more study and discussion on the benefits, impacts and expense was required.) (not implemented, outside planning purview, HASSI)

Policies:

- Islands Trust to consider that appropriate zoning is in place to foster a variety of marine services. (not implemented. GVAP)
- Collaborate with the Harbour Authority and Department of Fisheries and Oceans (DFO) for the provision of pump-out services and for additional moorage and dinghy dock space. (outside planning purview)
- Collaborate with DFO for the development of breakwaters. *See note above – agreement was not reached on this. (outside planning purview)
- "The Local Trust Committee shall work cooperatively with adjacent landowners, CRD and PARC to identify the appropriate entity or entities to be responsible for the establishment, operation and maintenance of various sections of the Marine Walkway. In this regard, collaboration with MoTH and DFO will be required for construction of the Marine Walkway on highway right-of-ways and on the shoreline respectively." (Ongoing, GVAP)
- The Marine Walkway will have many access points including the east and west gates, a terraced ramp at the MoTH property at the head of the harbour, the boardwalk stairs at Rotary Park, the marinas, parking lots, parks, etc. (ongoing, outside planning purview)
- Negotiate a shoreline pathway at the waters edge in at least three locations along the inner harbour so that the public is able to enjoy the natural shoreline. (Ongoing, outside planning purview)
- Spur walkways with welcoming signage to be developed onto the west shore of Grace Point and onto existing and any new breakwaters. (outside planning purview)
- Collaborate with the Harbour Authority for the provision of the new launch ramps and to ensure that the ramps and public beach access points are contained in the proposed Harbour Management Plan. (would collaborate as required, can’t implement project)

- Negotiate with MoTH for appropriate access to the waterfront/beach at the head of Ganges Harbour, and as many other locations as possible. (public access to waterfront areas sought at time of a rezoning or subdivision application, ongoing. Public access requires collaboration with CRD)
- As private shore leases come up for renewal or shoreline property owners apply for zoning changes the LTC shall ensure public access to the shore. (ongoing, nature of Crown tenure changing for some leases).
- Work with all stakeholders in the Harbour on a Harbour Management Plan that includes a balance between public and private uses, and ensures safety in the Harbour. (GVAP)

Objective 7 To create the ramps, docks, moorage and other facilities to ensure that the village is easily accessed, year-round, by all types of boaters.

Targets:

- Develop a minimum of two well- maintained public launch ramps by 2010 and identify additional public access points to the Harbour. (outside planning purview to initiate)
- A doubling of dinghy-dock space by 2010. (outside planning purview to initiate)
- A study to determine the appropriate amount of moorage space required for the Village will be done by 2009 and the findings of the study implemented by 2012. This study will work to balance the public and private uses within the harbour. (not implemented, GVAP)

Policies:

- Negotiate with private marinas to provide transient moorage to the public during busy summer period. (not implemented, GVAP)
- Negotiate with landowners to provide additional publicly maintained and accessible boat launching facilities. (not implemented, GVAP)
- Explore the options at the creek alongside Island Escapades for an improved canoe/kayak launching facility. (not implemented, GVAP)
- Collaborate with the Harbour Authority to install permanent buoys for affordable and efficient short-term moorage wherever such buoys do not conflict with other uses/users (outside planning purview)

Goal 2. Environmental Footprint

Ganges Village is seen as one of the green villages in an international network; it contributes to the ecological systems within which it is situated; it has unique and/or best practices for green design; its buildings and their supporting infrastructure have minimal impact on global and local environments; abundant green space and healthy day-lighted streams on public and private lands provide wildlife habitat and a pleasant micro-climate; children play in accessible natural spaces; the air quality is superb; and the harbour and village greenways are clear of refuse and lovingly maintained by local stewards. Environmental goals are used to define and guide development. (GVAP)

Objective 1. To augment and support regional ecosystems by protecting specific natural areas (environmentally sensitive areas (ESAs)) within the Ganges Containment Boundary including for

example streams, ponds, wetlands, Douglas fir/arbutus forests, shoreline, and other areas that support native species of vegetation and wildlife. To link ESA's and other green space within Ganges into a coherent pattern that relates to areas outside the Village and allows migration of species between areas. Where needed, to create green space for ecosystem purposes. (GVAP)

Targets:

- ❑ ESA's are inventoried, surveyed and mapped (Sensitive Ecosystem Inventory – SEI mapping done by Islands Trust Conservancy - ITC)
- ❑ A “green space” plan is developed that shows how to protect ESA's, wildlife habitat and corridor requirements. It draws on the best science available and it identifies the properties that require measures for natural ecosystem protection. (no plan developed, some how-to info available from ITC)
- ❑ The number of areas protected that contribute to a fully functioning ecosystem including covenants and outright purchase (purview of ITC and other conservation groups. Opportunity through re-zoning etc).
- ❑ The percentage of Ganges Village that is planted in native species

Policies:

- ❑ Map Ganges at large scale to show existing green areas that contribute to the functioning of the island's natural ecosystem. (ecosystem mapping available)
- ❑ Draw on best science available for habitat capability for wildlife. Where data is lacking, commission new research. (EG – nesting bird surveys, amphibian studies, wildlife corridors, etc.) (work is ongoing by ITC)
- ❑ Identify and implement protection, restoration and mitigation measures needed for each area. (Not implemented, primarily done through DPAs)
- ❑ All development proposals are guided by this objective, from the beginning of the approval process. For instance, new development protects ESA's. (EG. Swanson's Pond) (Not implemented)
- ❑ Use native species for new and replacement landscape plantings. (encouraged by DPA 1 guidelines for landscaping)
- ❑ Require plants that do not require irrigation in the summer. (encouraged by DPA 1 guidelines for landscaping)
- ❑ Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges. (encouraged through OCP policy, but not “banned”).

