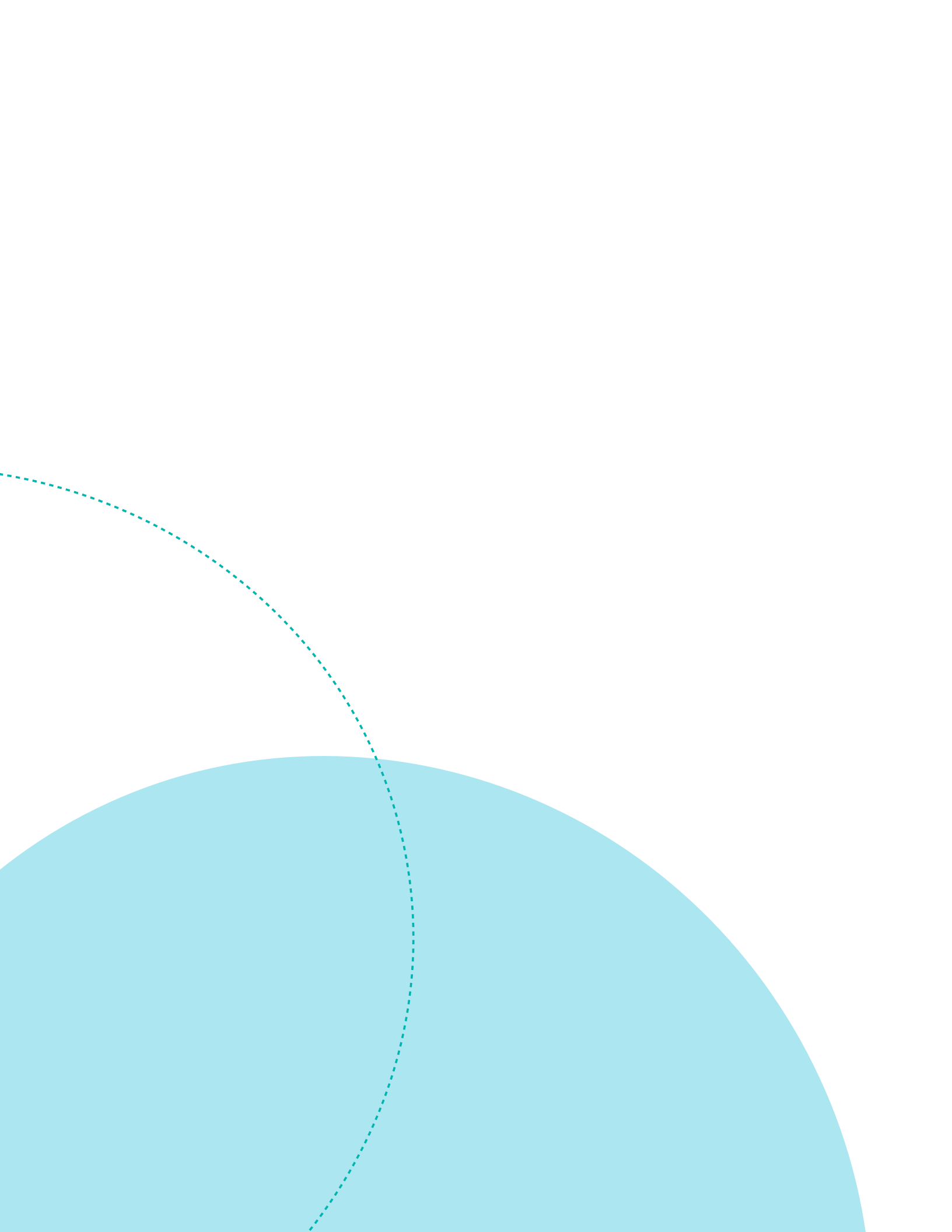


Sustainable Saanich Official Community Plan





Saanich Official Community Plan 2008

Appendix A to Bylaw 8940
Adopted July 8, 2008

Prepared by the District of Saanich Planning Department
in partnership with Urban Aspects Ltd.

Cover: Background photograph, view towards Mount. Douglas Park, Kevin Light Photography.

Note: Some of the photographs in the document were contributed by Angela Wyatt.



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1.0 Introduction



The Official Community Plan is the principal legislative tool for guiding future growth and change in Saanich. The Plan is an expression of the fundamental values and goals of the community. It establishes directions for achieving a collective vision of what Saanich should be.

As a community, region, and country, we are in a time of significant and accelerated change. The ways in which we manage the challenges of the next few years and decades will be critical to the health and well-being of Saanich, the region, and beyond.

This Official Community Plan is Saanich's fourth. Previous Official Community Plans were adopted by Saanich Council in 1979, 1984, and 1993, with minor revisions made from time to time to address specific issues.





Major reviews of the document, undertaken every decade or so, recognize that circumstances can change, new issues can emerge, technology can advance, and new information can surface. To remain relevant, an Official Community Plan needs to reflect and respect what is important to the citizens of Saanich.

While this Plan builds on earlier planning documents, several underlying principles have influenced its preparation. These include:

- how to manage growth and change;
- how to maximize the use and protection of resources;
- how to provide transportation and mobility in a socially, economically and environmentally responsible way;
- how to ensure that the limits of natural life-supporting systems are not exceeded and, where these have been altered, how to ameliorate the negative impacts;
- how to create vibrant mixed-use commercial centres; and
- how to integrate the interactions and outcomes of the various environmental, social and economic factors that shape Saanich and the lives of its citizens.

This Plan is organized into a number of sections. The sections are linked by an overall policy and action framework founded on the underlying principles of sustainability and liveability. The Plan's sections include:

- a vision for the future;
- the planning context;
- planning for environmental integrity in both the natural and built environment;
- planning for social well-being to meet basic needs and strengthening the community;
- planning for economic vibrancy; and
- taking action and tracking progress.

Looking into the future means that informed assumptions must be made about many factors, and short-term trade-offs may be necessary along the way. However, by taking an integrative approach from the outset, being committed to best practice, and working continuously towards improvement, the community can move towards ensuring future environmental, social, and economic sustainability. It is important to continually examine the trends and influences that are shaping and affecting the community and to develop strategies that can influence, adapt to, and take advantage of opportunities as they arise.



Mt. Douglas Park

Perhaps most importantly, plans are only effective if there is a willingness to implement them through the use of appropriate planning and regulatory tools and the careful stewardship of financial resources. A commitment to ongoing monitoring and reporting of decisions and actions and their outcomes, intended and unintended, is also required. Realizing the intent of the Plan is a shared responsibility, and requires the combined efforts of everyone in the community. Success will be achieved through awareness and attention, involvement and cooperation, innovation and adaptation.

“The Brundtland Commission, formally the World Commission on Environment and Development (WCED), known by the name of its Chair Gro Harlem Brundtland, was convened by the United Nations in 1983. The commission was created to address growing concern about the accelerating deterioration of the human environment and natural resources and the consequences of that deterioration for economic and social development.



In establishing the commission, the UN General Assembly recognized that environmental problems were global in nature and determined that it was in the common interest of all nations to establish policies for sustainable development.”

“The Brundtland Report, also known as “Our Common Future”, alerted the world to the urgency of making progress toward economic development that could be sustained without depleting natural resources or harming the environment. The Brundtland Report highlighted the three fundamental components of sustainable development, the environment, society, and the economy.”

2.0 Vision

Saanich is a sustainable community where a healthy natural environment is recognized as paramount for ensuring social well-being and economic vibrancy, for current and future generations.

Environmental Integrity

Saanich is a model steward working diligently to improve and balance the natural and built environments. Saanich restores and protects air, land, and water quality, the biodiversity of existing natural areas and eco-systems, the network of natural areas and open spaces, and urban forests. The challenges posed by climate change are responded to. “Centres” and “Villages” accommodate the majority of future growth, using green building practices.

Social Well-Being

Saanich offers opportunities for balanced, active, and diverse lifestyles. Housing, public services and amenities are affordable, accessible and inclusive. Residents enjoy food security through the safeguarding of agricultural land and the promotion of community gardens and urban farming. The community’s heritage is valued and promoted. Residents take advantage of a diverse range of recreational, educational, civic, social, arts, and cultural services.

Economic Vibrancy

Saanich’s economy is connected locally, regionally, and globally, providing diverse economic opportunities, ranging from high technology to agriculture. Our economy and labour force is responsive and has the ability to adapt to change. Saanich’s clean, appealing environment, skilled workforce, responsive public services, and excellent community infrastructure make it an ideal location to live, work, and conduct business.



“Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Brundtland Report 1987



Vibrant, distinct neighbourhoods provide a high quality of life for individuals and families. A variety of travel modes connect neighbourhoods and businesses, allowing for the effective, efficient, and safe movement of people, goods, and services. Walking, cycling, and transit are viable and popular travel options, resulting in less car dependence. Rural and farm land is protected by adherence to the Urban Containment Boundary.



Community activities and events generate inter-generational and inter-cultural interest, participation, and social integration. Land-use planning, infrastructure design, and service delivery continue to address public safety issues. Citizen awareness, education, and collaborative involvement promote a shared responsibility and ownership of community development.



Implementation of strategic economic development strategies sustains and enhances the economy, and ensures long-term financial sustainability, while meeting social and environmental commitments. Saanich ensures sustainability through the provision of efficient, affordable, accessible, and reliable public services, programs, and utilities that meet community expectations, and are achieved through careful management, fiscal responsibility, innovation, progress monitoring, community involvement, and meaningful consultation.

3.0 Planning Context

Community planning in Saanich is undertaken in the context of local circumstances – physical and biological attributes, history, and current socio and economic trends, as well as Provincial legislative requirements and regional priorities.

3.1 Physical Setting

Saanich, with an area of 103.44 km² (39.94 sq. mi.), is the largest Municipality in the Capital Region. It occupies a major and central position within the region – immediately north of the City of Victoria and sharing boundaries with Highlands, View Royal, Esquimalt, Oak Bay, and Central Saanich. As the gateway to the metropolitan core, Saanich provides key transportation links to the airport, ferry terminal, Western Communities, Saanich Peninsula, and the rest of Vancouver Island. Saanich’s physical setting comprises 29.61 km (18.39 mi.) of marine shoreline, 3.3 km² (1.3 sq. mi.) of freshwater lakes, numerous natural watercourses, a diverse undulating topography with elevations ranging from sea level to 355 m (1164 ft.), and a landscape that includes glacially scoured rock outcroppings, farmland, dense woodlands, and an extensive system of open space and parkland. Approximately half the Municipality is urban and half rural/agricultural – a dual role that has influenced its character and development.



Hastings Street ~ looking south



Cormorants at Swan Lake

3.2 Past and Present

For thousands of years, the area that comprises Saanich today was a popular summer hunting and fishing ground for the First Nations Saanich tribes. This history is evident today in a number of provincially registered archaeological sites. By the mid-1850s, Hudson's Bay Company employees and the first colonial settlers began transforming the area's virgin forests into productive farmland, which soon became a vital source of food for the region's expanding population. This rural history and the associated settlement pattern is a continuing legacy, evident throughout the community in many buildings, structures, transportation links, and names.

The latter part of the nineteenth and first part of the twentieth centuries saw increasing settlement and the extension of services in Saanich. Elk Lake was established as the main domestic water source. Beginning in 1896, three railroads (the Victoria and Sidney, B.C. Electric Interurban, and Canadian Northern Pacific) were built through Saanich in response to the pre-World War I land boom. Improved road connections led to the demise of the railways, but some rail beds have since become part of the regional trail system. To meet the needs of early settlers, Saanich was incorporated as a Municipality on March 1, 1906. In 1949, the most northerly and rural part of the Municipality became the District of Central Saanich. Saanich expanded its western boundary to include all of Heal's Rifle Range and the Hartland Landfill in 1995. The original municipal hall was located in Royal Oak until the current municipal hall was built in 1965. It has since been designated as a heritage structure.

Following World War II, Saanich became a major residential area within a suburban community serving Greater Victoria. Today, with an estimated 2007 population of 113,529, Saanich is the most populated Municipality on Vancouver Island, and the seventh most populated in the province. The urban landscape comprises distinctive low-density neighbourhoods, primarily single-family, serviced by higher density Village, Neighbourhood and Regional mixed-use Centres, plus several regionally important industrial and institutional nodes.



Spurgin Residence on Waterloo ~ 1928



Mt. Douglas summit ~ looking south

3.3 Residents

Since the adoption of the 1993 Official Community Plan, the population of Saanich has increased by approximately 16,000 residents. While growth is expected to continue and exert pressure on land use and infrastructure planning, the rate of growth will not be as significant as in the past. The population is projected to grow to 119,300 by 2026, a 5% increase over 2007. In 2007, Saanich accounts for 33% of the region's population, and by 2026 it will comprise 29%. In contrast, the region's population is expected to grow to 427,800 by 2026, or by 24.5% over 2006. The vast majority of this growth is and will continue to occur in the Western Communities.

While growth rates are important, other demographic factors also affect the community. One of the most significant of these is the aging of the population. In 2006, 23% of the population of Saanich was over the age of 55. By 2026, it is expected that one in three people will be over the age of 55. This trend has significant implications for the form and location of housing, and the provision of services – such as health care, education, arts and culture, recreation, transportation, and the design of the built environment.

Another demographic trend affecting the community is the continuing increase in the number of households, combined with a decrease in household size. Between 1981 and 2001, the number of households grew significantly faster (40%) than the overall population (23%) as a result of the shift towards a greater number of smaller households. Average household size in Saanich fell from 2.9 people in 1981 to 2.4 in 2006 due to an increasing proportion of households consisting of individuals living alone. These included widowed seniors, young childless couples, “empty nesters,” and divorced persons.

Families are also changing. While the number of families with children is still growing in absolute terms, these families are having fewer children and are starting families later in life. A majority (52%) of Canadian households today include no children, compared to 45% in 1981. The proportion of families with three or more children has fallen over the past two decades, while the relative proportion of families with only one child at home has increased. Lone-parent families, the majority headed by women (81% in 2006), have increased as a proportion of total families in Saanich, from 11% in 1981 to more than 15% in 2006. Consequently, the proportion of all Saanich children aged 14 and younger living in lone-parent families has increased to about 19% of children in 2001, compared to 13% in 1981.

3.4 Planning Framework

The preparation of this Plan is guided by the British Columbia “Local Government Act”, which provides legislative authority and sets out a number of requirements regarding content and process. While the Plan applies only within Saanich, it does contain statements for consideration by other jurisdictions such as senior governments, the Capital Regional District, adjacent local government jurisdictions, First Nations, and School Districts. The Official Community Plan (OCP) also works in tandem with the Saanich Strategic (Corporate) Plan. Where the OCP is the umbrella document for the Corporation outlining the community’s values, vision and goals, the Strategic Plan maps out specific actions that the municipality will carry out to achieve them.

Planning in Saanich takes place at a number of different levels, and across the Corporation. Other departments such as Parks and Recreation, Engineering and Public Works, Police, and Fire also prepare and oversee long range planning documents that are an important component of creating a healthy and vibrant community. The Official Community Plan (OCP) applies to the entire Municipality and provides the principal policy framework for development and regulation within an overall municipal perspective. In an effort to move towards a more sustainable community, all plans and long range studies must comply with the principles and policies of the OCP.

Local Area Plans, are developed within the framework of the OCP, and capture issues unique to each neighbourhood within the community. Respecting neighbourhood characteristics and addressing residents’ concerns is a way of maintaining the diversity of Saanich. Action Plans address specific issues within a smaller well-defined area, such as a street or transportation corridor. Development Permit Guidelines provide direction on how to design buildings and developments that are sensitive to the existing character of an area, and add to the community through improved streetscapes, pedestrian mobility, and quality green or open spaces. In addition, Development Permit Guidelines can provide guidance on land use issues in and around sensitive ecosystems, and within hazard areas such as flood plains and areas susceptible to wildfires.

3.5 Regional Context

The Capital Regional District adopted its Regional Growth Strategy (RGS) in 2018. The RGS was developed to guide decisions on growth, change, and development within the regional district to promote socially, economically, and environmentally healthy human settlement that makes efficient use of public facilities and services, land, and other resources. Ten objectives were identified to assist Saanich and other local governments in the region in making day-to-day decisions that are sustainable and work towards maintaining and improving the quality of life for citizens. As part of the RGS implementation, member municipalities are required to prepare a regional context statement that indicates how each Official Community Plan conforms with the Strategy (see Section 7.3 of this document for the formal context statement required under the “Local Government Act”).

3.6 Global Context

No community functions in isolation. Global environmental, political, social, economic and demographic challenges shape local lives and have direct impacts on local government. This plan recognises that reality and attempts to encourage and empower Saanich residents to “act locally” while “thinking globally”.



4.0 Environmental Integrity



Environmental integrity assures the continued health of essential life-supporting systems of nature, including air, water, and soil, by protecting the resilience, diversity, and purity of natural communities (ecosystems) within the environment.

Conservation of life-supporting ecosystems is critical to the well-being and survival of our own and future generations. Without a healthy environment, social well-being, economic health, and sustainability of our community is not possible.

Human impact on these ecosystems from climate change, resource consumption, fresh water depletion and contamination, declining air quality, loss of biological diversity, and population growth must be addressed in a timely, comprehensive, and coordinated manner.

Looking after the natural environment, and mitigating the impact of the built environment, is an essential and shared responsibility between all levels of government, private interests, and the community. It requires awareness, cooperation, innovation, and action.





Community Values

- Effective measures for addressing climate change.
- Protection, conservation, and rehabilitation of ecologically sensitive areas.
- Environmental stewardship, public education, awareness, and participation.
- Efficient sustainable management of growth.
- A well-designed built environment protecting the natural environment and utilizing green building practices.
- Strong and vibrant neighbourhoods, each with their own unique character and identity, having convenient services and access to parks and open space within easy and safe walking and cycling distance and opportunities for social interaction and involvement.
- A balanced, convenient, accessible, and efficient mobility network that integrates land use and mobility planning for all travel modes.
- Enhanced opportunities for cycling, walking, and transit as alternatives to automobile use.
- Coordinated sustainable infrastructure.
- Energy and resource conservation, including the use and reuse of renewable and alternative resources.
- Protection and restoration of watersheds.
- Enhanced connection with nature.

4.1 Natural Environment

Saanich's natural setting is characterized by marine shoreline, numerous freshwater lakes, streams, and creeks, undulating topography, abundant natural vegetation, and varied wildlife. Much of the Municipality's natural setting is adjacent to or part of built-up areas where natural systems have been altered. The challenge now and in the future will be to continuously restore and protect the natural environment, minimize the impacts of the built environment, and manage the effects of climate change to ensure a similar or better quality of life for future generations.



Gorge Waterway

The following sections of the Plan focus on how the integrity of the natural environment – its land, air, water, ecosystems, and biodiversity will be protected, restored, and maintained.

4.1.1 Climate Change

Climate change is a global, national, regional, and local challenge. The local impacts of climate change have so far been relatively modest. However, significant large-scale impacts are expected in the form of increased precipitation, higher temperatures, rising sea levels, increased extreme weather events, and more weather variability. The release of greenhouse gases, such as carbon dioxide from fossil fuel consumption and methane, along with deforestation are regarded as the primary causes of human induced global warming. Local governments need to be prepared for and adapt to these changes, and work to mitigate and eliminate local and regional emissions that contribute to climate change.

Saanich has taken a number of steps in the past to address climate change; however, increased action is required. Some recent Saanich climate change milestones include: First Municipality on Vancouver Island to establish an Environmental Management Section (1994); Joined the Federation of Canadian Municipalities 20% Club, which aims to reduce greenhouse gas emissions by 20% (1998); Introduced the Outdoor Burning Ban (2001); and Established a Carbon Neutral Reserve Fund (2007). In 2009 work began on the Climate Action Plan, which was adopted by Council in early 2010.

Saanich's Climate Action Plan:

- Encourages sustainable land use;
- Encourages reduction of resident and municipal carbon footprints;
- Encourages the application of renewable energy technologies and safe alternate energy systems to reduce consumptions of non-renewable resources;
- Establishes targets and appropriate indicators; and
- Supports education opportunities in the community regarding climate change and energy reduction initiatives.

The carbon-neutral reserve fund is to be used for new Greenhouse Gas (GHG) reduction initiatives within Saanich, such as; utilizing geothermal or solar energy, and undertaking municipal building retrofits to reduce energy and water consumption.



Great Blue Heron

Policies

1. Support the “British Columbia Climate Action Charter” and the “Local Government Green Communities Act” (Bill 27) by: measuring and reporting on Saanich’s operational and community-wide Greenhouse Gas (GHG) emissions profile; and creating complete, compact, more energy efficient communities.
2. Support and encourage the Provincial Government initiatives to enact legislation to provide local governments with the necessary tools to better address climate change and energy efficiency issues.
3. Implement Saanich’s “Climate Action Plan” in order to achieve at least:
 - a 33 % reduction in community greenhouse gases by 2020 based on 2007 emissions, and
 - a 50% reduction in municipal operation’s greenhouse gases by 2020 based on 2007 emissions.
4. Prepare and implement Saanich’s “Climate Change Adaptation Plan”.
5. Incorporate climate change, its potential impacts, and mitigation measures when reviewing new development applications and undertaking long-term planning initiatives.
6. Engage the community by raising awareness respecting climate change and promote community wide emissions reductions and carbon neutral initiatives.



4.1.2 Sustainable Ecosystems

A healthy ecosystem is vital to the well-being of the region and planet, a healthy human community, and a vibrant economy. Native vegetation cleans the air, build soils, and regulates temperature. Wetlands clean and hold water essential for life, and healthy soils support biodiversity. Healthy oceans, lakes, and streams support fish and other aquatic life. In addition, quiet, natural places and opportunities for viewing and experiencing natural spaces contribute to our quality of life within Saanich.

Saanich and its residents are considered to be leaders in the region in preserving and protecting the natural environment. The preservation and enhancement of our natural heritage was founded and depends on raising public awareness, gaining support, and encouraging citizens, businesses, and institutions to conserve natural resources and restore the natural environment for the well-being of future generations. However, some practices will need to change if our community is to continue making progress in this area.

Ongoing and effective stewardship of the environment in the future calls for a renewed and enhanced commitment to habitat creation and protection, preservation of biodiversity, water and energy conservation, and measures to improve efficient land use and air quality. Sustainability practices also need to be entrenched into the management of growth and development, and as part of all corporate and community decision-making.



Mt. Douglas Park

Policies

Environmentally Sensitive Areas

1. Continue to use and update the “Saanich Environmentally Significant Areas Atlas” and other relevant documents to inform land use decisions.
2. Support the Regional Growth Strategy with respect to the preservation of: Regional Growth Strategy Capital Green Lands; Unprotected Green Space; Green and Blue Spaces; Farm and Agricultural Land Reserve lands; and Renewable Resource Lands Policy Areas.
3. Continue to protect and restore habitats that support native species of plants, animals and address threats to biodiversity such as invasive species.
4. Protect and restore rare and endangered species habitat and ecosystems, particularly those associated with Garry Oak ecosystems.
5. Preserve “micro-ecosystems” as part of proposed development applications, where possible.
6. Require restoration plans, prepared by a qualified environmental professional where an environmentally sensitive area has been disturbed through unauthorized activities.
7. Link environmentally sensitive areas and green spaces, where appropriate, using “greenways”, and design them to maintain biodiversity and reduce wildlife conflicts.
8. Encourage the use of native species and climate change resistant plants for landscaping on both public and private lands and continue to promote the principles of Naturescape.

Urban Forest

9. Develop and implement an Urban Forest Strategy that retains where possible existing tree cover, promotes additional tree planting, and acknowledges the importance of contiguous tree cover.
10. Retain and plant trees along boulevards and municipal properties, in parks and on private lands, to expand the urban forest and act as a mitigative measure in regard to climate change.
11. Promote and encourage the protection and designation of indigenous, significant trees and wildlife trees.
12. Review and amend the “Tree Preservation Bylaw” to include measures to support climate change initiatives and improve the retention of our urban forest.

Air Quality

13. Support regional initiatives to address air quality by identifying baseline air quality and conducting on-going monitoring.
14. Initiate and support actions that improve air quality, such as encouraging low/no emission transportation options, increasing our urban forest cover, and coordinated planning of land-use and public transportation.

Aquatic Habitat and Water Quality

15. Establish priorities to undertake condition assessments of streams, riparian and wetland areas.
16. Support an integrated watershed planning approach for managing surface water, drainage and groundwater that promotes low impact development and healthy stream ecosystems.
17. Work with senior levels of government and stakeholders to protect and enhance the marine, intertidal, backshore, wetland and riparian habitats.
18. Encourage the retention or planting of native vegetation in the coastal riparian zone.
19. Support the Capital Regional District and the Vancouver Island Health Authority to continue monitoring the water quality of the region's principal lakes and streams and publishing of information on trends in water quality.
20. Work with the Capital Regional District, local and senior governments, business and stakeholders, as appropriate, to improve source control and reduce contamination entering our watercourse and marine environment.
21. Work with the Capital Regional District, local and senior governments, and other stakeholders to protect potable groundwater through monitoring quality and quantity.
22. Harmonize Saanich's bylaws respecting storm water management requirements and with the development permit process.

Environmental Stewardship

23. Work with School Districts 61 and 63, and post-secondary institutions, to educate students about the environment and stewardship.
24. Foster and support public awareness, engagement, and participation in community environmental stewardship initiatives.
25. Work with private land owners to encourage stewardship that protects, preserves, and enhances natural systems and, where appropriate, enter into conservation covenants or provide incentives to protect riparian or environmentally significant areas.
26. Work with the Capital Regional District, local and senior governments and other stakeholders, as appropriate, to implement a pesticide reduction plan.
27. Work with the community to build awareness on the impact of invasive species; mitigation measures; and opportunities to participate in volunteer eradication programs.
28. Continue to demonstrate Corporate Stewardship through the preparation and implementation of an "Environmental Management Strategy" for Municipal Operations.



Fawn Lily



Peers Creek ~ South Wilkinson Valley

4.2 The Built Environment

Historically, development in Saanich has followed local topography, with the major road pattern based on rights-of-way that were constrained or enhanced by natural features. For decades, suburban development was mainly limited to the south part of the Municipality, near the more urban City of Victoria. Gradually development extended into what was formerly countryside.

In more recent times, the Urban Containment Boundary has prevented further suburban sprawl, resulting in more intense and concentrated development. Saanich and the Capital Regional District have adopted growth management policies and strategies aimed at keeping urban settlement compact. As a result, the traditional view of outward growth as inevitable and necessary no longer holds true.

Containing and concentrating growth using the Urban Containment Boundary provides for better protection of rural and farmland, and environmentally sensitive areas and green spaces. It allows for more cost-effective servicing and makes alternative transportation more viable, while reducing non-renewable energy use. At the same time, it puts greater pressure on parts of the existing urban area to accommodate new development. To retain Saanich's liveability and improve its sustainability and vibrancy, the design and construction of the built environment will be critical.

4.2.1 Sustainable Land Use

One of the key ways Saanich and the Capital Region have been working towards creating a sustainable region is by adhering to an Urban Containment Boundary that limits urban sprawl. The current Official Community Plan and the Capital Regional District's Regional Growth Strategy note a number of areas in Saanich where additional density should be focused (Map 4). All of the "Centres" and "Villages" noted on this map were selected because the locations were already noted as commercial centres in the existing Official Community Plan, commercial businesses and multiple family buildings already exist in these locations, the locations are better serviced by public transit, and the locations are adjacent to one or more major roadway.

The benefits of limiting future growth to inside the Urban Containment Boundary are:

- Better protection of rural and farm land;
- Better protection of environmentally sensitive areas and green space;
- Servicing land (ex. water, sewer, roads) is more cost effective; and
- Alternative transit (bus, bike, walking) is more of a reality.

