

ABOUT THE STRATEGIC OCP UPDATE



What is an OCP? Why is it important?

The Official Community Plan (OCP) is a District-wide document that sets out a long-term vision for the community and guides decisions on important topics like land use, transportation, parks and housing. The OCP provides an overarching framework for other District policies/plans.

Why is the OCP being updated?

The OCP is being updated to ensure Saanich is prepared to respond to current challenges and provide a high quality of life for all residents. The 2023 Draft Plan retains Saanich's 2008 vision and builds on recent work (e.g., Climate Plan, Housing Strategy, and Active Transportation Plan) and addresses new issues related to community livability, housing and climate change.

These updates will strengthen the existing OCP by:

- Enhancing walkability and access to parks;
- Integrating housing and transportation along corridors;
- Providing more direction for neighbourhood infill;
- Incorporating new strategic priorities;
- Strengthening plan evaluation and monitoring; and,
- Improving document accessibility and navigation.

How is the OCP being updated?

The District is taking a streamlined approach to the OCP "Strategic Update" that:

- Recognizes the core of the 2008 OCP is still relevant (i.e., no change to the vision);
- Builds on recent strategic processes/adopted Council direction (including their community consultation);
- Uses resources efficiently; and,
- Allows for priority updates in a short time.

Where are we at in the process?



Timelines for moving forward are target dates. These will be modified as needed to support a robust process and allow for time to incorporate input collected in Phase 2.

ENGAGEMENT PROCESS



Overview

The project has two main rounds of engagement and follows a streamlined approach which reflects the focused scope of the project. This approach builds on the significant consultation completed through recent District-wide initiatives such as the Climate Plan, Housing Strategy, and Active Transportation Plan. It also provided additional input on the Draft Plan. It solicited input on new policy areas during Phase 1 and seeks additional input on the full Draft Plan in Phase 2.



Phase 1 – Preliminary Directions on New Policy Areas

- May to September 2022
- Key engagement activities included a survey, stakeholder workshops, and Council Advisory Committee meetings

Phase 2 – Draft Plan

- May to July 2023 > We are here!
- Broader approach/more methods
- Diverse mix of online and in-person approaches, includes open houses, workshops, webinars, and a survey

What we heard in Phase 1

Themes / Concerns	How Draft Plan Policies Address the Issue
Need for housing options in all areas	Support for more diversity in housing forms and tenures in both Neighbourhoods and Primary Growth Areas
Locate higher density near amenities/transit	Primary Growth Areas support higher density and a higher concentration of amenities/services in Centers and Villages, where the highest transit services levels will be realized.
Support for proposed corridors locations/policies	Preliminary direction reinforced. Segments of Burnside Road added as a Primary Corridor based on feedback and further analysis.
Important to provide related infrastructure/services with increases in density	Reinforced through several sections. Link to Asset Management and sustainable service delivery.
Transition from higher density areas / taller building forms to Neighbourhoods	Provided more guidance and criteria around desired transition patterns
Parking, increased traffic, road safety	Strong connection to integrated land use and sustainable transportation forms to mitigate the impact of growth on these issues. Additional policies related to parking and road safety.
Loss of neighbourhood character	Additional criteria to guide infill development in Neighbourhood areas.
Access to green space for residents in apartments	Incorporated the 3:30:300 Rule (see Natural Environment Board) and identified additional categories of open space for urban areas (e.g., plazas/parkettes).
Tree retention with new development	Infill/redevelopment criteria support this. The update of the Design Guidelines (in progress) also reinforces this.

OPPORTUNITIES AND CHALLENGES



As a community, Saanich is in a time of significant and accelerated change. The ways in which Saanich manages the challenges and opportunities of the next few years and decades will be critical to the health and well-being of Saanich, the region, and beyond. The Draft Plan provides a long-term policy framework that responds to these challenges and provides flexibility to adapt over time to changing conditions.

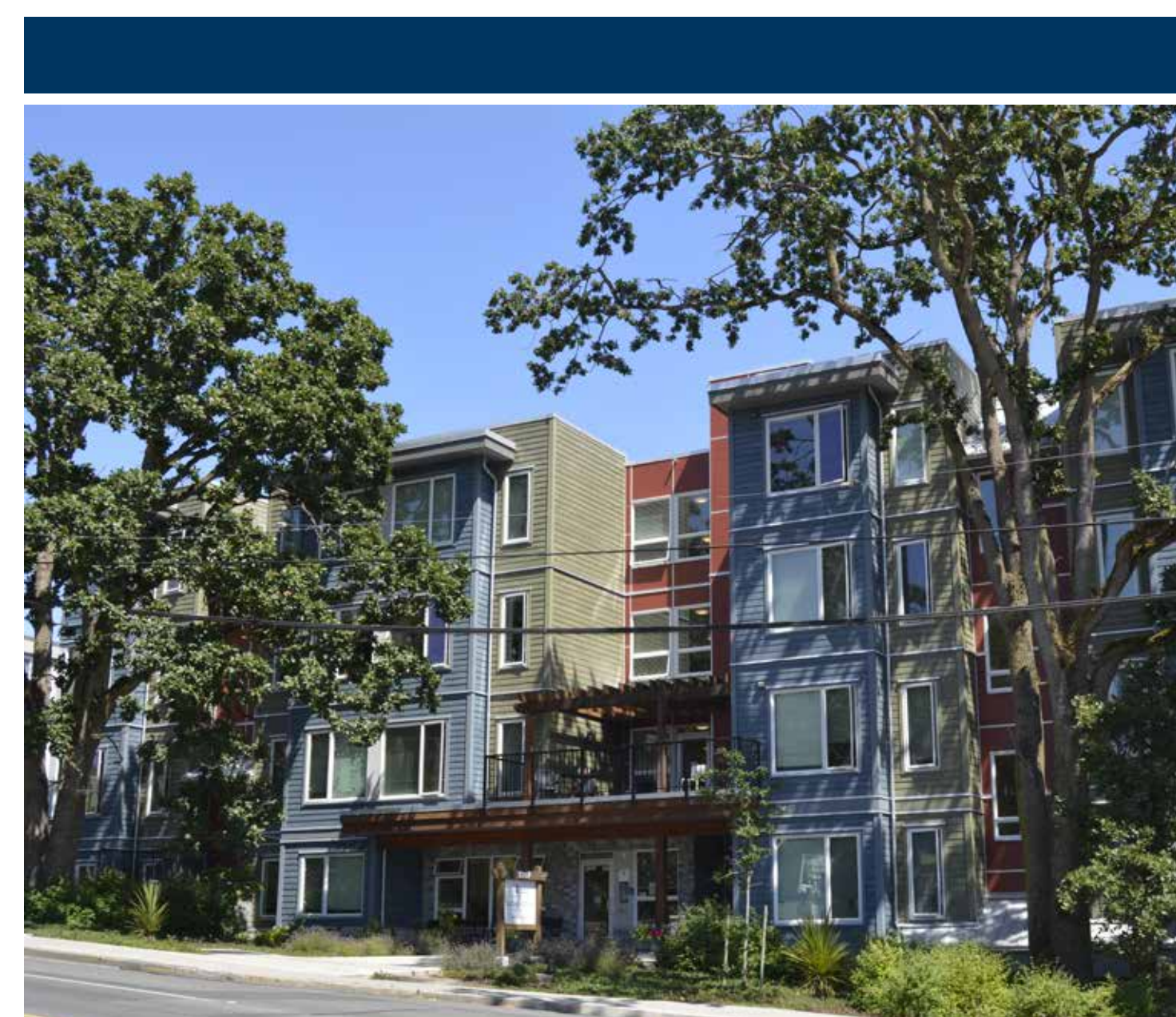
Challenges and opportunities are linked together rather than as separate lists; this recognizes that every challenge presents an opportunity. It is important to recognize that these challenges and opportunities are integrated; responses to one will impact others. To achieve a sustainable pathway forward, Saanich must pursue innovative multi-faceted strategies that tackle multiple issues at the same time.



