

GLOSSARY

Active Transportation

This refers to the use of one's own power to get from one place to another. It includes but is not necessarily limited to walking, cycling, skateboarding, in-line skating/rollerblading, jogging and running, non-mechanized wheel chairing, snowshoeing, and cross-country skiing.

Affordable Housing

Many organizations, programs, and mortgage lenders consider housing affordable if it costs no more than 30% of household income before taxes. Other considerations that determine whether housing is affordable include: the type, age, and condition of a home that influence costs associated with heating, electrical, water, sewage, insurance, maintenance and property taxes; strata fees; location and availability of diverse and affordable modes of transportation; and a household's stage of life, financial status, needs, and priorities.

Asset Management

Asset management is the integrated and continuous process of bringing together skills, expertise, and activities of people; with information about built and natural assets; and finances. The goal of asset management is to make informed decisions that support sustainable service delivery. Asset management considers risk, lifecycle cost, level of service, and the trade-offs between them when making decisions about built and natural assets and the services they provide.

BC Building Energy Step Code

The BC Building Code is a performance-based regulation that requires that enhanced energy efficiency standards, or "steps", be met over time. By 2032, all new construction in BC will be required to be net-zero ready. Net-zero buildings produce as much clean energy as they consume, and are highly efficient.

Bioswale

Bioswales, also known as infiltration swales, biofilters, grassed swales, or in-line bioretention, are a low impact development practice which consists of gently sloped channels designed to catch, store and filter stormwater.

They function by taking flowing water (from precipitation or other sources) and slowing it down within the swale, which helps trap pollutants and silt before returning it to the river through our stormwater system.

Carbon Sink

Carbon sinks are natural systems – plants, soils, aquatic and marine environments – that absorb more carbon from the atmosphere than they release. They are vital to maintaining Earth's carbon balance and can help meet greenhouse gas emissions reductions targets.

Circular Economy

A systems solution framework that tackles global challenges like climate change, biodiversity loss, waste, and pollution. It is based on three principles, driven by design: eliminate waste and pollution, circulate products and materials (at their highest value), and regenerate nature.

It is underpinned by a transition to renewable energy and materials. Transitioning to a circular economy entails decoupling economic activity from the consumption of finite resources. This represents a systemic shift that builds long-term resilience, generates business and economic opportunities, and provides environmental and societal benefits.

Climate Mitigation And Adaptation

Actions that combat and respond to climate change are often categorized as mitigation or adaptation activities. Climate mitigation approaches reduce greenhouse gas emissions or re-capture carbon in carbon sinks using vegetation, soil restoration, and/or technological storage.

Community Economic Development (CED)

Working together as a community and with partners towards a diverse local economy that helps all of Sooke to thrive. It's also about learning from all sectors of the community, and supporting local businesses, organizations, professionals, service providers and citizens. Sooke's economic development is oriented to promoting environmental health as well as human well-being and safety in a climate-changing world.

Complete Streets

Complete streets generally refers to a transportation design approach that prioritizes safety and convenience for all users, regardless of age, ability, or mode of transportation, including pedestrians, cyclists, transit riders and motorists.

Crime Prevention Through Environmental Design (CPTED)

CPTED is a multi-disciplinary approach for reducing crime and fear of crime. CPTED strategies include architecture and urban planning design approaches that aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants.

First Generation CPTED focused on the four principles of: sense of informal ownership over public spaces by residents; natural surveillance or "eyes on the street"; physical condition and maintenance of properties; and control of access into properties.

Second Generation CPTED focuses on social concepts and small-scale environments, and also includes principles of: social cohesion; community culture; physical connectivity; and threshold capacity, which is the idea of creating rich and genuine diversity within the built environment where residents can socialize, shop, and recreate together.

Development Approval Information

Development Approval Information refers to information on the anticipated impact of a proposed activity or development on the community, including but not limited to information regarding impact on matters such as transportation patterns, local infrastructure, public facilities including schools and parks, community services, and the natural environment of the area affected. A Development Approval Information Area is the designated area for which development approval information is required, as per Part 14, Division 7 section 485 of the Local Government Act.