Buildings themselves also have a profound effect on the environment and health, as they consume large quantities of energy, water, and materials, and emit significant levels of greenhouse gases and generate other waste. These impacts can be significantly reduced through sustainable green building practices that construct buildings in a more efficient, healthy, and ecologically responsible manner. As green building technology continues to be introduced to the market, the associated financial implications to development, and the availability of trained builders and consultant will need to be taken into account when moving towards the goal of becoming more sustainable.

Saanich has taken a leadership role in green building design through measures such as incorporating green building practices into municipal facilities, undertaking life-cycle costing analysis for municipal construction and retrofit projects, and adopting LEED Silver or Gold-level certification for new construction, additions, and retrofits to civic buildings. Other initiatives include working with jurisdictions in the region to further promote consistent green building design and practice, encouraging green building learning and awareness, and recognizing achievement and excellence in the private sector.



*Greater Victoria Public Library
~ Saanich Centennial branch*

Saanich has developed incentives to encourage Built Green and other similar energy-efficient buildings. Incentives include rebates on building permit fees, front-of-the-line service for "green" building permits, design assistance for energy efficiency, assistance in filling out applications for rebates and other government grants/programs, free Energuide assessments and testing, and marketing assistance/support when selling homes.

Canadians are amongst the most intensive users of energy in the world, on a per-capita basis using six times more energy than the world average. Most of the energy consumed comes from fossil fuels. In Saanich, 49% of greenhouse gas emissions come from transportation, 44% from buildings, and 7% from solid waste.

Building on the Capital Regional District's Community Energy Plan, Saanich developed a Climate Action Plan that aims to reduce energy consumption through energy efficiencies and the development of clean energy alternatives.

Local governments have a limited ability to regulate energy consumption and conservation. However, the way energy is currently supplied and used cannot be maintained without significant long-term social, environmental, and economic costs. The threat of climate change, rising energy prices, and the insecurity of energy supply are stimulating action locally and around the globe. A multi-pronged approach is required to reduce fossil fuel dependence and switch to low carbon alternatives. This approach would include energy conservation measures, the substitution of renewable energy sources for fossil fuels, and changes in how the built environment is designed.

Policies

Growth Management

1. Support and implement the ten strategic objectives of the Regional Growth Strategy, namely: keep urban settlement compact; protect the integrity of rural communities; protect, conserve and manage ecosystem health; manage regional infrastructure services sustainably; create safe and complete communities; improve housing affordability; improve multi-modal connectivity and mobility; realize the region's economic potential; foster a resilient food and agriculture system; and, significantly reduce community-based greenhouse gas emissions.
2. Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and encourage all new development to locate within the Urban Containment Boundary.
3. Do not consider major changes to the Urban Containment Boundary except as an outcome of a comprehensive five year review of the Regional Growth Strategy.
4. Do not adopt any bylaw or resolution providing for a major expansion to the Urban Containment Boundary without first obtaining the assent of the electors through a referendum or plebiscite.
5. Consider the capacity of all types of infrastructure including municipal services, schools, social services and open space when reviewing growth options.
6. Consult with neighbouring municipalities when considering changes along common boundaries.
7. Work with neighbouring municipalities when undertaking planning studies that have inter-municipal implications and would benefit from a cohesive planning approach.
8. Support public awareness of growth management and sustainable development best management practices, through public events and online printed information.

Energy Consumption & Generation

9. Reduce energy use for public buildings by using alternative energy sources, ensuring new buildings meet 'green building' standards, by utilizing innovative approaches, as appropriate.

10. Work with the CRD, member municipalities, senior governments, agencies and organizations, businesses, and the public, as appropriate, to reduce energy consumption facilitate the use of a range of renewable resources (e.g. solar, wind, tidal), and facilitate the use of alternate forms of energy generation/distribution (e.g. co-generation, district heating).
11. Undertake regular in-house inventories of municipal operations as part of the Carbon Neutral initiative.
12. Consider and evaluate the “Carbon Footprint” when making decisions respecting municipal operations and new development proposals.
13. Continue to support Provincial and Federal initiatives to raise energy efficiency standards and remove regulatory obstacles to green building and energy efficiency.

Building “Green”

14. Encourage the use of “green technologies” in the design of all new buildings.
15. Ensure District of Saanich building projects meet a minimum LEED Silver standard, for all new construction and additions larger than 500 square metres.
16. Encourage “green” development practices by considering variances, density bonusing, modified/alternative development standards or other appropriate mechanisms when reviewing development applications.
17. Work with the development community to encourage green building practices including deconstruction and reduced waste generation and the energy efficient use of resources during construction.
18. Encourage new development to achieve higher energy and environmental performance through programmes such as “Built Green”, LEED or similar accreditation systems.
19. Continue to support and expand the District programmes that support and encourage energy efficient new construction and retrofitting of existing buildings.
20. Require building and site design that reduce the amount of impervious surfaces and incorporate features that will encourage ground water recharge such as green roofs, vegetated swales and pervious paving material.
21. Utilize new Development Permit authority to encourage water and energy conservation and Greenhouse Gas reduction in new development.



Saanich Municipal Hall



Sayward Hill ~ Cordova Bay

4.2.2 Urban Design & Accessibility

Urban Design is the art of making places for people. It is concerned with both how urban spaces function and how they look. Urban Design addresses such issues as the connections between people and places, movement and urban form, nature and the built fabric, and the processes for ensuring successful places are developed and maintained. Urban Design also brings together three primary components of “place-making” – environmental concerns, social equity, and economic viability – to create places that work and are sustainable in the long term. Successful communities are welcoming, safe and accessible for all its citizens.

Municipalities use Development Permit (Design) Guidelines to guide the form and character of new development and the redevelopment of existing buildings and sites. Design guidelines typically address safety, accessibility, aesthetics, characteristic elements, social and cultural history, technical infrastructure, environmental sustainability, economics, and all mobility modes. Perhaps most importantly, design guidelines address how to accommodate change and future growth in positive and appropriate ways.

Design guidelines are not intended to restrict design flexibility or creativity. However, they present some basic ground rules for development that fit into the community’s coordinated vision. Saanich’s design guidelines are based on the premise that “community takes place on foot.” The guidelines represent an integrated approach to addressing the form and character of Saanich’s neighbourhoods, “Villages,” and “Centres”. Focusing on the relationship between public and private spaces, they foster the creation of vibrant, human-scale, pedestrian, bicycle and transit-oriented neighbourhoods which are accessible to all citizens.

Key aspects of urban design include:

Places for People

To be loved places must be safe, comfortable, varied and attractive. They also need to be distinctive, and offer variety, choice and fun. Vibrant places provide opportunities both to socialize and to watch the world go by.

Enrich the Existing

Places should enrich the qualities of existing urban places. Whatever the scale, new developments should respond to and complement their settings.

Make Connections

Places must be easy to get to by foot, bike and transit, and well integrated both physically and visually with their surroundings so all people can easily move around the community.

Work with the Landscape

Places should use the site's intrinsic resources – climate, landform, landscape, and ecology – to minimize energy use.

Mix Use and Forms

Stimulating, enjoyable, and convenient places meet a variety of demands from the widest possible ranges of users, amenities, and social groups.

Manage the Investment

For places to be successful, they must be economically viable, well managed, and maintained.

Design for Change

Places must be flexible enough to respond to future changes in use, lifestyle, and demography.



Matticks Farm



Sayward Hill ~ Cordova Bay

Policies

1. Support quality architectural and urban design that:
 - uses local, durable and eco-friendly building materials;
 - works with the topography and protects the natural environment;
 - reflects our west coast setting;
 - enhances a “Sense of Place”
 - respects local history and heritage structures and landscapes;
 - creates pedestrian friendly and safe streets and neighbourhoods;
 - incorporates and supports the use of alternative transportation; and
 - ensures that our community is physically accessible.
2. Encourage the incorporation of building support systems as design features and where appropriate, make them visible to the public (e.g. green roofs, energy and water use monitoring).
3. Consider the use of variances to development control bylaws where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, view protection, overall site design, and compatibility with neighbourhood character and adjoining properties.
4. Through the development review process consider the use of variances and density bonusing to secure public amenities such as; open space, playgrounds, landmarks, focal points, activity centres or cultural features.
5. Encourage accessibility through the incorporation of “universal design” in all new development and redevelopment.
6. Advocate for changes to the BC Building Code to require all buildings to incorporate “universal design” principles to improve accessibility in new construction.
7. Undertake ongoing updates to the Saanich “Engineering Standards” to support people with accessibility issues (mobility, visual, auditory challenges).
8. Support BC Transit initiatives to increase accessibility for the mobility challenged, including low-step and lift-equipped buses and HandyDART, and suitably designed bus stops and shelters.
9. Implement the initiatives outlined in the “Access to Transit” study.
10. Liaise with private and public agencies to address the needs of people with physical challenges.

4.2.3 Centres & Villages

Throughout Saanich there are a number of areas of existing commercial and multi-family development serviced by public transit and adjacent to one or more major roadways. These “Centre” and “Village” nodes range in character, size, and level of completeness, but they all have the potential to become walkable centres that meet a variety of resident and neighbourhood needs (Map 4).

By focusing new development in “Centres” and “Villages,” Saanich will be better able to meet the objective of becoming a sustainable community, while accommodating new residents and businesses. Keeping the built environment more compact and avoiding building out into rural and environmentally significant lands can also reduce the need for and cost of further extending public infrastructure, and make walking, cycling, and transit more viable.

Sensitivity will be required when addressing land use and design in these more dense nodes. However, appropriate design can ensure that these Centres and Villages reflect what is unique about each area and are interesting and vibrant places to live, work, and enjoy.

Major Centres are intended to meet a broad range of community and regional commercial and service needs. Major Centres are served by two or more bus routes, provide a range of multiple family housing options, and accommodate institutional uses such as a community centre or library. Major Centres include:

- Uptown (Douglas Street North Corridor);
- University (intersection of McKenzie Avenue and Shelbourne Street);
- Royal Oak;
- Tillicum – Burnside; and
- Hillside (shared with the City of Victoria).

Neighbourhood Centres are smaller in scale than a Major Centre and provide a narrower range of commercial and service options, primarily focused on the needs of the immediate neighbourhood. A Neighbourhood Centre is typically served by at least two bus routes and includes a range of multiple family housing. Neighbourhood Centres include:

- McKenzie – Quadra; and
- Cedar Hill (intersection of Shelbourne Street and Cedar Hill Cross Road, including sections of Shelbourne Street).



Cadboro Bay Village

Villages are small local nodes, with a historical basis, that meet local residents' basic commercial and service needs. They also provide a limited amount of multiple family housing, and are typically serviced by a single bus route. Villages include:

- Cadboro Bay;
- Cordova Bay;
- Broadmead (east of Patricia Bay Highway, centred around existing commercial centre);
- Four Corners (intersection of Cook Street, Quadra Street, and Cloverdale Avenue);
- Feltham (intersection of Feltham Road and Shelbourne Street)
- Gorge (intersection of Gorge Road West and Tillicum Road); and
- Strawberry Vale (intersection of Wilkinson Road, Hastings Street, and Interurban Road).

Rural Village is a distinct type of local node that acknowledges the unique character of Rural Saanich. A Rural Village is meant to primarily serve the basic commercial needs of local residents. A Rural Village does not include multiple family housing. A Rural Village is supported at:

- Prospect (intersection of Prospect Lake Road, Sparton Road & West Saanich Road).

Policies

General

1. Focus new multiple family residential, commercial, institutional and civic development in Major and Neighbourhood "Centres", as indicated on Map 4.
2. Support developments in "Centres" and "Villages" that:
 - encourage diversity of lifestyle, housing, economic, and cultural opportunities;
 - concentrate the greatest densities of residential and employment activity near the centre or focal area of each Centre/Village and locate lower densities and building heights near the periphery;
 - provide publicly accessible open space that complements the public realm, and create identifiable focal points within each Centre/Village;
 - sets aside land for public open space in the form of natural areas, parks, playgrounds, open air plazas and other assembly and activity spaces;
 - protect and encourage traditional "mainstreet" streetscapes;
 - encourage the integration of residential, commercial, and public land uses both within buildings and between adjacent sites;
 - complement and integrate new development with adjacent existing development;
 - provide for a range of housing options by location, type, price and tenure;
 - support the integration of institutional uses as community focal points to maximize opportunities for accessing essential amenities and services;
 - integrate and support the use of alternative transportation; and
 - account for and mitigate through traffic on major streets and collectors roads.
 - result in reduced energy use, net energy generation and reduced Greenhouse Gas emissions.
 - create or enhance the node's unique "sense of place"



Short Street

3. Through the development review process consider the use of variances, housing agreements, covenants, phased development agreements and density bonusing to secure public amenities such as; open space, playgrounds, landmarks, focal points, activity centres or cultural features.
4. Investigate criteria for considering inclusionary zoning and density bonusing as part of development applications, in return for the provision of affordable and/or special needs housing.
5. Support and encourage “green” development practices by utilizing density bonusing, modified/alternative development standards or other appropriate mechanisms when reviewing development applications.
6. Encourage the retention of corner stores and local service centres (e.g. development at Burnside and Rolston) as a means to improve the cycle/walk – ability of neighbourhoods.

Centres

7. Support the following building types and land uses in Major and Neighbourhood “Centres”:
 - Townhouse (up to 3 storeys)
 - Low-rise residential (up to 4 storeys)
 - Mid-rise residential (up to 8 storeys)
 - Live/work studios & Office (up to 8 storeys)
 - Civic and institutional (generally up to 8 storeys)
 - Commercial and Mixed-Use (generally up to 8 storeys)

Policies

8. High-rises may be considered in the “Uptown Center” in certain circumstances, based on the following criteria:
 - siting takes advantage of opportunities to create new views, and does not significantly block existing public view (e.g. from parks and down street ends);
 - buildings front the street with well defined, architecturally detailed, pedestrian scale entryways;
 - generally up to 24 storeys in height;
 - all parking is provided for underground, with the exception of visitor parking;
 - lower floor use is commercial or residential, with individual exterior accesses to each residential dwelling or commercial unit;
 - siting minimizes shading and privacy impacts on adjacent land uses;
 - a significant amenity(ies) is provided to the community as part of the development such as; affordable housing units, a substantial public plaza or green space, community activity centre or other facilities (e.g., daycare, office space for community support services).

Villages

9. Support the following building types and uses in “Villages”:
 - Small lot single family houses (up to 2 storeys)
 - Carriage/coach houses (up to 2 storeys)
 - Town houses (up to 3 storeys)
 - Low-rise residential (3-4 storeys)
 - Mixed-use (commercial/residential) (3-4 storeys)
 - Civic and institutional (generally up to 3 storeys)

Rural Village

10. Support the following building types and uses in “Rural Villages”:
 - Commercial buildings (up to 2 storeys)
 - Accessory Residential



Short Street

4.2.4 Neighbourhoods

Saanich is composed of diverse neighbourhoods that provide a range of living environments. For the most part, Saanich neighbourhoods are low density, composed predominantly of single family housing. Multiple family developments within neighbourhoods tend to be located along established transportation routes or adjacent to a significant amenity.

While the majority of future growth in Saanich will be focused on “Centres” and “Villages,” residential infill will continue to take place on a limited scale. Successful infill developments must take into consideration the capacity of transportation and underground services to accommodate change and the existing character of neighbourhoods.

Maintenance of neighbourhood character is of paramount importance

when considering new developments within established areas. Building style, exterior finish, massing, and height, and maintenance of contiguous tree cover, are factors that impact on the ability of a new development to integrate into established neighbourhoods.

One of the issues that will need to be addressed if Saanich is to become a more sustainable community is the continued improvement of bicycle, walking, and transit amenities within and between lower density neighbourhoods and “Centres”, “Villages” and major employment nodes. A broader range of housing forms in neighbourhoods – by type, tenure, and price – will also ensure residents have access to more affordable housing. A range of housing types within neighbourhoods will also allow residents to age within their existing neighbourhoods, rather than having to move away from their local community and support system.



McRae Avenue ~ looking west

Policies

General

1. Foster sustainable and pedestrian and cycling friendly neighbourhoods (Map 6) by:
 - ensuring different travel modes work together (e.g. key transit stops connected to trail network);
 - continuing to improve the cycling and walking network, and end of trip facilities;
 - providing basic commercial services within walking/cycling distance;
 - supporting a range of housing choices, by type tenure and price;
 - ensuring adequate green space, including play areas, meeting places, tree cover and natural areas;
 - continuing to work with BC Transit to improve service;
 - employing appropriate traffic calming techniques.
2. Evaluate zoning applications for multiple family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, adequacy of parkland and visual and traffic impacts.
3. Support the following building types and land uses in Neighbourhoods:
 - single family dwellings;
 - duplexes, tri-plexes, and four-plexes;
 - townhouses;
 - low-rise residential (up to 4 storeys);
 - mixed-use (commercial/residential) (up to 4 storeys); and
 - up to 6 storeys on the following lands:
 - Lot 3, Section 32, Victoria District, Plan 4555 (3839 Quadra Street)
 - Lot 2, Section 32, Victoria District, Plan 4555 (3851 Quadra Street)
 - Lot 1, Section 32, Victoria District, Plan 4555 (3861 Quadra Street).
4. Support institutional land uses that fit with the character of residential neighbourhoods.
5. Support home-based businesses that fit with the character of residential neighbourhoods.



Royal Oak Drive at Lochside Drive

4.2.5 Rural

Rural Saanich is valued by its residents and by those from outside the area for its natural beauty, diverse environments, high biological diversity, agricultural and well-forested lands, and rural lifestyle. The diversity of the natural environment and variety of environmental features remain today, primarily as a result of ongoing stewardship by local residents and Saanich's leadership in implementing growth management, environmental protection, and other planning concepts to retain the character of the area and the health of its natural systems.



High Oaks Farm ~ 1893

Policies

1. Support the retention of rural and farm lands through adherence to the Urban Containment Boundary policy and preservation of the Agricultural Land Reserve (Map 19).
2. Maintain farming, food production, and large lot residential as the predominant land use on rural lands.
3. Maintain a minimum parcel area of 2.0 ha for the A-1 (Rural) zone and 4.0 ha for the A-4 (Rural) zone.
4. Support home-based businesses that fit with the character of rural neighbourhoods.
5. Limit opportunities for expansion of the Prospect Lake Road/Sparton Road/West Saanich Road commercial node by supporting rezoning only for uses that are consistent with the rural character, having regard for the visual, environmental, and traffic impacts.

4.2.6 Schools, Knowledge Centres & Institutional

Knowledge is an essential resource for creating and sustaining a strong economy, society and culture. A Knowledge Centre works to create and support an environment of information and technology transfer that nurtures the start up, incubation and development of innovation-led knowledge based businesses. Currently Saanich has three such Centres in varying states of development, namely: The former Glendale Lands which combines the Vancouver Island Technology Park (VITP), the Pacific Horticultural Centre, the Glendale Garden and Woodlands and Camosun College's Interurban Campus; the University of Victoria; and Camosun College Lansdowne Campus.

Individual institutional land uses (Map 7) also play an important role in the life of the community and its physical appearance. Saanich has several major institutional uses of regional and community-wide significance, including the Dominion Astrophysical Observatory and the Royal Jubilee Hospital. Smaller institutional uses such as churches, schools, daycare centres, nursing homes, community residential facilities, and government facilities are located throughout the community.

Historically, most institutional uses have been accepted as integral parts of their neighbourhoods. However, because larger institutions can have an impact on adjacent areas, they need to be sensitively integrated with their surroundings. Key elements such as traffic generation, access, lot size, open space, environmental impact, and building scale and design need to be considered in siting institutional buildings, along with an understanding of the proposed use. The redevelopment of institutional lands can also have a significant impact on the community in terms of loss of valued open space and a neighbourhood social focal point.

Policies

1. Review rezoning applications for institutions considering such factors as; intended use, servicing, access, traffic generation, transit routes, lot size, open space, scale, neighbourhood context, accessibility, and environmental impacts.
2. Require institutional uses to locate within the Urban Containment Boundary and outside the ALR, except where they preserve large amounts of land as open space or provide other community amenities.
3. Liaise with the institutional land owners to address operational and neighbourhood concerns, as required.
4. Encourage institutional land owners to preserve on-site open space and make it publicly accessible.
5.
 - i) That rezoning of existing public school sites to allow for non-institutional uses shall only be supported where the proposed use would result in:
 - a. the setting aside of at least 50% of the site as publicly-accessible open space or;
 - b. provision of other significant neighbourhood public amenities, as provided for under Section 904 or 905.1 of the Local Government Act.
 - ii) That consideration be given to amending the institutional zoning of public schools by introducing restrictive maximum lot coverage and increased setbacks in order to encourage the retention of existing open space.
6. Continue to support the research capabilities of the Dominion Astrophysical Observatory by enforcing the lighting regulations and establishing municipal policy for playing field lighting and consider regulations for residential outdoor lighting.
7. Work with the CRD, member municipalities, and other stakeholders, to identify suitable locations for significant regional institutions.
8. Support the preparation of a regional industrial and high tech strategy dealing with issues of future trends, related infrastructure requirements, transportation and land requirements, and options for growth.

4.2.7 Industrial



Saanich Public Works yard

Industrial land uses comprise a significant part of Saanich's built environment (Map 8) and play an important role in our local economy. Next to the City of Victoria, Saanich has the second largest amount of industrial square footage in the region. Industrial areas include the Royal Oak Industrial Park and Douglas Street West Industrial Area. In addition to these areas, industrial-type uses occur on a number of properties in Saanich, including the Hartland Landfill, operated by the Capital Regional District.

The Royal Oak Industrial Park and Douglas Street West Industrial Area are almost fully developed, and few opportunities remain to accommodate new businesses without substantial redevelopment. In recent years, industrial area vacancy rates have been declining in the region, with Saanich having the lowest rate for all municipalities. Finding suitable industrial space is a region-wide concern.

Industrial uses, like institutional uses, frequently impact immediate neighbours, and need to be sensitively integrated with their surroundings. Key elements such as traffic generation, access, lot size, and building scale and design, together within an understanding of the proposed use, need to be considered in their siting.

Industrial uses, like institutional uses, frequently impact immediate neighbours, and need to be

Policies

1. Preserve the integrity of our industrial land base by:
 - making better, more efficient use of existing industrial properties;
 - limiting retail activity in industrial parks to service commercial which meets the basic needs of employees, for example a café or corner store; and
 - permitting office only as an ancillary use to the main industrial activity.
2. Support the preparation of a regional industrial and high tech strategy dealing with issues of future trends, related infrastructure requirements, transportation, freight handling, and land requirements, and options for growth.
3. Use the following criteria when assessing development applications for industrial uses: access, traffic generation, transit routes, lot size, scale, neighbourhood context, accessibility, environmental impacts, economic impact and employment generation.
4. Ensure that the zoning and regulatory controls respecting industrial areas continue to encourage and support their economic viability.

4.2.8 Parks, Trails, Open Spaces & Vistas

Saanich is fortunate to have a broad range and number of open spaces. These open spaces include woodlands, pastures, working landscapes, gardens, plazas, play areas, parks, golf courses, multi-use trails, and viewpoints.

Open spaces enhance the community's liveability, health, and environmental sustainability by providing respite in built-up areas, neighbourhood character, landmarks, gathering places, areas of beauty, historic and cultural landscapes, safe active and passive outdoor recreation, alternative routes for recreation, transportation, exploration, connection to neighbourhoods, animal and plant habitat, biodiversity, and cleaner air and water.

Saanich's more than 150 municipal, community, and neighbourhood parks and kilometres of trails serve current needs well. However, the need to preserve unique natural areas and enhance environmental sustainability, combined with population and density increase, mean that further acquisitions will be necessary.

The acquisition of parks and trails is achieved using a variety of approaches. These include purchase, dedication at the time of subdivision, easements over private lands, donations, and natural state covenants negotiated with owners. Saanich has adopted standards to guide these acquisitions.

View corridors to vistas of hill tops, lakes, the ocean, and open spaces add to the character and beauty of our community – for example, the view of the Olympic Mountains from many public roads or the view of Cadboro Bay from the top of Sinclair Hill. To ensure views from public places and roadways are not lost or blocked, the impact of new development needs to be carefully considered.

Well managed open spaces, parks, and trails are a source of pride and focus in Saanich. Public input and involvement, education, and awareness are key to their stewardship, conservation, and restoration.

Policies

Parks & Trails

1. Acquire and develop park land to ensure residents have a wide range of leisure opportunities, and to preserve significant ecosystems.
2. Link parks and public open spaces together by trails, where feasible.
3. Ensure that across the entire Park and Trail system, opportunities are available for a broad range of users.
4. Use a minimum standard of 5.0 ha of parkland per 1,000 people, excluding regional parks, while considering other significant factors affecting acquisition.
5. Use the Five-Year Financial Plan to guide the development of parks and trails, recreation facilities, based on the Official Community Plan, the "Park Priority Study" and the "Parks and Recreation Master Plan".
6. i) That rezoning of existing public school sites to allow for non-institutional uses shall only be supported where the proposed use would result in:
 - a. the setting aside of at least 50% of the site as publicly-accessible open space or;

- b. provision of other significant neighbourhood public amenities, as provided for under Section 904 or 905.1 of the Local Government Act.
 - ii) That consideration be given to amending the institutional zoning of public schools by introducing restrictive maximum lot coverage and increased setbacks in order to encourage the retention of existing open space.
7. Continue to create Development Cost Charges for new development areas and “Centres” to recover a portion of the cost of neighbourhood and community parks and trails acquisition.
8. Investigate alternative financing options for acquiring and developing park land in “Centres” (Map 4).
9. Acquire parkland through dedication at the time of rezoning or subdivision where:
 - land is indicated for park use in a local area plan; or
 - land is adjacent to an existing park and will improve the configuration or function of the park; or
 - the Park Priority Study indicates a high priority for acquisition of parkland within the local area.
10. Encourage publicly accessible open spaces in new developments, such as plazas, walkways or small park nodes.
11. Support joint use agreements with School Districts 61 and 63, and post-secondary institutions to make effective and economic use of park, recreation, and school facilities.
12. Manage parks, trails, and other open spaces in a manner that minimizes their impact on the natural environment, agriculture, and adjacent urban areas.
13. Work with private land owners to acquire trail rights-of-way or easements to complete the trails network and encourage the donation or bequest of privately owned lands that support the objectives of the Parks and Recreation Master Plan, and assist prospective donors in determining eligibility for tax deductions.
14. Consider opportunities to incorporate food producing community gardens into parks and other public open spaces, where appropriate.
15. Continue to support the CRD in regard to regional park acquisitions and trail development.

Open Space, Viewpoints and Vistas

16. Support the protection of significant public view corridors, when reviewing development applications (Map 11).
17. Protect the scenic values of the principal transportation corridors into the Capital City.
18. Encourage the expansion and retention of open space on private lands.



Whitehead Park ~ Tod Creek

4.2.9 Mobility

Mobility means providing convenient links for residents and businesses to and from destinations, using a variety of travel modes, including automobiles, commercial trucks, transit, bicycles, wheelchairs, scooters, and foot. Mobility is an integral part of a sustainable community fabric, and demands careful consideration of the interaction of land use and transportation and the resulting environmental, social, and economic impacts.

Conventional mid-twentieth century development patterns, based predominantly on automobile use, have led to costly low-density suburban sprawl, air, noise and visual pollution, greenhouse gas emissions, the loss of environmentally and culturally significant areas, and, for some (particularly people who do not drive or own a car), social and economic isolation. As traffic congestion increases, pressure increases to build more roads or widen existing ones. However, there is ample evidence that increasing road capacity leads to increased traffic, and ultimately more congestion.

