

Section 11 – Infrastructure

Sub-Topic	Plan Reference	Feedback
Overview	overview text	Align investments in infrastructure and development proposals in text.
	overview text	Overview Section: the statement on compact land use patterns - to minimize the need for new infrastructures is somewhat contradictory, in that, densification seems to be the overriding goal of land use plans.
	11 (a)	Take a needs-drive approach to infrastructure assets – inventory with respect to physical and financial needs. Report on physical (condition report) and fiscal status.
	11 (b)	Prioritize closed loop systems.
	11 (b)	We need effective disposal treatments for sludge if we are going to have sewage facilities. Sludge is toxic and I do not support sewage treatment facilities if it means poisoning our lands and farms with toxic sludge.
	11 (c)	Some of these questions are a little silly. Are we really asking if the public thinks it's a good idea to have potable drinking water in the future? Are there anti-water people out there just waiting to elect a council that will make sure the taps run dry?
	11(e)	Under 11(e) of Broad Objectives, I feel that the words "landbase and watershed" need to be added to recognize that sewage treatment (and the ensuing disposal of biosolids) involves more than just protecting our marine environments. For example, there's currently a ban on the land application of biosolids as part of the CRDs CALW strategy.
Infrastructure Assets Management	11.1	Policy 11.1 – include gas
	11.2	This policy is weak and would be stronger if more explicit: Where land use change increases density, apply development cost charges to pay for infrastructure improvement costs including parks.
	11.2	Although I have not reviewed the development cost charge (DCC) formula for the City of Victoria, I understand from conversations with staff that it does not fully reflect the cost of new development to existing infrastructure and parkland (i.e. parkland acquisition). Given that this is an explicit financial mechanism by which new development can pay for the impact that it has on existing infrastructure and the need for new infrastructure, DCCs are the appropriate way to pay for parkland. I recommend including a sub-policy that DCCs will be fully used to pay for parkland. I recommend removing amenity density bonus funding as a way to pay for parkland (see my comments below under 10 Plan Administration).
	11.3	Rewrite as guided through best practices. Consider creating new sub-topic on: 'Infrastructure Reporting'.

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	11.3	It was interesting to see these maps together for Vic West, which was my focus. I wanted to see the relationship between medium to high earthquake amplification areas and the location of our sanitary and waterlines. I hope the City will look at the risk and mitigate where possible.
	11.3	The infrastructure deficit is the “elephant in the room” and needs to be more explicitly planned for
	11.3	Suggestion: Annual funds to finance maintenance of infrastructures must be adequate. None may be redirected elsewhere to pay for different purposes.
	11.5	Replace “use” with, “Prioritize closed loop...”
	11.5	Infrastructure Assets Management, 11.5 – The cost to relocate “overhead wiring to underground” is often borne by new development. As it is clearly desired by the city, it should be considered part of any amenity contribution package negotiated with the project proponent. Expecting this amenity without recognizing its value is unacceptable.
	11.5, 11.13- 11.15, Map 12	We are encouraged to see the emphasis on 11.5 Green Infrastructure Priority, and 11.13 -11.15 Integrated Rain Water Management outlined directions. o this section would be an appropriate place to highlight COV new Stormwater Utility. o Bowker Creek and other creeks (both above and below ground sections) should be shown on Map 12 Major Storm Sewers. The map could also be renamed Major Storm Sewers and Natural Drainage. The BCI can provide the appropriate GIS files to identify Bowker Creek if required.
	11.5	There is no discussion of undergrounding utilities when new development occurs so that wider sidewalks (free of utility pole obstruction) can be built
Green Infrastructure Priority	11.5 – 11.6	Green stuff is great, but affordability should always be primary. The greenest bells and whistles just make the rich buyer feel good, but if one truly cares about our resource use and the environment, there is nothing greener than density. Never forget, the greenest city in north america in terms of energy and resource use is Manhattan. None of those old apartment blocks have expensive cutting edge green features, but they do have the greenest feature of all: density and walk-ability.
	11.5 – 11.6	Green infrastructure n=must be cost-effective, or value is lost.
	11.5 – 11.6	I couldn't find anything on road redevelopment objectives to reduce traffic speed, increase walkability, road narrowing to reduce impermeable surfaces for storm water management.
	11.5 – 11.6	The growing number of senior citizens is not going to need bicycle lanes or paths, so the city must ensure there is adequate transit to all areas, and renewed or repaved sidewalks in all neighbourhoods.
	11.7 – 11.9	Not to be a broken record (ok I'm fully content being a broken record) but guess which communities use the lowest amounts of water per capita? The densest ones! Instead of fighting density tooth and nail then spending millions on ways to reduce water usage, how about not just

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		allow density, but encourage and support it, and let the environmental problems solve them selves. Or better yet, use the increased tax base actually affords even better green projects than could be imaged now.
	11.7.3	Absolutely need more dense areas. However, we also would benefit from fewer people settling here....There will be a huge impact on our infrastructure with more people.
Water Supply Management		No comments
Waste Water Management		No comments
Integrated Rain Water Management	11.13 – 11.15	Consider a collection system for rainwater for use when our other sources of water diminish further. Consider the creation of a seismically safe rainwater storage system.
Solid Materials Management	11.16 – 11.18	Solid Waste Management: section 11.18 – Is this section necessary?
	11.16	Also install recycling and composting bins with garbage cans on sidewalks and at bus shelters.
	11.16	Add an education component: how do we empower citizens to reduce solid waste?
	11.16	I put out one small Thrifty plastic bag every 2-4 weeks. Why are my efforts not being rewarded?
	P. 87	Under Solid Waste Management, we need to add a section re. encouraging, educating, and empowering the public to reduce solid waste through home composting and education re. re-use and recycling.
General - Other		Progress measures for this Chapter could include: <ul style="list-style-type: none"> • Percentage increase in the urban forest on City land (in parks and on boulevards); • Percentage increase in rainwater detained [link to infrastructure chapter].
		If Victoria is to be an environmentally “sustainable” community, care must be taken not to have conflicting issues and structures that would negate the purpose of environmental sustainability.
		We recognize the difficult position the City is in with regard to the present infrastructure deficit, and agree in principle with the many proposed policies in the plan. We caution you, however, that the deficit cannot be and should not be pushed onto the shoulders of new development without causing a quick end to development interest in Victoria. City responsibilities, like infrastructure, should be borne by the entirety of the tax-base, painful or not.

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		There is a price to pay for growth which we ignore at the peril of future generations, considering the increasing demands on planet Earth's limited resources. The basics must be attended to, not sacrificed in favour of projects such as entertainments and or light rapid transit. Attractions, especially the many designed to bring more and more people, are costly financially and in terms of maintenance. Evidence of the City's deteriorating infrastructures is increasing but little if any steps are apparent to reverse the trend. Uneven sidewalks and pock-marked roads are increasing, resulting in trips and falls especially dangerous for the elderly. More than platitudes are essential if citizens and visitors are to feel confident that all is well.
		Seismic safety
		Once again, silly questions. "Should we maintain our roads?" "Should we actually put thought and planning into our infrastructure?" "Should city workers use the metal end of their shovels?" of course, these are all good things but they aren't really choices, they're simply the city doing its job.
		City is spending too much (Manpower and other resources) on educating people. Do instead.