



CENTRE AND VILLAGE PROFILES

EXECUTIVE SUMMARY

Prepared for:
The District of Saanich
September 2013

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Center and Village Profiles

INTRODUCTION

The Saanich Official Community Plan identifies a number of Centres and Villages. Located throughout Saanich (see Figure 1 on page 2), Centres and Villages are areas where a concentration of commercial and multi-family residential uses exist with access to transit and proximity to a wide range of services and amenities. The size and character of each of these areas varies and reflects its local context. Centres and Villages are expected to accommodate future growth and evolve into more complete walkable mixed-use places.

Previous components of the study determined the commercial, industrial and multi-family residential demand forecast based on the District of Saanich population forecasts. In order to allocate the demand, the current zoning as well as the applicable Official Community Plan (OCP) and Local Area Plan (LAP) policies were reviewed so that any potential allocation would be consistent with future planning directions in the District. **Table 2** summarizes the allocation of demand for the District of Saanich.

There are 15 Centers and Villages identified in the OCP. For the purpose of demand allocations, the following approach was used:

- Hillside Center was excluded, as it is largely within the City of Victoria.
- Strawberry Vale and Prospect Lake were also excluded as these are rural villages. where no significant changes are expected to occur.
- Broadmead and Royal Oak were grouped together, as were Gorge and Tillicum Burnside.

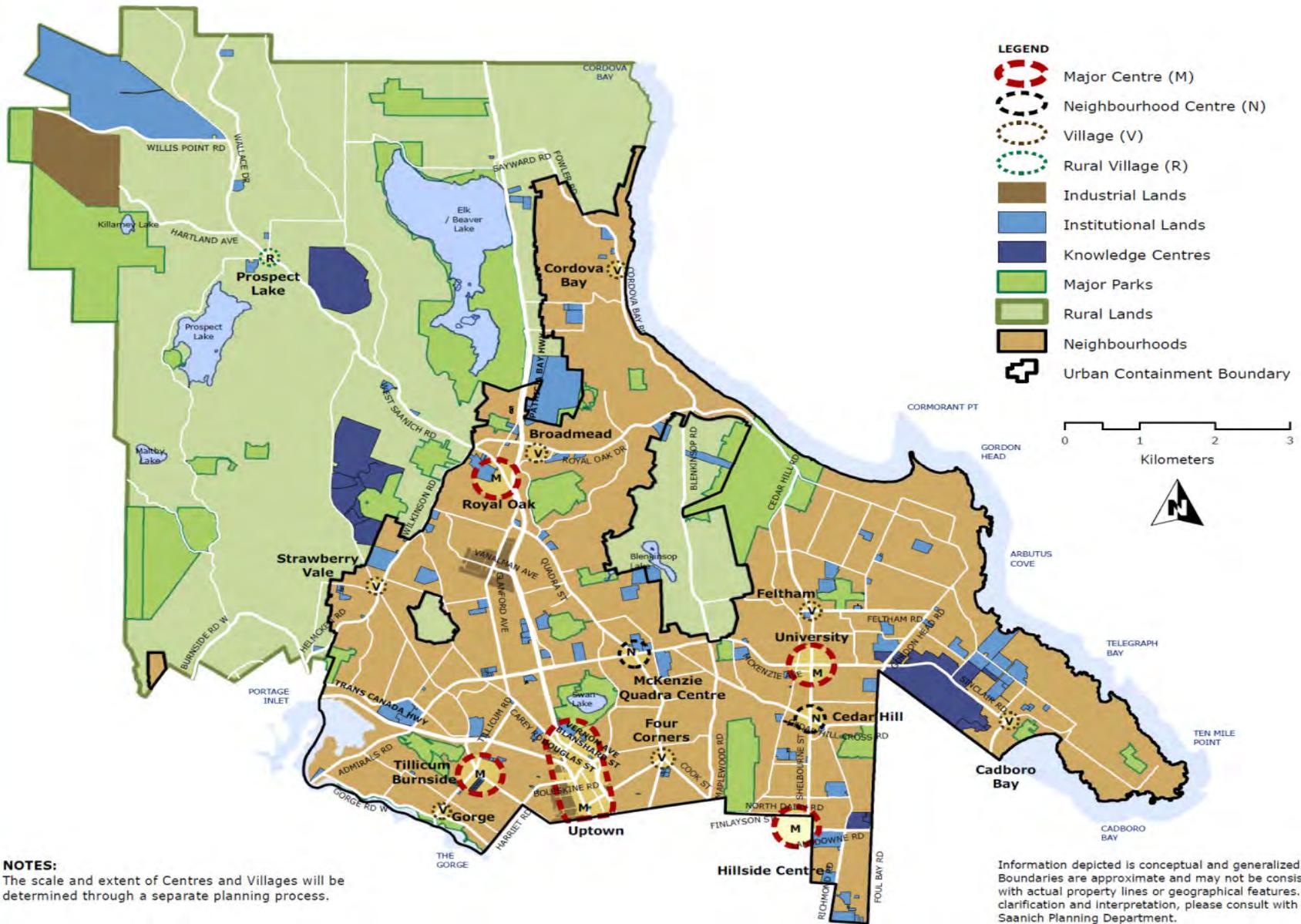
This section provides a « snapshot » of each of the Saanich Centres and Villages, an estimate of future demand, and a summary of key planning implications. Future demand is allocated for each Center and Village through assessing land available for infill (new development or vacant lot) and redevelopment of existing buildings.