As more people move to Saanich and the Capital Region, getting around will be an issue that needs to be continually addressed on both an individual and collective basis. To reduce the number and length of individual single occupancy vehicle trips and to provide a choice of alternative, convenient, and attractive travel modes, future policies must be directed toward diversifying travel modes by linking land use and transportation systems. Increasingly, approaches such as traffic calming, transit priority, improved cycling and pedestrian infrastructure, and parking management are being used to achieve more sustainable, efficient, and safer mobility.

Improving opportunities for walking and cycling and using transit has a number of benefits, including less reliance on the automobile, cost savings for the entire community, individuals and families, improved natural and built environments, health protection, more lifestyle options, and a strengthened sense of community through daily interactions with people. Compact communities make walking, cycling, and transit use more attractive travel options.

Vehicle use is and will continue to be a part of most people's daily or weekly lives. However, small changes to residents' weekly driving habits can lead to a significant change in road congestion now and in the future, helping to ensure that the existing road system not only works better, but is also more compatible with a sustainable community.



Lochside Trail

Policies

General

1. Use the Capital Regional District's Regional Growth Strategy as the basis for decision making on mobility issues.
2. Work with the CRD and member municipalities on developing a regional transportation vision and plan including cross jurisdiction greenways, and joint "Transportation Demand Management".
3. Promote "Transportation Demand Management" (TDM) for Municipal operations.
4. Protect former railroads and rights-of-way for future transportation, utility or recreation purposes.
5. Discourage drive through businesses in order to reduce unnecessary car idling and support more pedestrian friendly development.

Walking and Cycling

6. Encourage and support non-vehicular transportation by providing a safe, interconnected, accessible and visually appealing cycling and walking network.
7. Require that new sidewalks be separated from the pavement by a curb and boulevard, except where implementation is considered impractical because of natural topography, inadequate right-of-way, boulevard trees, or open ditches.
8. Continue to develop safe walking/cycling routes-to-school plans, in conjunction with school districts and parent associations.
9. Construct pedestrian and cycling improvements when upgrading major roads or collector streets, where feasible.
10. Require bicycle parking/storage, and encourage change and shower facilities where appropriate, in commercial, institutional, public, recreational, and multi-family residential buildings.
11. Identify future trails, footpaths, and bikeways and acquire rights-of-way or easements at the time of rezoning or subdivision, in order to create high quality pedestrian and bicycle networks throughout the community.
12. Establish priorities in the financial plan for constructing sidewalks, footpaths, and bikeways and upgrading the visibility of pedestrian crosswalks, with a focus on "Centres", "Villages" and major employment centres.
13. Support ongoing bike and pedestrian safety education.
14. Support the continued development of route maps and the installation of "way finding" signs, to encourage and promote walking, cycling and use of public transit.
15. Ensure the pedestrian and cycling network in "Centres" and "Villages" is designed to accommodate projected population densities and associated activities such as, sidewalk cafes, public art, street furniture, and boulevard plantings.
16. Encourage the Ministry of Transportation to incorporate pedestrian routes and bike lanes on Ministry controlled roads to comparable municipal standards.



Patricia Bay Highway ~ looking south

Policies

Transit

17. Support BC Transit to: maximize opportunities for transit use; up-grade transit facilities; and develop a more-energy efficient and sustainable bus fleet.
18. Integrate transit with other modes of transportation by:
 - ensuring safe accessible pedestrian and cycle routes between transit stops and major local and regional destinations;
 - focusing particularly on sidewalks, corners and intersections, pick-up/drop-off points (for HandyDART and the conventional system), pathways and entranceways to buildings.
19. Support new transit routes that service “Centres” and “Villages” and run along major and collector roads.
20. Encourage BC Transit to give priority to providing service to major institutional and employment centres.
21. Support the development and enhancement of transit in order to reduce the reliance on automobiles.
22. Continue to work with BC Transit to promote the transit pass programme for major multiple family, commercial, industrial and institutional developments.
23. Support the effective implementation of Rapid Transit along Douglas Street and other major transportation corridors as appropriate.
24. Ensure future Light Rapid Transit (LRT) options are not eliminated when considering development along major transportation corridors.

Transportation Demand Management

25. Support the use of Transportation Demand Management (TDM) by schools, institutions and major employers, to help reduce the reliance on automobiles, and make more efficient use of available parking and transportation resources.
26. Support car, vanpooling and ride-matching through the provision of end of trip facilities/incentives, such as reserving convenient stalls for ‘carpool only’ parking.

Car Co-ops

27. Encourage the incorporation of car co-op vehicles and memberships as part of residential, commercial and institutional developments.

Roads

28. Consider the Regional Travel Choices Strategy when establishing priorities to upgrade and maintain municipal roads.
29. Support the investigation of variable cost automobile (pay-as-you-drive) insurance by ICBC and the Province, as a financial incentive to reduce our reliance on automobiles.
30. Consider alternative road designs where appropriate to retain neighbourhood character and protect environmental features.
31. Utilise Transportation Demand Management (TDM) strategies and other appropriate traffic calming techniques, to address speeding, safety concerns and short-cutting through neighbourhoods.
32. Monitor the effectiveness of the Truck Route Bylaw to minimize the intrusion of truck traffic through neighbourhoods, and develop measures to mitigate the impact of Truck Route traffic, where necessary.
33. Ensure that transportation links allow for efficient disaster/emergency response routes throughout the municipality and region.
34. Encourage the Ministry of Transportation to implement sound-attenuation where appropriate along major transportation corridors (e.g. Patricia Bay Highway and the Island Highway).
35. Require boulevard tree planting, landscaping and where appropriate rainwater collection as part of the design, construction, and reconstruction of collector and major roads.

Off-street Parking

36. Update off-street parking standards to reflect current development practices and improve land use efficiency, for example:
 - review off-street parking and loading area regulations in relation to Transit Demand Management (TDM) strategies; and
 - update off-street parking and loading area standards in relation to the “Major Centres”.
37. Consider parking variances where one or more of the following apply:
 - transportation demand strategies (TDM) are implemented;
 - a variety of alternative transit options exist within the immediate vicinity of the proposed development;
 - there is a minimal reduction in required parking;
 - the development is located in a “Centre”;
 - availability of on-street parking.
38. Investigate location and financing options for parking structures in “Major Centres” (Map 4).
39. Work with BC Transit and other stakeholders to investigate options for “Park and Ride” facilities in “Major Centres”.

4.2.10 Public Infrastructure

Infrastructure services such as sewers, storm drainage, water lines, solid waste, and utilities are essential elements of a community's physical fabric, ensuring individual, community, economic and environmental health and supporting growth and development.

Services in many areas of Saanich reflect its rural history and diverse neighbourhood character. Open ditches, septic systems, and wells in some areas contrast with full urban standards in other areas. There is a distinct difference between the levels of service inside and outside the Urban Containment Boundary, in keeping with the community's desire to protect rural lands from inappropriate development and minimize impacts on the natural environment.

Infrastructure in Saanich is provided by a number of different agencies and levels of government. The Municipality provides and maintains the sanitary sewage, storm water, solid waste collection, and water distribution systems. The Capital Regional District provides trunk sewer services, solid and liquid waste disposal and management, and watershed and reservoir management. Public and private companies provide utilities such as energy, communication, fiber optic and cable networks.

Maintaining existing infrastructure services, replacing older infrastructure, resolving service deficiencies, and improving efficiency on a cooperative basis is an ongoing community priority. In addition, as Saanich and the region continue to grow, the infrastructure capacity limits will also become more of a concern. However, if the use of these important resources and infrastructure is carefully managed, financial and environmental costs can be mitigated or eliminated all together. As an example, if the amount of water use in Saanich and the Region can be reduced, the capacity of the Sooke Reservoir can be further extended. Spurred on by this reality, many communities are adopting alternative development standards that can lower development and maintenance costs for both private and public interests, create less waste, use less material, and enhance sensitive ecological systems and neighbourhoods.



McKenzie Avenue

Policies

General

1. Consider the impacts of climate change on long-term infrastructure planning and regulation, by developing both adaptation strategies and carbon neutral plans.
2. Work with provincial and regulatory agencies to encourage alternative energy, waste disposal and water conservations systems.
3. Ensure that adequate services are provided to meet the needs of existing and new development.
4. Use the ten year capital expenditure program as a guide to replacing aging municipal infrastructure and improving efficiency of existing services.
5. Continue to use Development Cost Charges to recover a portion of the cost of installing infrastructure.
6. Investigate financing options for upgrading infrastructure, with a focus on “Centres” (Map 4).
7. Encourage the use of sustainable servicing practices, green infrastructure, and energy and resource recovery.
8. Encourage the Province to eliminate restrictions that prevent sustainable infrastructure innovations, including consideration for alternative development standards for water use, sanitary and stormwater collection, and solid waste disposal.
9. Work with the Capital Regional District, member municipalities, senior governments, and other stakeholders to identify aggregate material (e.g. sand and gravel) deposits.
10. Ensure municipal operations account for technological advances (e.g. green infrastructure), where practical and feasible.

Liquid Waste Management

11. Maintain and improve the municipal sewer system to reduce rainwater inflow and infiltration into the sewer system to maintain the capacity and efficiency of the system.
12. Consider extensions to the Sewer Service Area within the Urban Containment Boundary, based on health concerns, land-use policies, and cost effectiveness to the Municipality.
13. Consider extending the Sewer Service Area outside the Urban Containment Boundary only as a means to resolve a current health problem if no reasonable alternative is feasible.
14. Consider major extension of sewer service, beyond designated official community plan limits at the date of the adoption of the Regional Growth Strategy bylaw (March 14, 2018), only as part of a comprehensive review of the Regional Growth Strategy.
15. Support the efforts of the Vancouver Island Health Authority (VIHA) and the Capital Regional District, to provide public education and enforce regulations respecting the correct operation, maintenance, and inspection of on-site sewage disposal systems.
16. Support the regional source control program to eliminate chemicals from industrial, commercial, institutional and residential effluent flowing into the sewer system.
17. Support the retention of the municipal sewage collection system within the public domain.
18. In concert with the CRD Liquid Waste Management Plan, work with the CRD, member municipalities, senior governments, and other stakeholders, as appropriate, to identify locations for regional sewage treatment facilities.

Policies

Stormwater Management

19. Continue to maintain and improve the environmental quality of the storm water management system within urban areas, to improve watershed function.
20. In rural areas, retain an open-channel stormwater drainage system comprising watercourses, ditches, flood plains and other water retention and detention opportunities, to enhance water quality and environmental features.
21. Investigate alternate storm water management approaches such as Low Impact Development techniques, by developing comprehensive, cost effective and sustainable storm water systems that maximize ground water recharge.
22. Retain the storm water holding capacity of natural storage areas to reduce peak flows.
23. Pursue “day-lighting” of watercourses as part of watercourse restoration, where practical and feasible.

Water Supply and Distribution

24. Work with the Capital Regional District to ensure adequate water transmission and storage facilities to obtain good quality water at acceptable volumes and pressure within the water service area.
25. Work with the Capital Regional District to raise awareness and reduce per capita consumption of water.
26. Consider major extension of water service, beyond designated official community plan limits at the date of the adoption of the Regional Growth Strategy bylaw (March 14, 2018), only as part of a comprehensive review of the Regional Growth Strategy.
27. Minor extensions of water service that are in keeping with the principles of the Regional Growth Strategy (to support public health, environmental issues, fire suppression, or agricultural needs) may be considered outside of the five-year Regional Growth Strategy review process.
28. Review public water service outside the Urban Containment Boundary in order to:
 - determine future demand for service to address pressing public health or environmental concerns, to provide fire suppression or to service agriculture, and system capacity;
 - identify and evaluate alternative potable water sources and delivery systems; and
 - explore funding options for potential service extensions in addition to local improvements.



Stormwater Management ~ South Wilkinson Valley

29. Support the retention of the drinking water supply and distribution system within the public domain.
30. Maintain potable groundwater in Rural Saanich by:
 - working with the Capital Regional District and the Province to monitor groundwater quality and quantity;
 - supporting/undertaking a public education program about protecting groundwater quality, including the promotion of agricultural best practices; and
 - supporting/undertaking a public education program about water conservation for private well and municipal water users.

Solid Waste Management

31. Actively support CRD initiatives to reduce solidwaste and develop efficient and environmentally acceptable long-term waste disposal solutions, working towards Zero Waste generation.
32. Develop and initiate incentives and or bylaws to encourage recycling within existing and new multiple family and commercial developments.
33. Support recycling and composting initiatives by participating in pilot projects (e.g. curbside pick up for organic waste), conducting public education seminars, and reducing municipal consumption and waste.
34. Develop and initiate incentives to further reduce the volume of construction waste going to the landfill.



Utilities

35. Encourage utility providers to remove overhead wiring and relocate it underground, with a focus on “Centres” and “Villages”.
36. Work with BC Hydro to support the retention and planting of large scale street trees within public rights of ways.
37. Work with utility providers to relocate utility poles located within sidewalk and other pedestrian areas.
38. Ensure utility providers use best management practices in the installation, maintenance and repair of utilities within public rights of ways.
39. Encourage utility companies to use anti-graffiti measures on their above ground utility boxes.



5.0 Social Well-Being



Strong communities provide the essential social infrastructure necessary for individuals and families to attain well-being. Social well-being encompasses two components: basic needs such as nutrition, housing, sufficient income, and public health and safety; and opportunities for learning, faith, recreation, creativity and artistic expression, community identity, citizen engagement, and cooperation. To help meet these needs, local government, senior governments, and community stakeholders must continue to work in partnership.

The “Healthy Communities” initiative identifies four key building blocks for creating a strong and resilient community, namely; Community Involvement; Political Commitment; Inter-sectoral Partnerships; and Healthy Public Policy. These building blocks are essential tools for addressing the multiple and interconnected determinants of health.

Saanich has a long standing commitment to building and maintaining a healthy community. This commitment can be seen in long range policy documents, through the work of the Healthy Saanich Committee of Council, through the variety of outreach, capacity building, and education programmes provided through the municipality’s various Departments, and in partnerships with numerous community based groups.





5.1 Basic Needs

Basic needs that must be satisfied if people are to maintain their physical, social, and mental health include adequate and nutritious food, suitable and affordable housing, opportunities to earn a living, and personal health, safety, and security.

Community Values

- Protection of agricultural land for current and future generations.
- Access to a safe and nutritious food supply, at reasonable cost.
- Opportunities for local food production in both rural and urban areas.
- A variety of housing, offering a choice of location, type, tenure, and cost.
- Respect for the character of existing neighbourhoods.
- Enhanced access to and opportunities for employment.
- A safe, inclusive, and healthy community.
- Effective emergency preparedness, prevention, and response.
- Access to a variety of natural and organised recreational opportunities.
- Enhanced connection with nature.



Gorge Waterway



Christmas Hill and Swan Lake

5.1.1 Agriculture and Food Security

Fifty years ago, farmers on Vancouver Island produced an estimated 85% of the island's food supply. Now, island producers provide less than only about 10% of the food consumed. Maintaining and enhancing local food production can increase the amount of food, particularly fresh food, available

to local residents, decrease or eliminate the need for preservatives, reduce the amount of energy used to transport food, ensure a reliable food source in emergency situations, support the local economy, provide income and employment, and maintain rural and environmentally sensitive areas. Global fuel costs plus the competition for agri-energy is increasing the need to enhance local food production.

Saanich is fortunate to have significant amounts of agricultural and arable land and the opportunity, through protection and the use of sustainable farming practices, to support local food production. Over the years, agricultural and arable land have been sustained through maintenance of the Urban Containment Boundary. In the late 1960s, the subdivision lot minimums outside the Boundary were increased, and in 1974 the province established the Agricultural Land Reserve (ALR). The Regional Growth Strategy that aims to protect the integrity of rural communities and green spaces and manage natural resources sustainably has added further weight. Farmland may also be further protected through municipal regulations, dealing with land use, soil deposition screening, buffering, fencing, and siting of buildings or structures, and minimum parcel sizes.

Within built up areas opportunities also exist to promote local food production and, at the same time, contribute to the preservation of open space. Urban farming makes use of private and public green spaces such as residential land (including gardens, balconies, walls, or roofs), school grounds, street boulevards, public roadsides, river banks, or parks to produce inexpensive, nutritious food. These spaces may be worked individually or be communally cultivated and cared for. Community gardens can contribute to neighbourhood renewal and stability, strengthen community bonds, provide food, and create recreational and therapeutic opportunities. They can also promote environmental awareness and provide community education.





Agriculture means a use providing for the production, keeping, or maintenance of plants and animals, including, but not limited to: forages and sod crops, grains and seed crops, dairy animals and dairy products, poultry and poultry products, livestock including beef cattle, sheep, swine, horses, ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding, boarding, and grazing of any or all of such animals, and the operation of a riding stable, bees and apiary products, fur animals, trees and forest products, fruits of all kinds, vegetables, nursery, floral, ornamental, and greenhouse products; or land devoted to a soil conservation or forestry management program; includes the storage, repair, and use of machinery and equipment used in conjunction with the agricultural activity carried thereon; excludes feedlots, manufacturing, and livestock processing.

Policies

1. Ensure a healthy, sustainable and stable food supply by working with the Capital Regional District, the Province, food producers, the Vancouver Island Health Authority, municipalities, and other stakeholders to develop a long-term plan for improving local and regional food security.
2. Do not support applications to exclude land from the Agricultural Land Reserve, unless: a qualified professional agrologist provides evidence that the property is incorrectly designated; and exclusion would not adversely affect the long term agricultural value of the adjoining land within the Reserve.
3. Do not forward applications to the Agricultural Land Commission to subdivide land within the Agricultural Land Reserve (Map 19) unless:
 - the owner has continuously owned and occupied the property as a principal residence since December 21, 1972 and no subdivision has occurred since that date; or
 - there are already two dwellings on the parcel; or
 - it would facilitate changes to an existing public institution; or
 - it would increase the agricultural capability of an existing farm as defined by the BC Assessment Authority and there is on-site evidence of keeping animals or land cultivation at a commercial level.
4. Maintain a minimum parcel area of 2.0 ha for the A-1 (Rural) zone and 4.0 ha for the A-4 (Rural) zone.
5. Develop appropriate regulations and guidelines for agri-tourism activities in consultation with farmers and other stakeholders to minimize the impact of such activities on neighbouring properties.

6. Develop appropriate regulations and guidelines for “intensive agriculture” in consultation with farmers and other stakeholders to minimize the impact of such activities on rural residential neighbours.
7. Support innovative farming and local marketing techniques such as pocket farm markets, which help improve the economic viability of food production in the community.
8. Support efforts of farm operators and other agencies to enhance farmland and increase crop yield, by improving water supply and undertaking drainage improvements and improving soil capabilities, while considering environmental impact.
9. Encourage environmentally sound agricultural practices by promoting the BC Environmental Farm Program.
10. Support the development and operation of specialty crop farms to diversify farm production, increase economic development, increase local food production, and improve farm income.
11. Support the use of the dispute resolution process established in the “Farm Practices Protection Act” to resolve concerns and complaints about agricultural practices that may be inconsistent with normal farm practice.
12. Strengthen local sustainable agriculture by supporting “backyard gardening” and community garden initiatives.
13. Support small-scale agricultural initiatives on lands inside the Urban Containment Boundary, while balancing the need of neighbouring residents.
14. Buffer rural and agricultural lands from adjacent urban residential development as part of redevelopment and subdivision proposals, where appropriate.
15. Continue to support a special water rate for agriculture.
16. Encourage the Agricultural Land Commission to review current deposit of fill practices on ALR lands, in order to preserve the agricultural capability of ALR lands.
17. Discourage the deposit of fill on rural and ALR lands that results in the soil’s agricultural capability being diminished.
18. Support the preservation and enhancement of the soil’s agricultural capability on rural and ALR lands.
19. Encourage the development of a Property Assessment policy that primarily supports local food production, and does not inadvertently result in ecological degradation.



5.1.2 Housing

The provision of a range of housing types that can accommodate people of different ages, incomes, family structures, and physical and social needs is one of the fundamental elements of creating and maintaining a healthy, inclusive, and sustainable community. As Saanich grows and as family and household characteristics change, a range of housing will be needed to accommodate new residents, meet the changing needs of an aging population, and provide lifestyle choices.

Saanich’s commitment to sustainability, through the maintenance of the Urban Containment Boundary, limits the outward expansion of its housing stock, making it necessary to create more compact built environments in “Centres” and “Villages” (Map 4). As much of the future residential growth will occur in these mixed use nodes, ensuring these compact communities are well designed with quality open and green spaces and a pedestrian, cycling, and transit-friendly environment will be essential.

While the majority of future growth in Saanich will be focused in “Centres” and “Villages,” residential infill in neighbourhoods will continue to take place on a limited scale. When considering new development within established areas, acknowledging neighbourhood character is important. Building style, exterior finish, massing, and height, as well as tree preservation and infrastructure capacity, are factors that affect effective integration. It is also important to recognize that new approaches and styles can enhance neighbourhood vitality.

Housing affordability will continue to play an important role not only in the community’s quality of life, but also in its economy, health, and sustainability. Housing prices have risen significantly, making home ownership less or not affordable for numerous residents. Very little rental housing is being built and the region’s vacancy rate is one of the lowest in Canada. Housing supply and price can affect the Municipality’s ability to attract and retain young families and the necessary workforce. An insufficient amount and range of housing throughout the region forces people to commute long distances to find suitable and/or affordable housing, thus increasing the cost of travel and its carbon footprint.

Housing also plays a significant role in allowing people with special needs to become or remain part of the community. By combining special building features and personal services, elderly people and citizens with physical or mental challenges can be part of the community rather than becoming isolated in inappropriate accommodation.



Tillicum Station

The Regional Housing Affordability Strategy outlines five strategies that provide a framework for regional and municipal governments, in conjunction with the not-for-profit and development industry, to take action to improve housing affordability. These include:

- securing more funding for non-market and low end of market housing;
- establishing and enhancing pro-affordability local government policies and regulations across the region (e.g. greater densification, inclusionary zoning, secondary suites, and streamlining and harmonizing approval processes);
- facilitating community-based affordability partnerships and initiatives;
- building neighbourhood level support for housing affordability; and
- expanding the scope of the Victoria homelessness community plan to the region as a whole.

Policies

Multi-Family Housing

1. Focus new multi-family development in “Centres” and “Villages” (Map 4).
2. Evaluate applications for multi-family developments on the basis of neighbourhood context, site size, scale, density, parking capacity and availability, underground service capacity, school capacity, adequacy of parkland, contributions to housing affordability, and visual and traffic/pedestrian impact.

Two-Family Housing

3. Evaluate zoning applications for two-family dwellings on the basis of neighbourhood context, lot size, building scale and design, access, and parking.
4. Two-family dwelling lots should be 1.3 times the minimum area of the largest adjacent single family dwelling zone. However, where a local area plan policy supports a zone with a minimum lot area that is smaller than the existing minimum lot area, then the local area plan policy shall apply for the purpose of calculating the minimum area for a two-family dwelling lot.
5. Well designed duplexes on corner and double fronting lots will be given favourable consideration.

Affordable Housing

6. Work with the Capital Regional District and other stakeholders to implement the Regional Housing Affordability Strategy.
7. Continue to contribute to the Regional Housing Trust Fund.
8. Continue to support and participate in Capital Regional District Housing initiatives and committees.
9. Encourage the creation of affordable and special needs housing by reviewing regulatory bylaws and fee structures to remove development barriers and provide flexibility and incentives.
10. Review existing regulations to consider the provision of a wide range of alternative housing types, such as “flex housing” and “granny flats”.

Policies

11. Review existing regulations to consider legalizing secondary suites in a strategy, possibly implemented on a phased and/or pilot area basis.
12. Consider the potential for affordable housing in conjunction with municipal community centres and surplus lands within the Urban Containment Boundary.
13. Encourage the retention of older multiple family rental accommodation by considering higher density redevelopment proposals on these sites, if the same number of rental units are maintained, and the units are secured through a housing agreement.
14. Investigate criteria for considering “inclusionary zoning” (% of units for affordable or special needs housing) and density bonusing as part of development applications, in order to provide for affordable and/or special needs housing.
15. Consider requiring registration of a covenant on the title of new multiple-family developments prohibiting Strata Council rental restrictions as part of rezoning applications.

Senior’s and Special Needs Housing

16. Integrate seniors and special needs housing into the community where there is good access to public transit and basic support services.
17. Support the provision of a range of seniors housing and innovative care options within “Centres”, “Villages” and Neighbourhoods, to enable people to “age in place”.
18. Work with the CRD and other stakeholders to address both immediate and long-term homelessness issues by :
 - continuing to implement Saanich’s cold/wet weather strategy to address homeless shelter needs during extreme weather;
 - working towards the provision of sufficient “shelter housing”, “transitional housing”, and “permanent supportive housing” in the region; and
 - developing and implementing early intervention strategies to help citizens avoid the need to access “shelter” and “transitional housing”.



Dawson Heights~ Independent & supportive housing for seniors



Shelbourne Plaza

5.1.3 Employment

A stable labour market is essential to the social well-being and economic health of the community and region. Attracting and retaining environmentally friendly business to our community and region is essential to Saanich's sustainability. To achieve this aim, the social and physical infrastructure needs to be healthy and efficient. Recruiting and maintaining vibrant businesses can be significantly affected by the overall quality of life in Saanich, the cost and availability of accommodation – ownership and rental, support services such as child/ elder care for employees, and the availability of a well trained labour pool.

Policies

1. Encourage new institutions and businesses to locate within Saanich that create permanent employment opportunities for local workers at a living wage.
2. Continue to support the work of the Greater Victoria Development Agency to retain and enhance existing businesses, and attract new environmentally friendly businesses to the region.
3. Work cooperatively with the Greater Victoria Development Agency, school districts, post-secondary institutions, senior governments, and other stakeholders to support and improve employment and training opportunities that match the requirements of local employers.
4. Support the retention and recruitment of an adequate labour pool by ensuring access to appropriate and affordable housing and other necessary support services such as child and elder care.
5. Work with BC Transit to ensure adequate public transit in relation to major employment centres, businesses and institutions.
6. Work with the stakeholders to address mobility issues related to the efficient and timely movement of goods to and throughout Saanich and the region.
7. Support tourist related facilities, including all types of accommodation and visitor attractions that are compatible with environmental factors and adjacent land uses.

5.1.4 Public Health & Safety

A community's health refers not only to population health outcomes, but also to the presence of health determinants in the environment, such as air and water. Safety is also more than the absence of crime – it requires a secure physical environment, supportive social surroundings, and a strong community foundation. Safe and healthy communities are diverse, convenient, and sustainable. They have a sense of place and neighbourliness, a clean, accessible, attractive, and stable built environment, peaceful residential neighbourhoods, and improved access to health, housing, education, employment, mobility, and the arts. They offer a wide variety of community-based services that are intergenerational, accessible, prevention-oriented, supportive, coordinated, responsive to change, and effective. They provide protection and enhancement of the natural environment.

Saanich is fortunate to have a number of high-quality services that contribute to making the community a safer and healthier place. For example, over many years, Saanich and the Healthy Saanich Committee have worked to foster and facilitate actions and activities that contribute to the community's health. The prime focus of the Fire and Police Departments is community safety (protecting persons and property through prevention and response). Emergency planning focuses on community preparedness for coping with natural and man-made disasters. Safer Saanich aims at identifying and dealing with road safety issues. All of these initiatives are based on collaborative community action and public awareness.