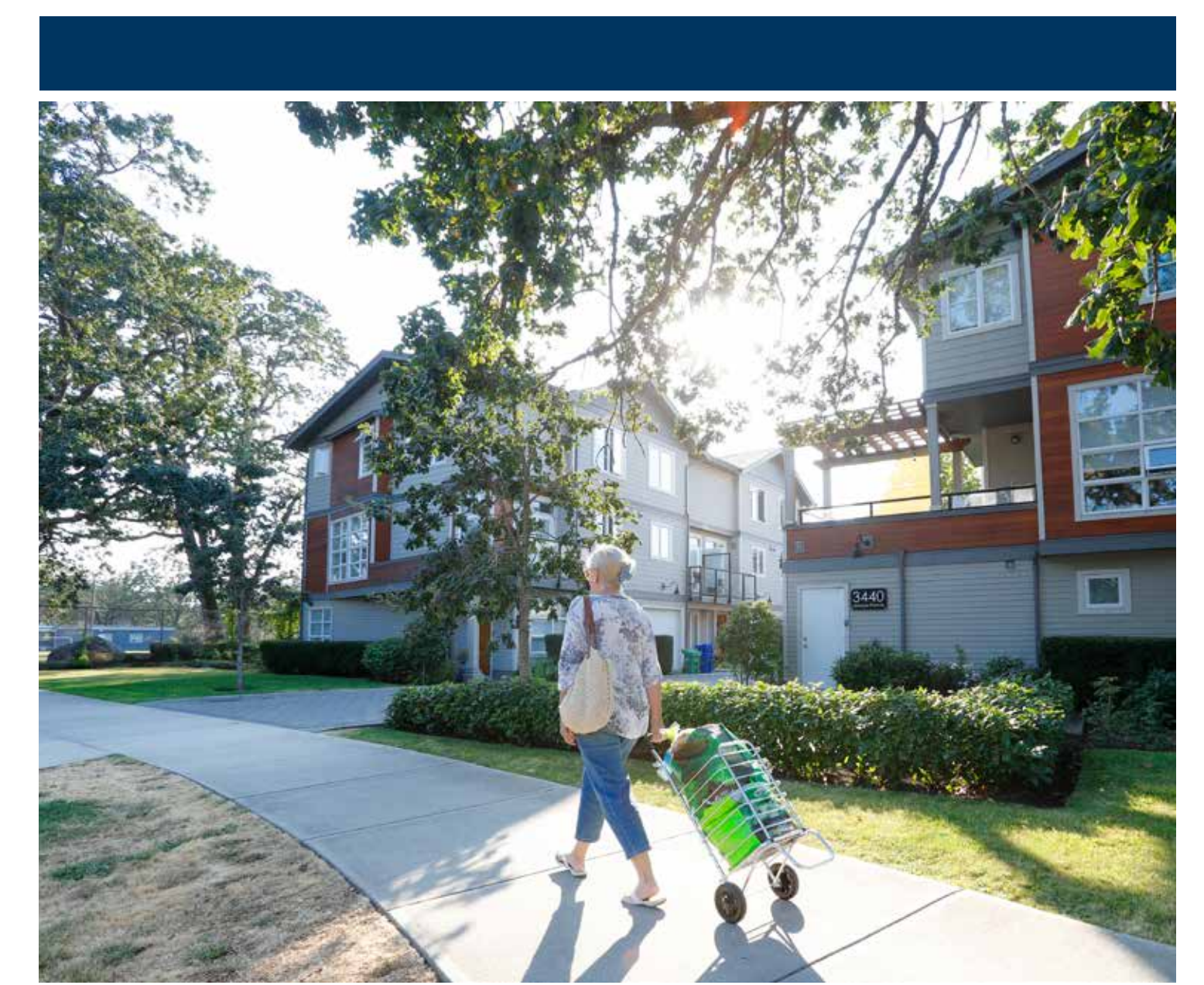
Committing to Reconciliation



Taking Action on Climate



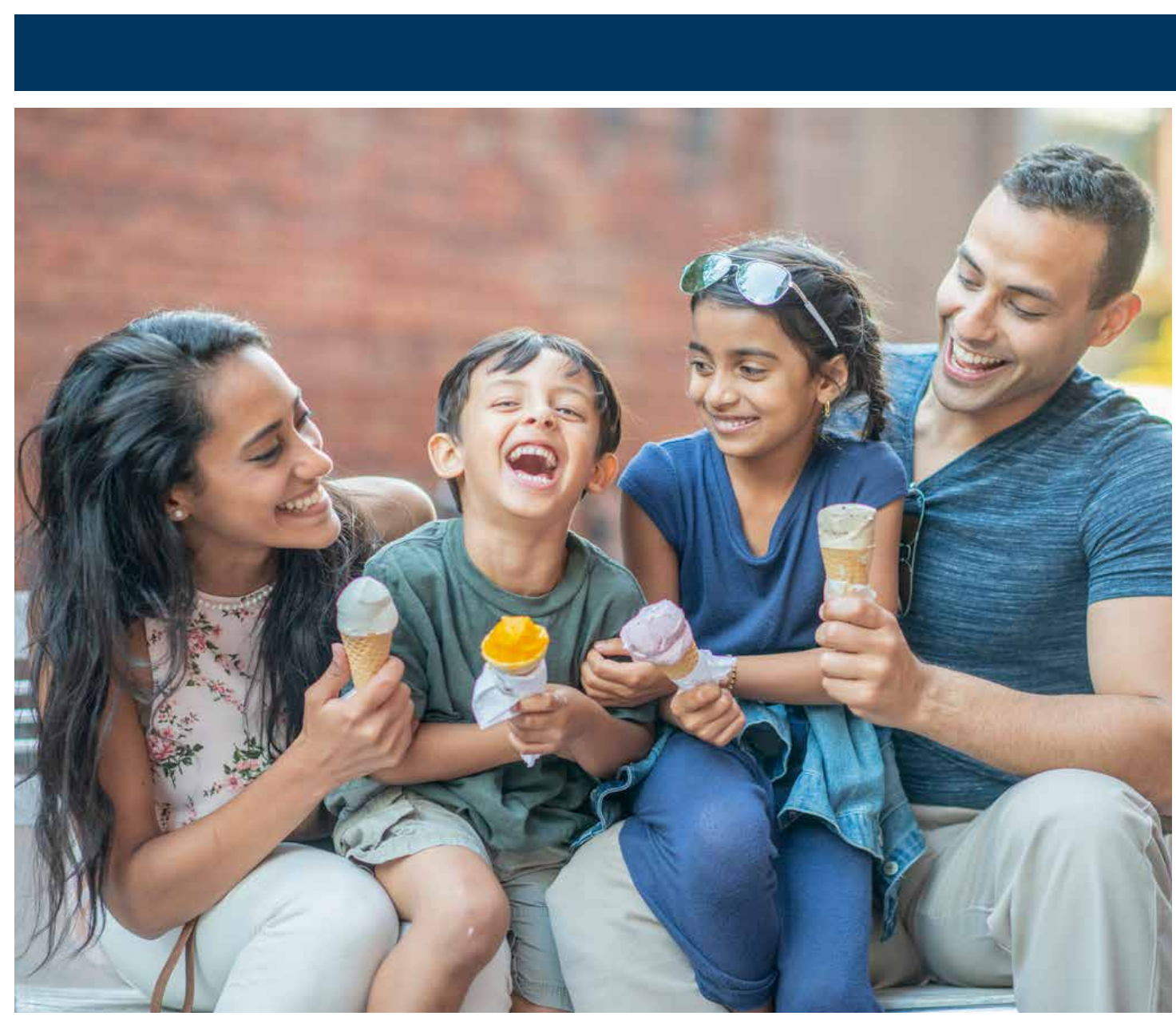
Responding to Housing Supply, Diversity and Affordability Gaps



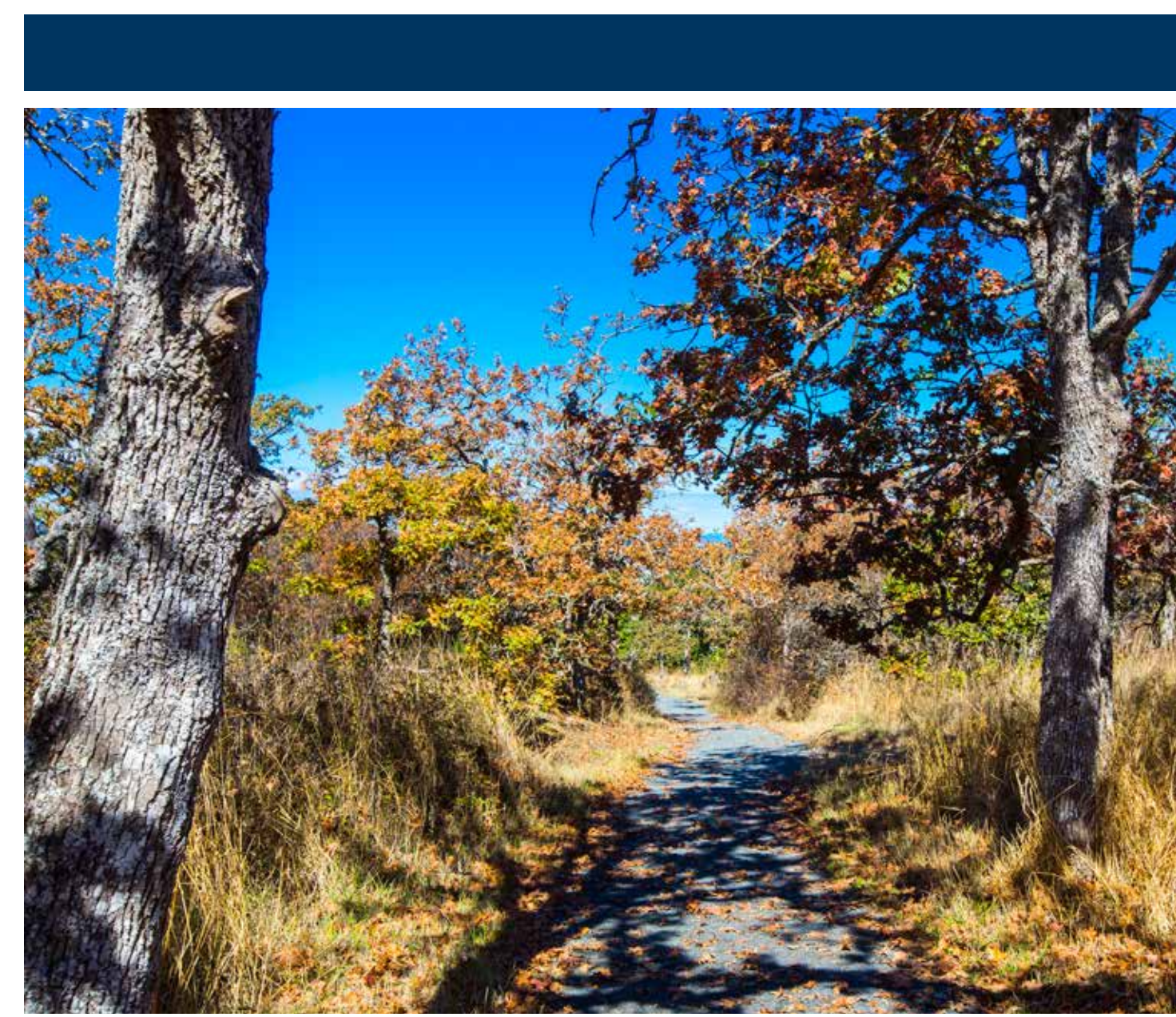
Directing Future Growth to Build Complete Communities



Providing Sustainable Community Services & Supporting Infrastructure



Changing Demographics and Households



Strengthening Natural Areas and Biodiversity



Creating a Diverse, Equitable and Inclusive Community

FIRST NATIONS



This District of Saanich is within the territory of the **Ləkʷəŋən** peoples known today as Songees and Esquimalt Nations, and the **ŪSÁNEĆ** peoples, represented today by the **ŪJOŁŁP** (Tsartlip), **BOKÉĆEN** (Pauquachin), **STÁUTŪ** (Tsawout), **ŪSIKEM** (Tseycum) and **MÁLEXEŁ** (Malahat) First Nations. The First People have been here since time immemorial and their history in this area is long and rich.

The District of Saanich is proud that our name is derived from the **ŪSÁNEĆ** peoples. Saanich Council is committed to taking a leadership role in the process of healing wounds of the past and becoming a more just, fair and caring society.

There is a rich Indigenous history in Saanich that has long been denied and at places physically uprooted or destroyed. Located in the traditional territory of the **Ləkʷəŋən** and **ŪSÁNEĆ** peoples, both of which are part of the broader Coast and Straights Salish peoples; their historical and cultural relationships with the land continue to this day.