Table 1 - Saanich Centres and Villages

1.		UPTOWN
2.		TILlicum BURNSIDE
3.		MCKENZIE QUADRA
4.		FOUR CORNERS
5.		UNIVERSITY
6.		CEDAR HILL
7.		ROYAL OAK / BROADMEAD
8.		CORDOVA BAY
9.		FELTHAM
10.		CADBORO BAY
11.		STRAWBERRY VALE & PROSPECT LAKE

Center and Village Profiles

Figure 1 - Saanich Major Centers, Neighbourhood Centers and Villages



NOTES:
The scale and extent of Centres and Villages will be determined through a separate planning process.

Center and Village Profiles

Table 2 - District-Wide Commercial & Industrial Allocation Using Current OCP / Zoning Nomenclature

District of Saanich (at Population of 123,000)		Demand Allocation (sq.ft.)	Demand Allocation (sq.m.)	Site Utilization Factor	Acres Required	Hectares Required
Retail						
	Major Centre Retail Zone	390,000	36,231	0.80	11.2	4.5
	Neighbourhood Centre Retail Zone	10,000	929	0.50	0.5	0.2
	Village Retail Zone	10,000	929	0.70	0.3	0.1
	Rural Village Retail Zone	0	0	0.00	0.0	0.0
	Urban Mixed-Use Retail Zone	60,000	5,574	1.50	0.9	0.4
	Total	470,000	43,663	0.84	12.9	5.2
	Total from Demand Modeling	459,709	42,707			
Office						
	Office Zone	195,000	18,116	1.12	4.0	1.6
	Urban Mixed-Use Office Zone	220,000	20,438	2.30	2.2	0.9
	Total	415,000	38,554	1.54	6.2	2.5
	Total from Demand Modeling	404,645	37,592			
Industrial						
	Industrial Business Zone	50,000	4,645	0.40	2.9	1.2
	Mixed-Use Industrial Zone	100,000	9,290	1.00	2.3	0.9
	Total	150,000	13,935	0.67	5.2	2.1
	Total from Demand Modeling	333,194	30,954			
Hotel						
	Tourist Accommodation Zone	220,000	20,438	1.20	4.2	1.7
	Total	220,000	20,438	1.20	4.2	1.7
	Total from Demand Modeling	219,600	20,401			
District of Saanich Commercial Summary		1,255,000	116,590	1.01	28.5	11.5
	Total from Demand Modeling	1,417,148	131,653			

Note: Forecasted demand when total District of Saanich population reaches 123,000

Table 3 - District-Wide Multi-Family Residential Summary by Housing Format

Summary by Residential Housing Type	Number of Units	Estimated Land (acres)	Estimated Land (hectares)	Est. Density (Units/ac)	Est. Density (Units/ha)
Duplex - Triplex	20	1.3	0.5	15	37
Duplex + Active Adult	500	20.0	8.1	25	62
Townhomes	405	18.4	7.5	22	54
Rowhousing	750	30.0	12.1	25	62
Townhomes & Condos	1200	34.3	13.9	35	86
Mixed-Use Condos (Retail+2)	250	6.3	2.5	40	99
Mixed-Use Apartment (Retail+2)	425	10.6	4.3	40	99
Mixed-Use Condos (Retail+4)	400	5.0	2.0	80	198
Low Rise Assisted Living	100	3.3	1.3	30	74
Mid-Rise Apartment	500	12.5	5.1	40	99
4-storey Condo	400	5.7	2.3	70	173
5-storey Mid-Rise Condo	950	9.5	3.8	100	247
8-storey Mid-Rise Condo	600	4.8	1.9	125	309
Summary Total	6,500	161.8	65.5	40	99