Policies

1. Foster the development of a community that is safe, diverse and inclusive and where social interaction, physical activity, sense of place, and neighbourliness are actively promoted and supported.
2. Work with residents and neighbourhood associations to address public health and safety and crime prevention.
3. Work with multicultural organizations to promote harmonious intercultural relations and access to community services.
4. Continue to improve transportation safety through the implementation of infrastructure, design, and construction Best Management Practices.
5. Work with school districts to provide safe routes to school, including walking and cycling options.
6. Continue to address safety issues, and fear of crime or violence through implementation of the Police Strategic Plan.
7. Support continued education on best practices for fire prevention, including wildland-urban interface fire hazard prevention.
8. Implement the Comprehensive Emergency Preparedness Strategy involving emergency services, municipal staff, business, and neighbourhood associations.
9. Increase community disaster preparedness through public awareness and education.



5.2 Strengthening Community

Community connections foster a sense of belonging and identity, participation and involvement, diversity and inclusiveness. They also provide the means for accessing resources, services, and activities, both within neighbourhoods and the wider community. Community's connections can be strengthened through support for Saanich's heritage, arts and culture, recreational and institutional facilities, programs and services, activities and events that bring people together, active citizen involvement and community partnerships, and accessibility. A municipality cannot legislate a "sense of community", but it can provide the opportunities and supports necessary for the community to strengthen itself.

Community Values

- Opportunities for residents of all ethnic and cultural backgrounds, income levels, abilities, and genders to participate in community life.
- A physically accessible community.
- A community that assists people to pursue healthy and active lifestyles through a wide range of inclusive, affordable, and accessible park, trails and recreational facilities and programs.
- Recognition, promotion, and support for excellence and diversity within the arts community.
- Individual and community social, emotional, and physical well-being through participation and enjoyment of a variety of artistic opportunities.
- Preservation and enhancement of Saanich's heritage and heritage resources.
- Effective access to information and communication between the Municipality and residents.
- Public awareness, interest, and participation in planning and community development processes.
- Effective partnerships that support the achievement of the community vision.

5.2.1 Community Involvement & Partnerships

One of the important building blocks for creating a healthy and sustainable community is citizen involvement, based on open and fair processes that are accessible and responsive to residents' concerns and interests. A knowledgeable and involved citizenry, with opportunities to make meaningful contributions to decision-making processes, is better equipped to address community challenges and more likely to value their community. Engagement can also help citizens understand the importance of sustainability and the links between social, economic, and environmental issues.

Saanich provides numerous opportunities to involve citizens in civic affairs. Council meetings, held in public, give citizens the opportunity to make presentations, and observe and monitor decisions. Saanich also has a large number of advisory committees, boards, and task forces that allow for citizen and expert input on a variety of issues facing the Municipality and for liaising with groups working on specific projects.

For effective involvement, residents need to have access to information of concern or interest so they can anticipate and respond in a considered way. Saanich typically augments its legislated consultation obligations using a variety of techniques such as newsletters, the internet, media articles and advertisements, informational materials, and reports. The municipal web site has become a major source and means of conveying information. Depending on the project, additional consultation opportunities frequently include public meetings, workshops, open houses, focus groups, and citizen surveys. Development applicants are encouraged to consult with the public before the public hearing stage. The value of mutual trust between the public, developer, Council and staff cannot be overemphasized, as everyone can profit from open dialogue and education.

In many areas of the community, residents have formed community associations. These associations monitor proposed changes in zoning and land use that may impact their area, liaise with Council and staff, and represent neighbourhood interests on a variety of issues. The Saanich Community Associations Network (SCAN) is composed of representatives from 21 community organizations. They, and other community organizations, are valuable resources, helping the Municipality provide a strong community focus. Many associations or other community groups publish their own newsletters.

Volunteerism is also an important element of community life, strengthening connections and involvement. Without volunteer support, many worthwhile projects would never be undertaken. For example, groups such as the Friends of Mount Douglas Park and numerous sports organizations work closely with the Parks and Recreation Department on park maintenance and development. Neighbours helping neighbours help to improve the quality of life for many citizens. For example, the Saanich Volunteer Services Society provides drives, friendly visiting, companion walking, and a host of other services to support those in need.

Partnerships are also an essential tool for achieving Saanich's vision. To achieve sustainability, complex and interconnected social, environmental, and economic values and actions need to be simultaneously integrated. Relying on a single body to address the challenges involved is not



Blenkinsop Bridge

sufficient. Realizing Saanich's vision requires an acceptance of shared responsibility and a commitment to continuous improvement. It means having the interest and capacity to work together, to look for creative and innovative solutions, share learning, and carefully consider the long-term consequences of decisions. Joint efforts involving the public sector, private sector, community organizations and individuals hold the promise of more efficient and effective responses.

Policies

1. Continue to work with Neighbourhood Associations, service organizations, sports groups, business and other stakeholders to support and strengthen the community.
2. Continue to develop and enhance community pride and identity through the creation and implementation of events and on-going community services and programs.
3. Support school districts, post secondary institutions, and the faith community in allowing citizens access to their facilities for community use.
4. Support the integration of institutional uses, amenities and services in "Centres" (Map 4), in order to create community focal points.
5. Continue to work with the Greater Victoria Public Library to maintain and improve services for residents, and reinforce the community-building of the Library.
6. Encourage and support a wide range of educational and learning opportunities which aid in community capacity building, and strive to meet a broad range of community needs.
7. Continue to encourage citizen involvement in civic affairs.
8. Enhance communication and community feedback through an interactive municipal web site, Geographic Information Systems, community association newsletters, the media, and use of educational and informational materials for public distribution.
9. Encourage applicants with development proposals to hold public information meetings before plans are submitted for statutory review and public hearings, and to inform and consult with area residents and other stakeholders.
10. Continue to support the "Saanich Volunteer In Your Community" initiative.
11. Continue to improve access to and availability of information regarding community services and volunteer opportunities.
12. Cooperate and partner with other municipalities for the delivery of select services and programs, where appropriate.
13. Create volunteer programs and leadership training to support the provision of community and leisure services.

5.2.2 Recreation

Parks and Recreation facilities provide amenities for residents and visitors that enhance community liveability and personal health. Saanich has several major community recreation centres that provide accessible, affordable, and inclusive recreation programming, ranging from sports and fitness opportunities to the exploration and enjoyment of arts and culture, and the organization of special events and activities that help foster the community's sense of identity and pride.

While recreation and good health have always been associated, the link has recently become more evident. Dramatically growing levels of obesity in all age groups, particularly in the last two decades, and chronic diseases are now leading causes of death and disability. The reasons for these high levels include aging, sedentary lifestyles, poor nutrition, poverty, and a built environment that discourages exercise. Physical activity and active lifestyles can achieve significant health and wellness benefits, including improved physical health, support for disease prevention, control, or management, improved mental health, enhanced emotional and social well-being, and increased autonomy and independence. Active lifestyles can also produce considerable health care savings.

Through Active Saanich and Active Aging, Saanich is aiming to create a community where people are encouraged to live healthy and active lives. Key strategies involve focusing on high-risk populations and the non-involved (e.g. children and youth, girls and young women, older adults, Aboriginal people, persons with disabilities, and the economically disadvantaged), and improvements to the built environment that encourage and support mobility and social interaction.

Policies

1. Review recreational programming and facilities, as necessary, to ensure they are meeting current and emerging needs.
2. Ensure recreation facilities (Map 9) and programs are accessible to people of all ages, ethnicity, incomes, and abilities.
3. Undertake awareness building and education programs to encourage individuals to develop and maintain an active and healthy lifestyle.
4. Work with School Districts 61 and 63 to promote active living.
5. Consult, at least annually, with School Districts 61 and 63, and post secondary institutions, to coordinate infrastructure, including the shared use of lands and facilities for recreation and community use.
6. Cooperate and consult with other municipalities and agencies within the Capital Regional District to coordinate the development of recreation services and facilities.
7. Use the Parks and Recreation Master Plan as a guide for the planning and budgeting for parks, trails and recreation facilities.



5.2.3 Arts & Culture

Arts and culture are intrinsic to neighbourhood and community identity, liveability, and diversity. The contribution of the arts to the community goes beyond the social and aesthetic, contributing to civic pride and economic prosperity. A diverse arts community educates, entertains, generates revenue and employment, and enhances the quality of life for everyone. Support for, and recognition of the arts and associated industries may also encourage tourism and influence an individual's decision to visit or live in Saanich.

In 2001, Saanich approved a "Comprehensive Arts Policy" to provide policy direction in support of the arts. Saanich seeks to create artistic opportunities through: recreation and parks planning/programming, facility improvements for performances and events, annual events, Neighbourhood Development Grants and Matching Grants, public art, incorporating artistic elements and high quality design in new developments, and partnering with the Greater Victoria Public Library and School Districts on joint projects. At the regional level, Saanich participates in the Capital Regional District Arts Development function and is a co-owner of the Royal Theatre.

Policies

1. Support regional arts programming, policy development and facility planning through the Capital Regional District and Arts Advisory Council and Committee.
2. Work with other municipalities, school districts, Chambers of Commerce, Tourism Victoria, and other agencies to plan and coordinate arts initiatives.
3. Encourage ongoing participation in Regional Arts funding to support cultural facilities and initiatives.
4. Support the continued implementation of the “Comprehensive Arts Policy”.
5. Develop and implement a strategy for the delivery of community arts and cultural service.
6. Encourage community programming for a variety of artistic disciplines.
7. Continue to promote the use of parks, civic buildings and public spaces for public art, performances, festivals, and exhibitions.
8. Encourage and support private sector involvement in the arts.
9. Support the integration of public art in the design of public and private developments.
10. Consider accommodating studio, rehearsal, and classroom or workshop space in commercial, institutional, and rural areas.
11. Continue to work with School Districts 61 and 63 and post-secondary institutions to promote community awareness of arts programs in the education system.
12. Continue to encourage opportunities for community theatre in Saanich.
13. Continue to support the creation of an Arts Centre at Cedar Hill Community Centre.

5.2.4 Heritage

The history of Saanich and its pattern of settlement are evident in many of the buildings, structures, and landscapes located throughout the community. These include archaeological sites such as First Nations burial sites, middens, and other habitation areas particularly along shorelines. Many homes, schools, churches, cemeteries, commercial buildings, farm buildings, and trails/roadways also reflect Saanich’s pioneer era, as well as later periods. Saanich’s heritage resources include archival material, which provide a tangible link with the past, a meaningful sense of historical continuity, and a sense of place and community character.

The 1999 “Saanich Heritage Management Plan” provides policies and procedures that direct the management of heritage resources. The 2007 “Heritage Action Plan” provides specific and attainable action items to implement and fulfill the recommendations and policies of the Management Plan.

A key conservation tool is the Community Heritage Register that identifies more than 250 structures spanning all phases of Saanich’s history. Other tools include the Heritage Designation Bylaw, Heritage Alteration Permits, and Heritage Foundation.



Munro Residence on Gorge ~ 1903

Policies

1. Monitor and encourage preservation of heritage resources according to the Saanich Heritage Resources Management Plan and Heritage Action Plan.
2. Continue to maintain and update the Saanich Community Heritage Register and designate appropriate municipal owned registered sites.
3. Expand the Saanich Community Heritage Register to include natural and cultural heritage resources, and consider assisting in the protection of inventories-at-risk.
4. Consider incentives to encourage preservation and designation of privately owned heritage buildings.
5. Continue to support the recording of Saanich's oral history.
6. Support the management of archaeological resources in accordance with the "Heritage Conservation" and the Provincial permit system.
7. Notify the BC Archaeological Branch of development applications which affect areas identified by the Province as being of archaeological significance.
8. Investigate appropriate recognition for archaeological sites.
9. Encourage and support public education on heritage resources and protection, through publications, displays, on-site interpretation, web sites, events, historic plaques and signs, and similar tools.
10. Continue to seek funding assistance from senior governments and community organizations to assist with identifying and protecting heritage resources.
11. Continue to provide funding assistance through the Saanich Heritage Foundation for maintenance and repairs of exteriors, roofs and foundations of designated heritage buildings.



6.0 Economic Vibrancy



A sustainable economy provides diverse and viable economic opportunities for meeting the social needs of present and future generations, supporting a liveable, high-quality built environment, and reducing and/or limiting negative impacts on the natural environment. It is characterized by the use of renewable resources, a reduction in pollution and waste, and the efficient use of energy, materials, and labour. A sustainable economy is both resilient and responsive to changing circumstances.

Saanich can build on a number of strengths to further develop a vibrant local economy. These include its strategic location on the Pacific Rim, a well-educated, stable labour force, high quality educational, research, health care, and high technology infrastructure, and good transportation links to the Mainland. Saanich also has a strong and diverse core of economic activity in retirement services, health care, education, sports, tourism, high technology, film, research, and agri-tourism.

At the same time, a number of challenges in the local economy need to be addressed to ensure continued economic viability. These include the geographic constraints of an island location, limited availability of land for new large scale commercial and industrial development, an aging workforce, shortages of skilled workers in many sectors, significant pockets of unskilled people, a significant number of lower income service sector and tourism jobs, a lack of affordable housing, traffic congestion, and a complex regulatory environment.





Community Values

- A strong, local economy, with diversified economic opportunities.
- Economic development linked and aligned with sustainable environmental and social policies and practices.
- Sustainable, supportive, and appropriate community infrastructure that maintains and enhances economic viability.
- A positive business climate and strengthened links with the business community.
- Regional collaboration on economic development initiatives.
- Supportive environment for clean, high-tech and knowledge based business.

6.1 Economic Infrastructure

Communities that adapt readily to economic change are those that provide the supports or infrastructure that sustains economic activity (e.g. quality of life, human resources, and innovation). A number of benefits can be achieved by aligning economic viability with social and environmental well-being. These include the more efficient use of existing infrastructure and services, long-term operational cost savings for energy and water through green building and business practices, meaningful employment and income opportunities, and mutually reinforced protection for agriculture and the environment.

While local government has a limited number of tools available to maintain, renew, and expand infrastructure and services, Saanich is committed to a renewed focus on economic issues through its Economic Development Strategy, Corporate Plan, and Official Community Plan. The greatest impact and creation of tangible sustainable benefits in the local economy can be achieved by providing excellent service delivery, relevant and innovative public infrastructure and amenities, consistent, enhanced public services, a fair and effective development and business regulatory framework, coordinated government through an integrative, collaborative approach, and a fostering of positive community attitudes to economic development.



Cadboro Bay Village

Policies

1. Continue to update and streamline business policy and regulatory processes that improve customer service and maintain comparable taxes and fees with other regional jurisdictions.
2. Liaise with the business community on a regular basis to improve communication and consultation on municipal issues related to economic development.
3. Continue to be responsive to emerging “new economy” business sectors.
4. Continue to support the development of Business Improvement Areas (BIA) in “Centres” and “Villages” (Map 4).
5. Support community economic development through education, trade shows, and other promotional opportunities.
6. Support the retention and recruitment of a qualified labour pool by ensuring access to appropriate and affordable housing and other necessary support services such as child and elder care.
7. Work with BC Transit to ensure adequate public transit in relation to major employment centres, businesses and institutions.
8. Work with stakeholders to address mobility issues related to the efficient and timely movement of goods to and throughout Saanich and the region.
9. Encourage and support economic development within “Centres” and “Villages” (Map 4) by coordinating capital improvement projects with the projected growth of these areas.



Douglas Street ~ looking north

6.2 Diversification & Enhancement

Over the last decades, Saanich has accommodated considerable economic activity – accounting for about 30% of all regional businesses – including several large regional commercial malls and industrial areas such as Royal Oak Industrial Park and Douglas Street West. The high-tech industry, primarily located in the Vancouver Island Technology Park, is the largest non-government industry in Greater Victoria.

Another major contributor to Saanich's economy is small business. Over 70% of Saanich businesses have fewer than five employees. Many of these reflect a traditional emphasis on home occupation uses and small rural business. Home-based business is one of the fastest growing economic sectors, accounting for 52% of all business licenses in Saanich. Technological advancements, particularly in communications and computers, have made home-based businesses both viable and attractive. Agri-tourism and eco-tourism are becoming increasingly important, particularly in rural areas where they complement basic farm operations and areas of environmental interest.

Saanich is a small player in the global, national, and even provincial economies. As a result, it is important to align the Municipality's economic development strategies with regional initiatives. The more that those agencies with responsibility for economic development can work together to achieve common goals, the more likely it is that results will be achieved. A study undertaken by the Capital Regional District identified six opportunities offering the best economic development potential for the region:

- expanding advanced technology and knowledge-based businesses;
- expanding the tourism service sector;
- sustaining and expanding the region's marine science and industry (e.g. ship/boat building and repair) sector;
- expanding the sport, art, and culture sector;
- expanding and diversifying the agriculture sector; and
- developing and expanding education products and research.

Diversifying and enhancing Saanich's economy has the potential to lay the groundwork for future economic, social, and environmental sustainability. A strong local economy will help to provide economic stability and resilience, spin-off opportunities for the primary and service sectors, preservation of agricultural capability in rural areas, promotion of local resource value-adding, increased support for local businesses and producers, employment and income, and increased demand for locally produced goods and materials.



Vancouver Island Technology Park

The goals of Saanich's Economic Strategy are:

- build a more positive business climate in the Municipality;
- strengthen links between staff and Saanich business communities to improve communication and consultation; and
- collaborate regionally on economic development strategies.

Policies

1. Continue to support the implementation and monitoring of Saanich's "Economic Strategy".
2. Work with the Capital Regional District, municipalities, business and other stakeholders on the development of a regional economic strategy.
3. Continue to support the work of the Greater Victoria Development Agency to retain
4. and enhance existing businesses, and attract new environmentally friendly businesses to the region.
5. Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses. Focus new commercial development primarily to "Centres" and "Villages" (Map 4).
6. Support the preparation of a regional industrial and high tech strategy dealing with issues of future trends, related infrastructure requirements, transportation and land requirements, and options for growth.
7. Provide opportunities for new advanced technology and knowledge-based businesses by supporting expansion of the Vancouver Island Technology Park, and research related activities on the University of Victoria, Royal Roads and Camosun College Campuses.
8. Encourage market diversification of agriculture by supporting specialty agri-tourism businesses on bona fide commercial farms, which are in keeping with the scale and character of rural Saanich.
9. Participate in partnerships to promote tourism.
10. Support tourist-related facilities, including all types of accommodation and visitor attractions compatible with the environment and residential areas.
11. Work with the film industry to attract more film productions.
12. Encourage innovation, investment, technology development, and sustainable business practices by working with senior government, the private sector and other stakeholders.
13. Encourage local business to become more sustainable through means such as; cycling, reducing energy consumption, using greener forms of energy and looking at Transportation Demand Management (TDM) strategies.



7.0 Taking Action & Tracking Progress

For an Official Community Plan to be effective, its objectives and policies must be implemented. Achieving the Saanich Vision will be determined by future decisions of Council regarding priorities, funding, and implementation, and through consultation and cooperation with senior governments, other local governments, school districts, the private and not-for-profit sectors, and the community.

From time to time this Official Community Plan will need to be amended and updated to respond to community needs and remain a relevant, viable, and effective tool for guiding growth and development. While there is no mandated time period for reviewing plans, it is common practice to undertake a comprehensive update every five to ten years. Periodically, amendments may be required in response to specific development applications or to accommodate new planning concepts. Public consultation is required prior to proceeding with any amendments or updates.





Community Values

- Relevant, viable and effective policies to guide development and inform residents.
- Maintaining the intent and integrity of the Official Community Plan (OCP).
- Monitoring and tracking progress towards achieving the Saanich Vision.
- Good financial and regulatory stewardship, consistent with the Official Community Plan's policies.
- Coordination of planning with other jurisdictions within the Capital Regional District.

7.1 Implementation

As a broad statement of direction, the Official Community Plan provides the statutory authority for the more detailed regulatory and financial instruments that Saanich uses to achieve the Plan's objectives.

The Zoning Bylaw divides the community into zones and regulates the following: the use and density of land, buildings, and structures; the siting, size, and dimensions of buildings and structures; and the shape, dimensions, and area of parcels that may be created by subdivision. The Zoning Bylaw must conform with the policies contained in the Official Community Plan. Applications to change zoning designations may be initiated at any time by individuals or by the Municipality, and changes may only be implemented following a public hearing. Variances to regulatory bylaws that do not affect permitted land use or density can be made by the Board of Variance and by Council through the issuance of Development Variance Permits.



Arbutus Cove



Development Permit Area (Design) Guidelines focus on new development within specified areas of our community. Where applicable, a property owner must obtain a permit before subdividing land or constructing, adding to, or altering a building or land. Permits are not required to vary use, density, or flood plain specifications. DPA guidelines reflect the policies of this Plan and assist Council and staff in evaluating development proposals. Development Permit Areas have been developed to guide the form and character of commercial, industrial, or multi-family development, protect the natural environment and areas of hazardous conditions, and to encourage water and energy conservation and reduce Greenhouse Gas emissions. (Map 5).

The Subdivision Bylaw regulates the standards for highways, sidewalks, and boulevards, the installation of street lighting and underground wiring, water distribution, sewage collection, and storm drainage. The Bylaw also requires that proposed subdivisions are suited to the configuration of the land being subdivided and the intended use, and do not make future subdivision on adjacent land impracticable. The Approving Officer, appointed by Council, is responsible for considering applications in accordance with provincial legislation. A subdivision plan may be refused if the cost to the Municipality of providing public utilities or other municipal works or services would be excessive.

The Budgeting Process allows Council to implement policy, establish priorities, and make funds available for specific programs on an annual basis. Budgeting decisions are guided by Saanich's Financial Plan, Strategic Plan, and the 10-year Capital Expenditure Program, which reflects the policies of the OCP regarding physical infrastructure. Needs and demands, weighed against the ability to pay, may mean that not all projects identified in this Plan will be carried out. Recognizing this, provincial legislation specifically states that a local government is not necessarily committed or authorized to proceed with any project specified in the OCP.

The Development Cost Charge Bylaw provides Saanich with the ability to recover part of the off-site servicing costs for roads, sewers, storm drains, water, and public open space from developers. Cost charges can be recovered when: (a) subdivision approval is granted under the "Land Title Act" or the "Condominium Act"; (b) a building permit is issued for a purpose other than the construction of three or less dwelling units or a church; or (c) a building permit is issued for a non-residential building other than a church where the value of the work exceeds \$50,000. Other ways of financing the community's services include cost-sharing arrangements with other levels of government and the private sector, taxes, and local improvement assessments.



“Roy” ~ Blenkinsop Bridge

Policies

1. Integrate and harmonize the priorities and programs of the Official Community Plan through the “Strategic Plan”, the “Financial Plan”, Capital Expenditure Program and annual budgeting process.
2. Update the “Zoning Bylaw”, as necessary, to reflect emerging trends, improve the effectiveness of development control and to maintain consistency with the “Official Community Plan”.
3. Review the “Development Cost Charge Bylaw” as necessary to assist in achieving the objectives of the Official Community Plan.
4. Develop an amenity contribution policy, considering the inclusion of, but not limited to, the following amenities:
 - Affordable housing units;
 - Privately owned, publicly accessible open space;
 - Public art;
 - Floor space designated for non-profit arts activities;
 - Contributions towards the enhancement of natural areas, public recreation facilities & green/open space;
 - Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;
 - Daycare facilities;
 - Preservation of heritage structures or features;
 - Transit-oriented development;
 - Green construction, green roofs, energy conservation, reduced carbon footprint;
 - Underground or concealed parking;
 - Bicycle facilities; and
 - Public safety improvements (e.g. school crossings).
5. When considering applications for “Official Community Plan” amendments require concurrent rezoning applications.
6. Consider varying development control bylaws where the variance would contribute to a more appropriate site development having regard for the impact on adjoining lands.
7. Update “Development Permit Area Guidelines”, as required, to incorporate criteria to address the changing needs and the specific conditions of each area.
8. Prepare general structure plans for “Centres” and “Villages” in conjunction with the public, land owners, the development and business community and other key stakeholders.

7.2 Indicators

To track progress in achieving the goals of the Official Community Plan, and over time, Saanich's Vision, a set of community sustainability indicators has been developed. These indicators provide important information, enabling ongoing monitoring and providing the basis for assessing the need to update or amend the Plan.

Policies

1. Continue to use the annual "Strategic Plan" review process to identify progress towards meeting the goals of the Official Community Plan and other community initiatives.
2. Support a coordinated approach to measuring progress on regional initiatives (e.g. Regional Growth Strategy).
3. Undertake a public process to review the "Official Community Plan" as required, to ensure that the documents remain relevant.

7.3 Regional Context Statement

As a one of the core municipalities within the Capital Regional District (CRD), Saanich works collaboratively with 12 member municipalities and an electoral area to achieve regional objectives. The Regional Growth Strategy (RGS), adopted by the CRD Board in March 2018, provides a framework to achieve a regional vision for growth and change that enhances quality of life, sustainability and social well-being.

The RGS framework specifies ten interconnected objectives supported by principles, policies and 2038 targets to achieve regional sustainability:

1. Keep urban settlement compact;
2. Protect the integrity of rural communities;
3. Protect, conserve and manage ecosystem health;
4. Manage regional infrastructure services sustainably;
5. Create safe and complete communities;
6. Improve housing affordability;
7. Improve multi-modal connectivity and mobility;
8. Realize the region's economic potential;
9. Foster a resilient food and agriculture system; and
10. Significantly reduce community-based greenhouse gas emissions.

As required under Sections 446 and 447 of the "Local Government Act", CRD member municipalities collectively support the RGS by preparing regional context statements identifying the relationship between the OCP and RGS. The following demonstrates how the Saanich OCP aligns with and achieves the objectives of the RGS.

Objective 1: Keep Urban Settlement Compact

The land use characteristics and development patterns in Saanich are largely influenced by its central location in the region and its unique context with both urban neighbourhoods and rural agriculture lands (see Map 4). Within this context, Saanich plays an important role in the Capital Regional District as the municipality with the highest population and the largest area.

Saanich has adopted growth management policies and strategies in the OCP aimed at limiting urban sprawl while creating opportunities to develop more complete, compact and sustainable communities with access to a range of housing choices, close to employment, amenities and services. The OCP supports concentrating growth within the Urban Containment Boundary as a principal tool of growth management which contributes to the RGS target of accommodating 95% of new dwelling units within the Containment Area by 2038 (see Section 4.2.1).

Furthermore, the majority of future growth is focused on walkable, mixed use “Centres” and “Villages” with opportunities for new multiple family residential, commercial, institutional and civic development (see Section 4.2.3 and Map 4). While the majority of future growth in Saanich is focused in “Centres” and “Villages,” residential infill in established neighbourhoods within the Urban Containment Boundary will continue to take place on a limited scale to increase housing options for residents. The OCP contains infill development policies supporting secondary suites, duplexes, multi-family residential and mixed use development (see Sections 4.2.4 and 5.1.2).

Saanich’s growth management and sustainability policies focus the majority of new development both inside the Urban Containment Boundary and within “Centres”, “Villages” and corridors defined in the OCP, and through formal planning processes such as the Shelbourne Valley Action Plan. Given we are a well-established community with a strong commitment to sustainability, growth for the most part will come from redevelopment and infill. The OCP population projections, described in Section 3.3, reflect estimates from the previous RGS (2003). Although projections in the current RGS (2018) have been updated, population growth remains consistent with an anticipated 0.5% annual population growth rate for Saanich. As a result, existing OCP projections generally align with the current RGS sub-regional core area population projections.

	Population 2011	Population Projection: 2038	Population Change: Total	Population Change: Percentage
Saanich	112,100	128,600	16,500	14.7%
CRD	346,900	441,800	94,900	27.4%

Source: Adapted from 2018 CRD Regional Growth Strategy, Table 1.