References:

- D.1.1.1.2 Identifying ESA's
- D.1.1.1.3 Protecting ESA's
- D.1.1.2.17 Wildlife trees
- E.4.1.2 Setbacks
- E.1.7 Landscaping, including to suit natural character of island and impervious surfaces. (But not native species.)

- E.1.7.8 Landscaping plants, conserving water
- E.1.7.9 Restrict use of pesticides close to riparian zones.

Objective 2. To restore and daylight the original length of streams in the village where possible, from under roads, parking lots and other manmade coverings, and to use the local water drainage systems, and the attention of residents, to attenuate or enhance the flows and vitality of the streams in all seasons. (GVAP)

Targets:

- ❑ Percentage of stream courses within village boundaries that are day-lighted and functioning naturally by 2012. (unknown, minimal)
- ❑ Amount of absorbent landscape in Ganges. (I.e., rainfall held and stored by the Ganges area prior to running off into the ocean.) (encouraged through DPA 1 on private property)
- ❑ Number of salmon returning to spawn. (unknown)
- ❑ Number of stewards involved on annual basis.(unknown)

Policies:

- ❑ Prepare a blue-ways plan for restoring streams over time. This plan will identify these environmentally sensitive areas: stream beds, riparian zone set-backs, storage ponds, wetlands and groundwater flows. It will recognize that the stream system provides multiple functions, for ecosystem functions, enjoyment by the public and residents of Ganges, run-off, groundwater, and storage (no plan prepared, DPA 7 – Riparian Areas implemented).
- ❑ All new developments will include restoration and remediation of their streams. Existing landowners will be encouraged to participate. (DPA 7 encouraged restoration and remediation. Streams protected form development by DPA 7).
- ❑ All water leaving a property will be as clean as when it entered. (outside planning purview)
- ❑ Support existing awards programs that recognize and support stewards of the environment. (GVAP)

References

- D.1.1.1.2 Protecting ESA's
- D.1.1.2.11 Encouraging private stewardship
- D.1.1.2.16 Encouraging private stewardship
- E.4.1.2 Setbacks from streams

Objective 3. To contribute to excellent air quality and to reduce the contribution of greenhouse gases, mitigation measures for automobile use will be enacted and wood stove burning restricted. Light industrial activities will be restricted to non-emission types of production. (GVAP)

Targets:

- ❑ % of reduced automobile free zones once public transportation is in place.
- ❑ All wood stoves meet the highest US EPA air quality standards. (GVAP on green building)

Policies:

- ❑ Reduce automobile use in the Ganges core area (data unknown – see parking study for reference).
- ❑ New construction guidelines includes requirement that wood burning units meet the highest US EPA air quality standards.(outside planning purview).
- ❑ New light industrial businesses meet zero emissions standards. (Encouraged through rezoning, outside planning purview).

Objective 4. To design and build new private and public buildings to high environmental standards. This includes energy efficiency, water conservation, wastewater recycling, and habitat protection. (See Housing Goal) (GVAP)

Targets:

- ❑ All new public buildings to achieve the highest possible industry developed green standards. (Encouraged through rezoning, outside Islands Trust purview otherwise).
- ❑ All new private construction is encouraged to undertake industry developed green standards. (Encouraged through rezoning, outside Islands Trust purview otherwise).
- ❑ New building and/or alterations to existing buildings will meet impact assessments for energy efficiency, solar access, and noise. (Encouraged through rezoning, outside Islands Trust purview otherwise).

Policies:

- ❑ Enhance building design guidelines to the highest environmental standards (LEEDS), to be tested on the new library and new fire hall. . (Encouraged through rezoning, outside Islands Trust purview otherwise).
- ❑ Apply to Ministry for permission to regulate enhanced energy efficiency of buildings. (not achieved – code requirements under BC Building code - CRD)

References:

- E.1.4.8 Siting for solar gain
- E.1.7 Landscaping requirements (need to include xeroscaping & using native plants)

Objective 5. Ganges Harbour supports both a healthy marine ecology and a shoreline with areas of natural vegetation; the productivity and biodiversity of the inner and outer harbours are regenerated. (GVAP)

Target:

- ❑ Herring is spawning in large numbers, similar to the early days of the harbour. (outside planning purview)
- ❑ Where there is potential for aquatic life, the effect of shading is minimized through the use of decking material that lets light through. (outside planning purview)
- ❑ A system is in place to monitor the health of Ganges Harbour, to assure that health is maintained and remedial actions are taken immediately as needed. (outside planning purview).

- ❑ No pollution enters the harbour from the storm water management system. (addressed in DPA only).
- ❑ No pollution enters the harbour from boats or other marine activities.(outside planning purview).
- ❑

Policies:

- ❑ Implement green filtration of run-off along the shoreline – with an appropriate drainage plan for all properties adjacent to the water. (GVAP/DPA)
- ❑ Conduct an assessment to determine a baseline for the health of the undersea harbour environment, what needs to be done to restore it and provide a baseline for future evaluations. (outside planning purview).
- ❑ Create a mechanism to fund ongoing monitoring of the harbour’s health.(outside planning purview).
- ❑ Support efforts to require boats to pump out waste at dump stations. (outside planning purview).

Objective 6. Storm water will be managed to mitigate impacts of rain and snow events and to encourage natural percolation that enhances ecosystem functioning.(GVAP)

Targets:

- ❑ Percentage of average impervious rating of village in 2020 (outside planning purview).
- ❑ Percentage of roadways using natural percolation in place of curb, gutter and drain.(outside planning purview).
- ❑ Percentage of open space with tree canopy (DPA1)
- ❑ Number of square metres of wetlands and ponds (?)