Note: Forecasted demand when total District of Saanich population reaches 123,000

1. Uptown Profile

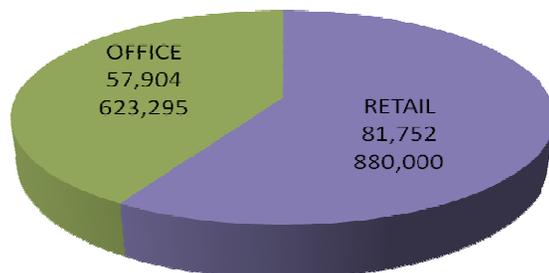


Uptown Profile Current Reality

- The current Uptown *Major Centre* is the commercial, employment and transportation nexus for Saanich and the Capital Region, but the land use patterns are under-utilized, fragmented and poorly connected.
- Industrial uses have played a key role in creating a strong employment base.
- New automotive dealerships (Jaguar/Land Rover, Acura, Honda, Audi etc).
- Transition area on fringe of Uptown Area is characterized by older single family residential, suitable for multi-family redevelopment.
- Vergo, Olympic Vista (Cool Aid Society) residential development.

The Uptown Major Centre includes the recently redeveloped Town & Country Shopping Centre. This is an important regional centre and destination. The centre is envisioned as complementary in relation to Downtown Victoria thus its name: Uptown. The reality is that it is a different environment than Downtown, comprising a more contemporary mix of uses that includes light industrial.

Uptown Estimated Commercial Space (sq.m. /sq.ft.)



Looking Ahead

It is anticipated that over time that Uptown will evolve into a higher density, vibrant mixed use centre offering a wider variety of services and multi family housing options.

While this major centre is regional in nature, Uptown is not intended to be a downtown or town centre for Saanich, nor is it intended to compete with Downtown Victoria, which has a distinctively different environment and mix of uses and target customers.

The Saanich Official Community Plan (OCP) does acknowledge that Uptown is different from other Major Centres because of its size, strategic location, regional transit connectivity and mixture of uses, including industrial. This is reflected in the OCP guidance for buildings up to 18 storeys at Uptown, as compared with 8 storeys for other major centres. Industrial uses will continue to play a key role in Uptown creating higher yield employment generating land-uses.

Demographic & Residential Outlook

- Young professionals, adults & couples
- 5 to 8 storey condominiums along Oak St and Short St., although the OCP provides for densities of up to 18 stores in Uptown.
- Townhomes & rowhomes along Bethune Ave.
- Mix of townhomes and condominiums on School Board site between Boleskine Rd & Culduthel Rd.
- Townhomes on west side of Whittier Ave.

1. Uptown Profile

Future Land Allocation Estimates

Total Land Identified for Infill / Redevelopment

- ~21.6 Acres / 8.7 ha

Total Land Identified for Infill

- ~5.1 Acres / 2.1 ha

Total Land Identified for Redevelopment

- ~16.5 Acres / 6.7 ha

Potential Multi-Family Residential Land Area

- +/-11.27 Acres / 4.6 ha

Land-Use Analysis and Recommendations

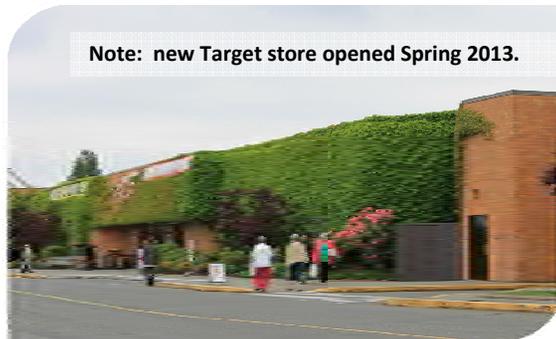
- Potential mixed-use with retail on ground and condominiums at the former Loblaws site and adjacent properties.
- Area between Tolmie & Roderick could alternatively accommodate larger format retail or automotive
- Mixed-use, hotel, office & retail redevelopment of **Saanich Plaza** (excluding Save-on-Foods).
- **Industrial infill and redevelopment** of older single family – turned-business locations.
- Allocation for **2 hotels** surrounding the Uptown Shopping Centre with high profile visibility and access attributes (Saanich Plaza & Saanich Rd / Oak St).
- **Automotive cluster** has evolved and has further potential for densification and intensification of existing lands, particularly along Oak St. This densification could create opportunities for medium density residential and mixed-use infill. Since many of the auto dealers are relatively new or revitalized along Oak St, the timeframe for any conversion to residential may take place beyond the next 20 years.