Mt. Douglas Park

Objective 2: Protect the Integrity of Rural Communities

Rural Saanich is valued for its natural beauty, diverse environments, high biological diversity, agriculture, forested lands and rural lifestyle. Policies and environmental protection measures in the OCP help retain the character of rural communities, maintain the health of its natural systems and demonstrates Saanich's commitment to the preservation and strengthening of rural areas. Future development is expected to be consistent with the rural scale and character, contributing to the RGS goal to limit new dwelling units to a maximum of 5% outside of the Urban Containment Policy Area and within the Rural/Rural Residential Policy Area (see Section 4.2).

Containing and concentrating growth within the Urban Containment Boundary is key to better protection and retention of rural, agriculture and environmentally significant lands. Furthermore, limiting urban sprawl and the extent of rural development and subdivision is achieved through policies to maintain farming, food production and rural residential as predominate land uses. Large lot sizes are appropriate for these land uses. Most of the parcels are designated A-1 and A-4 Rural Zones which require a minimum lot size 2.0 and 4.0 hectares, respectfully, which is reinforced through policy in the OCP (see Sections 4.2.5 and 5.1.1). The OCP also aims to minimize conflicts between rural and urban uses through the clear delineation of land uses and buffering rural and agricultural lands from adjacent urban residential development as part of redevelopment and subdivision proposals, where appropriate (see Section 5.1.1).

Infrastructure services in rural areas includes on-site services which is in keeping with the rural character and helps limit development to the scale, form and density consistent with the intent of the rural land use designations (see Section 4.2.10). The OCP also limits consideration for a Sewer Service Area extension outside the Urban Containment Boundary, only as a means to resolve current health problems if no reasonable alternative is feasible or for public facilities or parks, where there would be significant community benefit.

Objective 3: Protect, Conserve and Manage Ecosystem Health

The RGS aims to protect the landscape character, ecological integrity, and biodiversity of the Capital Region. Saanich's OCP reinforces the RGS by emphasizing the importance of preserving, protecting and managing its diverse natural environment and ecosystems for the well-being of the community and the region. Saanich's natural environment is comprised of designated environmentally sensitive areas, urban forests, watersheds, water courses, floodplains, parks, open space and trails (see Maps 1, 2, 3, 9 and 10).

Regionally significant parks, identified in the RGS as Capital Green Lands, represent a diverse range of recreation and natural areas and include Mount Douglas Park, Swan Lake Christmas Hill Nature Sanctuary, Rithet's Bog Conservation Area, Elk/Beaver Lake Regional Parks and Francis King Regional Park. Additional regionally significant parks are found throughout the municipality in both urban and rural areas (see Map 9).

Saanich's OCP supports policies related to protecting and restoring habitat and ecosystems; connecting environmentally sensitive areas and green spaces with "greenways"; promoting conservation of existing and additional tree cover; requiring restoration plans as a result of disturbance; and, prioritizing condition assessments for streams, riparian and wetland areas (see Section 4.1.2).

Ongoing stewardship is seen as a foundational and fundamental tool for preserving and enhancing Saanich's natural heritage. Policies encourage habitat creation and biodiversity improvements, focus on principles of Naturescaping and landscaping that utilizes native species and climate resistant plants on both public and private public lands. Policies in the OCP recognize the importance of partnerships with CRD, local and senior governments and other stakeholders to promote stewardship of our watercourses, groundwater and marine environments, and education initiatives (see Section 4.1.2).

Through partnerships to improve source control and reduce contamination entering our watercourse and marine environment as well as policies that support an integrated planning approach to restoration of and management of watercourses, surface water, drainage and groundwater, the OCP supports the RGS objective to protect, conserve and manage ecosystem health.

Through comprehensive environmental protection policies and implementation tools that inform land use decision such as the Environmentally Significant Areas Atlas and the Urban Forest Strategy, Saanich is equipped to maintain the integrity of the natural environment. Development Permit Area (DPA) Guidelines (see Section 7.1 and Map 5), an implementation strategy introduced in the OCP for evaluating new development, can provide guidance on land use issues in and around sensitive ecosystems and within hazard areas such as flood plains and areas susceptible to wildfires. DPAs can provide guidance on conservation of water and energy, improvements to storm water management, and reduction of greenhouse gas emissions. In particular, the Streamside and Floodplain DPAs are significant contributors to addressing protection of environmentally sensitive landscapes during development and support the RGS target to reduce contaminants in water bodies. Within rural Saanich, environmentally sensitive areas and green spaces are better protected by focusing growth within the Urban Containment Boundary.

Objective 4: Manage Regional Infrastructure Services Sustainably

In order to accommodate the anticipated population increase in the region, the RGS supports long-term sustainable planning and management of regional infrastructure services that take into consideration the conservation of land, water and energy resources and the impacts of climate change and natural hazards. Regional infrastructure services include drinking water, liquid and solid waste while services in Saanich supplement this infrastructure with collection and distribution systems.

Policies throughout the OCP (see Section 4.2.10) support the RGS target of preparing long-term capital plans for CRD utilities that are cost-effective and efficient to serve.

Saanich growth management strategies promote efficient and cost effective infrastructure planning and management through compact land use patterns, concentrating growth in “Centres”, “Villages” and designated corridors. This allows investments to be directed towards maintenance and improvements to existing infrastructure, rather than on new infrastructure. This is also supported through policies in the Public Infrastructure Section (see Section 4.2.10) that restrict major infrastructure extensions.

Buildings themselves also have a profound effect on the environment and health, as they consume large quantities of energy, water, and materials, and emit significant levels of greenhouse gases and generate other waste. These impacts can be significantly reduced by encouraging sustainable green building and sustainable servicing practices. For example, the OCP includes detailed policies and implementation tools for future development, requiring building and site design to reduce impervious surfaces and incorporate features that will encourage ground water recharge through methods such as green roofs, vegetated swales and pervious paving material are administered through the development review process (see Section 4.2.1).

Other policies contribute to sustainable infrastructure by: 1) encouraging reduced consumption of non-renewable resources; and 2) by supporting CRD initiatives to reduce solid waste and develop efficient and environmentally acceptable long-term waste disposal solutions, working towards Zero Waste generation (see Section 4.2.10).

Within rural areas, OCP policies (see Section 4.2.10) emphasize low impact and low density development approaches that help conserve environmentally significant lands and reduce public infrastructure needs with requirements for on-site services. The OCP limits consideration for a Sewer Service Area extension outside the Urban Containment Boundary, only as a means to resolve current health problems if no reasonable alternative is feasible or, for public facilities or parks, where there would be a significant community benefit. The OCP also limits consideration of water extensions outside the Urban Containment Boundary to those that are in keeping with RGS principles and that address pressing public health and environmental concerns, provide fire suppression, or service agriculture. Additionally, the OCP supports opportunities to improve water quality and enhance environmental features through retaining open-channel stormwater drainage system comprising of watercourses, ditches, flood plains and other water retention and detention.

Objective 5: Create Safe and Complete Communities

The OCP emphasizes the importance of building complete communities with access to a diverse range of housing types and tenure, employment options, shops, services, community amenities, and public open spaces (see Chapters 4.2 and 5.2). An important element in the development of complete communities is to provide mobility options that support walking, cycling and transit, and foster healthy lifestyles and safe neighbourhoods.

A key tool to creating complete communities is to focus future growth in mixed use “Centres” and “Villages” within the Urban Containment Boundary. Through the integration of transportation planning, land use and urban design, “Centres” and “Villages” of various scales and levels of completeness help to establish vibrant places to live, work, and enjoy (see Section 4.2.3 and Map 4).

Another important contributor to creating complete communities is maintaining the unique character in these “Centres” and “Villages” which is largely achieved through Local Area Plans. Local Area Plans provide a policy framework to implement the vision of the OCP and guide growth and change for neighbourhoods (see Sections 3.4, 4.2.2 and 4.2.3). Policies in these plans help retain neighborhood character and a sense of place. OCP policies further support developing a sense of place through promoting community connections and social interactions within safe, diverse and inclusive communities (see Section 5.1.4).

Development Permit Guidelines contribute to the development of complete communities by providing direction on how to design buildings and developments that are sensitive to the existing character of an area and add to the community through improved streetscapes, pedestrian mobility, and quality open spaces. In addition, Development Permit Guidelines can minimize risk and provide guidance on land use issues in and around sensitive ecosystems, and within hazard areas such as flood plains and areas susceptible to wildfires (see Sections 3.4 and 4.2.2, and Map 5).

Additional policies in the OCP address public safety through building community awareness and taking action. Supporting public education on emergency and disaster preparedness, the development of transportation safety infrastructure, and the implementation of crime and fire prevention programs are some examples of the means by which the OCP works to improve public safety.

The RGS directs municipalities to identify the number of people living in complete communities. Although Saanich’s OCP does not address this target specifically, consideration for this target will be detailed as part of a future comprehensive update of the OCP. This approach is based on the Local Government Act’s provision for a regional context statement to specify how the OCP is to be made consistent with the RGS over time.



Summit of Mt. Douglas ~ looking west

Objective 6: Improve Housing Affordability

A variety of affordable housing policies (see Section 5.1.2) in the OCP seek to address the RGS targets to increase the supply of more affordable housing; reduce the number of people in core housing need; and, reduce the number of people who are homeless.

The OCP recognizes there is a significant need in the community to increase affordable housing in order to improve quality of life, community health, and support the economy. Policies in the OCP aimed to increase the diversity of housing by type and tenure, helps to ensures residents have access to housing suitable and desirable to their life stage and income (see Section 4.2.4). Development in “Centres” and “Villages” allows for the greatest opportunity for increasing affordable housing based on policies that support compact growth with an expanded range of housing types and tenure to meet the needs of individuals of all ages, incomes and abilities; a good range of jobs; easy access to stores and services to meet daily needs; and transportation options to get to, from and around the neighbourhood (see Sections 4.2.3 and 4.2.9).

Introduced in the OCP and subsequently implemented for most of the urban areas of the District, secondary suites contribute to improving access to affordable rental housing (see Section 5.1.2). Detached secondary dwellings, or Garden Suites, are another rental opportunity being explored. For higher density development proposals, the OCP encourages mitigating or limiting the loss of existing rental housing stock through retaining and securing rental units with housing agreements. In addition, the OCP encourage exploring options for gaining affordable housing units through the development process.

The District of Saanich works with partners from the Capital Regional Housing Corporation, BC Housing, the Federal Government, non-profits, and agencies to support the construction of social housing projects within Saanich. The OCP supports the Regional Housing Affordability Strategy and the Regional Housing Trust Fund. An implementation strategy that is supported by OCP policies is the Saanich’s Affordable Housing Fund which is funded by community contributions by developers through the rezoning process and contributes to the development of not-for-profit housing projects in Saanich.

The plan also contains policies that provide direction for Saanich to work with the CRD and other stakeholders to address both immediate and long-term homelessness issues through the provision of sufficient “shelter housing”, “transitional housing”, and “permanent supportive housing” in the region and through developing and implementing early intervention strategies.



Patricia Bay Highway / McKenzie Avenue interchange

Objective 7: Improve Multi-Modal Connectivity and Mobility

The RGS supports the development of a balanced and sustainable transportation system providing residents with reasonable and affordable transportation choices that enhance the overall regional quality of life through more effective, connected, sustainable and multi-modal transportation systems. From a regional perspective, the OCP recognizes the importance of working with the CRD and member municipalities to develop a regional transportation plan which outlines priorities for a regional multi-modal network.

Increasing population growth in Saanich and throughout the CRD will continue to place increasing pressure on Saanich's transportation system. OCP policies seek to support a multi-modal transportation and mobility network for the community that will help create safe, convenient, effective and sustainable mobility choices to move around the community (see Section 4.2.9 and Maps 12-15). Transportation and mobility networks that encourage and promote a range of active travel choices, such as walking and cycling, present opportunities for significant quality of life, health, safety and economic benefits.

Land use and development patterns play a profound role in shaping how sustainable, convenient, safe and attractive active transportation is. Integrating well-designed land use and transportation systems can positively affect several factors that relate to establishing more sustainable communities with people who drives less to meet their daily needs, participate more in cost-effective and active ways of moving around the community, and actively engage in social connections. Focusing growth around well designed “Centres” and “Villages” and along corridors defined through formal land use planning processes, is another important contributor to making active mobility more viable (see Section 4.2.3).

The many actions taken by the District to promote multi-modal connectivity are backed by strong policies in the OCP (see Section 4.2.9). Saanich's Active Transportation Plan is an implementation strategy that establishes a vision, goals and targets to improve active transportation and to ensure that walking and cycling are accessible, comfortable, and convenient transportation choices for people of all ages and abilities. Targets set in this OCP are generally consistent with the RGS target to achieve a transportation system that would see 42% of all trips made by walking, cycling, and transit by 2038.



Christmas Hill and Swan Lake

Objective 8: Realize the Region's Economic Potential

As the population grows in the region, realizing diverse and economic opportunities to improve the region's economic potential is vital to achieving a sustainable economy (see Sections 6.1 and 6.2). Comprehensive economic development policies integrated throughout the OCP, support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses and contribute to achieving the RGS target of 0.6 for the jobs to population ratio within the Core Subregion.

Policies in the OCP support focusing the majority of employment growth and mixed-use development in "Centres", "Villages" and designate corridors that prioritizes access to active mobility options, promotes improved access to jobs and services close to home, creates a network of vibrant, livable communities connected by an efficient transportation system (See Sections 4.2.3 and 4.2.9).

Protecting the region's industrial land supply is imperative to accommodate the growing economy and employment. Industrial lands are required to support a prosperous and growing regional economy and workforce. People and businesses depend on local industrial services, such as production, distribution and repair. Industrial areas are protected and supported by OCP policies to accommodate the growing economy and employment. In addition, policies encourages improved utilization and intensification of industrial areas for industrial activities and ensure that the zoning and regulatory controls respecting industrial areas continue to encourage and support their economic viability.

Other major employment areas provide opportunities for increasing jobs and the economy. The OCP supports providing opportunities to new advanced technology and knowledge-based businesses by supporting expansion of Vancouver Island Technology Park, and research related activities at the University of Victoria, Camosun College, Royal Roads campuses.

Within rural areas, policies encourage market diversification of agriculture by supporting specialty agri-tourism businesses on commercial farms, which are in keeping with the scale and character of rural Saanich.

	Employment: 2011	Employment Projection: 2038
Saanich	112,100	128,600
CRD - Core	141,900	164,900
CRD - Total	183,700	232,500

Source: Adapted from 2018 CRD Regional Growth Strategy, Table 1.

Objective 9: Foster a Resilient Food and Agriculture System

Saanich has a long history of farming and retains a significant amount of agriculture and arable land within its rural lands. Applying to agriculture land in both rural and urban areas, Agriculture and food security policies in the OCP (see Section 5.1.1), recognize agriculture as a significant contributor to the region's landscape, identity and economy.

Key tools that have assisted in protecting agricultural land for current and future generations in rural Saanich are the Agricultural Land Reserve (ALR), the Urban Containment Boundary and the Sewer Service Area. Established by the Agriculture Land Commission, ALR designated land helps to preserve agricultural value and encourage farming (see Sections 4.2.5 and 5.1.1). Focusing future growth in compact, complete and sustainable urban "Centres" and "Villages", helps to limit urban sprawl, protect agricultural land from the pressure of urban development, and support the protection of the Renewable Resource Lands Policy Areas (see Section 4.2.3).

Land use regulations and education can help protect agricultural land and increase awareness and understanding of farm operation requirements for those living adjacent or near farms while managing potential conflict between farm operations and neighbouring land owners. The OCP supports buffering rural and agricultural lands from adjacent urban residential development as part of redevelopment and subdivision proposals, where appropriate (see Section 5.1.1). In addition, partnerships with surrounding municipalities, the CRD, non-profit organizations, and community groups, have been and will continue to be vital in enhancing agriculture and food security in Saanich and the region.

The following OCP policies for rural areas (see Section 5.1.1), directly contributing to increasing the amount of land in crop production for food by 5,000 ha by 2038, an RGS target for municipalities: 1) supporting efforts of farm operators and other agencies to enhance farmland and increase crop yield, by improving water supply and undertaking drainage improvements and improving soil capabilities, while considering environmental impact; and 2) supporting the development and operation of specialty crop farms to diversify farm production, increase economic development, increase local food production, and improve farm income.

In addition, opportunities for increasing food production in urban neighbourhoods is supported in the OCP (see Section 4.2.8). Support local sustainable agriculture by promoting urban farming initiatives that makes use of private and public green spaces to produce an inexpensive, safe, and nutritious food supply. For example, the parks and opens space policies, consider opportunities to incorporate food producing community gardens into parks and other public open spaces, where appropriate. Community gardens on private or public land, can contribute to neighbourhood renewal and stability, strengthen community bonds, provide food, and create recreational and therapeutic opportunities.

An implementation strategy supported by OCP policies is the Agriculture & Food Security Plan which provides a coordinated approach for supporting agriculture and improving food security in Saanich.

Objective 10: Significantly Reduce Community-Based Greenhouse Gas Emissions

Comprehensive policies integrated throughout the OCP, address strategies to protect our community, improve our quality of life, support a diverse economy, and reduce local and global risks associated with a changing climate. The RGS emphasizes the importance of reducing community greenhouse gas (GHG) emissions to address the effects of a changing climate. OCP policies that reinforce the RGS target, focus on addressing both mitigation, reducing our GHG emissions, and adaptation, preparing for a changing climate, in the District's operations and the wider Saanich community. Supporting OCP policies that encourage a reducing GHG emissions include: reducing impacts from public and private buildings through green building design, energy efficiency technologies, renewable energy sources and efficient energy distribution systems; creating compact and complete communities within urban areas that encourage alternative transportation options that lead to reduced vehicle emissions; and, protecting and managing the natural environment, environmentally sensitive areas, urban forests, and aquatic habitat (see Sections 4.1.2, 4.2.1 - 4.2.4, and 4.2.9).

The RGS set targets to reduce Community Green House Gas Emissions by 33% (from 2007 levels) by 2020, and by 61% by 2038. Saanich has committed to reducing our community's greenhouse gas emissions with OCP target that align with the 2020 target (see Section 4.1.1). One of the key implementation strategies, an updated Climate Action Plan, seeks to implement more accelerated targets including:

- reduce community-wide greenhouse gas (GHG) emissions by 50% of 2007 levels by 2030;
- achieve net-zero GHG emissions by 2050;
- become a 100% renewable energy community by 2050; and
- prepare for a changing climate.

These new comprehensive targets will be implemented through prioritized actions established in the upcoming Climate Action Plan.

Policies

1. Manage population growth, land use, density, development policies, environmental protection, transportation, and infrastructure in Saanich within the context of the Regional Growth Strategy.
2. Negotiate, where necessary, bilateral agreements regarding buffering and land use transition where the Regional Urban Containment and Servicing boundary coincides with a municipal jurisdictional boundary.
3. Consult with staff and elected officials of adjoining jurisdictions to resolve issues of mutual concern.
4. Work with the Capital Regional District and member municipalities to jointly undertake a review of long term strategic needs in the Capital Region, as required.

Terms:

Accessory Residential	A use accessory to another use where the building or buildings so used include not more than one dwelling unit for the accommodation of the owner, operator, manager, or caretaker.
Affordable Housing	Housing where the rent or mortgage plus taxes is 30 percent or less of a household's gross annual income. Households that have no option but to pay more than 30 percent of their gross income on shelter expenditures, in reasonable condition and of appropriate size, are households that are in need of affordable housing.
Agricultural Land Reserve	Agricultural land designated as an agricultural land reserve under the BC Agricultural Land Commission Act.
Amenities	Items that add to the physical, aesthetic, or functional appeal of a particular site, neighbourhood, or the community in general.
Approving Officer	A person appointed by Council under Section 77 of the "Land Title Act", responsible for the approval of subdivisions.
Biodiversity	All varieties of life and their processes, encompassing the full range of natural variability, including genetic diversity, species diversity, and ecosystem diversity.
Business Improvement Area	Business Improvement Area (BIA) is an area designated by municipal council in which businesses and property owners can finance effective marketing, promotional, and revitalization programs for the area. A BIA provides both the organized structure and the source of funds to enable local business communities to improve their commercial viability. Authority to create Business Improvement Areas is contained in the "Community Charter".
Capital Regional District	The provincially established federation of local governments and administrative districts providing services to the region.
Car Co-op	A system where a fleet of cars is made available for use by members of the car share group in a wide variety of ways.
Climate Change	Any long-term significant change in the "average weather" that a given region experiences. Average weather may include average temperature, precipitation and wind patterns. It involves changes in the variability or average state of the atmosphere over durations ranging from decades to millions of years. These changes can be caused by dynamic process on Earth (ocean processes, volcanoes), external forces including variations in sunlight intensity, and more recently by human activities.
Daylighting	Restoring a watercourse that has been channelized and or contained within a pipe or man made structure, to its natural state.

Density	As defined in the “Local Government Act” S. 872: “the density of use of the land, parcel or area, or the density of use of any buildings and other structures located on the land or parcel, or in the area”.
Density Bonus	An increase in the permitted number of dwelling units or gross floor area in return for the provision of certain amenities or affordable or special needs housing.
Development Cost Charge	A levy applied to new development to offset the long-term cost of providing new or extended services to the community.
Development Permit Area	An area designated pursuant to the “Local Government Act” where approval of a development permit is required before a building permit can be issued or a subdivision is approved with specified exemptions. Development Permit Areas may be established to: protect the natural environment and bio-diversity; protect development from hazardous conditions; revitalize designated commercial areas; guide the form and character of commercial, industrial, and multi-family development; and guide the form and character of intensive residential development or to protect farming.
Dwelling Unit	A self-contained set of habitable rooms with a separate entrance intended for year-round occupancy with complete living facilities for one or more persons, including provisions for living, sleeping, cooking, and sanitation.
Ecosystem	A complete system of living organisms interacting with the soil, land, water, and nutrients that make up their environment. An ecosystem is the home of living things, including humans. It can be any size, but it always functions as a whole unit. Ecosystems are commonly described according to the major type of vegetation, for example, an old-growth forest or a grassland ecosystem.
Environmental Impact Assessment	<p>A study undertaken to evaluate the impacts of a proposed development on the natural environment, including the following areas:</p> <p>Physical Environment – including soil erosion, agricultural capability, unstable slopes, streams, flooding, ground water, air quality, noise, contamination of land or water, storm water run-off and aesthetics.</p> <p>Biological Resources – including birds, mammals, food chain effects, vegetation, biological diversity, loss or reduction of habitat, rare or endangered species, and rare or representative ecosystems.</p>
Environmental and Social Review Process	The system of assessing an initiative in specified areas for the significance of its impacts.

Environmental Management System

Part of an organization's management system used to develop and implement its environmental policy and manage its environmental impacts. The overlying purpose of the system is to establish a commitment to pollution prevention, environmental regulatory compliance and continual improvement of environmental performance.

Environmentally Sensitive Area (ESAs)

A term often used loosely to mean a site or area that has environmental attributes worthy of retention or special care. ESAs are important in the management of all landscapes and their functioning condition. ESAs range in size from small patches to extensive landscape features. They can include rare or common habitats, plants, and animals. ESAs require special management attention to protect fish and wildlife resources and other implicit natural systems or processes. They have also been broadly defined to include other scenic, historic, or cultural values, and may also include hazard lands.

ESA Atlas

A series of maps published by the District of Saanich providing environmental information for new or revised bylaws, and ecological data for the development of new planning strategies.

Flex Housing

Flex Housing is a concept in housing that incorporates, at the design and construction stage, the ability to make future changes easily and with minimum expense, to meet the evolving needs of its occupants. The intention of Flex Housing is to allow homeowners to occupy a dwelling for longer periods of time, perhaps over their entire lifetimes, while adapting to changing circumstances and meeting a wide range of needs.

Floor Area Ratio

(Floor Space Ratio)

The figure obtained when the total floor area of all floors in all buildings on a parcel is divided by the area of the parcel.

Food Security

When all people, at all times, have access to sufficient, safe, and nutritious food to meet their dietary needs and food preferences for an active and healthy life.

Granny Flat

(Garden suite)

A detached suite on a single family lot, typically located above a garage or in an accessory building in the back yard.

Green Building

A systems approach to building design and construction that employs techniques that minimize environmental impacts and reduce ongoing energy consumption while contributing to the health and productivity of its occupants.

Greenhouse Gas (GHG)

Gases present in the atmosphere which reduce the Earth's loss of heat into space and therefore contribute to global temperatures through the greenhouse effect. Greenhouse gases are essential to maintaining the temperature of the Earth, however, an excess of greenhouse gases can raise the temperature of a planet to uninhabitable levels. Based on ice-core samples and records, current levels of CO² are approximately 100 ppmv higher than during pre-industrial times, when direct human influence was negligible. Greenhouse gases include water vapour, carbon dioxide (CO²), methane (CH⁴), nitrous oxide (N²O) and ozone.

Greenway

Linear green space corridors that connect natural areas and communities, associated with watercourses, trails, and transportation routes which provide wildlife habitat and increase recreational opportunities.

Green and Blue Spaces

Natural and semi-natural areas, both land and water, that are of ecological, scenic, renewable resource, outdoor recreation, and/or greenbelt value. These areas are considered to have high ecological and/or social value as green/blue spaces. Green/blue areas could include developed, partly developed, or undeveloped public and private land.

Healthy Communities

The Healthy Communities movement originated in Toronto in 1984, at an international conference on healthy public policy. The concept was first developed by the World Health Organization (WHO) through the European Healthy Cities Project, and has subsequently spread around the world. There is no "one size fits all" approach to creating a "healthy community." Each region has different characteristics and each community has a unique history of supporting collective health and well-being. However, experience both here in Canada and internationally has shown that there are four cornerstones for success: 1. Community Engagement; 2. Multi-Sectoral Partnerships; 3. Local Government Commitment; and 4. Healthy Public Policy.

Heritage Site

Properties and sites of historic, architectural, archaeological, palaeontological, or scenic significance to the Municipality, that may be designated under the "Local Government Act" or the "Heritage Conservation Act".

Home-Based Business

Any occupation or craft and the sale of the goods made on the same parcel where such activity is carried on as an accessory use in a dwelling or accessory building to the dwelling.

Housing Trust Fund

Established by the Capital Regional District Board in 2005, in recognition that housing affordability is a regional priority and key issue in the Capital Region. The fund provides capital for the acquisition, development, and retention of housing that is affordable to households with low or moderate incomes in the member municipalities.

Impervious surface	Any human-made graded, hardened surface covered with materials comprised of asphalt, concrete, masonry, or combinations thereof.
Infrastructure	The ‘hard’ services associated with development – e.g. roads, trailways, storm drains, water, sewer, etc.
Infill Development	New construction or renovations which make use of vacant or underutilized parcels and which may be substantially different from the present or previous use of the parcel.
Intensive Agriculture / Intensive Farming	The industrialized production of animals (livestock, poultry and fish) and crops. The methods deployed are typically designed to produce the highest yield per hectare at the lowest cost; usually using economies of scale and modern technology.
Invasive Species	Plants, animals, and micro-organisms that colonize and take over the habitats of native species. Most invasive species are also alien (non-native to the area) and can become dominant because the natural controls (e.g. predators and disease) that kept their populations in check in their native environment do not occur in their new location.
Landscaping	Any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders and gravel, decorative paving, planters, foundations and sculptures, decorative fences and the like, tastefully arranged and maintained to enhance and embellish the appearance of a property or, where necessary, to effectively screen a lot, site, or storage yard.
Living Wage	Living Wage is the amount of income an individual or family requires to meet their basic needs, to maintain a safe, decent standard of living in their communities, and to save for future needs and goals.
Mitigation	Measures taken during the planning, design, construction, and operation of works and development to alleviate potential adverse effects on natural habitats.
Mixed Use	Developments that combine residential, commercial, and other uses in the same building or development. Residences above shops and live-work residences are examples of mixed-use developments. Mixed-use developments enable people to live close to work and amenities.
Multi-Family Development	A complex containing three or more dwelling units on a lot, includes townhouses and apartments.
Natural Environment	Natural and semi-natural areas, both land and water, that have ecological, scenic, renewable resource, outdoor recreation, and/or greenway value. The ‘natural environment’ may be within developed or undeveloped areas, whether publicly or privately owned, and not necessarily an undisturbed area.