Policies:

- ❑ New street profiles and construction specifications for village streets and lanes, developed in collaboration with academic experts, practitioners and the Ministry of Transport. This includes use of permeable surfaces..(outside planning purview).
- ❑ Construction of storm water management systems to control and clean storm water before it enters groundwater and Ganges Harbour. .(outside planning purview).
- ❑ Treatment of pollutants is done in innovative practices, including the use of wetlands..(GVAP).
- ❑ Creation of Surge ponds and filtration wetlands that create absorbent landscapes.(DPA).

Objective 7. The use of water within Ganges Village is minimized through the use of green building practices, innovative landscaping watering practices and mitigation strategies. (implemented, GVAP)

Target:

- ❑ The sewage plant will provide water for landscaping purposes within the Village boundaries .(outside planning purview).

Policies:

- ❑ Install a two-pipe system throughout the Village Boundaries so that water for landscaping can be used for landscape watering. (In particular to the school grounds.).(outside planning purview).
- ❑ Drip irrigation systems are required for all new landscaping. (DPA)

Objective 8. Trees are incorporated more fully into Ganges Village streetscapes. (GVAP)

Targets:

- ❑ Percentage of Ganges Streets with coverage by tree canopy and evergreen trees. (not clear)
- ❑ Percentage of native trees and plantings. (not clear)
- ❑ Number of heritage trees protected. (implemented through DPA, more in CDF)

Policies:

- ❑ Create a tree planting plan that emphasizes native trees. (outside planning purview).
- ❑ Require planting of street trees in new developments.(implemented) Encourage plantings in existing developments where possible.(not implemented)
- ❑ All new developments incorporate trees & plants that do not require irrigation in the summer. (GVAP)
- ❑ Restrict/ban the use of pesticides and herbicides for cosmetic purposes throughout Ganges..(implemented in OCP).
- ❑ Expand heritage tree protection mechanisms to entire Village area. (DPA)

Objective 9. The Ganges Village environmental footprint is minimized through ongoing collaboration by agencies, public groups and citizens; an annual state of the Village report is produced showing green practices, mitigation strategies for new developments are implemented. (GVAP)

Targets:

- ❑ An annual report-out on green practices in Ganges Village and the health of its ecosystem.(not implemented)
- ❑ Various interests with regulatory mandates, as well as citizen input, collaborate regularly to oversee planning for Village and for the environment (not implemented)
- ❑ Residents, owners and the general public understand how decisions are made vis a vis the environment.(not implemented)

Policies:

- ❑ Create an annual report of green practices for Ganges Village, with a public discussion at its release..(not implemented, outside planning purview).
- ❑ Create an interagency body that oversees environmental planning for the Village. This body will include citizen representation..(not implemented, outside planning purview).

Goal 3. Liveability and Aesthetics (GVAP)

Ganges Village is:

- *An authentic seaside village - where the variety, scale and sequence of buildings has an organic incremental feel;*
- *Home to people of different age groups, incomes and cultures, all of whom enjoy the seaside village lifestyle;*
- *A place of exceptional arts and culture;*
- *A place where residents engage in public discourse and community planning;*
- *Pedestrian friendly with open spaces and interesting streetscapes;*
- *A place with unique shops, cafes and restaurants; and,*
- *A gateway to the rural beauty of the surrounding island.*

Objective 1: Housing options include attractive affordable, market and rental choices for residents. (GVAP)

Targets:

- Sufficient multi-family and multi-use zoning will be created to enable several modest-scale housing developments to take place within the village on an annual basis over the next 10 years. (not implemented, GVAP)

Policies:

- Islands Trust to consider rezoning an appropriate number of parcels to allow for increases in residential living within the village consistent with the numbers set out in the Housing Goal. (not implemented, GVAP)

Objective 2: To support all forms of the arts. (GVAP)

Targets:

- We will maintain the distinction of being the “Best Small Arts Community in North America” for the next 5 years. (not implemented, GVAP)
- By 2012 Ganges will have an appropriate public arts & crafts gallery as befits our Best Small Art Community status. (not implemented, outside planning purview).
- By 2009 a plan will be in place for incorporating temporary and permanent displays of public art throughout the village. (not implemented, outside planning purview).
- Develop a plan by 2010 for the formation of a fulltime educational facility for the arts on the Island. (outside planning purview).
- Live/work facilities and small studios within the village will be allowed and encouraged. (GVAP)

Policies:

- The LTC will expand the scope of the Advisory Design Panel to enable the community to maintain and build upon our reputation as the Best Small Arts Community in North America. (not implemented, GVAP)
- Collaborate with private and public landowners for the display of art throughout the village. Provision for art displays should be incorporated into the planning phase for all new developments..(outside planning purview).
- By 2010 establish design guidelines to require that new developments emphasize key features intended to make the village distinctive as well as a communal ‘work of art’, (variable setbacks, maximum size of developments, etc.) (implemented DPA)
- Revise regulations to allow for more live/work options. (implemented, LUB & GVAP)
- Under the leadership of ISEA or the Community Arts Council explore options and determine feasibility of an accredited arts educational facility on SSI. .(outside planning purview).

Objective 3: Create a venue where residents can be engaged in public discourse and community planning and where visitors can be informed and welcomed to the Island. (implemented)

Targets:

- A public, multi-use ‘town hall’ will be developed by 2012.(GVAP).

Policies:

- Explore changes to the fire hall and associated site and MoTH right of away as a multi-functional space that can function as a venue for social and informational events..(outside planning purview).
- Explore other ‘town hall’ options..(outside planning purview).

Objective 4: To make better use of existing open spaces to make the village alive and dynamic, encouraging people to enjoy time together while providing places of solitude and contemplation. (outside planning purview).