- Lower density (2-3 storey) office building cluster along Seymour Place.
- Not all retail, office or industrial demand allocated for Uptown is necessary, as much of future growth will be in **repositioning and reallocation of existing space** into higher quality and better utilized space.

Planning Implications

- Consider relocating or merging School District #61 offices with other institutions, which currently represent a highly underutilized and unproductive site (~0.14 FSR).
- Consider a strategic transit exchange along Oak Street at the heart of the Uptown Centre.
- Consider an extension of Audley Street to go through to Oak Street, either as a bus/pedestrian/cyclist only street as part of a transit exchange or smaller transit hub precinct, and as envisioned in the Victoria Regional Rapid Transit Project (VRTTP) and Transit Future Plan.
- Consider the potential for intensification when redeveloping older housing into newer more dense forms of industrial space (mixed-use live/work or warehouse with office above).
- Consider Oak St as an important “high street” (perhaps with central tree-lined median) and internal secondary artery for transit, pedestrians and cyclists linking Uptown to Mayfair.

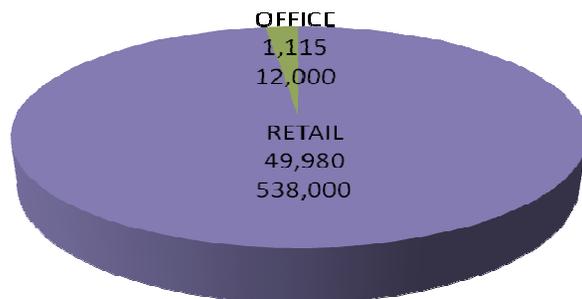
2. Tillicum/ Burnside Profile



Tillicum/Burnside Current Reality

- The Tillicum/Burnside Centre premised around the Tillicum Shopping Centre includes regional retail, recreation and entertainment.
- Strong provision of indoor and outdoor recreation & leisure amenities.
- Aging commercial infrastructure highlighted by Burnside Plaza.
- Burnside Road West/Harriet Road represents a small local neighbourhood village, as identified in the Tillicum/ Burnside Action Plan.

Tillicum Burnside Estimated Commercial Space (sq.m. / sq.ft.)



Looking Ahead

- Arrival of Target in 2013 will solidify the market appeal of this area to its regional audience.
- Limited opportunities for infill on vacant parcels, but stronger opportunity for potential redevelopment of Burnside Plaza area.
- Burnside and Tillicum could evolve into a better local storefront experience as expressed in the Tillicum/Burnside Action Plan

Demographic & Residential Outlook

- Arrival singles and young couples.
- Older and mature adults with young families.
- Seniors and aging population.
- Housing combination potential for townhomes as well as retiree living and assisted living, to take advantage of proximity to the Victoria General Hospital and local amenities.

Future Land Allocation Estimates

Total Land Identified for Infill /Redevelopment

~4.1 Acres / 1.66 ha

Total Land Identified for Infill

~0.3 Acres / 0.12 ha

Total Land Identified for Redevelopment

~3.8 Acres / 1.54 ha

Planning Implications

- Consider reclassification from Major Centre to Regional Centre.
- Consider mixed-use zone at Burnside Plaza to include equivalent retail space as exists today, but with professional and medical services on second level.
- Consider allocating Burnside Village as its own entity distinct from the Tillicum Major Centre.

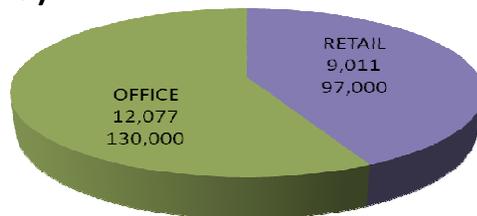
3. McKenzie/ Quadra Profile



McKenzie/Quadra Current Reality

- The McKenzie Quadra Neighbourhood Centre is a centrally located corridor with cross-roads comprised of underutilized and inefficient parcels of land.
- Municipal Works Yard, Telus, Driver Services and Lumber World occupy largest and most strategic parcels of land, each with significant, yet underutilized streetfront exposure and redevelopment potential.

McKenzie/Quadra Estimated Commercial Space (sq.m. / sq.ft.)