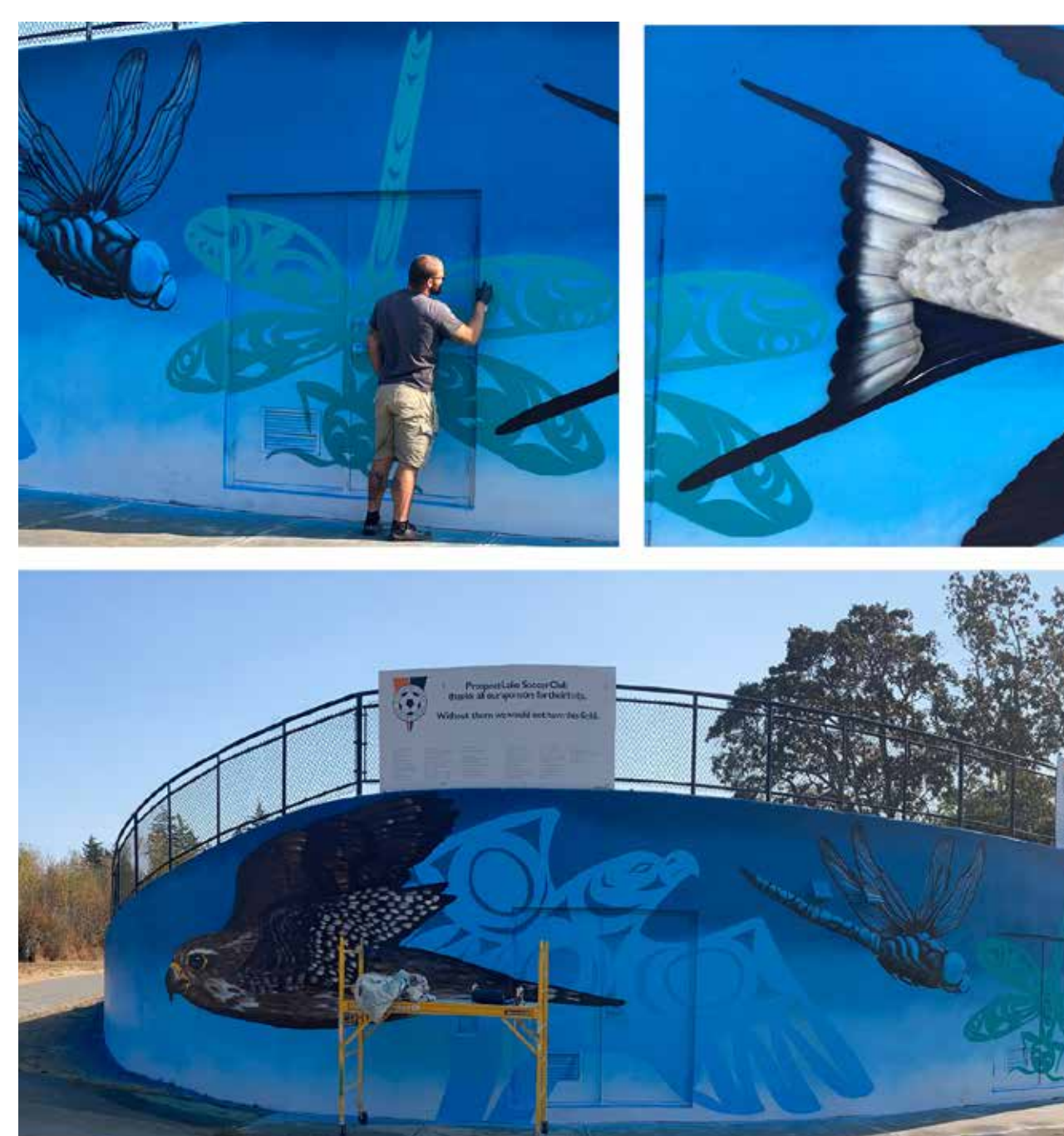
The District recognizes that reconciliation is more than a ceremonial acknowledgement of its territories. It is an opportunity to learn the true history of this area and acknowledge the unjust treatment of the people whose lands it occupies. The process forward will take patience as the District takes a hard look at its colonial past and works toward decolonization and reconciliation with the **ŪSÁNEĆ**, **Ləkʷəŋən**, and Urban Indigenous populations.

Saanich initiated a renewed effort at rebuilding positive, respectful government to-government relationships with neighbouring First Nation governments in 2018 as part of its response to the June 2015 Truth and Reconciliation Report's "Calls to Action". One of the first milestones in the work to build new relationships came in 2021 with a Memorandum of Understanding (MoU) between the **ŪSÁNEĆ** Leadership Council (WLC) and the District of Saanich. The MoU is called **ÁTOL, NEUEL** ("Respecting One Another") in the **SENĆOŦEN** language and formalizes commitments to reconciliation and to pursuing opportunities for collaboration.

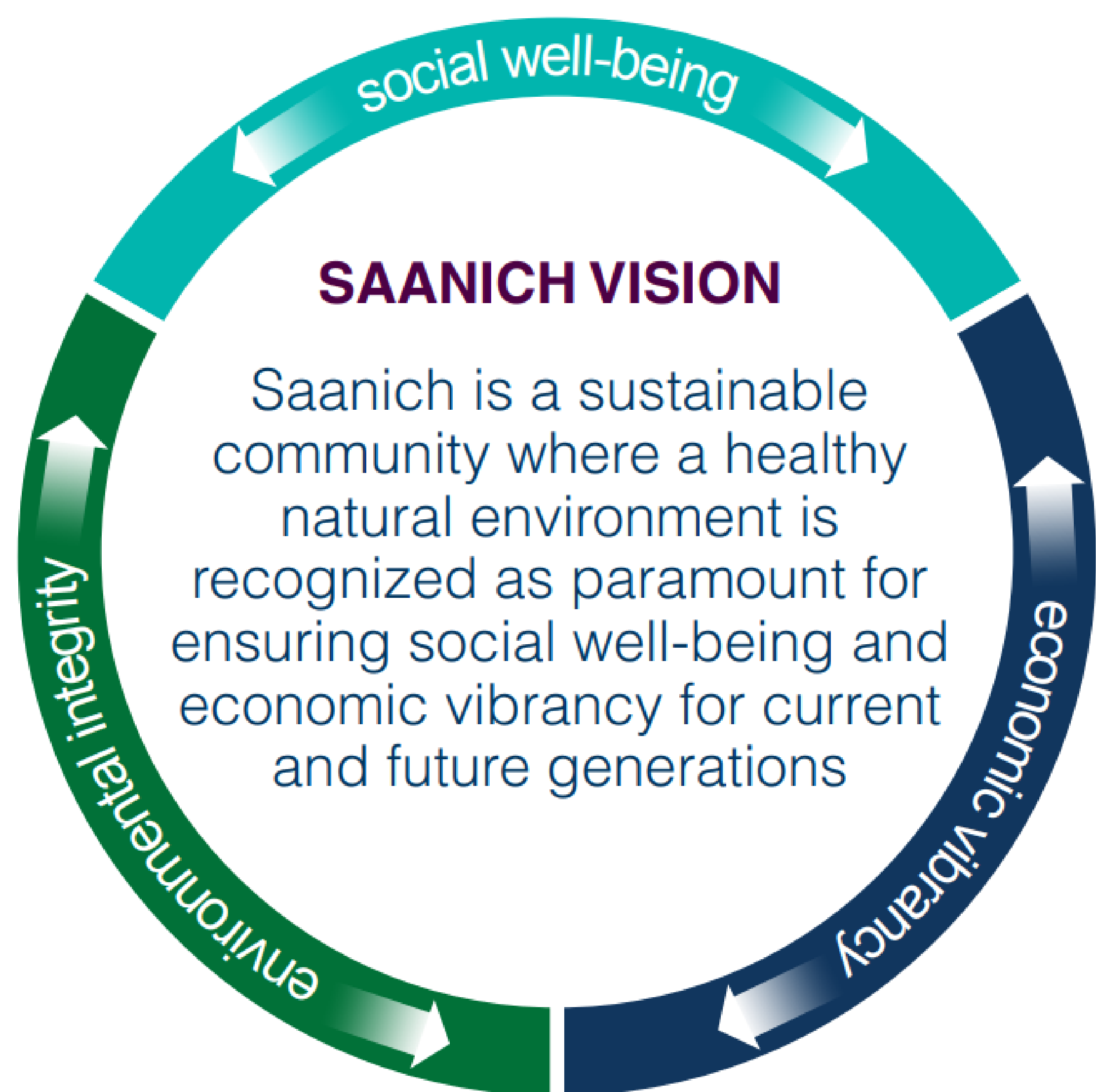
Draft Plan Approach

The Draft Plan addresses the District's relationship with First Nations in the following ways:

- **Revised history** section provides more information on the story of the **Ləkʷəŋən** and **ŪSÁNEĆ** peoples and the impact of colonial expansion on these communities.
- **Indigenous relations** acknowledges the importance of building positive, respectful government-to-government relations with local First Nations.
- **First Nations reconciliation** policies provide concrete steps for moving forward and integrating First Nations considerations into District processes and decisions.
- **Integrated policies** throughout the Draft Plan speak to topics that are important to indigenous communities such as food security, housing, and economic development.
- **Priority implementation actions** include developing and implementing additional Memorandum of Understandings (MOU) and/or protocol agreements with local First Nations around shared commitments.



SUSTAINABILITY FOUNDATIONS & PLAN VISION



The 2023 Strategic Update recommits to the 2008 OCP vision, which is formed around three pillars: environmental integrity, social well-being and economic vibrancy. Significant community input went into developing this vision and identifying community values as part of the 2008 process.

To support the vision's implementation, the 2023 Update incorporates two additional policy lenses: One Planet Living and 15-Minute Community. These elements help ensure a robust sustainability approach and are woven into the overall policy framework and related evaluation and monitoring processes.



Complementary frameworks guiding our policy direction

	Health and happiness
	Equity and local economy
	Culture and community
	Land and nature
	Sustainable water
	Local and sustainable food
	Travel and transport
	Materials and products
	Zero waste
	Zero carbon energy



Draft Plan Sustainability Approach

Component	Role	Description
Three Pillars of Sustainability	Guiding Framework	Core sustainability approach guiding the OCP vision. It integrates three pillars - Environmental Integrity, Social Well-being, and Economic Vibrancy – into overall policy direction and decision making.
One Planet Living	Policy Lens + Engagement Tool	Based on the three pillars, One Planet Living expands these into ten principles which support living within the capacity of the planet's resources. It provides a policy lens and engagement tool to assess global impacts of individual actions and local policy decisions. It recognizes global inequities with regards to access and use of resources.
15-Minute Community	Policy Lens + Implementation Tool	Planning approach to create a walkable community where all households within the Urban Containment Boundary are within a 15-minute walk (or 1.2 km) of key amenities that support daily living. Where these amenities do not exist, long-term land use changes will occur to meet community needs. Integrates One Planet Living and three pillar principles at a local scale.

CLIMATE CHANGE RESPONSE



Objectives

- Transition Saanich to be a 100% renewable energy, zero carbon community by 2050 or before.
- Incorporate adaptation strategies into land use, building and infrastructure planning and design, emergency response, natural areas management, and other services to create a more resilient community.

Draft Plan Policy Sub-Areas

- Anticipated Impacts
- Links with Land Use and Transportation Planning
- Targets & Approach

Related Plans and Strategies

- Climate Plan

Saanich Council declared a Climate Emergency in 2019 in response to decades of scientific research demonstrating the need for urgent action to reduce global warming and adapt to climate change. The Climate Emergency declaration was part of a broader movement in the region, initiated by the Capital Region Board, to recognize the escalating impacts of climate change as well as the role of local governments to inform, influence, and lead climate action and accelerate the region's move towards a zero carbon future.

Top vulnerabilities to climate change in Saanich (2019 Risk Assessment):

- Loss of biodiversity and ecosystem stress;
- Health impacts from severe heat and wildfire smoke;
- Inundation of buildings/infrastructure from sea-level rise;
- Compromised food production; and
- Wildland-urban interface fire risk.

Land use and transportation planning is one of the most significant policy areas impacting the ability of the District to meet its climate and sustainability goals and targets. Transportation is the largest source of GHG emissions in Saanich, followed closely by buildings. Sustainable land use, delivered through compact, complete communities means individuals are able to travel shorter distances to meet their needs.

To achieve its Climate Plan goals and targets, the District needs action from residents, businesses, community organizations, institutions, neighbouring governments and, in particular, the Provincial and Federal governments. Recognizing the cross-cutting nature of the District's response to climate change, relevant sustainability and climate change policies are integrated throughout the OCP.