Eco-gifting

Canada's Ecological Gifts Program provides a way for Canadians with ecologically sensitive land to protect nature and leave a legacy for future generations. Made possible by the terms of the Income Tax Act of Canada and the Quebec Taxation Act, it offers significant tax benefits to landowners who donate land or a partial interest in land to a qualified recipient. Recipients ensure that the land's biodiversity and environmental heritage are conserved in perpetuity.

The Ecological Gifts Program is administered by Environment and Climate Change Canada in cooperation with dozens of partners, including other federal departments, provincial and municipal governments, and environmental non-government organizations.

Eco-industrial Park

An eco-industrial park is a type of industrial park in which businesses cooperate with each other and with the local community in an attempt to reduce waste, efficiently share resources (such as information, materials, water, energy, infrastructure, and natural resources), and produce sustainable development, with the intention of increasing economic gains and improving environmental quality. EIP's incorporate residential uses as well.

Ecological Assets and Ecosystem Services

Eco-assets are natural assets such as lakes, rivers, wetlands, aquifers, mountains, forests, riparian areas, estuaries, and salt marshes. These features have considerable economic value and provides goods and services such as water purification, soil stabilization and fertility, food production, and recreation. They are also critically important to responding to mitigating and adapting to the impacts of climate change.

Environmentally Sensitive Area (ESA)

These are areas that have special environmental attributes worthy of retention or special care. They are critical to the maintenance of productive and diverse plant and wildlife population, some of which may be nationally or provincially significant, while others more important in a local context.

Equity-Seeking Group(s)

These are people who often face discrimination or other forms of systemic disadvantage. They include but are not necessarily limited to persons of colour, persons with disabilities, Indigenous peoples, 2SLGBTQIA+ individuals, and women.

Euro-colonialism

Colonialism refers to the combination of territorial, juridical, cultural, linguistic, political, mental/epistemic, and/or economic domination of one group of people or groups of people by another (external) group of people. European colonialism refers to the various formulas of territorial domination effected by European powers upon non-European people (indeed, upon much of the world), from the late 1400s to the mid- to late 1900s. These European countries included Belgium, Britain, Denmark, France, Germany, Italy, Norway, Portugal, Russia, Scotland, Spain, Sweden, and the Netherlands. At various points in modern history, European powers colonized, in some form, most of Africa, the Americas, Asia, Europe, Oceania, the Middle East and the Arctic (excluding Antarctica). As with any large-scale, multidimensional, and socially holistic phenomenon, there is incomplete transferability of the characteristics of one form of European colonialism upon another.

Floor Area Ratio (FAR)

FAR is the ratio of a building's total floor area (i.e. gross floor area) to the size of the parcel of land upon which it is situated. It is an effective way to calculate the bulk or mass of a building volume on a development site, whereas higher FARs indicate greater building volume.

Food Sovereignty

Food sovereignty is the right of people and communities to define and control their own food systems, from production to consumption. It emphasizes local, sustainable, and culturally appropriate food practices that strengthen community self-reliance and resilience.

Green Infrastructure

This refers to the natural vegetation, soils, and bioengineered solutions that collectively provide a broad array of products and services for healthy living. Natural areas such as forests, wetlands and floodplains, and engineered systems like green roofs and rain gardens conserve natural resources and mitigate negative environmental effects, benefiting both people and wildlife.

Green Shores Principles

Green Shores principles means a set of best practices for shoreline design and management that protect and restore natural coastal and riparian processes. Green Shores® principles emphasize maintaining or enhancing habitat features; using soft-shore or nature-based solutions instead of hard armouring where feasible; improving upland drainage and sediment function; reducing shoreline impacts from development; and designing shoreline works to adapt to sea-level rise and climate change. The approach seeks to balance ecological integrity, shoreline resilience, and compatible human use.

Ground-Oriented

This type of building has an entrance at street/ground level. They can include single detached houses and detached secondary suites, duplexes, triplexes, rowhouses, and townhouses.