Looking Ahead

- Redevelopment of Municipal Works Yard would help in the transition away from a “gritty” feel thereby also providing enhanced opportunities for retail and office uses, while using natural topography.
- Corridor from the Galloping Goose south along Quadra to Lumber World could be a strong mixed-use cluster with retail, office and residential uses.

Demographic & Residential Outlook

- Young adults and young families
- Townhomes, rowhomes and potential condominiums.
- Secondary to Uptown, McKenzie/Quadra could accommodate notable population growth.

Future Land Allocation Estimates

Total Land Identified for Infill /Redevelopment

~22.2 Acres / 8.98 ha (excluding Telus site)

Total Land Identified for Infill

~13.9 Acres / 5.63 ha

Total Land Identified for Infill /Redevelopment

~8.3 Acres / 3.36 ha

Total Land Identified for Redevelopment

+/- 7.8 Acres / 3.08 ha plus mixed-use above retail as well as redevelopment along Quadra St to Four Corners

Planning Implications

- Consider relocating Municipal Works Yard to an other location in the District.
- Consider local retail uses along McKenzie Ave to create double sided experiences across from existing retail.
- Begin considerations for mixed-use infill or redevelopment of Telus site, s well as other underutilized sites along Quadra St.

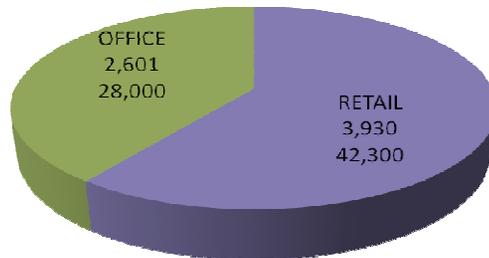
4. Four Corners Profile



Four Corners Current Reality

- Four Corners is an older Village location comprised of aging single family and apartment properties, featuring a mix of local retailers and services.

Four Corners Village Estimated Commercial Space (sq.m. / sq.ft.)



Looking Ahead

- Redevelopment of aging properties into mixed-use will enhance the walkable village experience and unique character of the local area.
- Limited amount of new space, but rather repositioning of existing space into higher yield and better utilized developments.
- Future potential redevelopment sites such as the BMO site or lands adjacent to Thrifty's could help to solidify the overall connectivity of the corner.

Demographic & Residential Outlook

- Young adults and mature adults in mixed-use residential-above-retail formats and potential 3-4 storey condominium.
- Potential apartment rentals for university students.
- Single family residential along Quadra St represents future opportunity for densification in the form of rowhome housing.

Future Land Allocation Estimates

Total Land Identified for Infill or Redevelopment

~1.25 Acres / 0.51 ha

Total Land Identified for Infill

0.0 Acres / 0.0 ha

Total Land Identified for Redevelopment

~1.25 Acres / 0.51 ha

Potential Multi-Family Residential Land Area

Mixed-Use Above retail

Planning Implications

- Consider encouraging mixed-use in Village Centre to frame the intersection, and create stronger and safer pedestrian connectivity, which does not exist today.

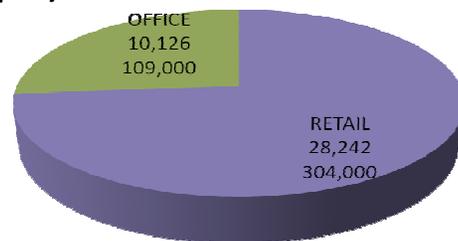
5. University Centre Profile (Shelbourne Valley)



University Centre Current Reality

- The University Centre is a dominant retail node within the Shelbourne Valley with newer mixed-use developments, as well as an enclosed mall, large format retail, supermarkets, offices and professional/ medical services
- Aging, undersized and older format Canadian Tire poorly connected with adjacent shops and services
- New multi-family residential redevelopment occurring next to Canadian Tire

University Centre Estimated Commercial Space (sq.m. / sq.ft.)



Looking Ahead

- Minimal large scale redevelopment expected in short term at University Heights Mall, but Canadian Tire could reasonably be seen as a redevelopment site for future multi-family housing.

Demographic & Residential Outlook

- University students, young families, mature and young adults.
- Downsizing retirees (a major portion of District’s seniors live around the Shelbourne Corridor).
- Townhomes, condominiums and apartment rentals, secondary suites are also predominant among university students.