1. CUT EMISSIONS IN HALF BY 2030 AND TO NET ZERO BY 2050

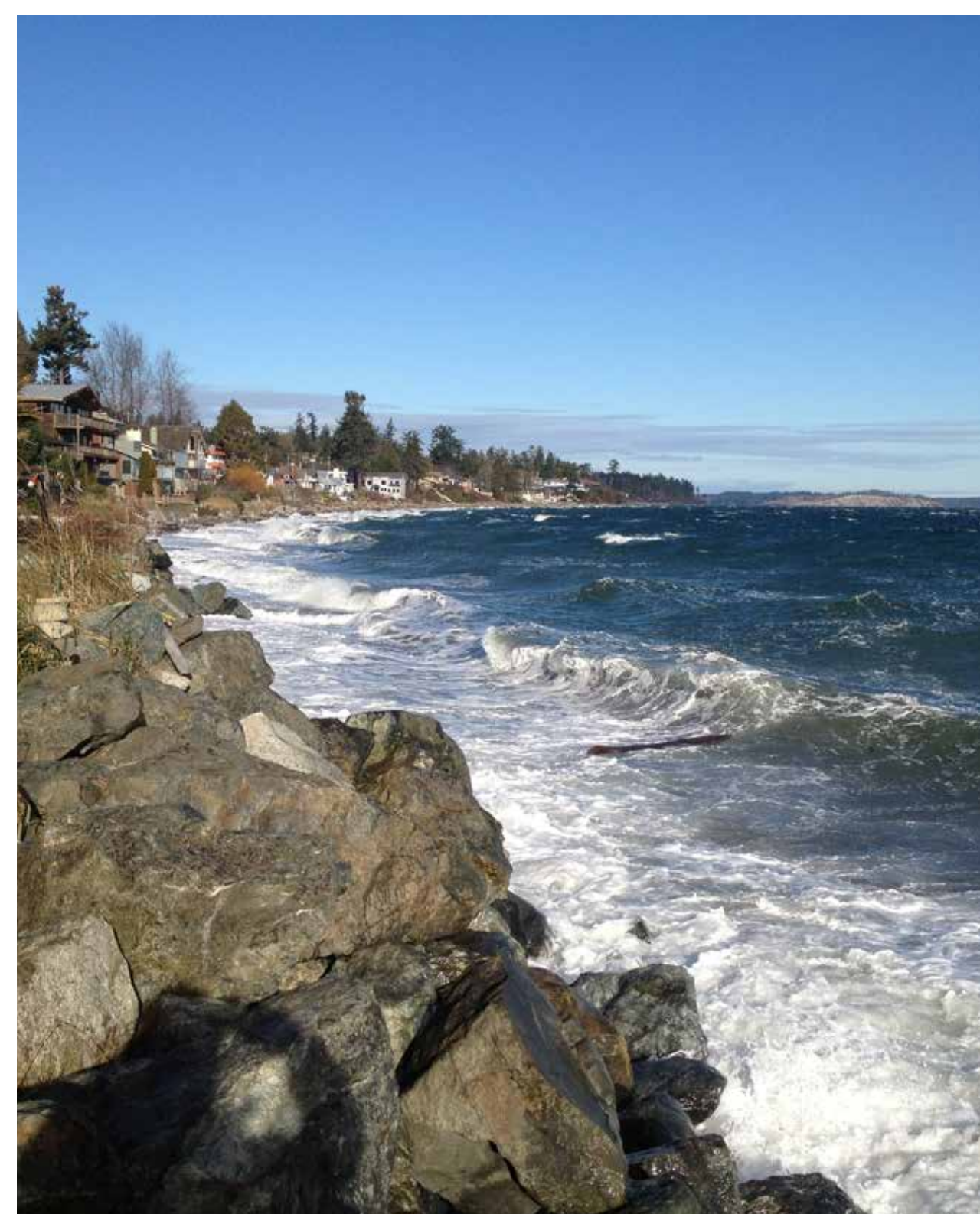


2. TRANSITION TO 100% RENEWABLE ENERGY BY 2050



3. PREPARE FOR A CHANGING CLIMATE

The District adopted greenhouse gas emissions targets to align with the reductions needed to limit global warming to 1.5° C above pre-industrial levels.



Vision and Plan Foundations

NATURAL ENVIRONMENT



Objectives

- **Protect and enhance Saanich's unique natural features, biodiversity, and ecosystem services.**
- **Improve the health of watersheds and freshwater/marine shoreline habitat.**
- **Grow the urban forest using the 3:30:300 Rule.**
- **Recognize the vital importance of a healthy natural environment to supporting community health and well-being, ecosystem health, and climate resilience.**
- **Support environmental stewardship, public education, awareness, and participation.**
- **Enhance meaningful community connection with nature in ways that foster the well-being of both people and the natural environment.**

Draft Plan Policy Sub-Areas

- Ecosystems
- Urban Forest
- Freshwater/Marine Shoreline Habitat and Water Quality
- Air Quality
- Environmental Stewardship

Related Plans and Initiatives

- Resilient Saanich
- Climate Plan
- Biodiversity Conservation Strategy
- Urban Forest Strategy
- Integrated Stormwater Management Planning

Environmental protection and climate action are priorities for the District of Saanich and fundamental components of a healthy, resilient, and sustainable community. Maintaining adequate greenspace, biodiversity, and well-functioning natural areas is important to both ecosystem health and human health. It is also a central component of One Planet Living. Protecting and enhancing these natural areas ensures they will continue to provide these services and makes them more resilient to urban development and climate change.

Ongoing and effective care of the environment in the future calls for a renewed and enhanced commitment to protection and restoration of biodiversity and ecosystems, increasing efforts to control and eradicate invasive species, partnering with and supporting Indigenous communities, and fostering sustainable land use practices. Sustainability principles also need to be embedded into decision-making processes.

An integral component of the District's response to biodiversity loss, climate change, and threats facing its natural areas, is the ongoing Resilient Saanich process. Related ongoing initiatives are the Biodiversity Conservation Strategy and the update of the Urban Forest Strategy. Completing these important processes are priority action items in the Draft Plan.



3-30-300 Rule

EVERYONE CAN SEE AT LEAST:

3 TREES
FROM EACH HOME

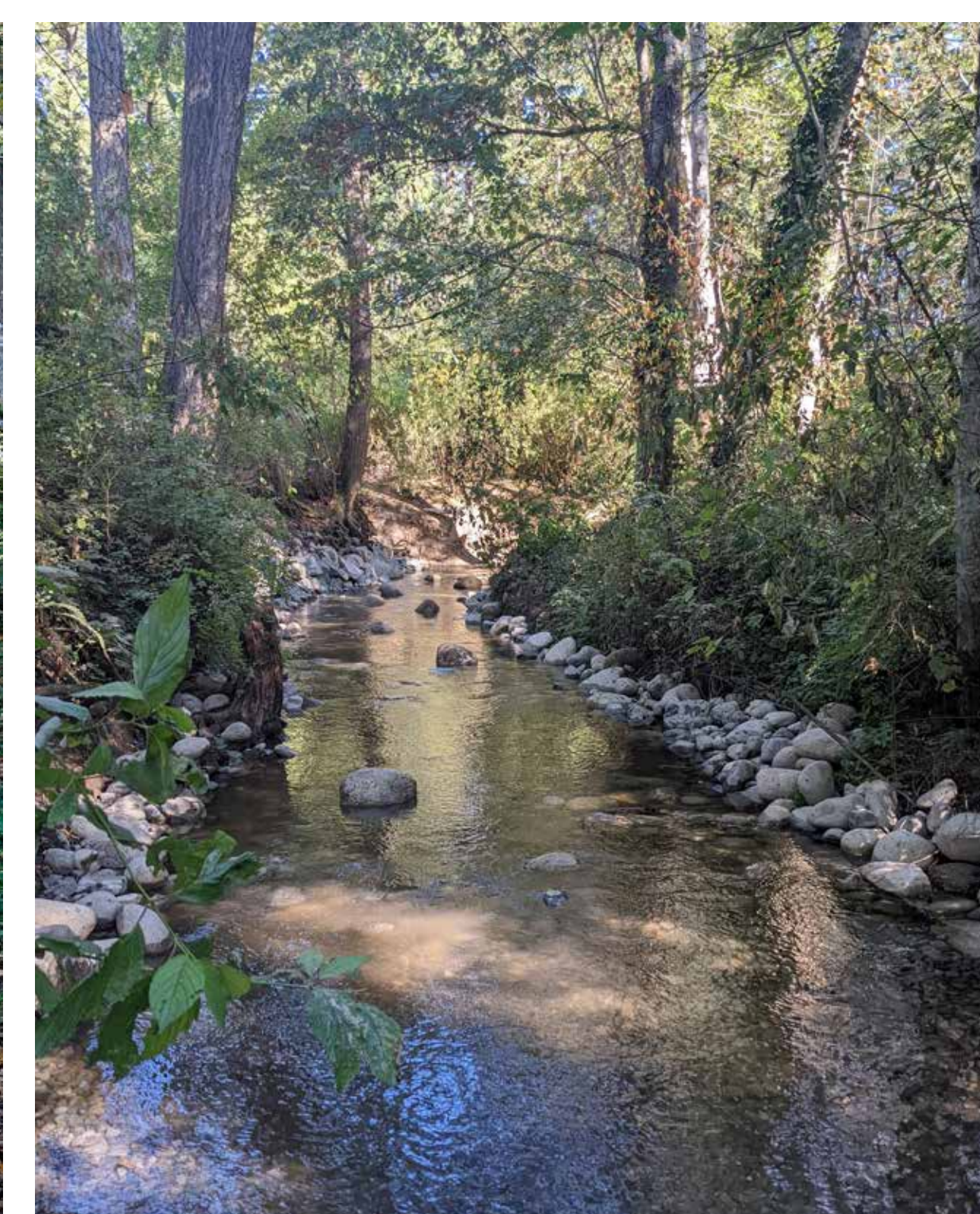


30% TREE CANOPY
IN THE NEIGHBOURHOOD

ALL HOUSEHOLDS ARE
300 M FROM A PARK
OR GREEN SPACE



In 2021, Council endorsed the 3:30:300 Rule as a guiding principle for urban forest management.



Focus Areas

LAND USE OVERVIEW



Objectives

- Maintain the **Urban Containment Boundary** as the principal tool to protect agricultural land, natural areas, and rural character while also supporting efficient service and infrastructure provision and climate resilient communities.
- Plan for most new **housing and employment growth** to be accommodated in **Primary Growth Areas**.
- Support the **evolution of Primary Growth Areas into walkable, mixed-use places** through prioritizing public and private investment in transit, community services/amenities, infrastructure, and high-quality urban design/landscaping.
- **Integrate land use with transit and active transportation networks** to make it easier and safer for people and goods to move around the community while also working towards the District's net-zero emissions target and Vision Zero goal.
- Support **infill within Neighbourhoods** that fits with community scale in order to broaden housing choices.
- Support land use changes that enable progression towards a walkable **15-minute community** inside the Urban Containment Boundary.
- Increase the supply and diversity of **housing options**, including non-market, supportive, and affordable/market rental units, in both Primary Growth Areas and Neighbourhoods.