Targets:

- A plan will be developed by 2009 by which community groups (Lion’s, Rotary, Chamber, Conservancy, etc.) will be encouraged to take a leadership role in augmenting existing public spaces..(outside planning purview).
- Use and adaptation of existing programs for Stewardship Recognition to honour the contributions of the stewards of the community will be in place by 2011..(outside planning purview).
- All sidewalks and pathways and the Marine Walkway will be in place by 2020 making Ganges fully ‘pedestrian-friendly’. (not implemented GVAP)
- Interesting pocket parks, lookouts and benches will be incorporated into appropriate open spaces by 2012..(outside planning purview).

Policies:

- Collaborate with community groups for stewardship ideas concerning public spaces and community awards program..(outside planning purview).
- PARC to develop plans for adaptation of specific park space for outdoor theatre..(outside planning purview).

- PARC to devise guidelines and plans for areas of quiet solitude in all appropriate open spaces. *(outside planning purview)*.
- Ensure that Goal 1. (Accessibility) is implemented as set out in the plan to facilitate ‘pedestrian’ requirements. *(?)*

Objective 5: Ganges will have a full range of vibrant and attractive shops and service in both the Upper and Lower village cores. *(outside planning purview)*.

Target:

- On an ongoing basis the APC will work with owners to ensure that business properties are not only functional but of a standard that will enhance the appearance and the overall working/shopping/living environment of the village. *(on-going)*.

Policy:

- The ADP will review the design guidelines to ensure that they are not overly burdensome with respect to form and function and still protect the eclectic appearance of the village. However, allowance could also be made for new and innovative ideas/products. *(not implemented)*

Objective 6: Ganges is to remain a place that is colourful, charming, and eclectic, where people live their lives in pleasant surroundings. *(GVAP)*.

Targets:

- Low and medium-rise buildings (two to four stories) with covered walks, pitched roofs and wood, metal or stone cladding will predominate, with a variety of scale and sequence of buildings that reflect the history, geography, and climate of our West Coast Island. However, allowance should also be made for new and innovative ideas/products. *(Note – Consensus was not reached on allowing three or four stories unless used to make affordable housing developments possible.) (implemented DPA)*

Policy:

- The LTC to remain sensitive to the evolutionary (growth over time) nature of development of the village and will continue to allow change to occur into the future. *(on-going)*

Objective 7: To add light beauty and interesting scenes to the village core by providing view corridors and sight lines to the harbour. *(Implemented DPA)*

Targets:

- Guidelines will be developed by 2009 for cascading the height of buildings as they near the harbour. *(implemented DPA)*
- A plan for benches and gathering places at prescribed intervals along the Marine Walkway will be developed by 2011. *(outside planning purview)*.

Policies:

- The APC will develop development guidelines (height restrictions, building restrictions, landscaping and open space planning. **(implemented DPA)**)
- PARC will establish appropriate locations for benches and rest areas along the Marine Walkway..(**outside planning purview**).

Goal 4. Housing

By 2020 Ganges Village has become the year-round home for about one-quarter of Salt Spring Island's population. Many people who live in Ganges also work there. They support the local shops and regularly use numerous Village services. These permanent residents improve Village security by their involvement in the daily life of their community. .

*The Village has evolved into three distinct sectors. Upper and Lower Village **core areas**, each contain residential, mixed use commercial/ residential developments, as well as related service and retail businesses. The core areas are surrounded by a Village **Containment Area** encompassing residential development at a lower density than within the core areas, but at a higher density than outside the containment boundary.*

*A broad spectrum of inhabitants of varying incomes, ages, backgrounds and cultures live, work, and otherwise enjoy life in this vibrant seaside community. A variety of residential building projects have been successfully completed within family oriented neighbourhoods in the **containment area**, while the historic Lower Village **core area** offers seaside amenities, eclectic retail outlets, and a limited selection of residential dwelling units at a small town scale. Within the Upper Village **core area**, medical and related commercial services are conveniently located in close proximity to Lady Minto Hospital and the adjacent seniors' residential facilities.*

*By 2010 a collaborative development approval process involving regulatory agencies, project proponents, landowners, and other community stakeholders has evolved to revise prior land use planning and re-development requirements , particularly within the Lower Village **core area**. This interactive, consensus building approach to land development approvals has successfully generated sustainable and imaginative residential and mixed use projects that have energized and provided substantial additional economic stability to Ganges Village, and by consequence, to Salt Spring Island.*

A significant achievement of this growth management and collaborative land use planning process has been the approval and construction of critically required modest rental accommodations and a variety of interesting and innovative residential housing projects within all areas of Ganges Village.

Objective 1. By 2010 regulatory and jurisdictional requirements preventing critically needed, socially desirable and economically viable residential development projects within Ganges Village, particularly within the Upper and Lower Village core areas, have been identified and revised through a politically sensitive process. **(GVAP)**

Objective 2. By 2020 Ganges Village is the year-round “home” to one-quarter of the Island’s population. Residents of the Village enjoy the seaside ambience and the bustling activity of Ganges Harbour, and most live within walking distance of the shops and businesses of the core areas, and in close proximity to schools, parks, and medical facilities. (not implemented)

Objective 3. By 2020 a more **balanced** community demographic has emerged due primarily to the availability of modest rental apartment accommodations and suitable alternative and affordable housing developments, essentially within Ganges Village, for young families, retired couples, service sector employees, and singles of all ages. (not implemented)

Objective 4. By 2010, consortiums of project participants have successfully completed three “catalyst” housing projects within Ganges Village which demonstrate all aspects of the housing goals. (not implemented)

(The Focus Group did not have time to develop targets and policies for this goal.)

