

**CAPITAL REGIONAL DISTRICT REVIEW
OF PROPOSED AMENDMENTS TO
PROVINCE OF BC FLOOD HAZARD AREA LAND USE MANAGEMENT GUIDELINES**

At the direction of the Environmental Services Committee, CRD staff completed an in-house technical and financial review of the guideline amendments, and have obtained external legal advice.

Technical

The guideline amendments propose two methodologies for calculating flood construction level (FCL) to the year 2100. CRD staff applied the more conservative of the two approaches (resulting in a higher estimated FCL) to map the estimated FCL elevations across the region. This general in-house review found that approximately 3,700 hectares of land across the CRD fall below the estimated future flood construction level. Using British Columbia Assessment data, the review estimated that approximately 18,000 properties and 19,000 dwellings are currently situated within these areas.

Estimated Flood Hazard Area, by Municipality

Administrative Area	Area (Ha)*	Properties*	Dwellings*
Central Saanich	110	560	480
Colwood	66	66	55
Esquimalt	70	670	880
Highlands	9	8	1
JDF Electoral Area	1,300	1,100	860
Langford	12	25	30
Metchosin	130	130	150
North Saanich	120	850	800
Oak Bay	100	1,300	1,500
Sidney	89	1,900	1,800
Southern Gulf Islands Electoral Area	820	3,000	2,400
Sooke	200	850	750
Saanich	140	1,500	1,600
Salt Spring Island Electoral Area	330	1,500	1,200
Victoria	130	4,000	5,600
View Royal	60	750	950
TOTAL	3,700	18,000	19,000

*Values rounded to 2 significant figures. Estimated flood hazard area is based upon estimated flood construction level and BC Assessment Data

Best available estimates were applied to complete this review; however, due to the short consultation period, this review was completed in-house and has not been verified by a geo-technical professional. FCL mapping for across the region is included in the following pages.

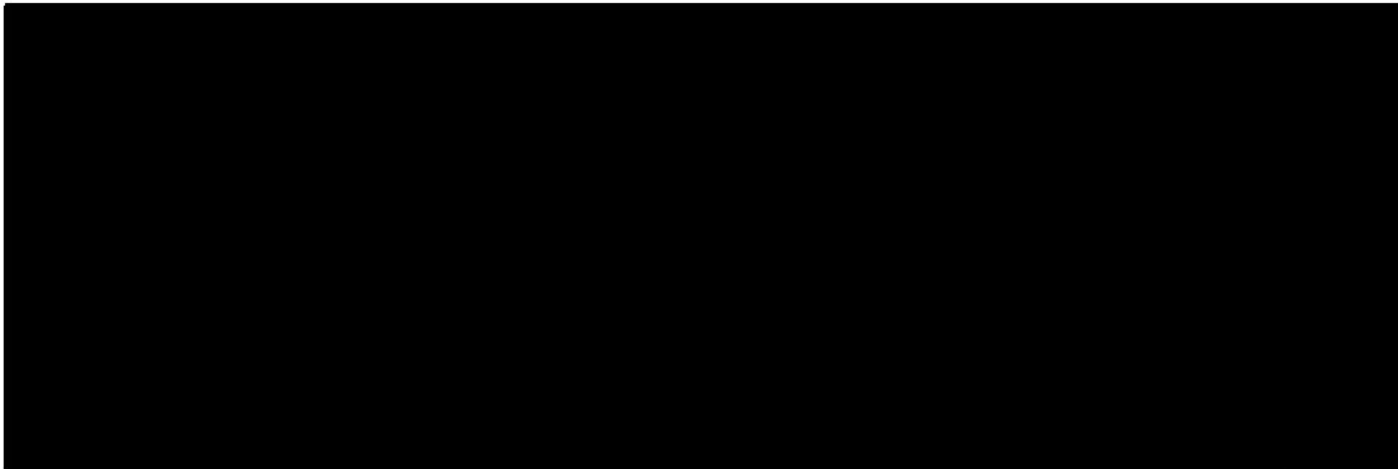
Financial

Using available BC Assessment data, staff estimated the total value of land and improvements currently located under the estimated FCL to be approximately \$4.4 billion. This figure includes both public and private infrastructure. As BC Assessment data is typically inaccurate for public infrastructure, it is possible this figure is higher.

Approximate Value within Estimated Flood Hazard Area

Administrative Area	Land Value* (\$)	Improvement Value* (\$)	Total of Land and Improvement Value* (\$)
Central Saanich	\$ 49,000,000	\$ 14,000,000	\$ 63,000,000
Colwood	\$ 43,000,000	\$ 21,000,000	\$ 64,000,000
Esquimalt	\$ 180,000,000	\$ 110,000,000	\$ 290,000,000
Highlands	\$ 480,000	\$ 35,000	\$ 520,000
JDF Electoral Area	\$ 71,000,000	\$ 33,000,000	\$ 100,000,000
Langford	\$ 6,200,000	\$ 720,000	\$ 6,900,000
Metchosin	\$ 28,000,000	\$ 13,000,000	\$ 40,000,000
North Saanich	\$ 150,000,000	\$ 80,000,000	\$ 230,000,000
Oak Bay	\$ 530,000,000	\$ 210,000,000	\$ 740,000,000
Sidney	\$ 380,000,000	\$ 170,000,000	\$ 550,000,000
Southern Gulf Islands Electoral Area	\$ 170,000,000	\$ 63,000,000	\$ 240,000,000
Sooke	\$ 91,000,000	\$ 43,000,000	\$ 130,000,000
Saanich	\$ 320,000,000	\$ 120,000,000	\$ 440,000,000
Salt Spring Island Electoral Area	\$ 120,000,000	\$ 76,000,000	\$ 190,000,000
Victoria	\$ 760,000,000	\$ 380,000,000	\$ 1,100,000,000
View Royal	\$ 97,000,000	\$ 55,000,000	\$ 150,000,000
TOTAL	\$ 3,000,000,000	\$ 1,400,000,000	\$ 4,400,000,000

*Values rounded to 2 significant figures. Figures are estimated based upon available BC Assessment Data and include both private and public infrastructure. Actual value may be higher.



Client-Solicitor Privileged Information Redacted