Future Land Allocation Estimates

Total Land Identified for Infill or Redevelopment

~2.8 Acres / 1.13 ha

Total Land Identified for Infill

~0.4 Acres / 0.06 ha

Total Land Identified for Redevelopment

~2.66 Acres / 1.08 ha

Potential Multi-Family Residential Land Area

+/- 1.65 Acres / 0.67 ha plus mixed-use above retail

Planning Implications

- Consider Shelbourne Action Plan, but recognize that full development/redevelopment as envisioned in the plan may not occur within 30-year time frame.
- University Heights Shopping Centre can theoretically add a further 62% more floor space under current zoning.
- The likelihood of University Heights Shopping Centre undergoing a major densification redevelopment similar to that which occurred at Uptown is not high in the short or medium term.

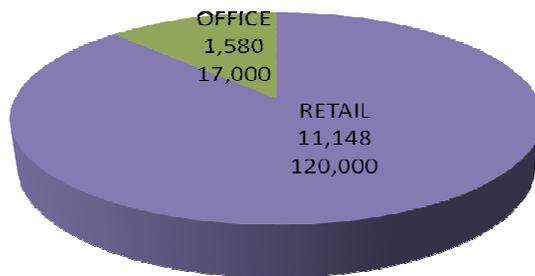
6. Cedar Hill Profile (Shelbourne Valley)



Cedar Hill Current Reality

- Cedar Hill is a Neighbourhood Centre focused around Shelbourne Plaza and Fairway Market anchor.
- The Shelbourne Action Plan Stakeholders identify Cedar Hill as the “heart” of the Shelbourne Corridor, which is also commonly referred to as Shelbourne Valley.

Cedar Hill Estimated Commercial Space (sq.m/ sq.ft)



Looking Ahead

- Continued strong community-oriented shops, services and offices.
- Redevelopment of Shelbourne Plaza.

Demographic & Residential Outlook

- Seniors in condominiums, apartments, and assisted living either in freestanding or above commercial uses.
- Proximity to recreation and services allows for active seniors lifestyle.
- University students in apartment rental housing.
- Redevelopment of aging single family housing along Shelbourne Rd, particularly south of Shelbourne Plaza between Pear St and Cedar Ave.

Future Land Allocation Estimates

Total Land Identified for Infill or Redevelopment

~4.9 Acres / 1.98 ha

Total Land Identified for Redevelopment

~2.66 Acres / 1.08 ha

Potential Multi-Family Residential Land Area

Mixed-use above retail and redevelopment along Shelbourne Road south.

Planning Implications

- According to the Shelbourne Action Plan, Shelbourne Plaza can add a further 73% more floor space under current zoning.
- Cedar Hill should become the primary focus of the Shelbourne Action Plan to recognize this growing center and reinforce its identity.
- Allow for mixed-use zoning of Shelbourne Plaza to accommodate mix of residential above retail uses (and freestanding).
- Encourage retail to edge of street to create better intimacy with Shelbourne Rd.

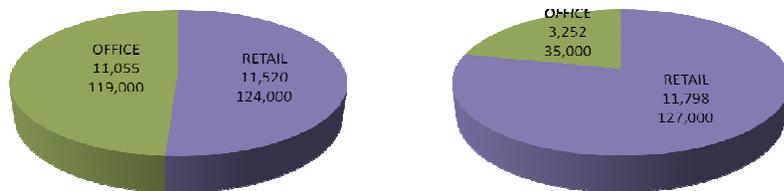
7. Royal Oak & Broadmead Profile



Royal Oak / Broadmead Current Reality

- Royal Oak Major Center and Broadmead Village represent a strong cluster of neighbourhood and community scale shops, services and employment premised around Highway access and exposure.
- Industrial lands are at capacity and well utilized
- Royal Oak and Broadmead areas are closely interconnected and viewed as one larger area though Royal Oak is a Major Centre, while Broadmead is a Village.

Royal Oak & Broadmead Estimated Commercial Space (sq.m./ sq.ft.)



Looking Ahead

- Limited room for expansion of industrial base, but continued infill of community-scale retail and food & beverage along with additional office development.
- An unknown factor is the BC Hydro Operations Facility, which inefficiently occupies 5.73 ha. Reality suggests they are likely to stay as comparable locations may only be available outside of the District of Saanich.

Demographic & Residential Outlook

- Condominium housing around Saanich Commonwealth Place could provide strong amenities for college students and seniors.