Draft Plan Policy Sub-Areas

- Growth Management and Regional Collaboration
- Land Use Framework
- Primary Growth Areas
- Neighbourhoods
- Schools, Knowledge Centres and Institutional Lands
- Rural Areas
- Design and Accessibility
- Asset Management

Related Plans and Initiatives

- Regional Growth Strategy
- Housing Strategy
- Climate Plan
- Active Transportation Plan
- Transit Future Plan

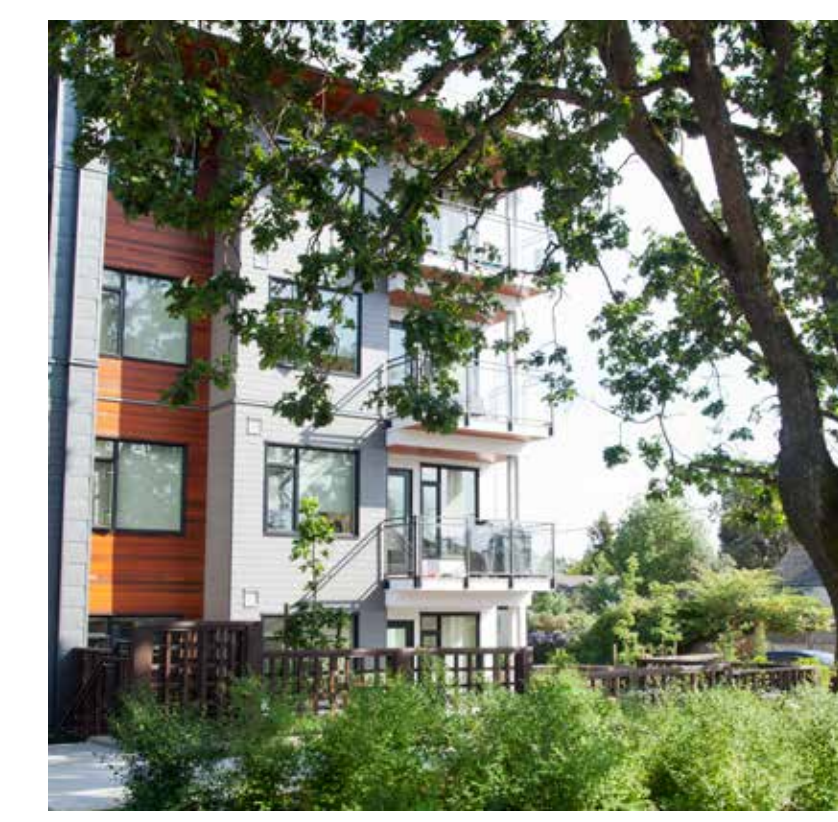
Saanich is a unique community that contains a mix of rural areas, diverse neighbourhoods, major regional destinations, agricultural lands and engaging mixed-use centres. The way in which Saanich's land base is organized and managed significantly impacts the community's ability to collectively respond to the climate crisis, as well as expand housing options, protect biodiversity and agricultural lands, improve sustainable transportation options, and address demographic trends.

The Land Use policies are designed to respond to these and other challenges by applying an integrative approach. This approach involves directing most new growth to Primary Growth Areas while also preserving the Urban Containment Boundary and linking land use with safe and sustainable transportation systems. The approach to land use also necessitates working with other orders of government, First Nations, and Capital Region District municipalities to advance joint priorities and increase community resilience.



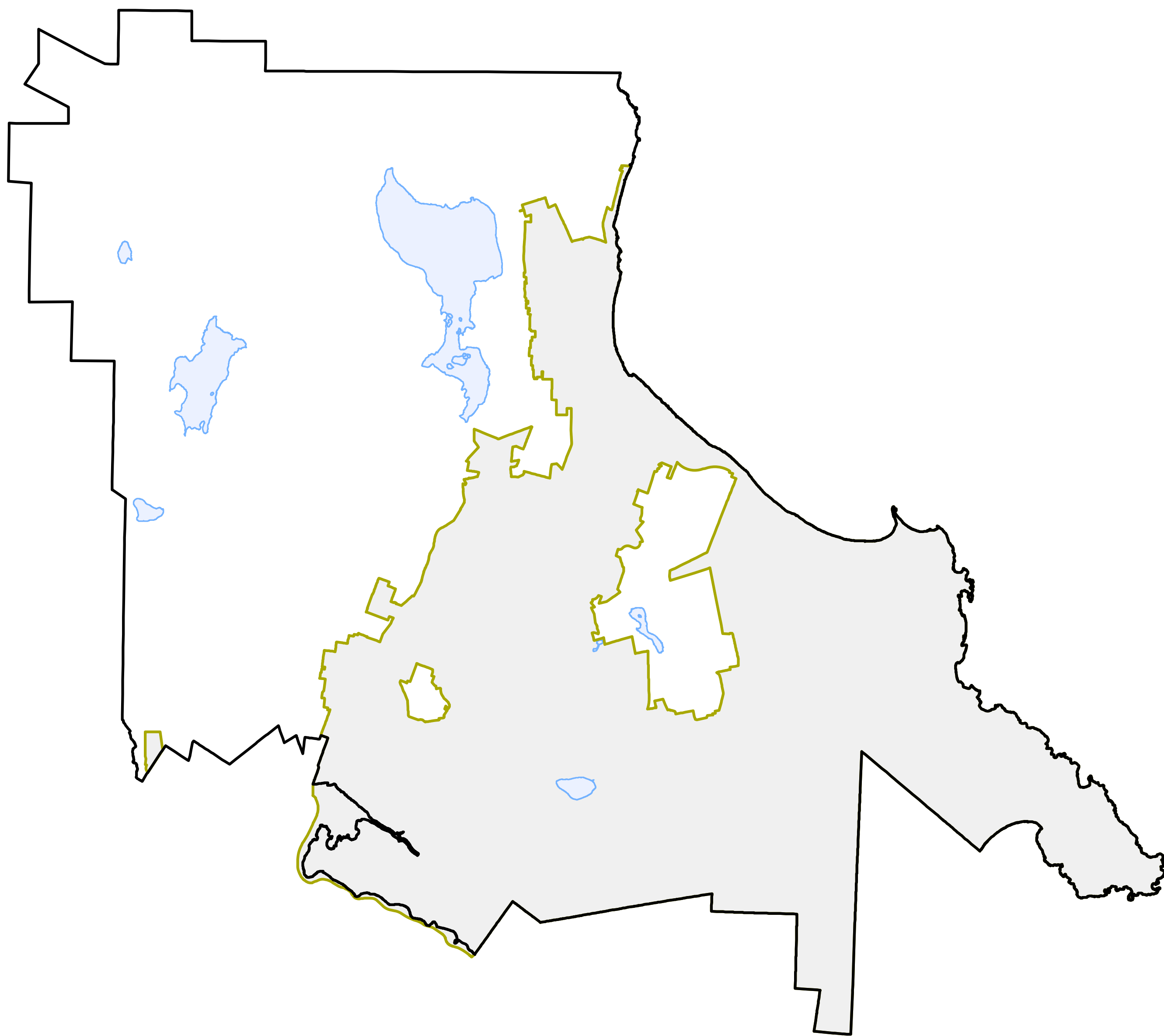
Focus Areas

STRATEGIC LAND USE DIRECTIONS



Maintain the Urban Containment Boundary

1



Maintain the Urban Containment Boundary (UCB) to support the retention of agricultural land and natural areas while also reducing urban sprawl, supporting sustainable transportation options and encouraging efficient use of infrastructure and public investment.

Expand Housing Diversity in Neighbourhoods

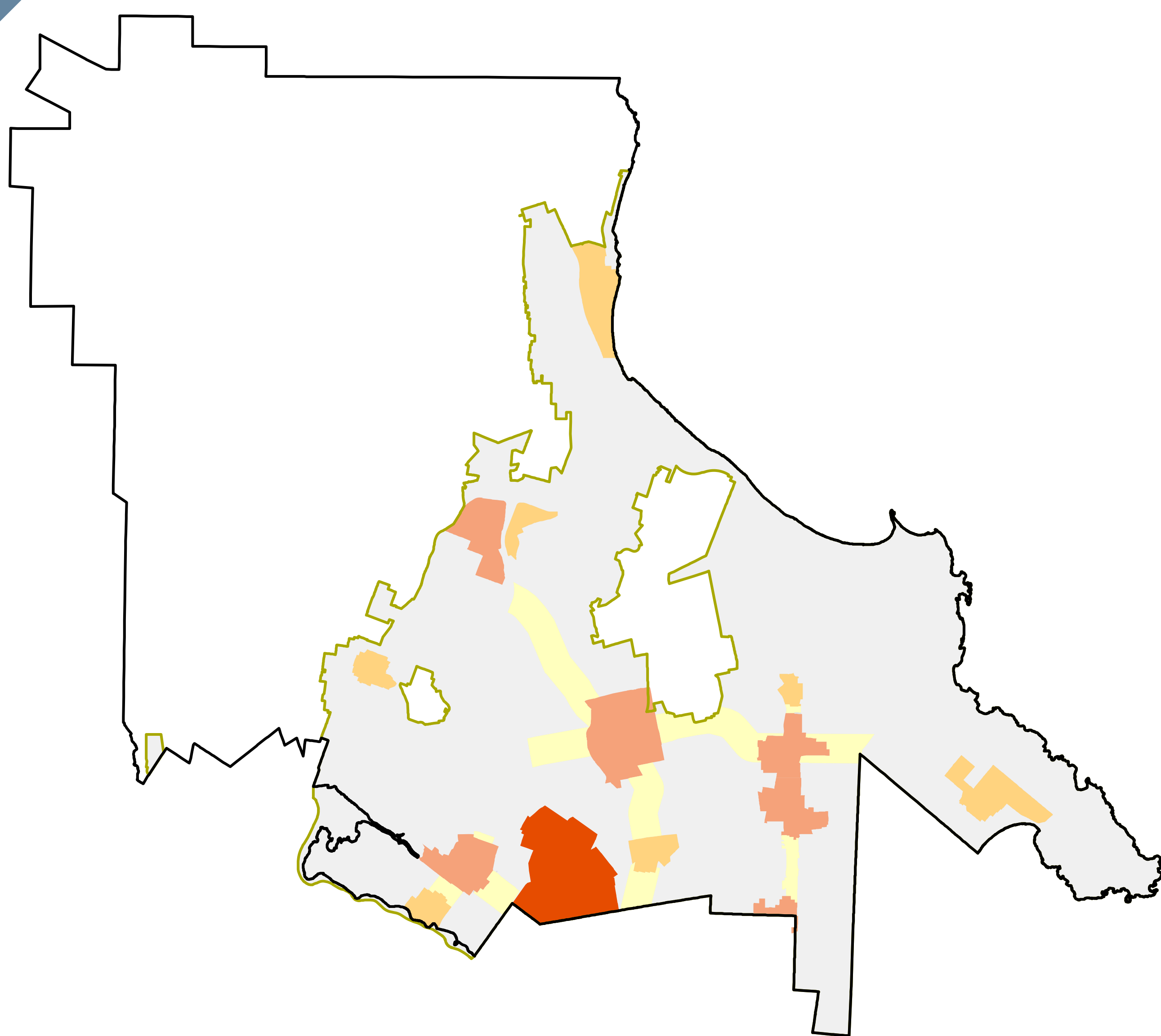
3



Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs and provide housing opportunities for all stages of life. Support the inclusion of a mix of ground-oriented houseplexes, low-rise apartments, and townhouses offering different tenure types and affordability levels.

Accommodate most New Development in Primary Growth Areas

2



Plan for most of the District's new housing and employment growth to be accommodated in vibrant walkable Centres and Villages linked by Corridors, frequent transit service, and All Ages and Abilities cycling infrastructure. Continue to improve the range of services, amenities, active transportation connections, and higher density housing and employment opportunities in these areas.