Non-Market Housing

Housing designed for independent living by single persons or families who cannot afford to pay market rents or who have needs that are not being met by the market, and where the housing units are owned and operated by a government agency or a not-for-profit society and rents may be controlled by a housing agreement.

Open Space

Lands on which structures for residential, commercial, institutional, or industrial use are not located and are important to the community for their aesthetic, recreational, or ecological value. Lands may be in a 'natural' state (e.g. nature parks, reserves, or undevelopable lands such as flood plains, beaches, and wetlands) or 'developed' state (e.g., playing fields, boulevards, squares, plazas, and cemeteries). They may be in the public domain (e.g. municipal, regional, or provincial parks, roads, and pedestrian networks), or in the private domain (e.g. golf courses).

Parkland Dedication

Under the *Local Government Act*, in some specific circumstances (e.g. on subdivision), the Municipality may require land owners to dedicate (give land) up to 5% of a parcel for park purposes when applying for subdivision of that parcel. In some cases, the Municipality may accept money in place of the parkland dedication required for the approval of subdivisions in accordance with the *Local Government Act*.

Park

Land that has a high capacity for active or passive recreation use and is potentially available for such use. Also includes land set aside for archaeological, historical or ecological purposes.

Qualified Professional

An applied scientist or technologist, or a team thereof, specializing in a particular applied science or technology including, but not limited to, ecology, agrology, biology, chemistry, engineering, geology or hydrogeology and, (a) who is a registered member in good standing in BC of the appropriate professional organization, is acting under that organization's Code of Ethics and is subject to disciplinary action by that organization, and (b) who, through suitable education, experience, accreditation and knowledge, may be reasonably relied on to provide advice only within his or her area of expertise, and (c) who carries sufficient Professional Liability Insurance and General Liability Insurance to defend any recommendations made to the Municipality in court and pay the fine if convicted, and (d) whose 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 (e) is acting within that particular area of expertise.

Red and Blue Listed Species

Red-listed species include any indigenous species, subspecies or plant community that is Extirpated, Endangered, or Threatened in BC. Extirpated species no longer exist in the wild in BC, but do occur elsewhere. Endangered species are facing imminent extirpation or extinction. Threatened species are likely to become endangered if limiting factors are not reversed.

Blue-listed species include any native species, subspecies, or community that is considered to be Vulnerable (Special Concern) in BC. Vulnerable species are of special concern because of characteristics that make them particularly sensitive to human activities or natural events. Blue-listed species are at risk, but are not Extirpated, Endangered, or Threatened.

Regional Context Statement

A statement included in a municipal official community plan, and accepted by the regional district board, that explains the relationship between the official community plan and the Regional Growth Strategy.

Regional Growth Strategy

A political agreement between a regional district and its member municipalities on social, economic, and environmental goals and priority actions, aimed at achieving a common vision of the region's future. A regional growth strategy expresses how communities have agreed to work together to enhance regional quality of life.

Regional Urban Containment and Servicing Policy Area

Lands, at the date of the adoption of the Regional Growth Strategy bylaw, designated in official community plans primarily for urban development (including attached housing, detached and duplex housing, commercial, industrial, and large-scale institutional and utility designations).

The Regional Growth Strategy proposes that the majority of future development that requires urban sanitary sewer and water services take place within this designated area. As such, the Regional Growth Strategy proposes no extension of urban-standard sanitary sewerage and water services beyond the boundary of this policy area except to address pressing public health and environmental issues, to provide fire suppression, or to service agriculture. Where expansion or increased capacity of existing sewer and water services is proposed beyond the RUCS boundary, member municipalities agree to comply with the requirements of the Master Implementation Agreement and to include guidelines for service expansion and extension in their Regional Context Statements.

Restoration

Measures taken to re-establish habitat features, functions, and conditions damaged or destroyed by human or natural activities.

Riparian Area

The moist nutrient rich lands adjacent to streams. Riparian areas are transitional zones between aquatic and terrestrial (or upland) ecosystems and often exhibit vegetation characteristics of both; they are not as dry as upland environments and not as wet as aquatic or wetland systems.

Secondary Suite/ Accessory Dwelling Unit	A second self-contained unit, typically in or attached to a single-family home or on the same parcel of land, smaller than the primary dwelling unit. Includes basement apartments, apartments in houses, accessory apartments, in-law suites, granny suites, nanny suites, and carriage houses. A secondary suite/accessory dwelling unit is intended for the use of a separate household and contains its own entrance, cooking facilities, and sanitary facilities.
Sense of Place	The essential character and spirit of an area. More specifically, characteristics which make a place special or unique and foster a sense of authentic human attachment and belonging.
Sewage Treatment	The primary, secondary, or tertiary treatment which purifies effluent. Primary treatment removes floating and suspended solids; secondary treatment uses biological methods to further purify sewage; and tertiary treatment removes all but a negligible portion of bacterial and organic matter.
Sewer Service Area	A line defining the area approved by Council to be serviced by municipal sewers.
Shelter Housing	Dormitory style housing intended to provide overnight accommodation, shower facilities and meals. Not intended as permanent housing but no maximum stay periods. Provides a variety of on site services and may also include off site services.
Smart Growth	A collection of urban development strategies to reduce sprawl that are fiscally, environmentally, and socially responsible. Smart growth is development that enhances our quality of life, protects the environment, and uses tax revenues wisely.
Special Needs Housing	The residential use of a building constructed and/or managed specifically to accommodate persons with special needs including the elderly, or physically or mentally challenged.
Steep Slope Land	All lands with a slope greater than 30% for a continuous run of 6 metres or more.
Stewardship	Responsibility for the care and protection of resources so that they will be available to future generations.
Subdivision	As defined under the “Land Title Act” and/or the “Strata Property Act”.
Supportive Housing	Designed to provide permanent housing. Self contained units with support services 24/7 supervision. Financial support provided. Residents may have minor mental or addiction problems requiring support.

Sustainability or Sustainable Development

The concept of meeting the needs of the present without compromising the ability of future generations to meet their needs. Sustainability is based on the efficient and environmentally responsible use of natural, human, and economic resources, the creation of efficient infrastructures, and the enhancement of residents' quality of life.

TDM

Transportation Demand Management (TDM) is the application of strategies and policies to influence traveler behavior with the aim of reducing automobile travel demand, as a means to save energy, reduce greenhouse gas emissions, improve air quality, and reduce traffic congestion.

Traffic Calming

Aims to reduce vehicle speeds and/or traffic to improve safety for pedestrians and cyclists, enhance quality of life for residents by reducing noise and air pollution, and recognize that streets have many social and recreational functions that can be impaired by car traffic. Examples include speed humps, lane narrowing, landscaping, chicanes, on-street parking, etc.

Transitional Housing

Single occupancy rooms with showers and microwaves. Longer term, but not permanent housing. Support services on site.

Universal Design

Universal Design (also called Inclusive Design, Accessible Design, or Accessibility) refers to facility designs that accommodate the widest range of potential users, including people with mobility and visual impairments (disabilities) and other special needs. Although Universal Design addresses the needs of people with disabilities, it is a comprehensive concept that can benefit all users. For example, people who are unusually short or tall, carrying packages, or pushing a cart, are not disabled, but their needs should be considered in facility design. Increased walkway widths, low-floor buses, and smooth walking surfaces improve convenience for all travellers, not just those with mobility impairments. Curb ramps are important for people using handcarts, scooters, baby strollers, and bicycles, as well as wheelchair users. Automatic door openers are another example of Universal Design features that can benefit many types of users.

Urban Containment Boundary

The line which separates urban from rural land uses.

Urban Forest

All treed landscapes including private yards, urban parks, conservation areas, boulevards, and forests within the District of Saanich.

Watercourse

A river, stream, creek, waterway, lagoon, lake, spring, swamp, marsh or other natural body of fresh water; or a canal, ditch, reservoir or other man-made surface feature in which water flows constantly, intermittently, or at any time.

Wayfinding

Wayfinding can be defined as spatial problem solving. It is knowing where you are in a building or an environment, knowing where your desired location is, and knowing how to get there from your present location. There are several elements that go into wayfinding, such as signage, architectural clues, lighting, and sight lines.

Wetland

Land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions supports vegetation adapted for life in saturate soil conditions, including swamps, marshes, bogs, and similar areas.

Zero Waste

Where all outputs, currently referred to as “waste”, are used as inputs for another process.

Zoning

The zoning assigned to a property under the District of Saanich’s Zoning Bylaw.

Local Area Plans

The following documents form part of the Official Community Plan.

- Blenkinsop Local Area Plan
- Cadboro Bay Local Area Plan
- Carey Local Area Plan
- Cordova Bay Local Area Plan
- Gordon Head Local Area Plan
- North Quadra Local Area Plan
- Quadra Local Area Plan
- Royal Oak Local Area Plan
- Rural Saanich Local Area Plan
- Saanich Core Local Area Plan
- Shelbourne Local Area Plan
- Tillicum Local Area Plan

Bylaw & Amendments

THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 8940

TO ADOPT AN OFFICIAL COMMUNITY PLAN

WHEREAS Section 875 of the Local Government Act provides that an official community plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government;

AND WHEREAS under Section 876 of the Local Government Act, a local government may adopt an official community plan;

AND WHEREAS under Section 876 of the Local Government Act, an official community plan must designate the area covered by the plan;

AND WHEREAS an official community plan has been prepared for all areas of the District of Saanich, attached to this Bylaw as schedule “A” and comprising the following appendices:

Appendix “A”	-	General Plan
Appendix “B”	-	Blenkinsop Local Area Plan
Appendix “C”	-	Cadboro Bay Local Area Plan
Appendix “D”	-	Carey Local Area Plan
Appendix “E”	-	Cordova Bay Local Area Plan
Appendix “F”	-	Gordon Head Local Area Plan
Appendix “G”	-	North Quadra Local Area Plan
Appendix “H”	-	Quadra Local Area Plan
Appendix “I”	-	Royal Oak Local Area Plan
Appendix “J”	-	Rural Saanich Local Area Plan
Appendix “K”	-	Saanich Core Local Area Plan
Appendix “L”	-	Shelbourne Local Area Plan
Appendix “M”	-	Tillicum Local Area Plan
Appendix “N”	-	Development Permit Areas, Justification and Guidelines
Appendix “O”	-	Shelbourne Valley Action Plan
Appendix “P”	-	Uptown-Douglas Plan

NOW THEREFORE the Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. The official community plan attached hereto as Schedule "A" comprising appendices "A" to "N" inclusive and made a part of this Bylaw is hereby designated as the Official Community Plan for the District of Saanich.
2. Bylaw No. 7044, being the "Official Community Plan Bylaw, 1993" is hereby repealed except insofar as it may repeal any other bylaw.
3. This Bylaw may be cited as the "Official Community Plan Bylaw, 2008, No. 8940".

Read a first time this 23rd day of June, 2008.

Public Hearing held at the Municipal Hall on the 8th day of July, 2008.

Read a second time this 8th day of July, 2008.

Read a third time this 8th day of July, 2008.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the 8th day of July, 2008.

"CARRIE MacPHEE"

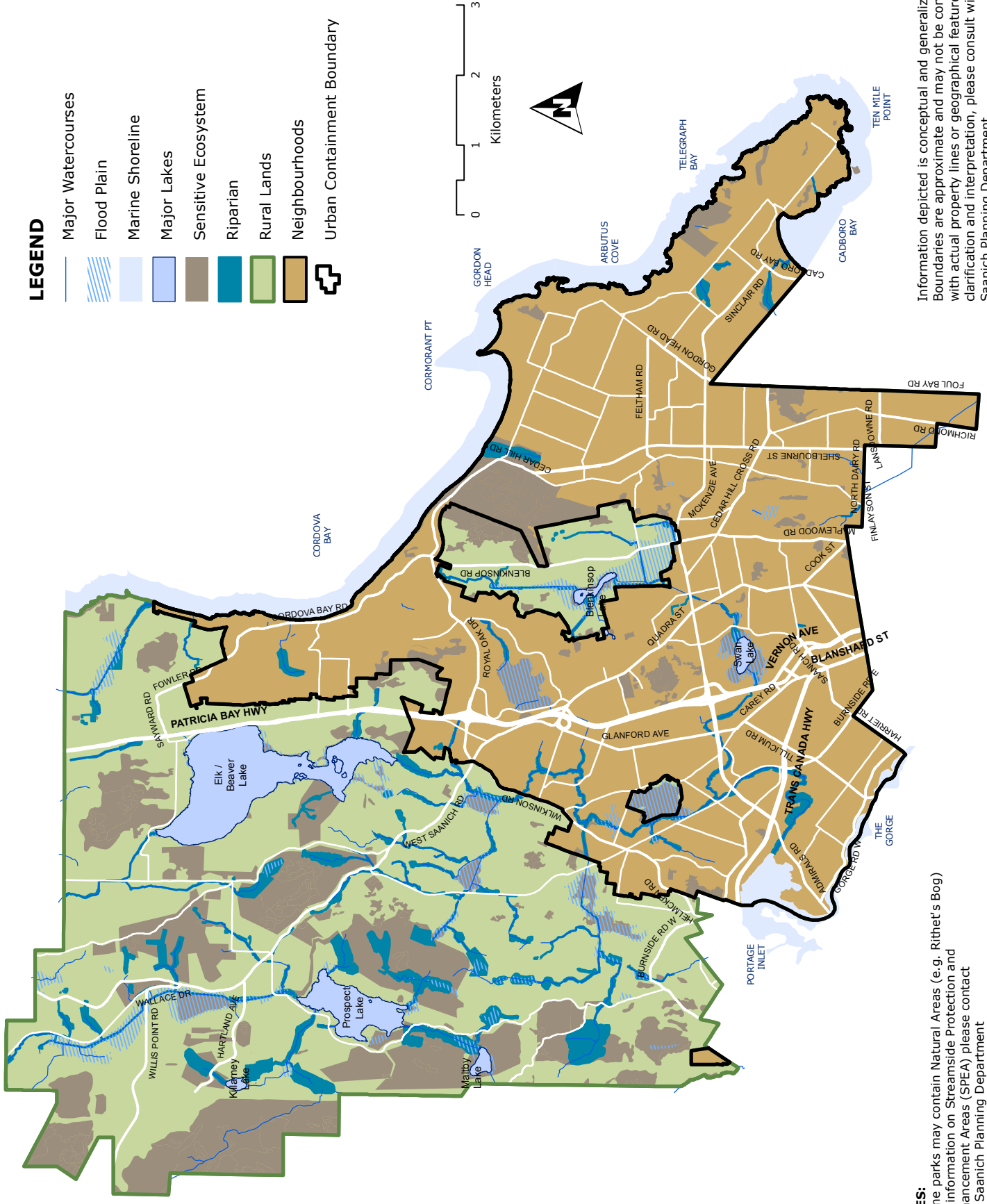
Municipal Clerk

"FRANK LEONARD"

Mayor

Bylaw & Amendments

Bylaw #	Date	Description
	September 16, 2008	Substituting Maps 6 and 7 to reflect Mt. View site changes
	May 17, 2010	Text amendments Section 4-4, 4-5, and 4-11
	August 17, 2015	Update to Policy 4.2.10.13
9542	August 12, 2019	Substituting Map 9.2 Appendix D, Carey Local Area Plan
9601	December 14, 2020	Text amendments Section 3.5, Section 4.2.1, 4.2.10; Replace Section 7.3
9722	February 28, 2022	Text amendments to Section 4.2.3.8 and Bylaw and Amendments (A3-1)

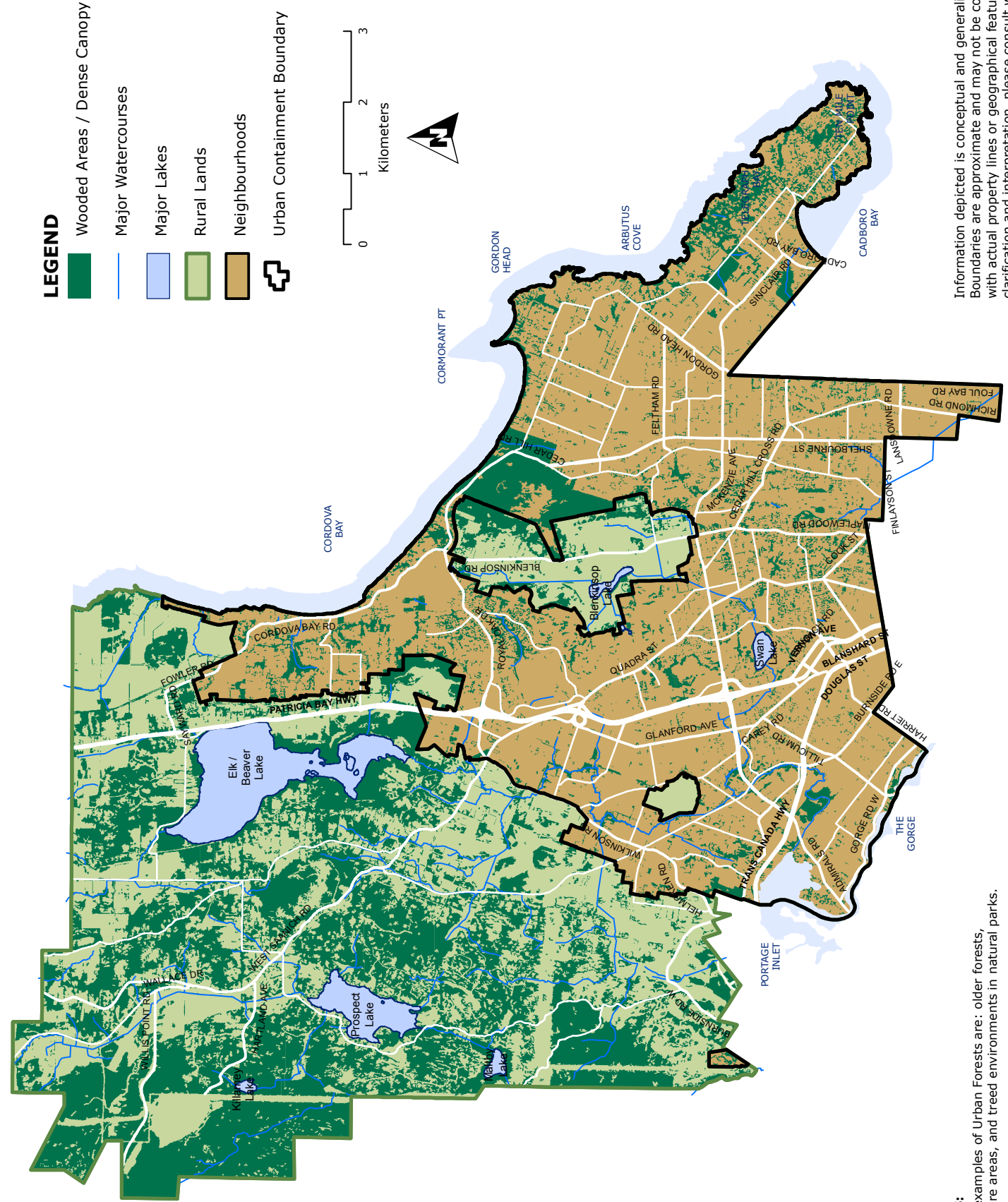


LEGEND

- Major Watercourses
- Flood Plain
- Marine Shoreline
- Major Lakes
- Sensitive Ecosystem
- Riparian
- Rural Lands
- Neighbourhoods
- Urban Containment Boundary

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- NOTES:**
- Some parks may contain Natural Areas (e.g. Rithet's Bog)
 - For information on Streamside Protection and Enhancement Areas (SPEA) please contact the Saanich Planning Department



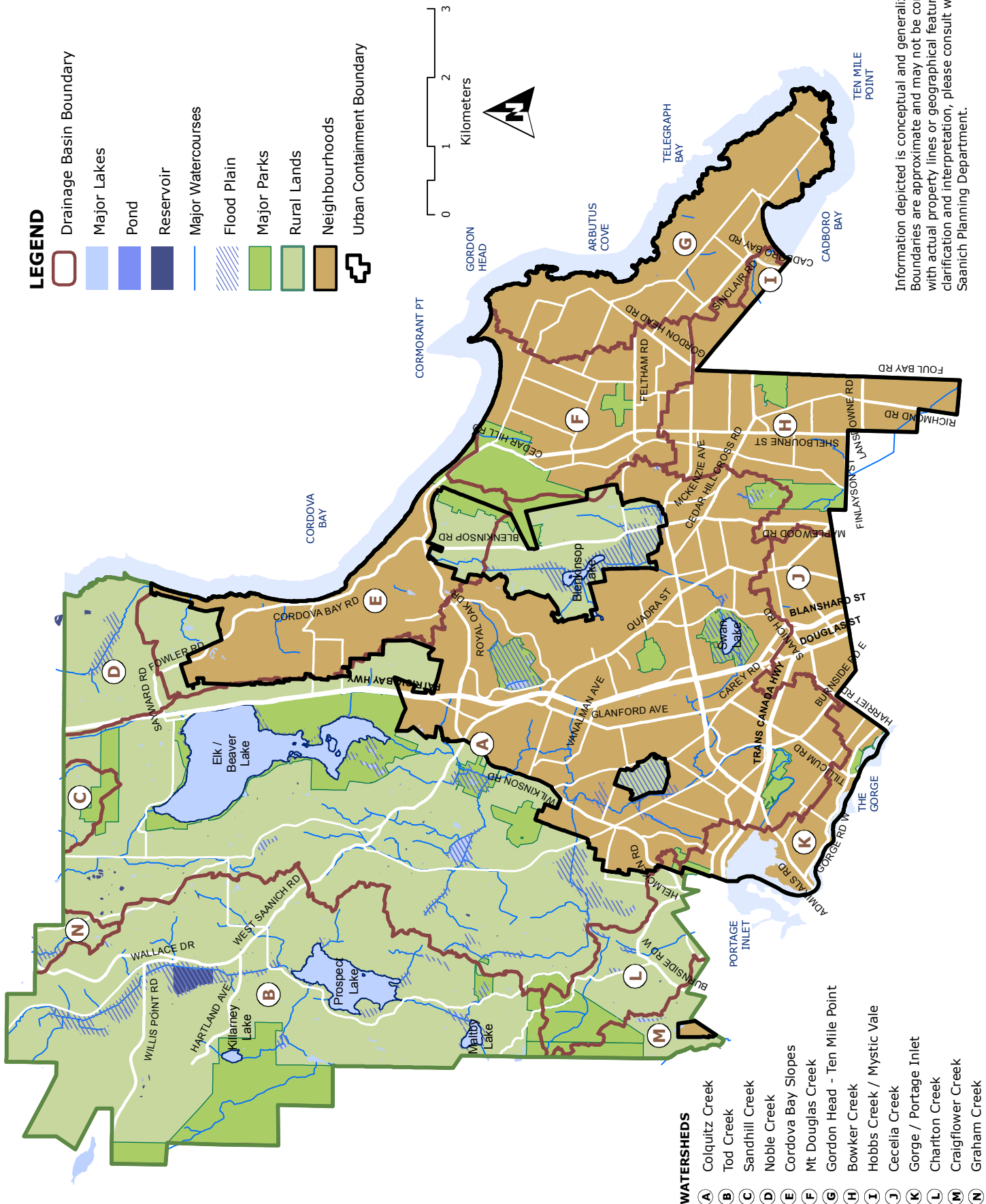
LEGEND

- Wooded Areas / Dense Canopy
- Major Watercourses
- Major Lakes
- Rural Lands
- Neighbourhoods
- Urban Containment Boundary



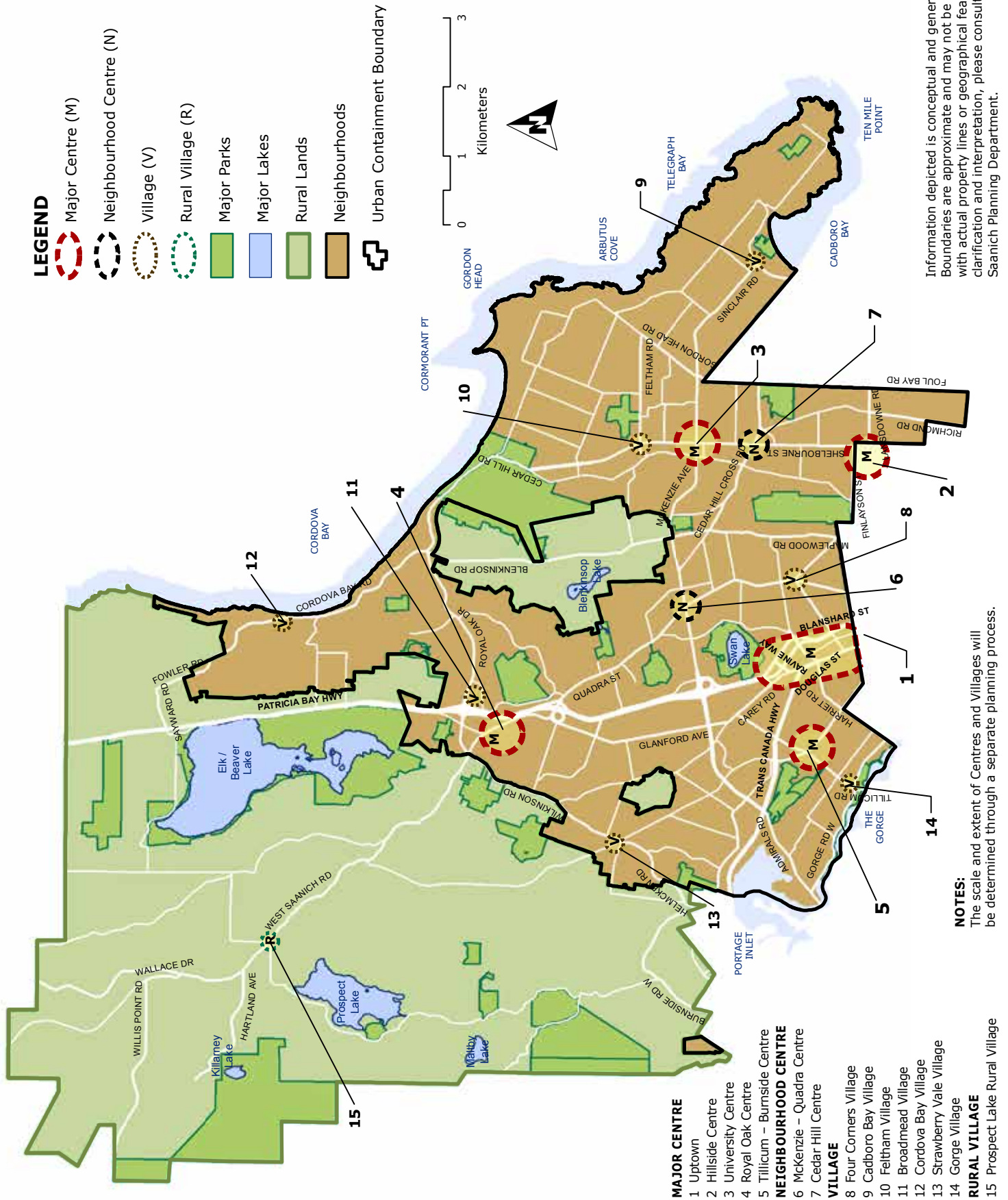
NOTES:
Some examples of Urban Forests are: older forests, foreshore areas, and treed environments in natural parks.