Future Land Allocation Estimates

Total Land Identified for Infill or Redevelopment

~11.77 Acres / 4.76 ha

Total Land Identified for Infill

~5.89 Acres / 2.38 ha

Total Land Identified for Redevelopment

~5.88 Acres / 2.38 ha

Potential Multi-Family Residential Land Area

~2.56 Acres / 1.04 ha

Planning Implications

- Consider reclassification of Broadmead as a Neighbourhood Centre as the tenant composition and land use mix, which also includes the Commonwealth Facility and the Howard Johnson Hotel in fact conveys a wider market positioning.
- Mixed-use industrial/office or densification could be encouraged for parcels that redevelop, particularly those with high visibility exposure along the Pat Bay Hwy. (e.g. Self Storage)

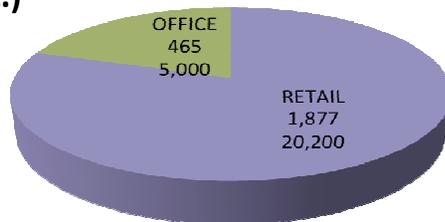
8. Cordova Bay Village Profile



Cordova Bay Current Reality

- The Cordova Bay Village has a very strong local identity for established residents and seniors with local independent businesses and services.
- Sayward Hill has evolved into one of the preeminent residential addresses for downsizing retirees.
- Cordova Bay Plaza is an older shopping centre with an underutilized and inefficient land use.

Cordova Bay Village Estimated Commercial Space (sq.m./ sq.ft.)



Looking Ahead

- Continued emphasis on multi-family housing for seniors, with limited retail growth so as to maintain village atmosphere and local merchant strength.
- Mixed-use redevelopment of Cordova Bay plaza could be a stimulus for the area, but caution should be exercised as costs may make retention of local merchants more challenging.

Demographic & Residential Outlook

- Mature families and downsizing retirees
- Lower density active senior communities (55+ years)
- 1 to 3 storey assisted living formats.

Future Land Allocation Estimates

Total Land Identified for Infill or Redevelopment

~29.50 Acres / 11.94 ha

Total Land Identified for Infill

~26.60 Acres / 10.76 ha

Total Land Identified for Redevelopment

~2.88 Acres / 1.17 ha

Potential Multi-Family Residential Land Area

+/- 26.60 Acres / 10.76 ha

Planning Implications

- Continued emphasis on Village zoning.
- Consider allowing for maximum 2 levels of residential above retail in mixed-use at Cordova bay Plaza.
- Trio Gravel site should be considered for continued medium density similar to Sayward Hill with green space amenities, but no retail so as to maintain emphasis on Mattick’s Market.

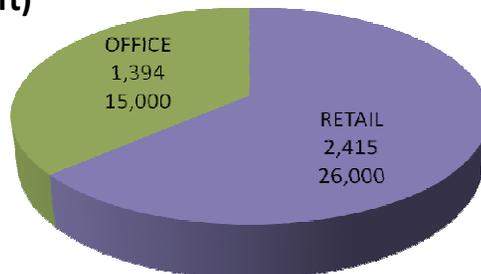
9. Feltham Village Profile (Shelbourne Valley)



Feltham Village Current Reality

- Feltham Village is the northern gateway to the Shelbourne Corridor/Shelbourne Valley.
- Anchored by the Mount Doug Market as well as the three (3) individual retail clusters comprising Torquay Village, Three Corners Centre and Feltham Plaza.
- Recent new assisted living residential condominium: The Berwick House.
- Aging single family residential stock south of Feltham Rd along Shelbourne St, some of which is in process of being redeveloped.

Feltham Village Estimated Commercial Space (sq.m/ sq.ft)



Looking Ahead

- Limited vacant infill sites; redevelopment of existing commercial and older residential lands is expected.
- Three Corners Centre represents most strategic land asset for redevelopment as either a mixed-use retail and professional

offices cluster or mixed-use retail/ professional services at ground level with 2 to 3 levels of residential on top (either market or rental units).

- Potential for redevelopment of Mount Doug Market site into mixed-use that retains market, but either integrates additional small retail units as well as residential or professional services above.

Future Land Allocation Estimates

Total Land Identified for Infill or Redevelopment

- ~2.7 acres / 1.09 ha

Total Land Identified for Redevelopment

- ~2.7 acres / 1.09 ha

Potential Multi-Family Residential Land Area

- +/- 2.0 acres / 0.81 ha

Planning Implications

- Promote mixed-use zoning for northwest corner of Feltham and Shelbourne. Although Shelbourne Valley Land Use Plan characterizes Feltham today as a “small mixed-use area”, reality is that it is actually more of a strip centre convenience node that unlike Cadboro Bay does not evoke a strong “village ambiance” yet.
- Feltham’s entry statement should be emphasized more as a “gateway to the Shelbourne Valley”.