Make Saanich a 15-minute Community

4



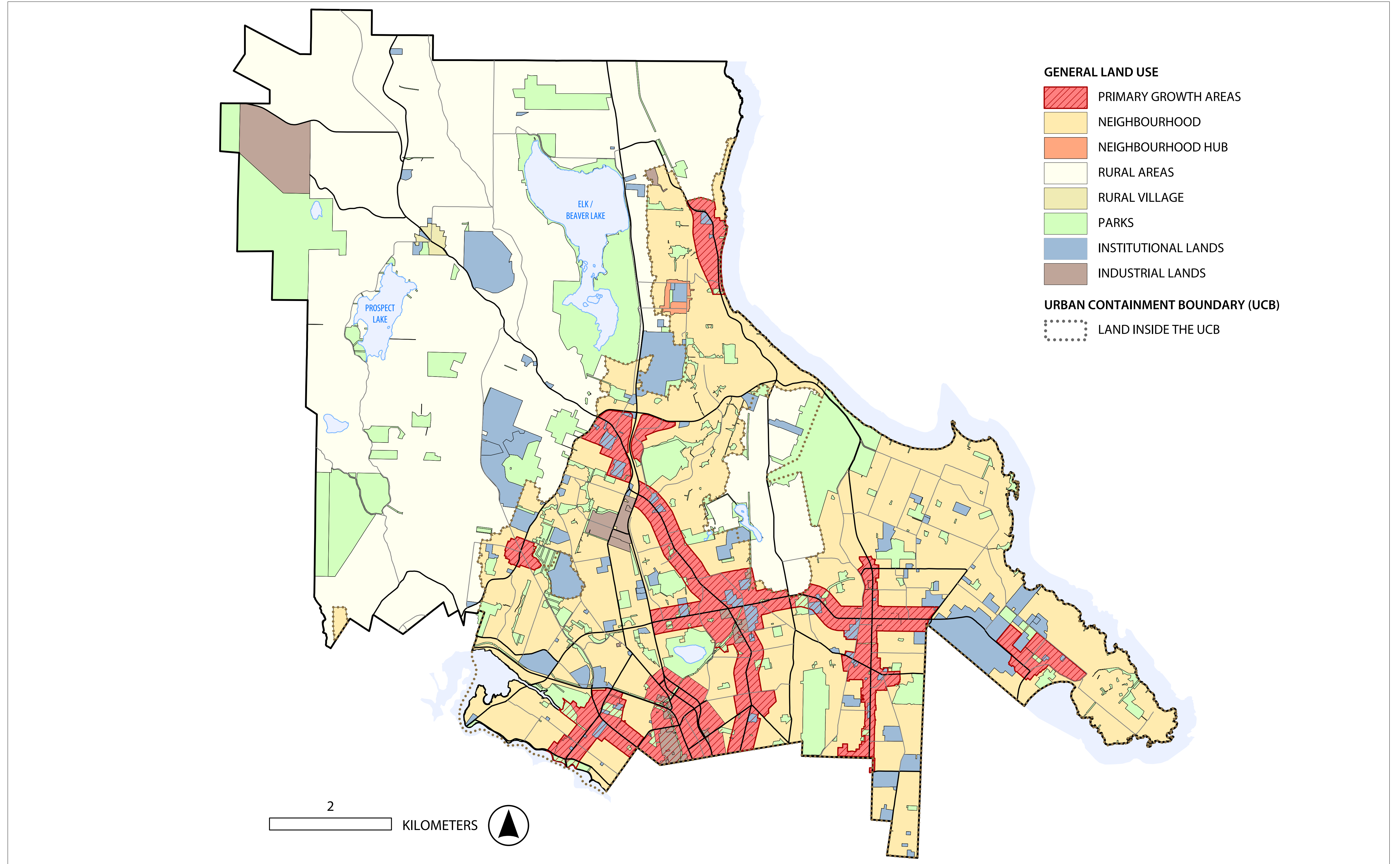
Building on the existing network of Centres and Villages, make Saanich a walkable 15-minute community where all households within the Urban Containment Boundary are within a 15-minute (or 1.2 km) walk of key amenities that support daily living. Where these amenities do not exist, long-term planning to guide land use change will occur to meet community needs.

LAND USE DESIGNATION

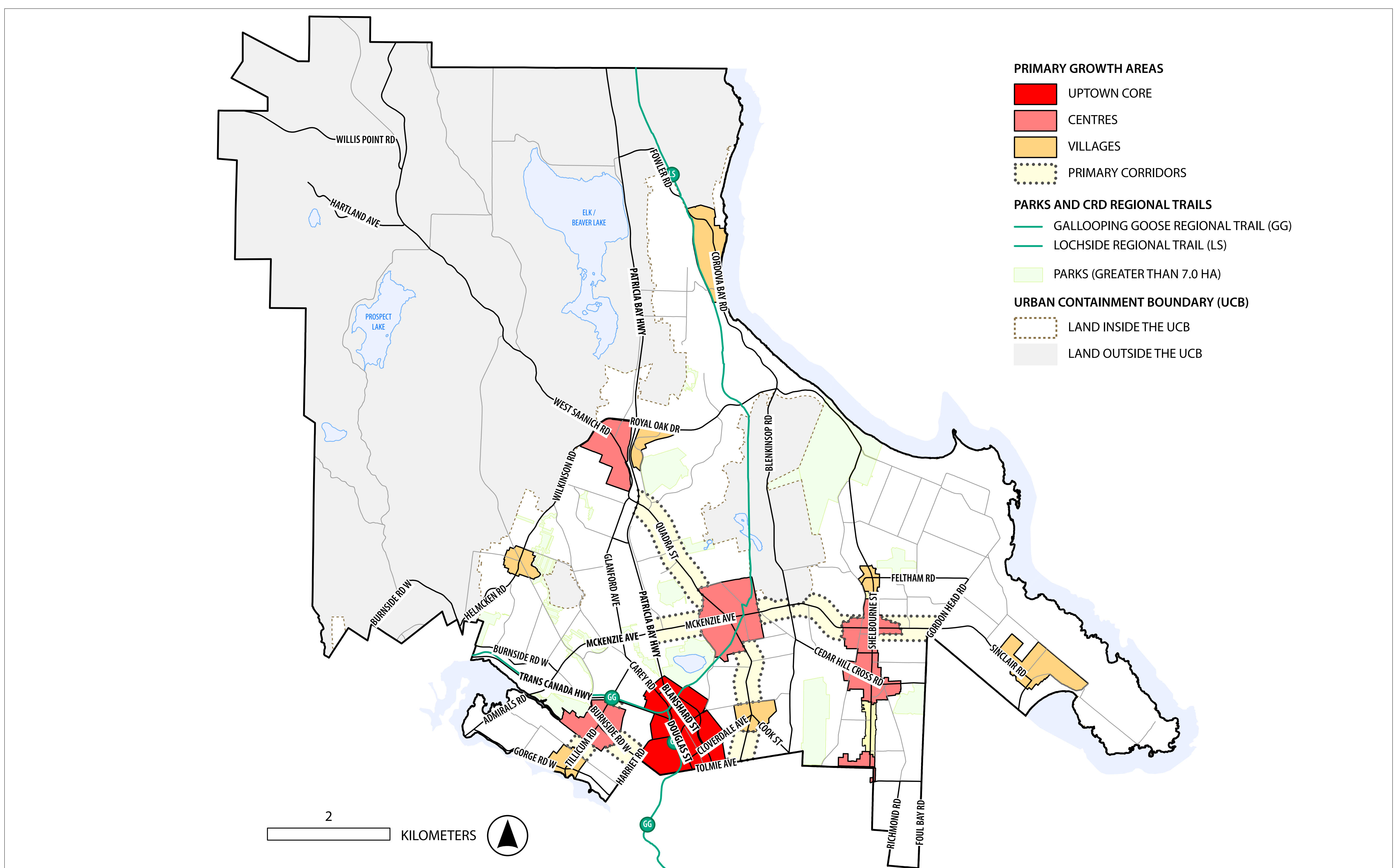


The OCP's Land Use Framework articulates an overarching approach for managing uses of land in Saanich. Land use designations identify desired policy outcomes for specific areas of the District as it evolves over time through redevelopment. The maps below illustrate the future land use designations in the Draft OCP.

Future Land Use Designations



Primary Growth Areas



Focus Areas

CORRIDORS

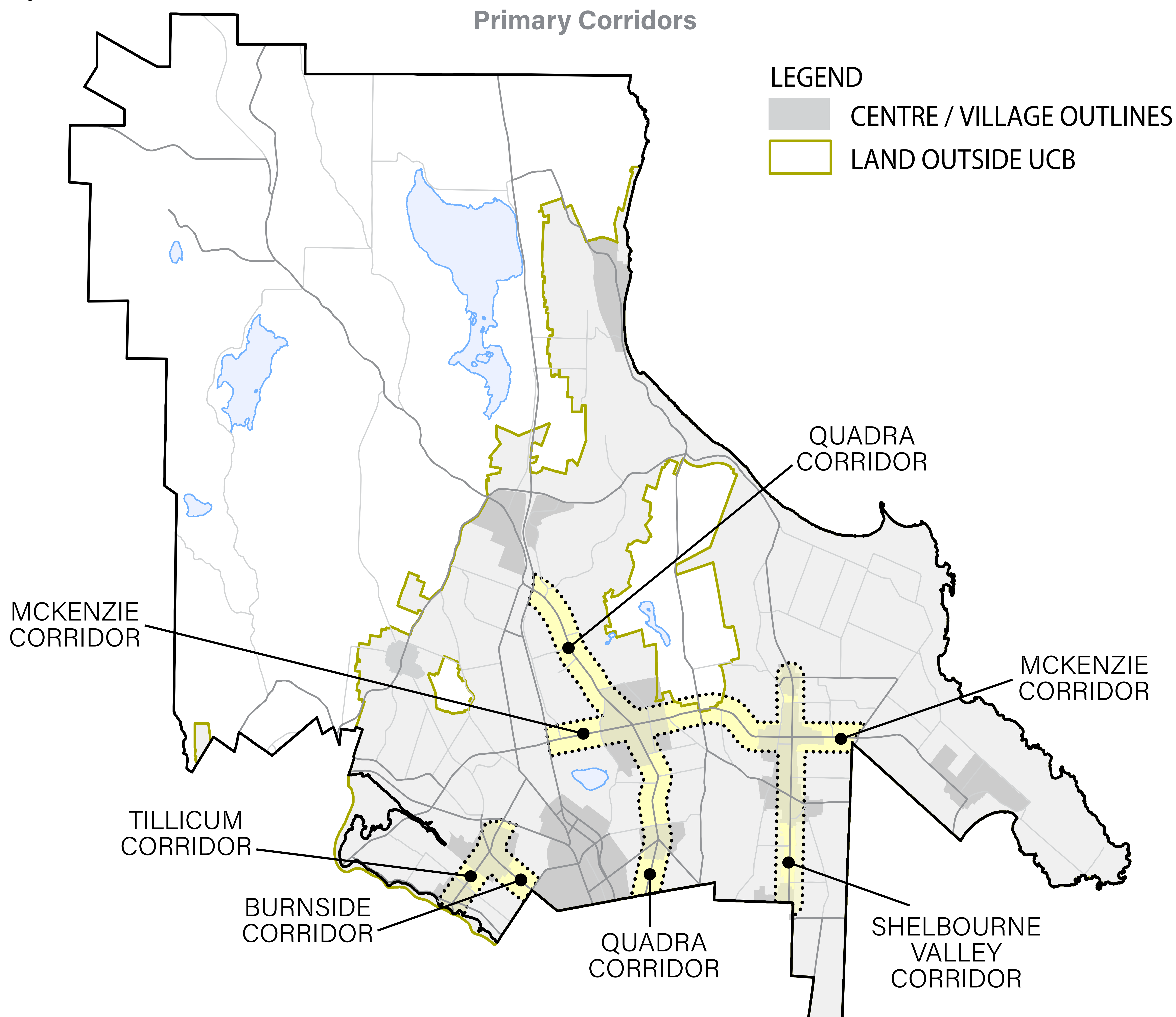


Corridors are segments of major or collector roads that link together Centres, Villages and major destinations, and connect Neighbourhoods to services and amenities. While Centres and Villages were introduced in the 2008 OCP, Corridors are a new concept to Saanich introduced through the Draft Plan. They are a component of Strategic Direction #2.