Goal 5. Commercial Services

Ganges Village is a place where:

- *Commercial Development occurs within a well defined boundary.*
- *Light industrial zoning (See L.U.B. 355 Section 9.7 for acceptable light industrial uses) is available in specific areas of the Village.*
- *Commercial/Light Industrial development occurs using Green building practices.*
- *An increase in the residential population is supported in conjunction with commercial development.*
- *The attractive eclectic feel that is presently admired is maintained.*

Objective 1. Future commercial and industrial development should occur within well defined boundaries. (GVAP)

Targets:

- By 2009 a study will be commissioned and completed to forecast the amount and type of commercial and light industrial space that will be required to meet the demand of the population that is expected to be resident on Salt Spring over the next 25 years. (Industrial lands review resulted in General Employment (GE) zoning and OCP policies being implemented. Demand may not be met).
- Using the results of the above study, a village boundary will be set with the goal of providing enough commercial and industrial development potential to meet the forecast demand. GE land scattered across island. Anecdotal evidence that need is not being met.
- Once the boundaries and areas are set, there will be no further commercial or industrial uses allowed outside of those areas. (not implemented, legal issue) OCP policies support further development of GE areas (e.g. Fulford, Long Harbour and Robinson Rd)

Policies:

- The Islands Trust is to work with the CRD to implement this study and follow through with setting the appropriate boundaries. (not implemented)

- The Islands Trust to rezone the appropriate amount of developable land to satisfy the demand of both commercial and light industrial development forecast in the study. (not implemented, GVAP) OCP policies guide future rezoning for GE land.
- The Islands Trust is to approve no further commercial/industrial development outside of the new boundary. (not implemented, legal issue)
- The Islands Trust is to create appropriate definitions for home based businesses that will be allowed outside of the new boundary. (implemented, LUB)

Objective 2. Commercial/Light Industrial development should occur using Green building practices. (GVAP)

Targets: (The targets for this objective are covered within the Environmental goals.)

Objective 3. An increase in the residential population in the Ganges Village core is supported in all future commercial development. (GVAP)

Targets: (Targets for residential population growth are covered in the housing goals for Ganges Village.)

Policies: (The policies related to housing will be covered in the housing goals for the village.)

Objective 4. Commercial and Light Industrial development should occur in conjunction with well defined infrastructure guidelines for the Village of Ganges. (GVAP)

Target:

- Commercial/Light Industrial development should only be approved when water supply, sewage treatment, parking, accessibility, and safety requirements are met. (implemented, DPA) Can be addressed at time of site-specific re-zoning.

Objective 5. Commercial building styles should support the eclectic feel that is attractive about the present Village. Future development should support qualities and items such as beautiful gateways, an attractive waterfront that is accessible to the public, continued use of covered walkways on storefronts and the successful continuation of the Saturday Market. (Some implemented in DPA, GVAP)

Objective 6. Strong consideration should be given to making feasible the development of a single property that could house many of the public services that are required by the Island. This should be located with good access to alternate routes to both the Northern and Southern parts of the island. Some potential services which could be housed there include Police, Fire, Ambulance, Trust Offices and public parking. (outside planning purview)

Objective 7. To develop the harbour facilities and foster the growth of marinas in ways that safely and sustainably increase visits by boaters year round, and enhance the opportunities for economic development throughout the village. (GVAP)

Policy

- Explore the potential for more long-term moorage and live-aboard zoning in the harbour. (not implemented)

Objective 8. To foster the growth of a variety of businesses which provide marine-related services in the harbour. (OCP Policies support locating marine industrial use at waterfront as needed)

Objective 9. To provide support for a viable commercial sector that serves the needs of residents and visitors to the village of Ganges. (i Supported by OCP Policies)

Policy:

- A stakeholder discussion will be encouraged to determine the key factors required to maintain a viable commercial sector in the village. Based upon the results of this study, specific policies will be developed to address the needs identified.

Goal 6 Security

Ganges Village is a place where people both feel secure and are secure; crime is rare or non-existent; the community is engaged in learning about future threats and in preparing individuals, families and businesses for disasters or difficult times, sustaining a culture of self-reliance and community mindedness; in the event of an emergency, mutual aid agreements between private groups, volunteers and public organisations foster good will and cooperation at all levels, and establish clear lines of authority for response and recovery; disaster resiliency and adaptability are crosscutting themes integrated into land use planning, building design and all critical infrastructure systems.

Objective 1. *To ensure that in the event of a temporary breakdown in critical infrastructure systems at the regional level, the village has the capacity to meet basic needs for food, shelter, space heating, electricity, and potable water. (outside planning purview)*

Targets:

20% of village energy needs derived from on-island sources by 2015 (outside planning purview)

- Zoning and guidelines for buildings are aligned by 2008 with a credible long-term scenario for water supply to the village **Not implemented**

Policy Ideas:

- **Achieve consensus on how we provide long-term security for potable water in Ganges:** The long-term security of both the existing village population and the proposed future growth in population depends upon the capacity of the water supply systems servicing the homes, businesses and farms within the village boundaries. Without clarifying assumptions about water supply, and reaching consensus among key players, the plans for residential intensification of the village may become very controversial. It is therefore recommended that new policy be developed on water systems and that the policy be informed by a scenario-planning exercise. This village water scenario planning should explore potential for improved water management and create a plausible, cost-driven sequence of measures that ensures sufficient water capacity is available to meet needs within the village over time, and also to provide a margin of safety for unexpected situations. The scenario-planning should be a collaborative exercise between the LTC, the North Salt Spring Waterworks District (NSSWWD), the CRD and may include participation by knowledgeable residents including those involved in the Focus Groups. The exercise should build upon the recommendations for residential intensification within Ganges, and also on the energy scenarios now underway for the island. The scenarios for water should address (but not be limited to) policies to retrofit water efficiency in existing buildings, increased constructed and integration of cisterns, fire-reserve tanks and other on-site storage, the use of reclaimed water for irrigation and/or toilet flushing in larger buildings (e.g. schools, rec center), the requirements for a percentage of climate-sensitive landscaping, creation or protection of natural ponds within village boundaries and the extension of controlled connections with the North Island Water District system to isolate water sources if they become contaminated or to extend water supplies from Cusheon Lake. (Not a policy statement, portable water is implemented in LUB, on-going w/n water sustainability project) **Not implemented as described.**
- **Develop strategies that lead to self-reliance in power generation within the village:** Land use zoning and guidelines within the village should be revised for the purpose of creating a distinct ‘energy precinct’ where all new buildings with substantial space heating and water heating needs would be required to be ‘retrofit ready’ for quick connection to a local electricity network and district heating system. The LTC should collaborate with BC Hydro, and private sector partners, to establish the suitable infrastructure guidelines and requirements for such a precinct, including the installation of pipes and wires as part of any upgrades to public rights-of-way and in-the-ground infrastructure. The energy precinct should include requirements for installation of smart meters in each new building, and district heating pipes connections. A study should be undertaken to identify local sources of energy. Ideally this should provide sufficient electricity generation to meet essential electricity needs within the entire village under conditions where the regional grid is not functioning. (not implemented, outside planning purview, but GVAP can support the goal)
- **Create capacity for achieving food security within village boundaries:** It is recommended that land use zoning within village boundaries retain sufficient agricultural land to provide the projected residential population with opportunities for community gardening, ideally within convenient walking distance from new multi-unit residential

areas. Guidelines should be developed to ensure that green open space, including the proposed buffers around the revised village boundary, include edible landscaping such as fruiting shrubs, and nut and fruit trees that can be stewarded by local residents. (not implemented, outside planning purview, but GVAP can support the goal)

- **Electrically powered transportation:** It is recommended that any plans for a village transportation system be designed to include electrical plug-in stations at each major parking location, and that any new transit for use within the village make use of the electricity system for a portion or all of its power needs. The use of electricity, in combination with a degree of self-reliance in power generation, will help to make our island village become increasingly less vulnerable to sudden fluctuations in the availability and affordability of traditional transportation fuels. The new Parking Transportation commission should be requested to accommodate such objectives into their on-going planning, as opportunities present themselves. (not implemented, outside planning purview, but GVAP can support the goal)

Objective 2 To provide physical safety within the village for all residents and visitors, at all times. (GVAP)

Targets:

- Parents with young children can be found in Centennial Park on every warm and sunny day by 2008. (not implemented, outside planning purview)
- 100% of children living within village walk to school by 2010. (not implemented, outside planning purview, but GVAP can support the goal)
- Zero accidents involving motorised transport with pedestrians or cyclists within village, by 2010 (not implemented, outside planning purview)

Policy Ideas:

- **Safety through environmental design:** Guidelines for buildings within the new DPA should stress the importance of design features like ‘eyes on the street’, lighting and sightlines to enhance the security of public spaces and pathways throughout the denser areas of the two village cores. (GVAP such as CPTED)
- **Coordinate a Homeless facility with drug enforcement policy for village:** The presence of homeless people and a drug culture within the downtown core currently threatens a sense of security for both residents and visitors. Design for the village should consider how best to contain this threat, and also how to consolidate and improve efforts by local institutions to reduce these social problems. With support from local organisations, the trustees should explore how to combine provisions for homeless shelter at the same time as an increased law enforcement presence within the village. (not implemented, primarily outside planning purview, though zoning for facility may be required)
- **Re-design parking to provide secure passage and well-supervised public spaces:** The redesign of the parking area directly behind the Roasting Company and adjacent to Barb’s, should include features that facilitate greater public presence and use of the area by residents and families. An example would be to include within the parking area small ‘village square’ and stage, which could be used for temporary street cafes or live music,

similar to the Tree House. The intent would be to transform this location from an insecure and unpleasant location, to a true village amenity where all types of people can safely mix and enjoy open space activity. **(not implemented, outside planning purview could be supported through owner-initiated re-zoning)**

- **Encourage through zoning and incentives a more distributed mix of residential and commercial land uses in core area:** A greater distribution of residential areas within the village core will increase activity during evenings and bring more life and security to the streets throughout the evening times and during all seasons. It is therefore recommended that the DPA guidelines provide more explicit encouragement and incentives for mixed use buildings in the downtown heritage core. **(GVAP)**
- **Improved long-term management of boat and plane movements within harbour:** It is recommended that the LTC develop an on-going collaborative process with the Harbour Management Authority with the intent of aligning the Harbour Management Plan and the OCP and particularly with the objective to ensure safety for visitors and businesses as shoreline access increases and as the flow of boats, planes and visitors increases. **(not implemented, outside planning purview, but GVAP can support the goal)**
- **Physical separation between motorised traffic lanes and bicycle lanes:** It is recommended that all bicycle lanes planned for major streets within the village be designed along European models, where a physical barrier separates bicycle lanes from motor vehicle lanes for the large majority of the pathway. The added costs of this approach reflect the greater commitment by the village and the Island to providing truly safe alternatives to motor vehicles for bicycles especially on an island that is becoming both a destination for cyclists and a home for many active seniors. **(not implemented, outside planning purview, but GVAP can support the goal)**

Objective 3. To reduce property crime and associated costs for residents and businesses. **(not implemented, primarily outside planning purview)**

Targets:

- 50% reduction in reported losses for 2010 relative to 2005 **(not implemented, outside planning purview)**

Policy Ideas:

- **Involve police in plan to address understaffing:** Security on the Island and within village may be improved by increased policing; however the current policing staffing is well below our allocation. A long-term solution should be explored by engaging the police in the identifying barriers to achieving full staffing and by developing a long-term alternative approach specifically addressing their needs. **(not implemented, outside planning purview)**
- **Design for a regular police presence in core of village:** A regular police presence within the village may be an important element in stemming the increase in property crime. Village design and zoning should therefore consider how to incorporate facilities that meet the needs of police for comfortable and affordable shelter, and that complement

the recommendations for village liveability and aesthetics. The LTC should engage a special purpose task force on a temporary basis to explore solutions. (not implemented, primarily outside planning purview)