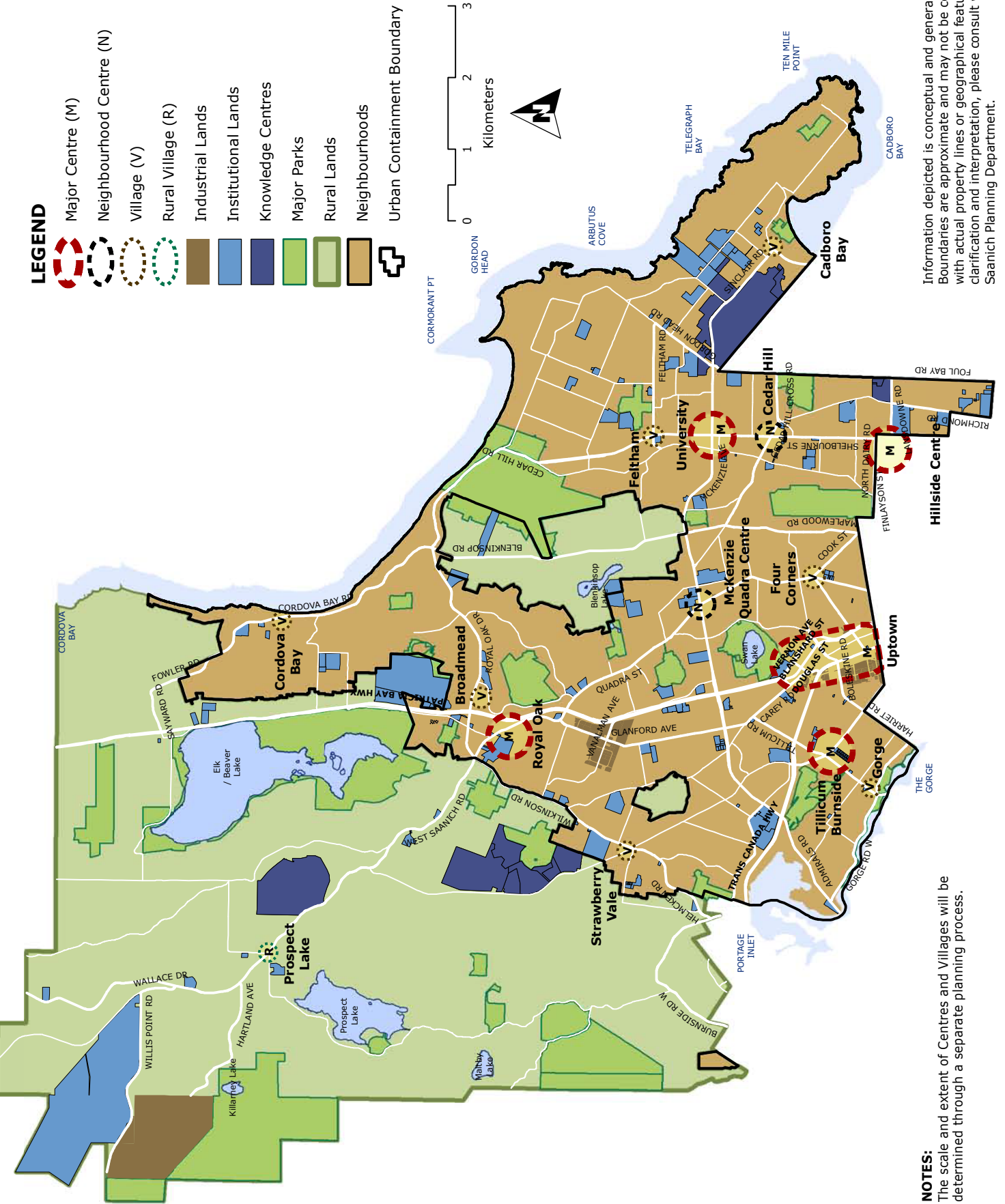
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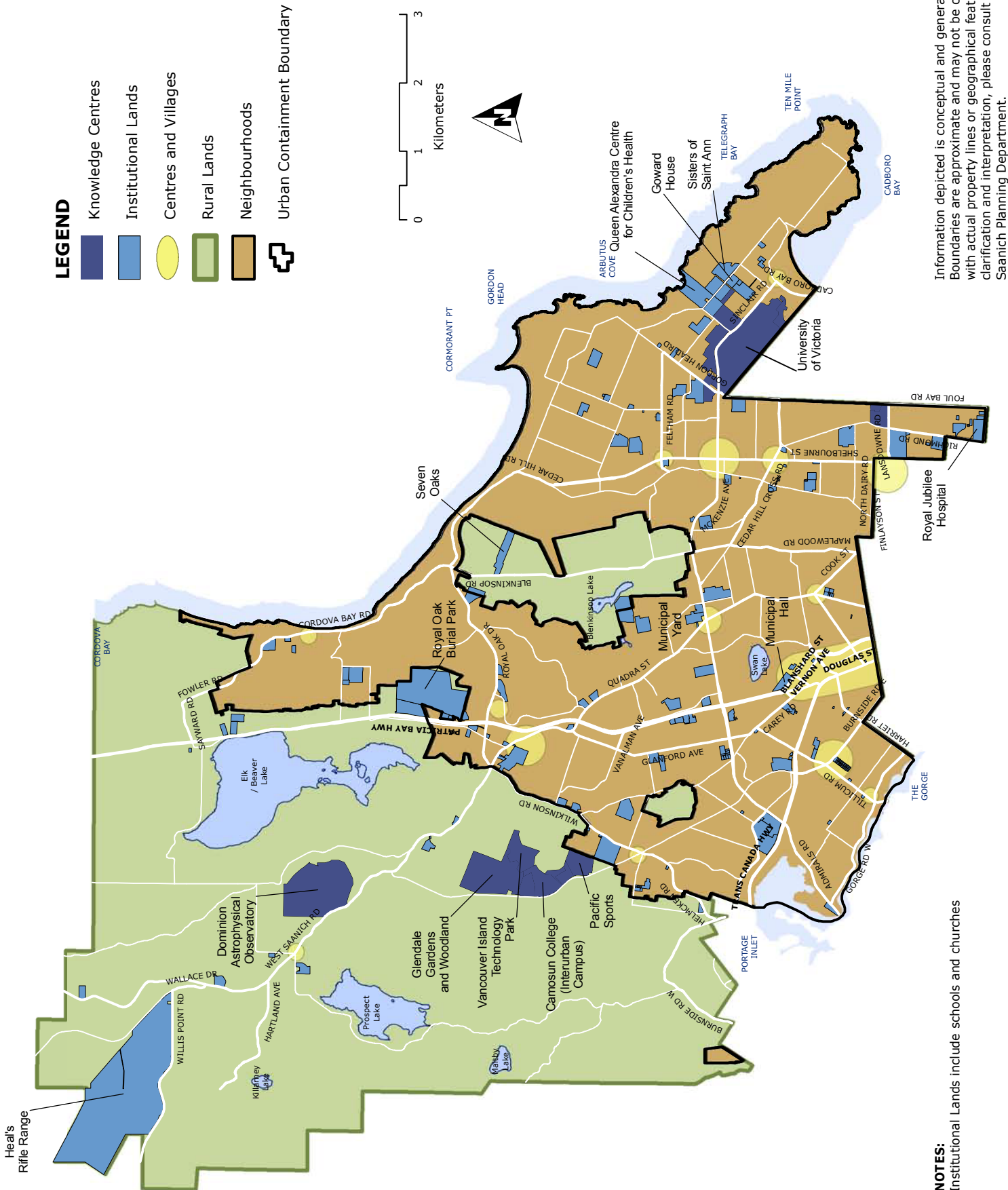


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- WATERSHEDS**
- A** Colquitz Creek
 - B** Tod Creek
 - C** Sandhill Creek
 - D** Noble Creek
 - E** Cordova Bay Slopes
 - F** Mt Douglas Creek
 - G** Gordon Head - Ten Mile Point
 - H** Bowker Creek
 - I** Hobbs Creek / Mystic Vale
 - J** Cecelia Creek
 - K** Gorge / Portage Inlet
 - L** Charlton Creek
 - M** Craigflower Creek
 - N** Graham Creek







LEGEND

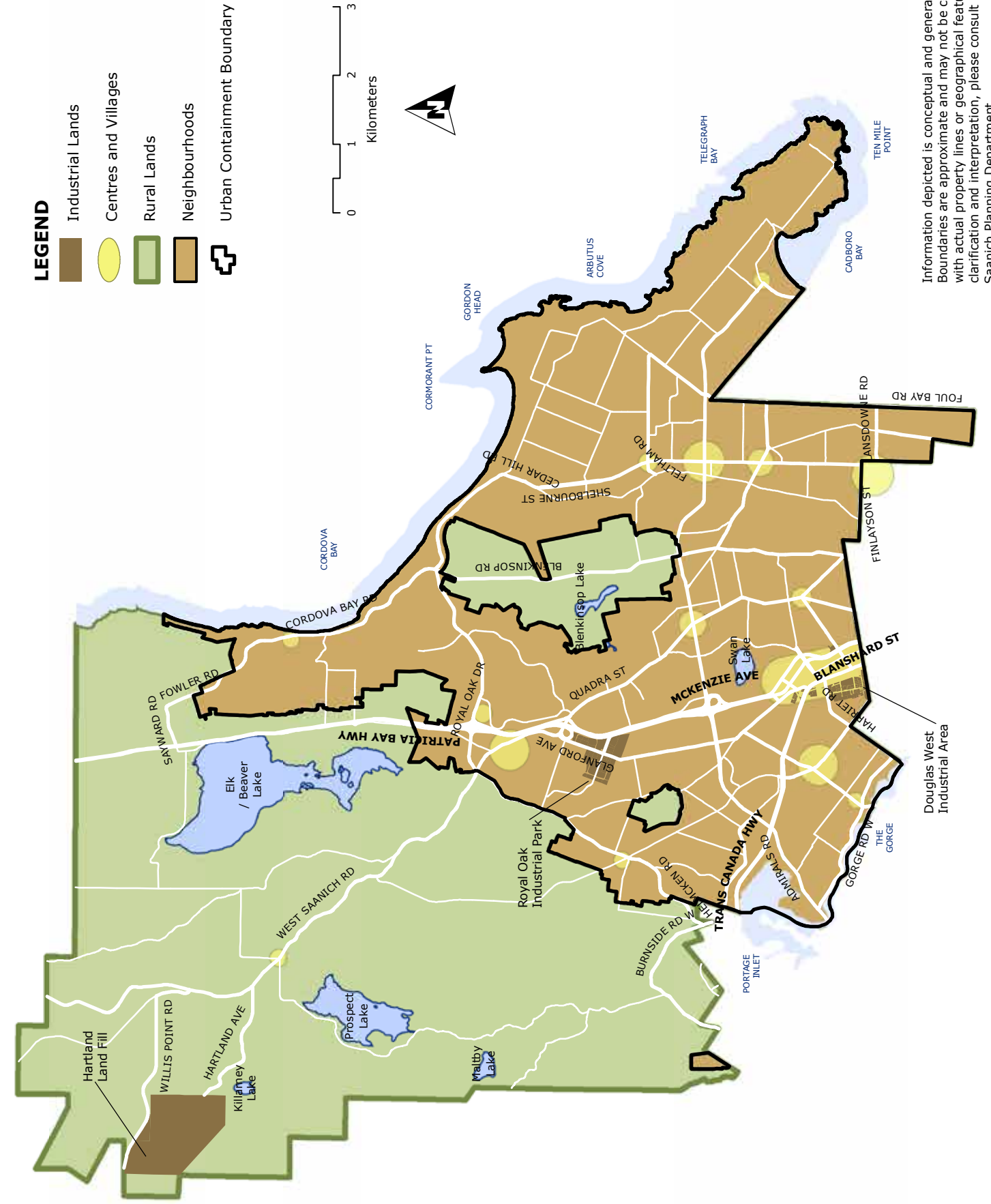
- Knowledge Centres
- Institutional Lands
- Centres and Villages
- Rural Lands
- Neighbourhoods
- Urban Containment Boundary

0 1 2 3
Kilometers

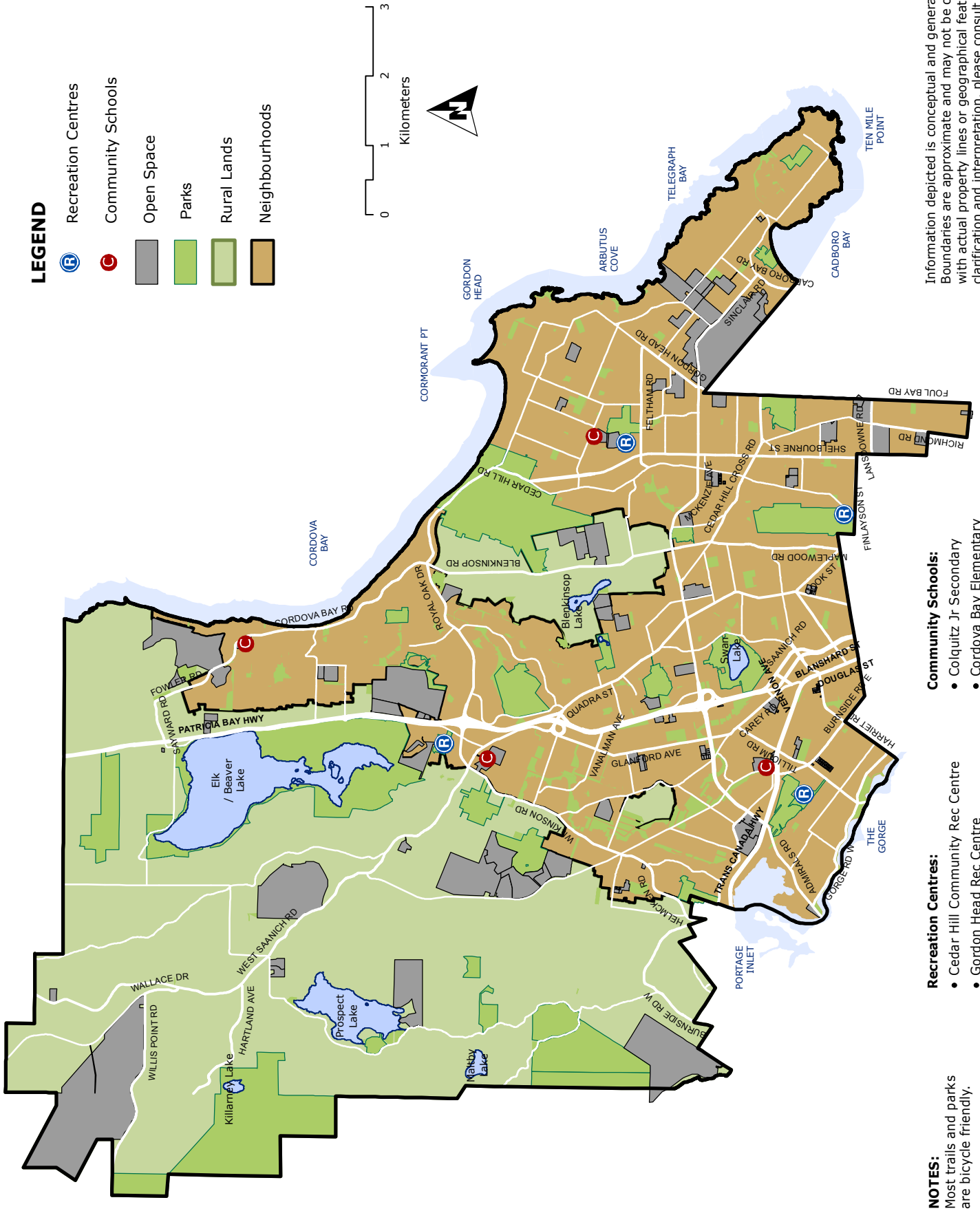


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NOTES: Institutional Lands include schools and churches



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LEGEND

- Recreation Centres
- Community Schools
- Open Space
- Parks
- Rural Lands
- Neighbourhoods

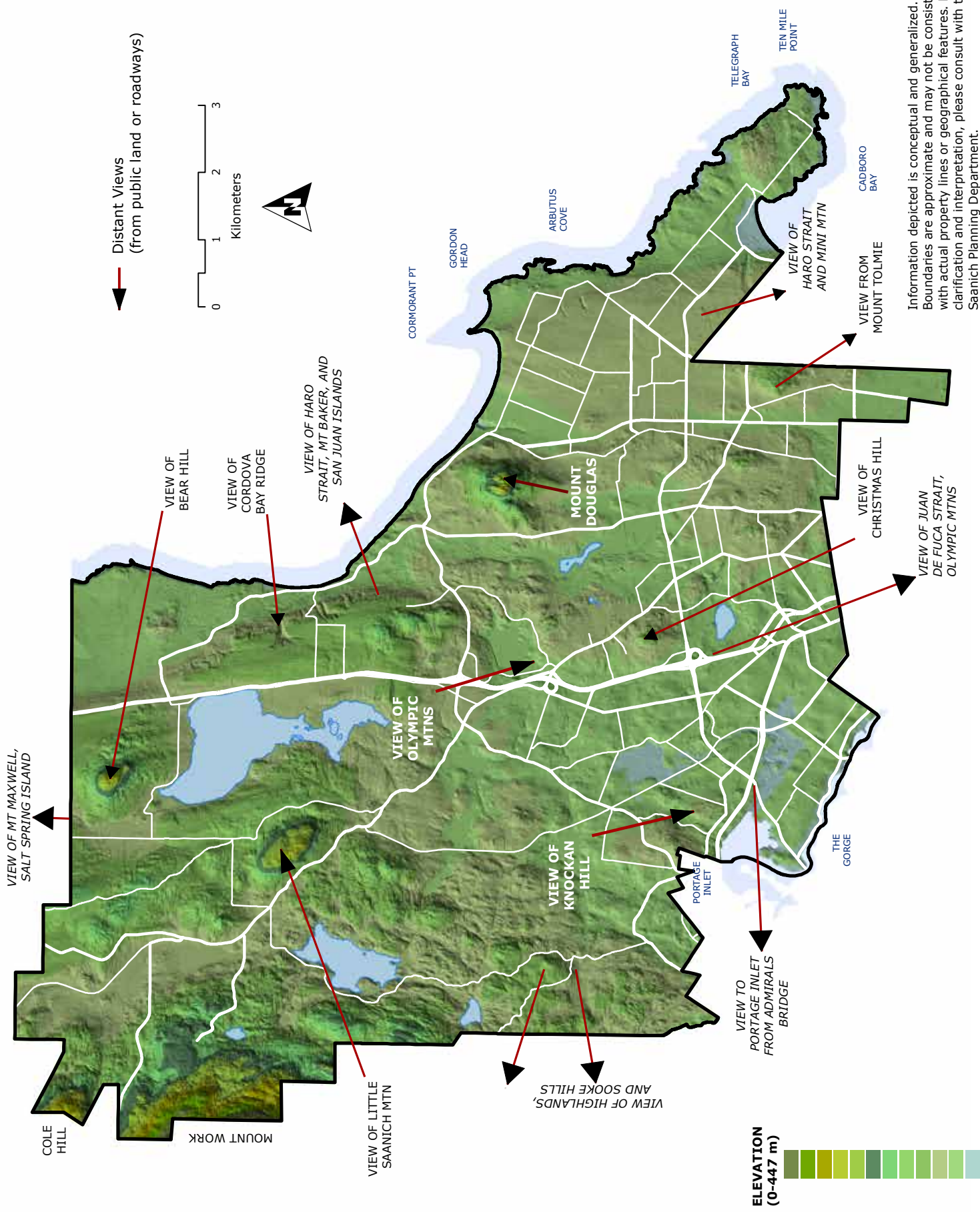


NOTES:
Most trails and parks are bicycle friendly.

- Recreation Centres:**
- Cedar Hill Community Rec Centre
 - Gordon Head Rec Centre
 - G.R. Pearkes Community Rec Centre
 - Saanich Commonwealth Place

- Community Schools:**
- Colquitz Jr Secondary
 - Cordova Bay Elementary
 - Gordon Head Elementary
 - Royal Oak Middle School

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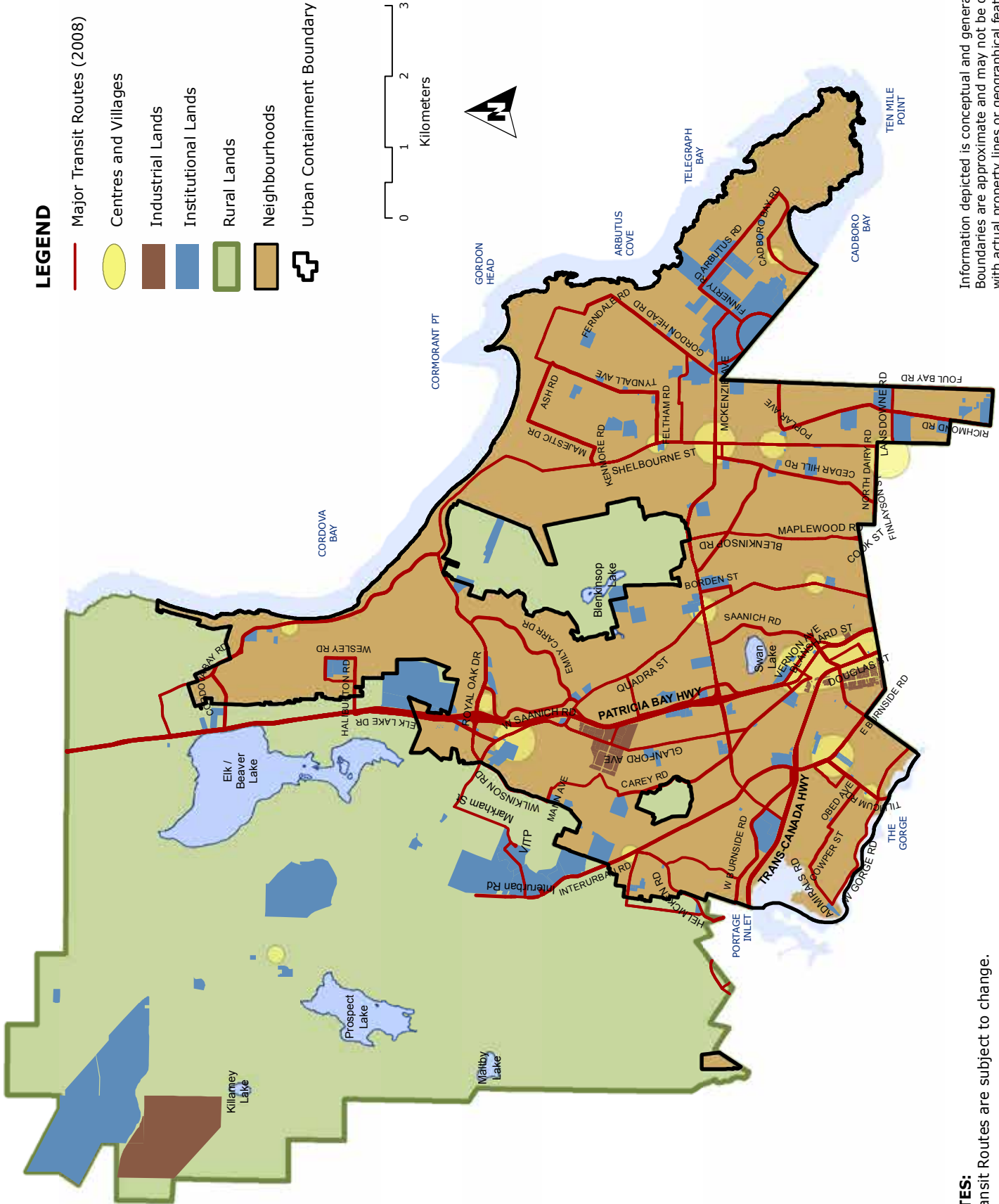
→ Distant Views
(from public land or roadways)



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LEGEND

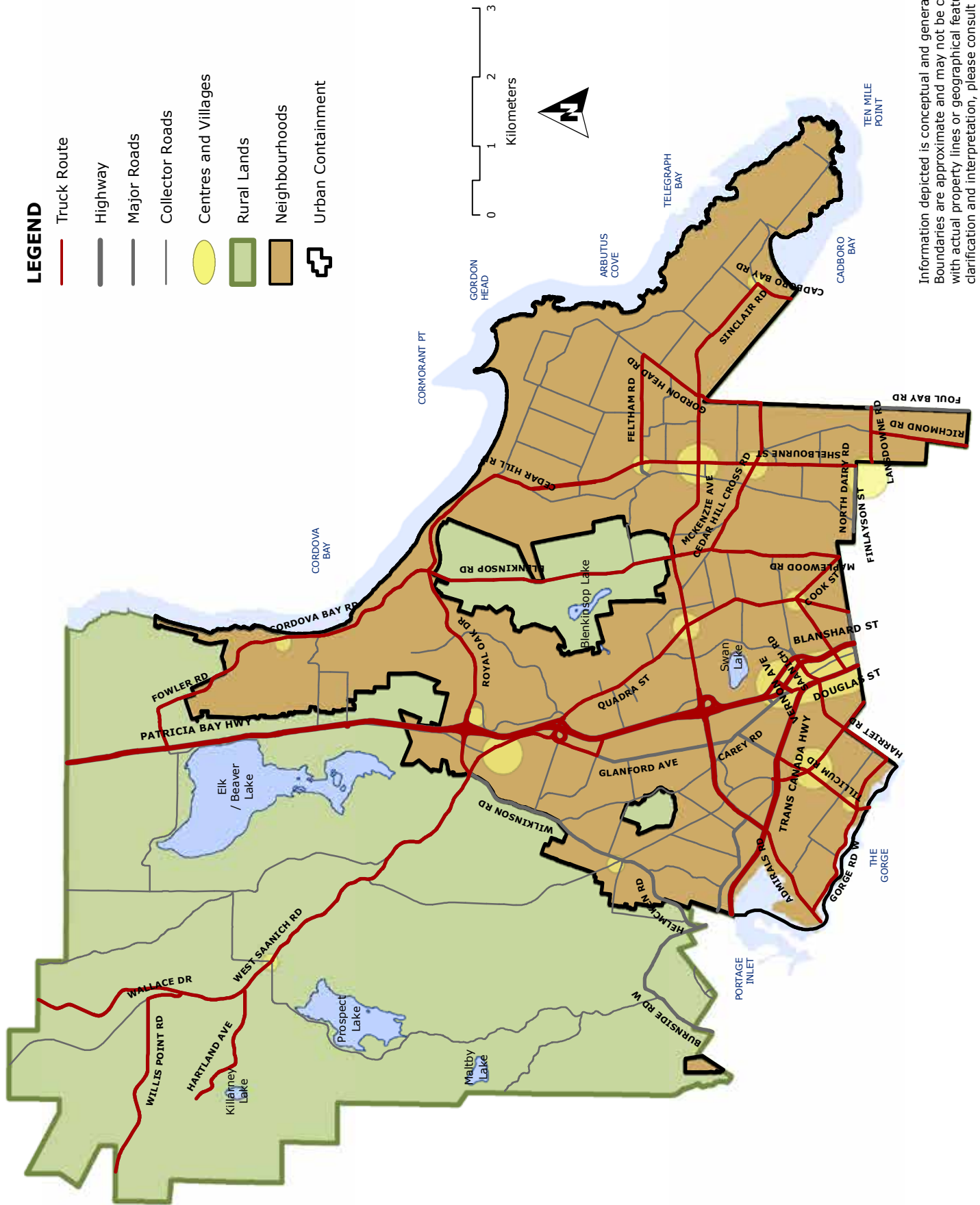
- Major Transit Routes (2008)
- Centres and Villages
- Industrial Lands
- Institutional Lands
- Rural Lands
- Neighbourhoods
- Urban Containment Boundary



NOTES:

- Transit Routes are subject to change.