Corridors integrate higher density housing options, frequent transit service, and active transportation infrastructure. They are primarily residential in nature but include small-scale hubs with local amenities. This approach is designed to provide access to local services while still concentrating most of the employment, services and amenities in vibrant Centres and Villages.

The Draft Plan identifies Primary Corridor locations and introduces the concept of Secondary Corridors. Secondary Corridors will be identified through future planning in consultation with the community. Higher densities and taller building forms are considered where Primary Corridors overlap with Centres and Villages.

While not captured explicitly in the OCP, "Significant Streets" that support additional height and density beyond what is supported in Primary Corridors are located within the Uptown Core Centre and discussed through the Uptown Douglas Plan (e.g., Douglas Street, Blanshard Street).



Focus Areas

MAXIMUM BUILDING HEIGHTS AND FORMS



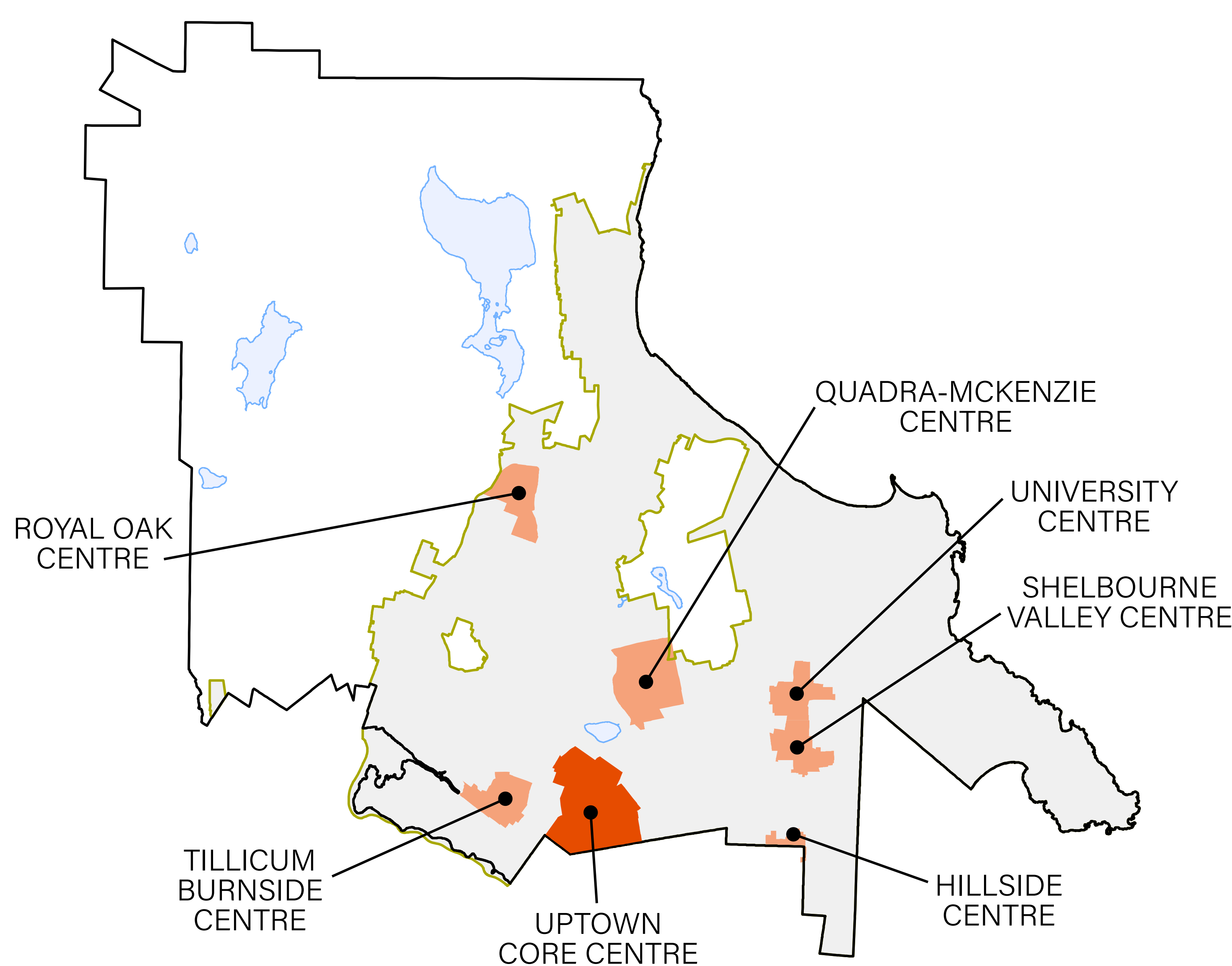
The Draft Plan helps to guide change by identifying **maximum building heights** for Centres, Villages, Neighbourhoods, and Primary and Secondary Corridors. The 2008 OCP maximum building heights are retained for Centres, Villages, and Neighbourhoods. However, the Strategic Update adds maximum building heights for Corridors, and supports taller building heights for areas where Primary Corridors intersect with Centres and Villages.

Several factors are assessed when determining the suitability of a specific parcel for increased height / density as part of the rezoning process. Area-specific plans (e.g., Uptown Douglas Plan, Shelbourne Valley Action Plan, and Cordova Bay Local Area Plan) provide additional guidance on desired future land use on a lot-by-lot basis within the OCP.

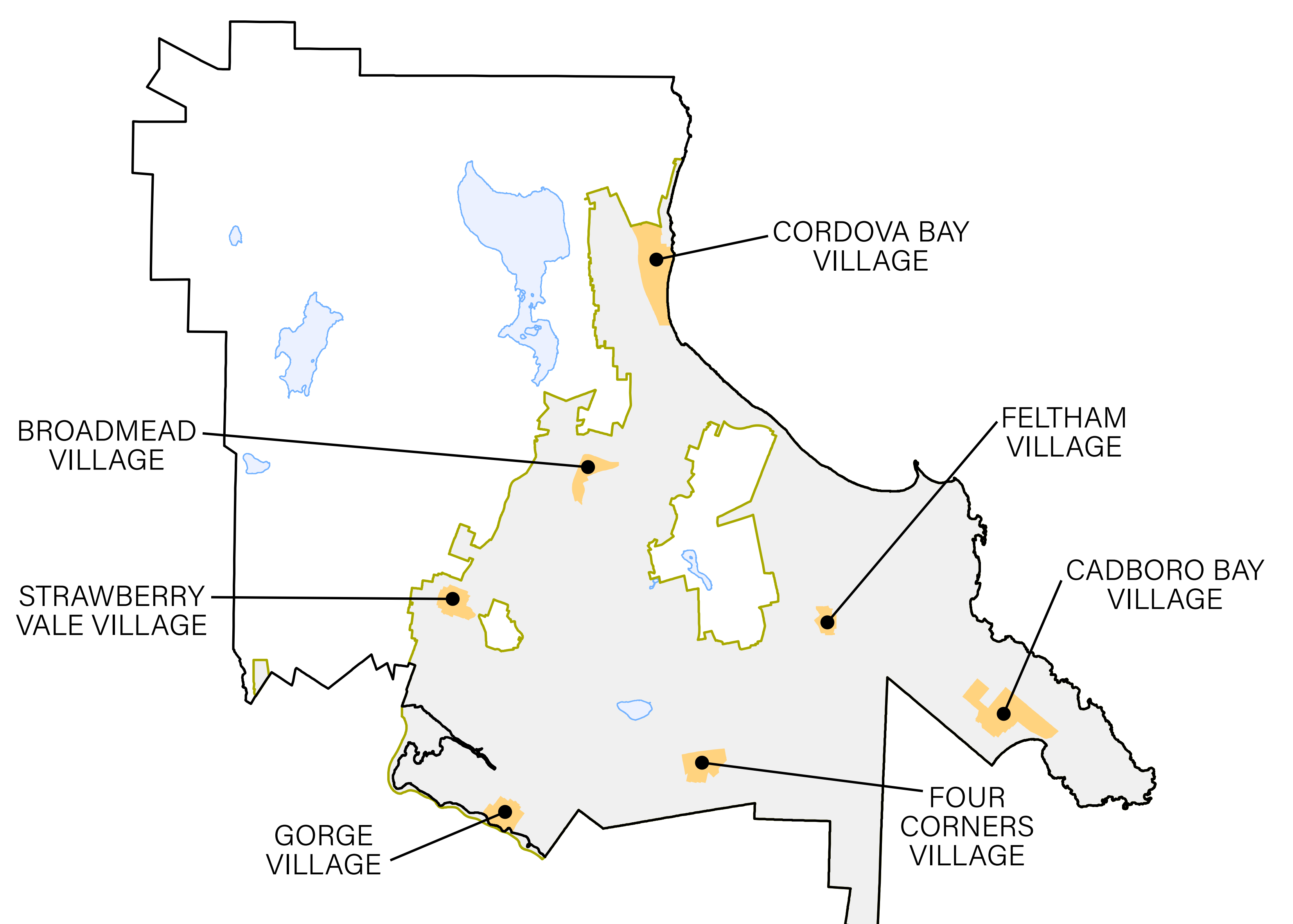
Maximum Building Heights	
Land Use	Maximum Building Height
Centres	Up to 8 storeys <i>No changes from 2008</i>
Villages	Up to 4 storeys <i>No changes from 2008</i>
Neighbourhoods	Up to 4 Storeys <i>No changes from 2008</i>
Primary Corridors	Up to 6 Storeys
Secondary Corridors	Up to 4 Storeys <i>Consistent with Neighbourhoods</i>
Where Primary Corridors + Centres overlap (McKenzie Quadra, University Centre, Shelbourne Valley Centre, Hillside Centre, Tillicum Centre)	Up to 12 Storeys
Where Primary Corridors + Villages overlap (Four Corners, Feltham Village, Gorge Village)	Up to 6 Storeys

A range of building forms and heights are supported within the Uptown Core Centre. Heights up to 18-storeys (bonus density potential up to 24-storeys) are supported on limited select sites. The Uptown-Douglas Plan provides detailed parcel-by-parcel guidance for building forms and heights.