Objective 3. To adapt the natural and built environment of the village for possible changes in local climate, including rising sea levels, more extreme weather events, and changing rainfall patterns. (GVAP)

Target:

- No power outages within village boundaries by 2020(not implemented, outside planning purview, but GVAP can support the goal)
- No flooding in Ganges(not implemented, primarily outside planning purview, but GVAP can support the goal)

Policy Ideas:

- **Shoreline reinforcement:** It is recommended that plans to complete the Marine Walkway include special attention to the impact of extreme weather, in combination with rising seas, on the integrity of the shoreline as a whole. This may include an assessment of breakwater performance under new storm extremes, re-vegetation of the shoreline green areas with robust perennial plantings, elevation of walkways and more robust construction guidelines. (not implemented, implementable through DPA, GVAP can support the goal)
- **Storm water management practices:** It is recommended that the LTC employ a knowledgeable expert to review existing and proposed guidelines for storm water management within the village, with reference to the impacts of increased storm intensity. The study should assess proposed plans for parkways along stream corridors, and give consideration to watershed protection, installation of surge ponds or other creek design features to mitigate and accommodate greater flows. Specific regulations should be considered for average surface permeability and drainage of properties undergoing development. (not implemented, implementable through DPA, GVAP can support the goal)
- **Buried power cables:** It is recommended that the LTC request estimates from experts on how best to improve the storm resistance of power distribution systems to the village, and within the village. Special attention should be given to methods for burying power lines in concert with other upgrades to infrastructure so that the village can reduce the expected incidence of power outages over time, at lowest cost, despite the increase in storm intensity and frequency. Benefit cost calculations for burying cables should consider incremental and alternative strategies, and should include full life cycle costing.(not implemented, outside planning purview, but GVAP can support the goal)

Objective 4. To ensure efficient movement of emergency responders and key goods during sudden emergencies or during periods of prolonged disaster or ferry service disruption(not implemented, outside planning purview)

Target:

- Enhanced truck ramp to village shore allows easy access by barge for full size goods trucks by 2010. **(not implemented, outside planning purview)**

Policies:

- **Alternative by-pass routes:** It is recommended that the recommended routing and design of alternative routes through the village be reviewed by the entire SSI emergency coordinating committee, prior to finalising the approach. **(not implemented, OCP policies support establishing an alternate route.)**
- **Truck access to village via barge unloading dock:** It is recommended that the improved shoreline access plans proposed for the village, and also the harbour management plan, retain the option of barge access and drive-off ramps for cargo trucks transported by barge. Such access is not expected to be used frequently, except for transporting structures to outer islands. However with appropriate design features the ramp can become a permanent back-up route for transporting critical supplies to village residents and businesses in the event of a breakdown in ferry services. **(not implemented, outside planning purview)**

Goal 7. Ganges Governance

Ganges Village is managed by means of a complementary set of effective policy tools, agreements, and collaborative government and community processes that help to guide and stimulate development consistent with the Trust Policy Statement and the OCP. A monitoring process allows for feedback, learning, continuous improvement and adaptation to changing environmental, economic, social and technical conditions.

Objective 1. Promote an inclusive and accountable governance structure that fosters inter-jurisdictional and intra-jurisdictional cooperation and collaboration between elected officials, governmental agencies, the for-profit sector and community groups. **(not implemented, outside planning purview, but GVAP can support the goal)**

Targets:

- Create partnerships to align the goals and programs of various agencies such as the Local Trust Committee (LTC), Capitol Regional District (CRD), Harbour Authority, Ganges Sewer Committee, water districts, and other appropriate agencies. **(not implemented, outside planning purview, but GVAP can support the goal)**
- The Local Trust Committee will assist in identifying a mechanism to implement the Ganges Goals including assessment of barriers to achievement of the Ganges Goals. **(not implemented, outside planning purview, but GVAP can support the goal)**

Policies:

- The LTC will take a leadership role in creating mechanisms for collaboration among other elected officials, groups, agencies and community members to achieve the

management goals and targets established for Ganges Village. (not implemented, outside planning purview, but GVAP can support the goal)

- The LTC will take a leadership role in requesting working agreements between the trust and other agencies and organizations to assist in achieving the Ganges Village Goals and targets. (not implemented, outside planning purview, but GVAP can support the goal)
- By 2008, the Local Trust Committee will assist in forming a working group or groups composed of elected officials, agencies and community group, to perform one or more of the following key roles/tasks: 1) to provide continuity of leadership over time and to take the long term perspective in encouraging and evaluating development within Ganges; 2) to monitor the achievement of the goals, targets and policies in the Ganges Village OCP sections; and 3) to support collaboration among as many public and private interests as possible in achieving the goals of the Ganges OCP section; 5) to help the community understand the roles of the various governmental and private organizations that have a role in further development in Ganges. (not implemented, outside planning purview, not supported by Local Government Act and Community Charter on appointed bodies)

Objective 2: Foster an inclusive system of governance that is understood by the public and has a decision making process that ensures an appropriate balance between being accountable, transparent and efficient. (not implemented, GVAP)

Targets/Policies:

- The LTC will create partnerships to provide a range of educational and communication programs which would inform and involve the general public and community leaders in solving community problems. (on-going, GVAP)
- The LTC will in cooperation with others, develop a communications strategy to inform the public on planning process committees, events and documents such as posting information on the committees including their meeting times and minutes on the SSI website. (implemented under LGA on public meeting processes)