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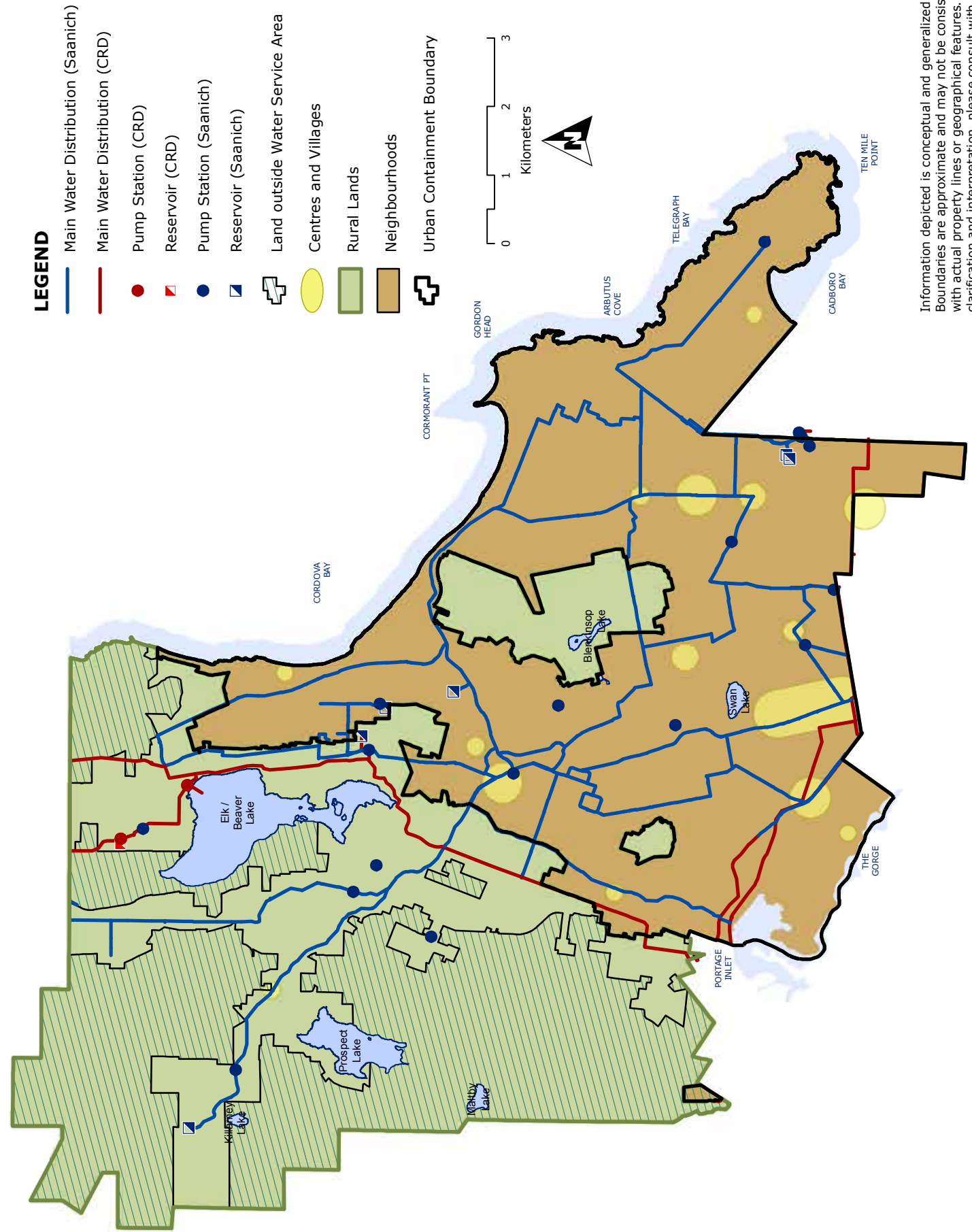


LEGEND

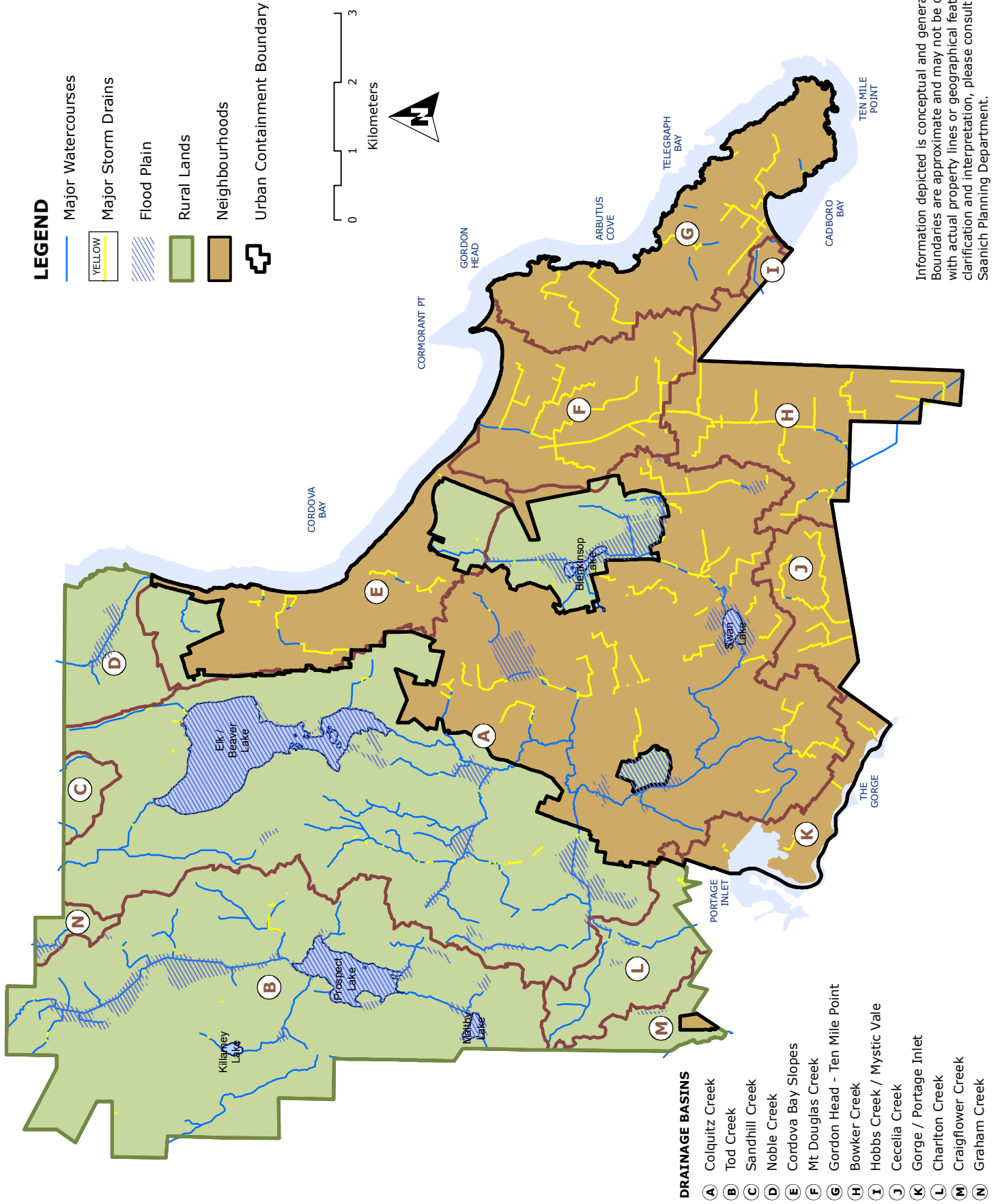
- Truck Route
- Highway
- Major Roads
- Collector Roads
- Centres and Villages
- Rural Lands
- Neighbourhoods
- Urban Containment



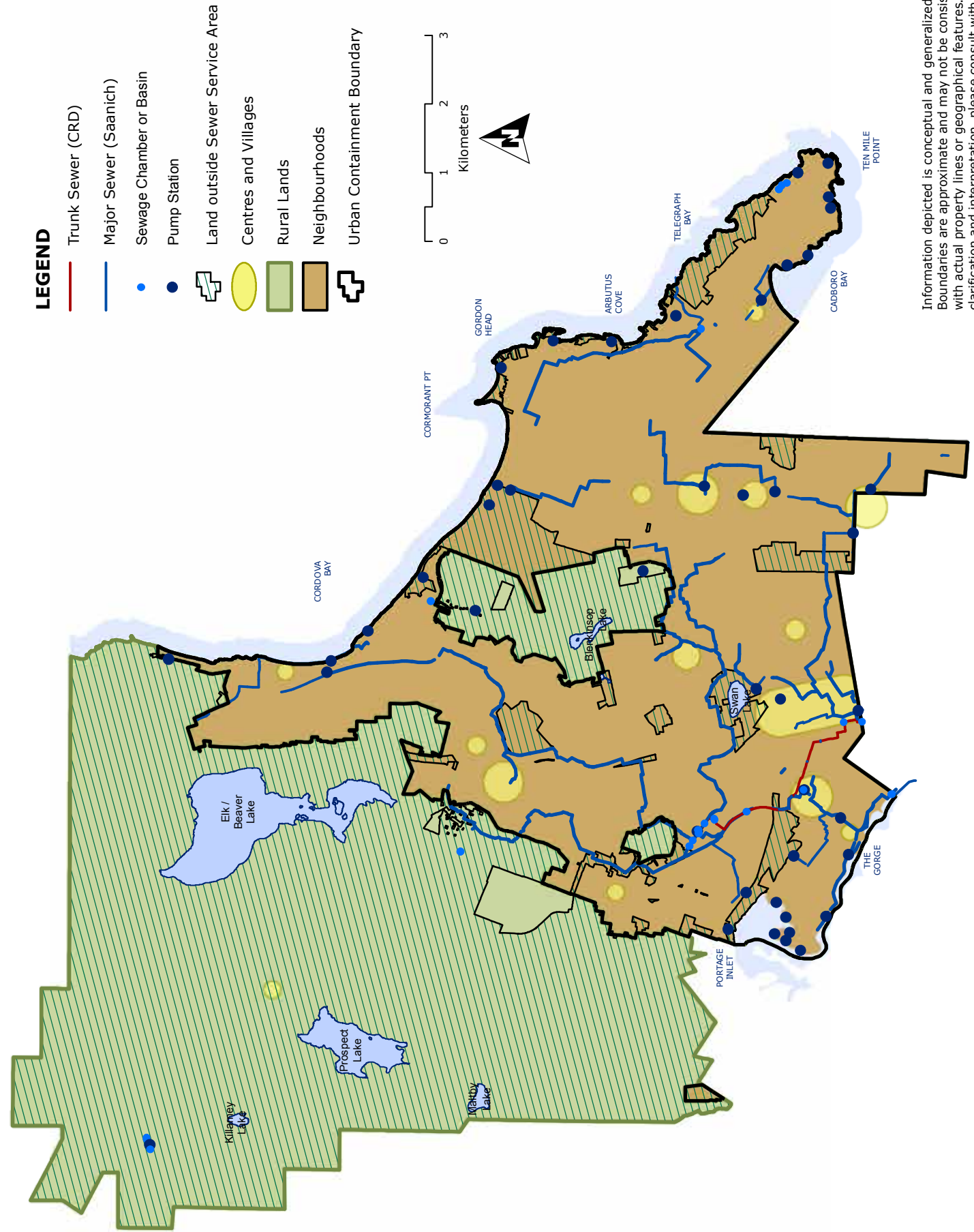
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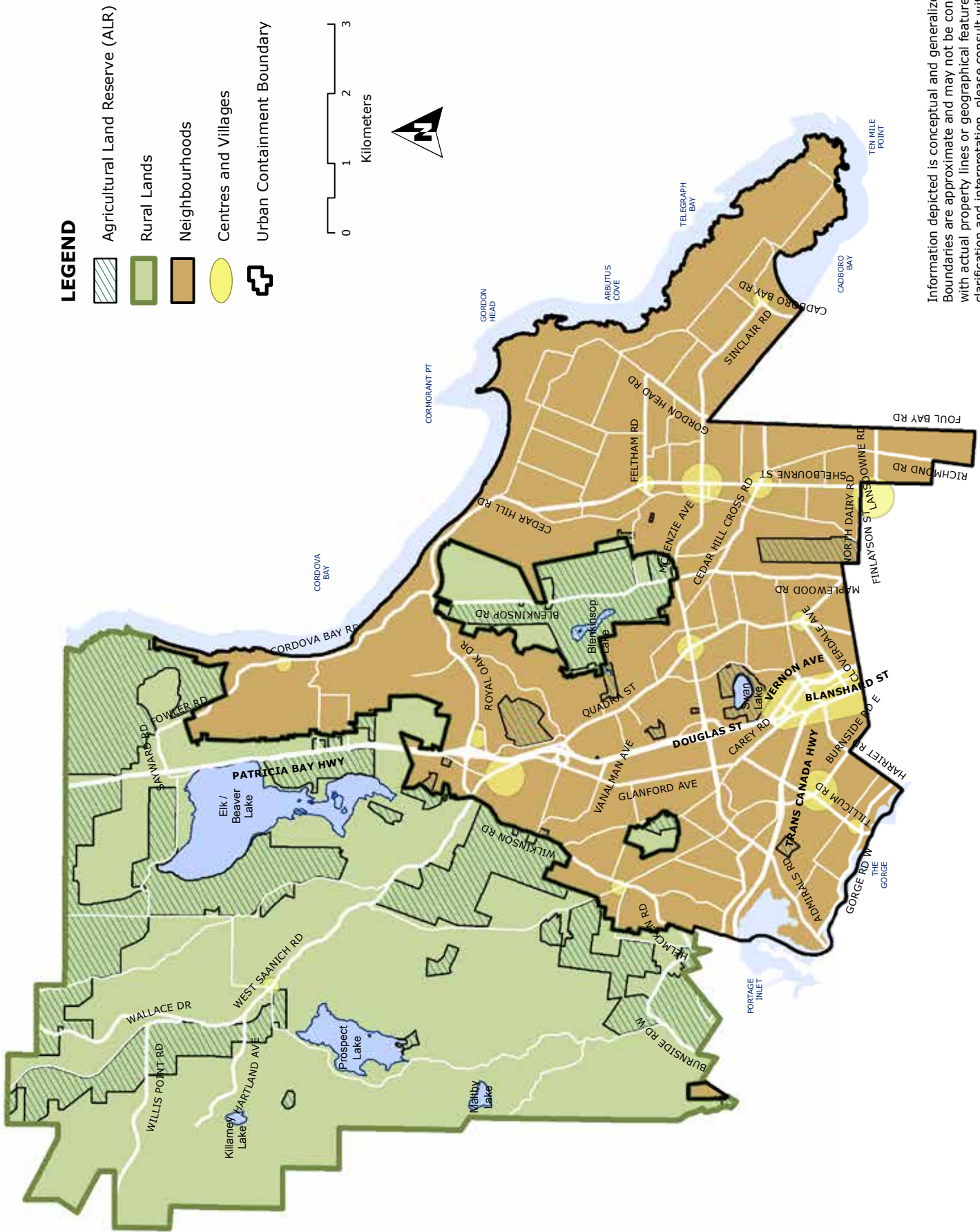
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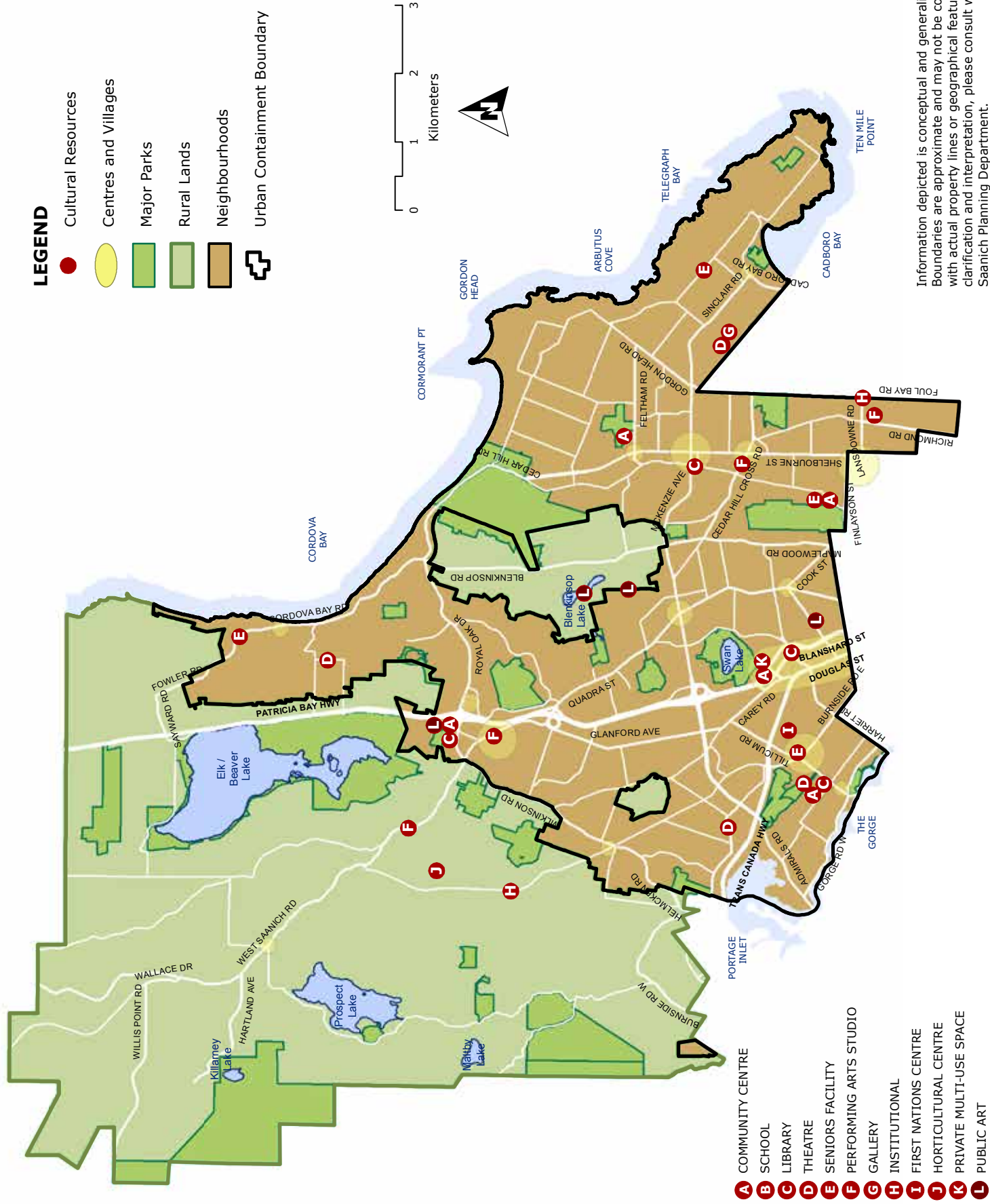


LEGEND

-  Agricultural Land Reserve (ALR)
-  Rural Lands
-  Neighbourhoods
-  Centres and Villages
-  Urban Containment Boundary



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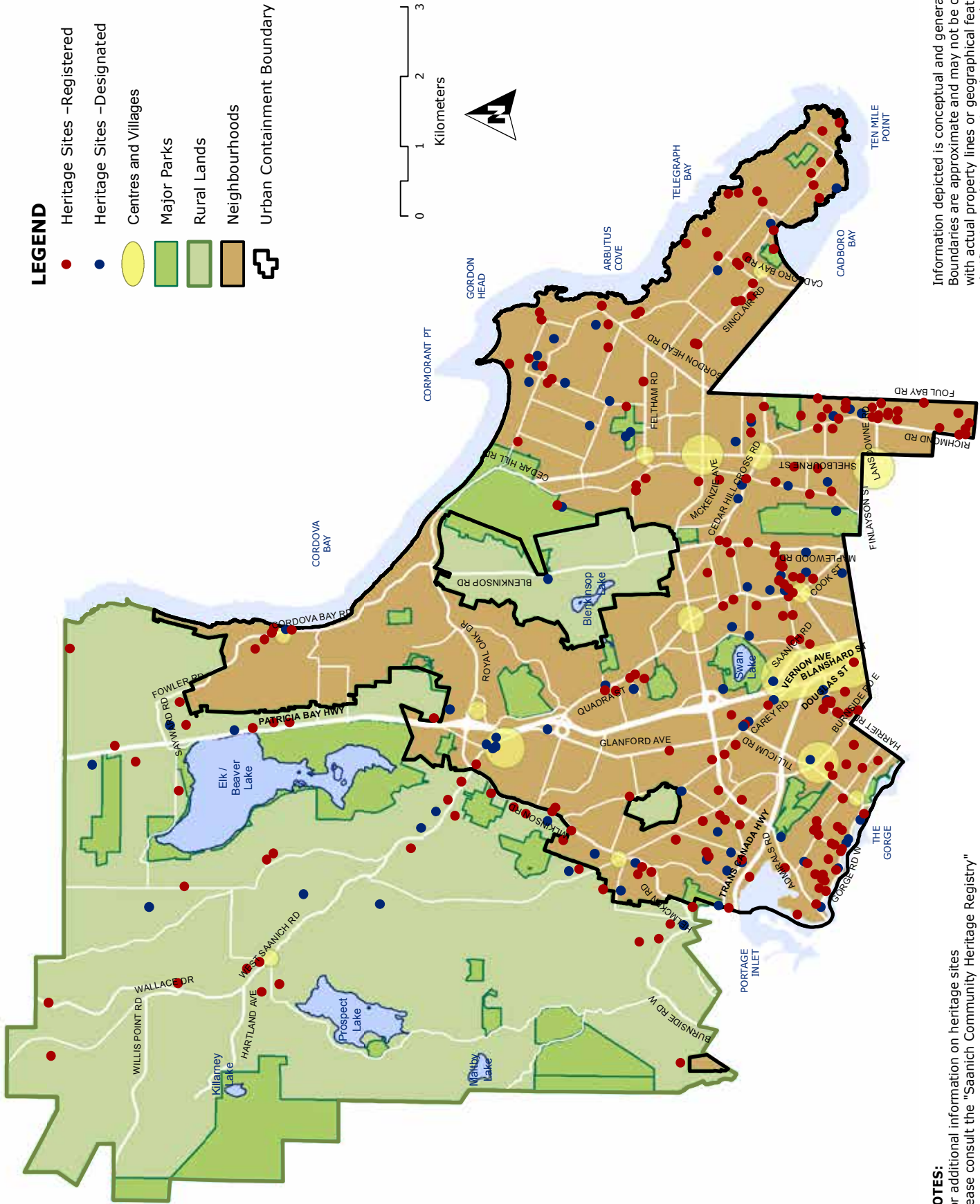
LEGEND

- Cultural Resources
- Centres and Villages
- Major Parks
- Rural Lands
- Neighbourhoods
- Urban Containment Boundary



- A COMMUNITY CENTRE
- B SCHOOL
- C LIBRARY
- D THEATRE
- E SENIORS FACILITY
- F PERFORMING ARTS STUDIO
- G GALLERY
- H INSTITUTIONAL
- I FIRST NATIONS CENTRE
- J HORTICULTURAL CENTRE
- K PRIVATE MULTI-USE SPACE
- L PUBLIC ART

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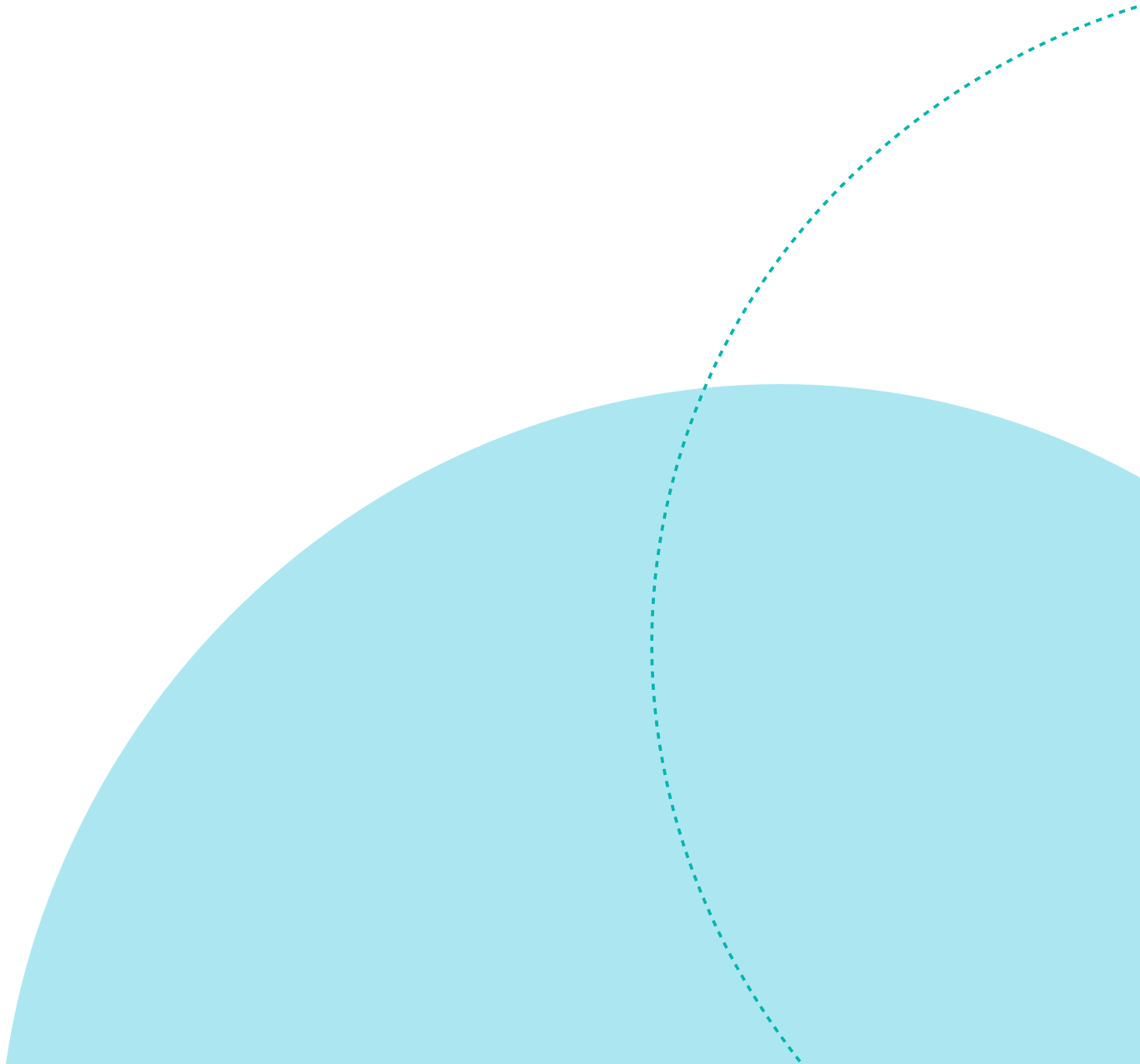


LEGEND

- Heritage Sites –Registered
- Heritage Sites –Designated
- Centres and Villages
- Major Parks
- Rural Lands
- Neighbourhoods
- ▭ Urban Containment Boundary

NOTES:
 For additional information on heritage sites please consult the "Saanich Community Heritage Registry"

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