High Street

High street is a common street name for the primary business street of a city, town, or other population center.

Housing Needs Report

A report that identifies the number of housing units needed in a local government over 5- and 20-year periods. Housing needs are calculated based on a set provincially legislated methodology and are to be updated every five years.

Indigenous Gardens

Gardens featuring plants that have traditional uses by Indigenous Peoples, including for medicinal, dietary and ornamentation purposes.

Infill

This refers to adding new residential units to an existing neighbourhood, and may or may not include population increases as the number of people per household may be in decline. Since infill occurs within lands within the built-up area of a community, it makes more efficient use of land than developing lands in areas that were previously in a natural or agricultural state.

Land Alteration

Land alteration means any activity that disturbs, removes, or changes the natural condition of land or soils. For the purposes of environmental Development Permit Areas, land alteration includes both temporary and permanent disturbances, except for minor hand-clearing or maintenance activities that, in the opinion of the Director of Planning or designate, do not materially impact slope stability, hydrology, or ecological function.

Level 3 / Direct Current Fast Charging (DCFC)

These are ports for electric vehicle charging. Level 3 Charging or Direct Current Fast Charging enable most electric vehicles to charge to 80% in under an hour, making road trips easier and quicker.

Low Carbon Resilience

Low carbon resilience (LCR) refers to climate change strategies that integrate and achieve co-benefits between greenhouse gas emissions reduction (mitigation) and planning designed to reduce vulnerability to climate change impacts (adaptation).

Market Housing

This type of housing is privately owned by an individual or a company who/that generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market, and can include either rental market housing or home ownership. Approximately 95% of households in British Columbia reside in market housing.

Massing

Architectural massing is the three dimensional form of a building, and refers specifically to its volumetric design. Design measures such as articulation of buildings can make otherwise large massing appear less bulky and in greater harmony with the scale of a person traveling on foot.

Micro-Units

Small, self-contained spaces designed to maximize space efficiency and often include a private bathroom, kitchenette, and sleeping area.

Multi-Modal / Multi-Use Transportation Planning

This refers to planning that considers various modes – such as walking, cycling, transit, driving, wheelchair and scooter use – and the connections between those modes.

Native Species

Plants, animals, fungi, and micro-organisms that occur naturally in a given area or region.

Natural Assets, Municipal

Municipal natural assets refer to the stock of natural resources or ecosystems that are relied upon, managed, or could be managed by a local government for the provision of one or more services to a community. They provide critical municipal-type services and functions to communities both on their own and as part of infrastructure systems with engineered assets.

Natural Features

The physical and biological elements of the natural environment that contribute to the ecological, scenic, and cultural character of Sooke. Natural features include watercourses, wetlands, shorelines, slopes, rock outcrops, native vegetation, wildlife trees, and other landforms or habitat areas that provide environmental, aesthetic, or recreational value. These features are integral to maintaining ecosystem function, landscape stability, and community identity, and should be protected or integrated sensitively into land use and development planning.

Net-zero Emissions

This is the target of completely negating the amount of greenhouse gas emissions (GHGs) produced by activity through the reduction of GHGs and absorbing carbon dioxide from the atmosphere. There is international consensus that GHGs must be reduced to zero by 2050 at the latest, in order to stabilize global temperatures and avoid catastrophic climate change impacts. Canada committed to this target in the 2015 Paris Agreement, which is a legally binding international treaty on GHG reductions.

Non-Market Housing

This type of housing is geared toward low and moderate income singles and families, often subsidized through a variety of ways including support from other orders of government. This housing can be managed through diverse operators including public, non-profit, and co-operative sectors, as well as by Indigenous governments and organizations. It includes social, supportive, and co-op housing.

Qualified Environmental Professional (QEP)

Means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if the individual:

- a. Is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,
- b. Has an area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- c. Is acting within that individual's area of expertise.

Qualified Professional

Qualified Professional means a professional engineer, geoscientist, architect, landscape architect, certified arborist, biologist, planner, forester, qualified environmental professional, or other professional licensed to practice in British Columbia with experience relevant to the applicable matter, as determined appropriate by the Director.