10. Cadboro Bay Village Profile



Cadboro Bay Current Reality

- Cadboro Bay Village has a very strong local identity for established residents and with local independent businesses and services.
- Anchor tenants for the local residents include Pepper’s Foods, People’s Pharmacy, Starbucks and the Smuggler’s Cove Pub, all of which enjoy significant patronage from local residents and the University of Victoria student population who reside in the area.
- Very compact, walkable area that typifies the scale and context of a true neighbourhood village.

Cadboro Bay Village Estimated Commercial Space (sq.m./ sq.ft.)



Looking Ahead

- Penrhyn St north and south of Cadboro Bay Rd represent nodes of future redevelopment to more dense forms including duplex, triplex or townhome housing .
- Retail growth will be limited in expansion and take the form of redeveloped and better utilized land.
- Potential mixed-use redevelopment could occur at the northeast corner of Cadboro Bay Rd & Sinclair Rd. Retail could be better oriented to Cadboro Bay Rd with 1 to 2 levels of residential above retail and parallel on-street parking.

Demographic & Residential Outlook

- Baby boomers, retirees. Active adults and university students.
- Lower density duplex, triplex and townhomes for retirees.

Future Land Allocation Estimates

Total Land Identified for Infill or Redevelopment

~1.5 Acres / 0.61 ha for residential redevelopment along Penrhvn St.

~0.5 Acres / 0.20 ha for potential mixed-use redevelopment

Total Land Identified for Redevelopment

~2.00 Acres / 0.81 ha

Potential Multi-Family Residential Land Area

~2.0 Acres / 0.81 ha

Planning Implications

- Cadboro Bay is a successful Village Centre that should not place emphasis on retail growth unless it occurs as a result of redevelopment to better utilize space.
- Consider improving pedestrian mobility along Cadboro Bay Rd between Sinclair Rd and Penrhyn St where redevelopment could bring buildings closer to the street.
- Allow a maximum of 2 levels of residential above retail in mixed-use

Saanich Commercial Node Summary Matrix

NO.	NAME	FORMAT (as defined by the Municipality of Saanich)	RETAIL (EST SQ.M.)	OFFICE (EST. SQ.M.)	TOTAL (EST. SQ.M.)	Anchor Tenants
1	Uptown Area	Major Centre	81,755	57,906	139,661	WalMart, Save-on-Foods, Future Shop, Shoppers Drug Mart, Staples
2	Hillside Centre	Major Centre	44,222	9,104	53,326	Thrifty Foods, Sears, Target, Marshalls
3	University Centre	Major Centre	28,243	10,126	38,369	Safeway, Home Depot, Canadian Tire, Thrifty Foods, Fairway Market
4	Royal Oak Centre	Major Centre	11,520	11,055	22,575	Country Grocer, Shoppers Drug Mart
5	Tillicum - Burnside Centre	Major Centre	49,982	1,115	51,097	Safeway, Target, Winners, Home Outfitters, Multi-Plex, London Drugs
6	McKenzie - Quadra Centre	Neighbourhood Centre	9,012	12,077	21,089	Thrifty Foods, London Drugs, Planet Organic
7	Cedar Hill Centre	Neighbourhood Centre	11,148	1,579	12,728	Fairway Market, Pharmasave
8	Four Corners Village	Village	3,930	2,601	6,531	Thrifty Foods, Bank of Montreal
9	Cadboro Bay Village	Village	3,252	0	3,252	Pepper's Foods, Starbucks, Peoples Pharmacy
10	Feltham Village	Village	2,415	1,394	3,809	Starbucks, 7/11
11	Broadmead Village	Village	11,799	3,252	15,050	Thrifty Foods, Canadian Tire, Pharmasave, Running Room
12	Cordova Bay Village	Village	1,877	465	2,341	True Value Foods, Scotia Bank
13	Strawberry Vale Village	Village	2,787	0	2,787	Subway, Co-op Gas, Mac's
14	Gorge Village	Village	4,181	0	4,181	Fairway Market, Shoppers Drug Mart, Starbucks
15	Prospect Lake Rural Village	Rural Village	557	0	557	Roadhouse Bar & Grill, Save-on-Gas
TOTAL			266,678	110,675	1,568,648	
2011 Saanich Population		Floorspace Per Capita:	2.43	1.01		

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2013