Objective 3: Create an orderly plan to direct all greater density development to within the Upper or Lower Ganges Village cores (or village cores elsewhere on the island) and medium density within the Ganges Containment Boundary through the following strategies and mechanisms:

Target:

- Define the village core and Village Containment Boundaries with consideration for the following aims:
 - a. Provide a regulatory authority through a Development permit Area to achieve the Ganges Village Goals. (implemented in DPA)
 - b. Create a sense of identity through gateways and distinctive design features (GVAP)
 - c. Create a community that is walk able and accessible by children, seniors, visitors, residents and workers. (GVAP)
 - d. Achieve a complementary balance of land uses and landscapes such as natural areas, open space, housing, commercial, industrial and tourist accommodations. (GVAP)

- e. Create distribution areas for new “green” infrastructure systems to cope with emissions or to take advantage of mixed loads. This includes reclamation water, and two pipe systems for buildings, water piping and connections for district heating, constructed wetlands, and best practices for storm run-off. (GVAP)
 - f. Create buffer zones at the containment boundary to avoid conflicts in land use and create access to green spaces. (GVAP)
 - g. Preserve key ecological functions such as avoiding construction on productive wetlands or in the floodplain. (implemented in LUB/DPA)
 - h. Reserve sufficient local resources for village survivability and choice such as opportunities to grow food, sufficient water and incrementally lower cost sewer capacity. (GVAP)
 - i. Ensure access, views and development control along the waterfront (partially implemented on DPA GVAP)
 - j. Ensure sufficient land and zoning to accommodate the many commercial functions that the island expects to find in a village. (implemented in LUB/DPA)
 - k. Providing a good balance of jobs to dwellings within the village(not implemented, outside planning purview, but GVAP can support the goal, some OCP policies support)
- Avoid leapfrog development (which tends to make infill development more costly) by achieving densification incrementally from the center outwards towards the containment boundary. (There was not agreement on this target because some committee members felt project sequencing should not be dictated.) (supported by OCP policy, implemented in LUB/DPA)
 - The village cores shall correspond to a limited area around a central point such as the Tourist Information Center for Lower Ganges Village and the GVM store for the Upper Ganges Village.(GVAP)
 - The Containment Boundary shall correspond to a specific boundary within which will be built all new high-density development such as multi-family development and higher density commercial or tourism-oriented development. (implemented in OCP)

Policies:

- The Village Containment Boundary shall contain land zoned for agricultural, residential, commercial use, industrial use, and parkland. (implemented in OCP)
- Land within the Village Containment Boundary currently zoned ALR shall be maintained as agricultural land within the village. Production of food on this land will be supported, in combination with other complementary uses. *(Some committee members felt that as our village population expands, there may be justification rezoning ALR land adjacent to the village for other uses, with compensation elsewhere to achieve net zero loss)* (implemented in OCP, uses also governed in ALC regulation)
- *The ALR lands directly north of Jackson occupy a central place within the village boundaries and if possible this land shall be acquired without rezoning, possibly in partnership with a not-for-profit society, and developed to serve as a diverse, active ‘green heart’ to the village. The Trust will communicate with the Agricultural Land Commission for this purpose, and use this parcel as an example of multi-purpose*

development of ALR, as outlined in the new Farm Plan. Although it may be retained as a single parcel, it should be developed by means of long-term leases and covenants so that the portions of the land can be dedicated to affordable 'green' housing – with a percentage of the housing reserved for active farm workers, while other portions are reserved for intensive organic farming, community gardens, aquaculture in ponds, woodlots, connecting pathways and complementary land uses. (requires ALC approval)

- Encourage infill development by rezoning land in the village cores for greater density and mixed use by transferring densities from outside the containment boundary. (If water supplies within the North Salt Spring Waterworks District (NSSWWD) are limited, these densities should be transferred from within the NSSWWD)(**not implemented, but GVAP can support the goal**)
- Economic benefit bestowed on landowners by rezoning, relaxing standards, increasing height limits, etc will be balanced by requiring a certain percentage of affordable housing and other community benefits such as energy efficient construction, sidewalks, etc. based on formula that reflects realistic economic feasibility. (*Some committee members thought that a more effective spur to development would be to remove barriers (such as setback requirements) and rezone land for higher density/height without necessarily requiring community amenities in exchange.*)(**not implemented, GVAP**)

Objective 4 - Ensure that sufficient essential infrastructure (water and sewer capacity) is available for Ganges Village Development (implemented in DPA, OCP, LUB)

Target:

- Sewer service is most efficiently used and financially supported in more densely populated areas. Availability of sewer service tends to encourage more dense development. Therefore a target is to confine sewer service to within the Village Containment Boundary. (**not implemented, outside planning purview, but GVAP can support the goal**)
- Ensure that adequate water is available in Ganges Village. (**implemented in LUB, OCP, DPA**)

Policies:

- The LTC will ask the Liquid Waste Committee to prepare an estimate of how much sewer capacity can be developed at the lower incremental cost, and how many residents and business this can serve. Lady Minto Hospital, RCMP, Fire District will be asked to estimate their water and sewer needs for a population of 18,000 people. (**not implemented, primarily outside planning purview**)
- The Local Trust Committee will work with the Ganges Liquid Waste Committee to allocate the lower cost sewage capacity among the following demands so that lower cost capacity is not exhausted before the above needs are met.(**not implemented, outside planning purview**)
- To prevent sprawl, the LTC and Liquid Waste Committee will create an agreement not to extend service beyond the Village Containment Boundary. (**not implemented, primarily outside planning purview**)

- An agreement will be created between the LTC and the North Salt Spring Waterworks District regarding reservation of sufficient water supplies for existing zoning capacity within the Ganges Village Containment Boundary and adoption of water conservation programs to meet that demand. (implemented in application review)