Rain Garden

A rain garden is a garden of native shrubs, perennials, and flowers planted in a small depression, which is generally formed on a natural slope. It is designed to temporarily hold and soak in rain water runoff that flows from roofs, driveways, patios or lawns.

Resilience

This is a measure of a sustained ability of a community to utilize available resources to respond to, withstand, and recover from adverse situations. It includes but is not limited to public health and emergency preparedness, climate adaptation, infrastructure protection, and economic recovery.

Secondary Suite

A secondary dwelling unit located in a building of residential occupancy containing only one other dwelling unit.

Sensitive Ecosystem

An area of land or water that supports rare, fragile, or ecologically significant natural features, habitats, or species, and that contributes to the overall ecological health, biodiversity, and connectivity of the landscape. Sensitive ecosystems typically include wetlands, riparian areas, estuaries, mature or old-growth forests, coastal bluffs, and other areas with high wildlife habitat value or limited resilience to disturbance. Identification of sensitive ecosystems is based on provincial mapping, environmental inventories, or site-specific assessment by a Qualified Environmental Professional (QEP).

Social Infrastructure or Social Asset

These are the networks, organizations, and institutions, including norms of reciprocity and the mutual trust that exist among and within groups and communities.

Steep Slopes

A natural slope equal to or greater than 30 percent over 10 metres horizontal run, or areas that have been modified to a similar grade through human alteration. Steep slopes are recognized as environmentally and geotechnically sensitive areas due to their potential for erosion, instability, and impact on drainage patterns and vegetation. Within the Steep Slopes Development Permit Area (DPA 5), these lands are managed to minimize site disturbance, protect slope stability, and maintain natural vegetation and drainage characteristics.

Streamside Protection Enhancement Area (SPEA)

An area:

- a. adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and;
- b. the size of which is determined according to this regulation on the basis of an assessment report provided by a Qualified Environmental Professional in respect of a development proposal.

Sprawl

Urban sprawl refers to a particular form of urban growth that is characterized primarily of low densities, segregated land uses, and automobile-oriented design that typically results in car dependency. It includes discontinuous growth typically at the urban periphery.

Subdivision and Development Standards Bylaw

This bylaw regulates the subdivision and development of land within the District of Sooke, and outlines standards for works and services.

The Truth and Reconciliation Commission of Canada (TRC)'s Calls to Action

"The TRC was created through a legal settlement between Residential School Survivors, the Assembly of First Nations, Inuit representatives, and the parties responsible for creation and operation of the schools, which were the federal government and church bodies. The TRC's mandate was to inform all Canadians about what happened in residential schools. " (National Centre for Truth and Reconciliation) The TRC made 94 Calls to Action to redress the legacy of residential schools and advance the process of Canadian reconciliation.

Universal Design

Accessible design is a design process in which the needs of people with disabilities are specifically considered. Universal design broadens this concept, and refers to the design of products and environments that are usable by all people, to the greatest extent possible. Sidewalks with curb cuts and doors that automatically open when a person moves near them are examples, as they benefit people with disabilities, parents with baby strollers, delivery workers, and others. Human characteristics considered in universal design may include age, gender, stature, race/ethnicity, culture, native language, and learning preference.

Whole-Building Lifecycle Assessment (LCA)

This term refers to a standardized method for evaluating the total environmental impacts associated with a building over its entire life cycle – from the extraction and manufacturing of materials, through construction, operation, maintenance, and end-of-life deconstruction or disposal. In the context of embodied carbon, a whole-building LCA quantifies lifecycle greenhouse gas emissions (global warming potential) in kilograms of carbon dioxide equivalents per square metre ($\text{kgCO}_2\text{e/m}^2$), enabling designers to compare options and reduce the carbon impacts of building materials and construction practices.

Zoning Bylaw

This regulatory bylaw establishes what land uses may occur where at what densities, how large a lot can be, where development can occur on a property, what setbacks and yards are required, the height and overall massing of structures, the number of structures, if landscaping and open space are required (in some zones), and parking requirements.



District of Sooke