Centres

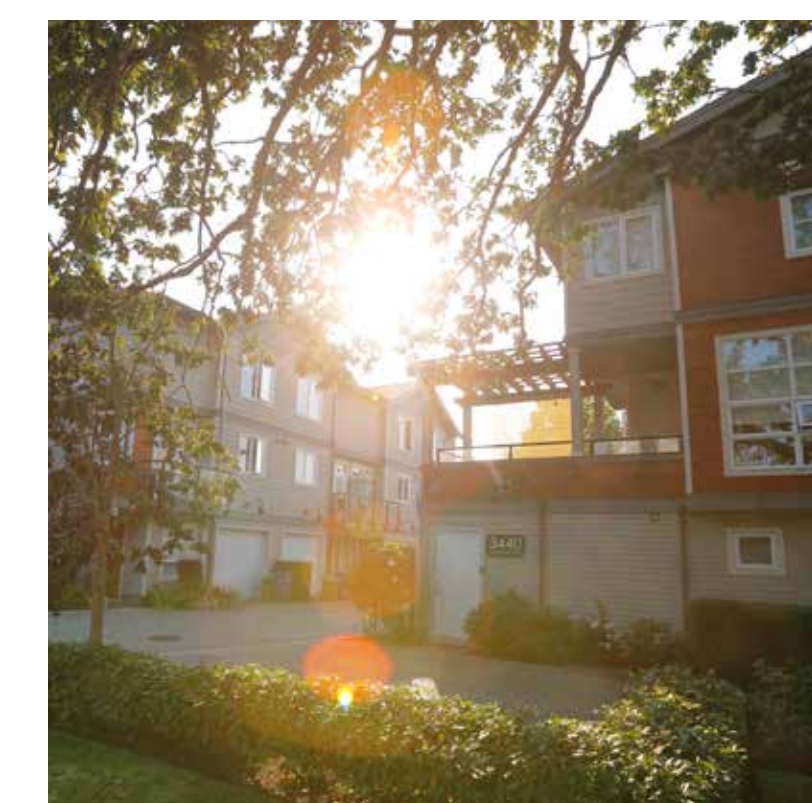


Villages



Focus Areas

NEIGHBOURHOODS



With an increased focus on creating a walkable, climate resilient community in Saanich, Neighbourhood areas can evolve to provide more diverse housing and sustainable transportation options. While the Primary Growth Areas will take most of the new growth, Neighbourhoods see new growth through diverse, residential infill development (e.g. houseplexes and townhouses) that fits within the Neighbourhood scale and helps meet Saanich's housing objectives.

The Draft Plan supports a broader range of housing choices in Neighbourhoods to better meet community needs and provide housing opportunities for all stages of life.

While the Draft OCP provides an enhanced framework to evaluate infill, the upcoming [Neighbourhood Homes study](#) will build on the OCP to provide more detailed guidance for infill applications.

In our earlier engagement, we heard what factors are important to residents when infill projects are considered. This input was used to inform the criteria and draft policies in the Draft OCP.

Assessing Infill in Neighbourhoods

Applications for residential infill (**up to 3-storeys**) in Neighbourhoods, will be assessed based on the following criteria:

- Proximity to transit, services, amenities, community facilities and the Active Transportation Network;
- Size and orientation of the parcel and ability to provide sustainable transportation options (i.e., travel modes with low to zero carbon emissions per person such as transit, electric car-share programs, walking and biking), maintain mature trees and provide adequate open space to enable livability and privacy;
- Compatibility with existing neighbourhood context in terms of setbacks, massing, building materials, and access;
- Provision of a mix of unit sizes and types; and,
- Underground infrastructure service capacity.

In addition, **4-storey residential or mixed-use forms** will be considered in **limited locations** in Neighbourhoods. Additional factors to be considered when assessing infill projects include location (e.g., near frequent transit or amenities), site access, size of site, and the ability of the site to accommodate elements such as open space/green infrastructure, parking, and design requirements.

While the Draft OCP provides an enhanced framework to evaluate infill, the upcoming Neighbourhood Homes Study will build on the OCP to provide more detailed guidance for infill applications. This project will be starting soon. Learn more and/or sign-up for project updates at saanich.ca/housing



Focus Areas

HOUSING



Objectives

- Increase overall housing supply to meet Saanich's needs
- Increase the supply of affordable and supportive housing.
- Expand the diversity of housing choice in terms of type, tenure and price.
- Protect existing and increase new rental housing supply.
- Strengthen partnerships to improve housing strategies and outcomes.

Draft Plan Policy Sub-Areas

- Housing Supply
- Rental Housing
- Affordable and Supportive Housing
- Housing Diversity
- Partnerships and Strategies

Related Plans and Strategies

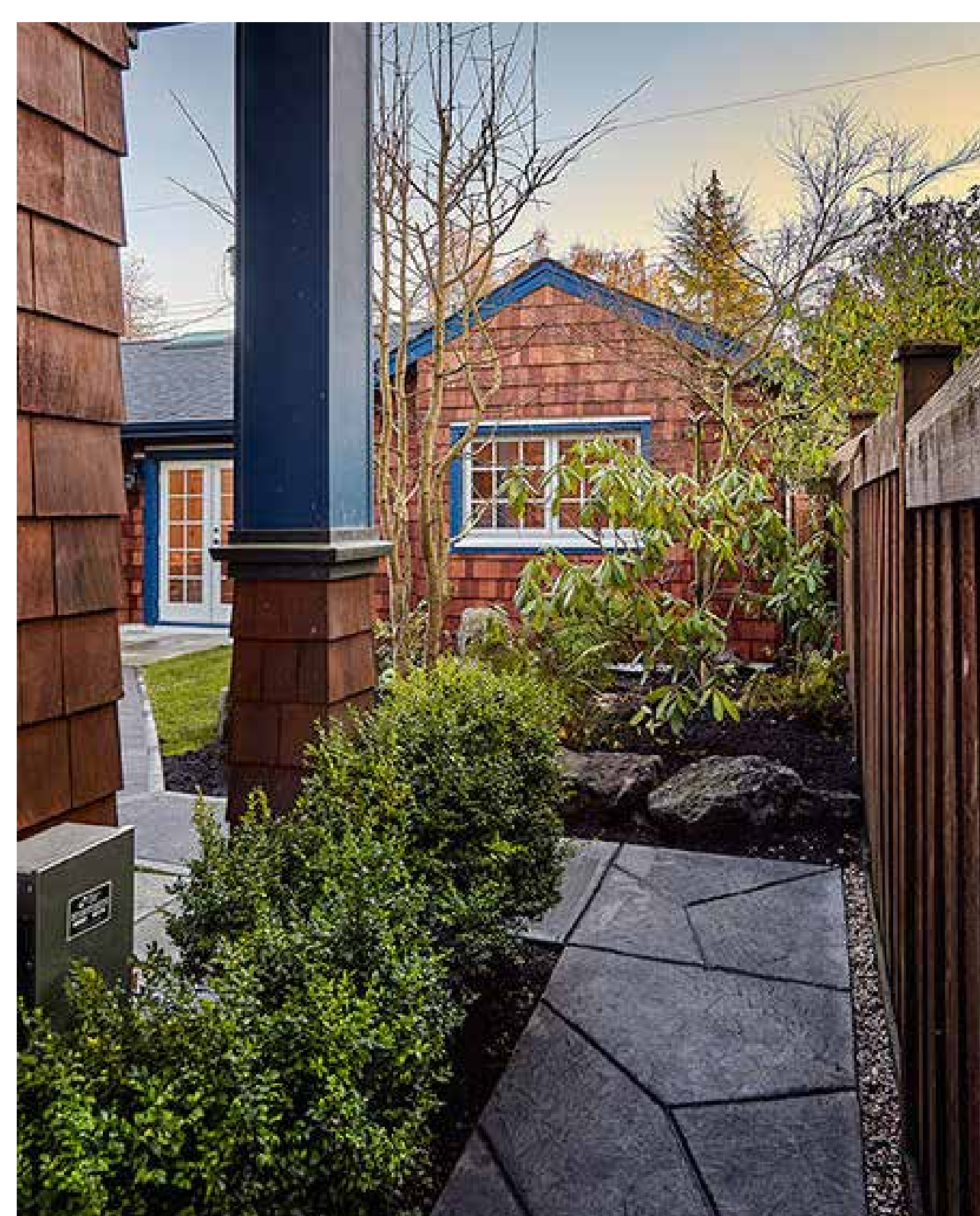
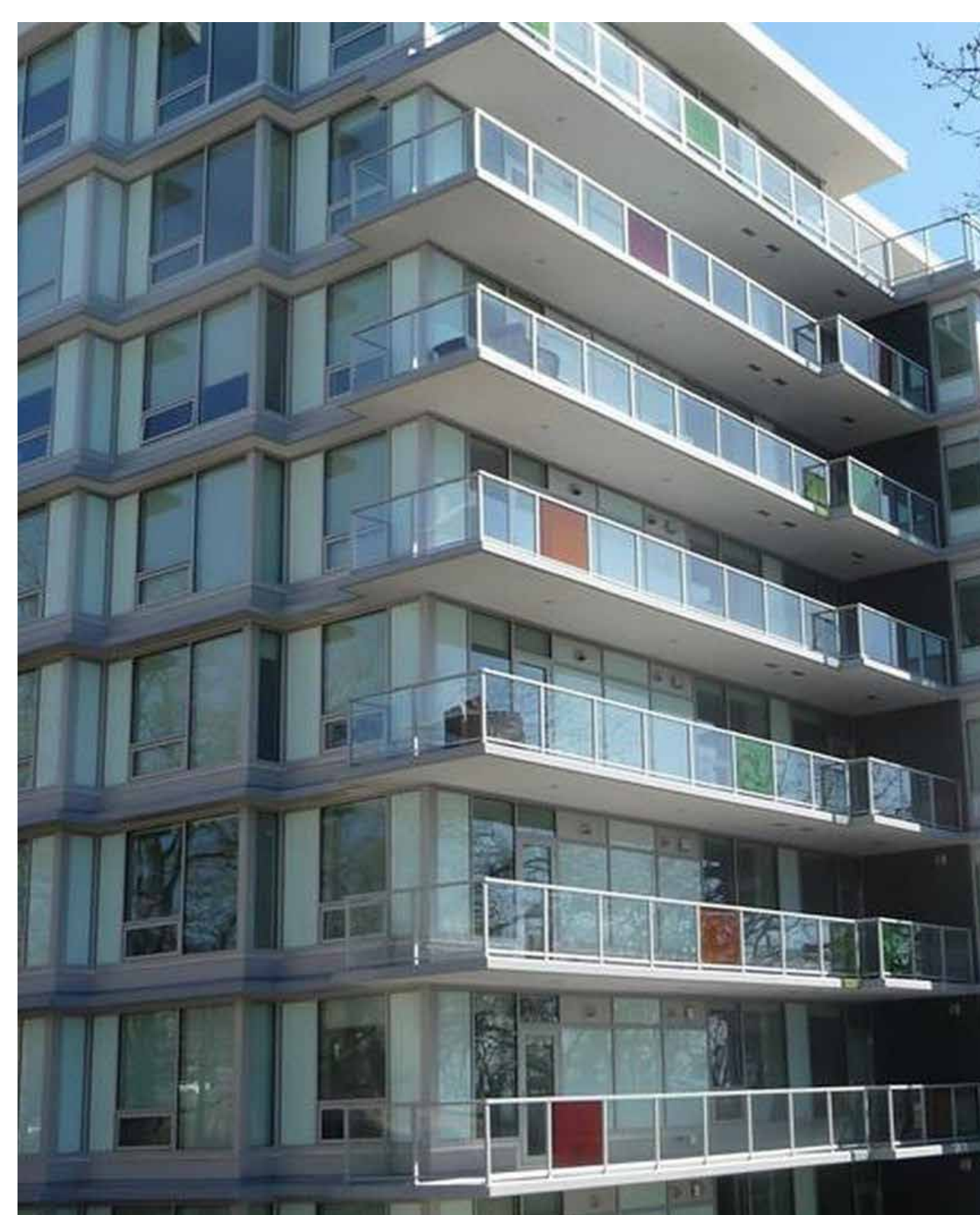
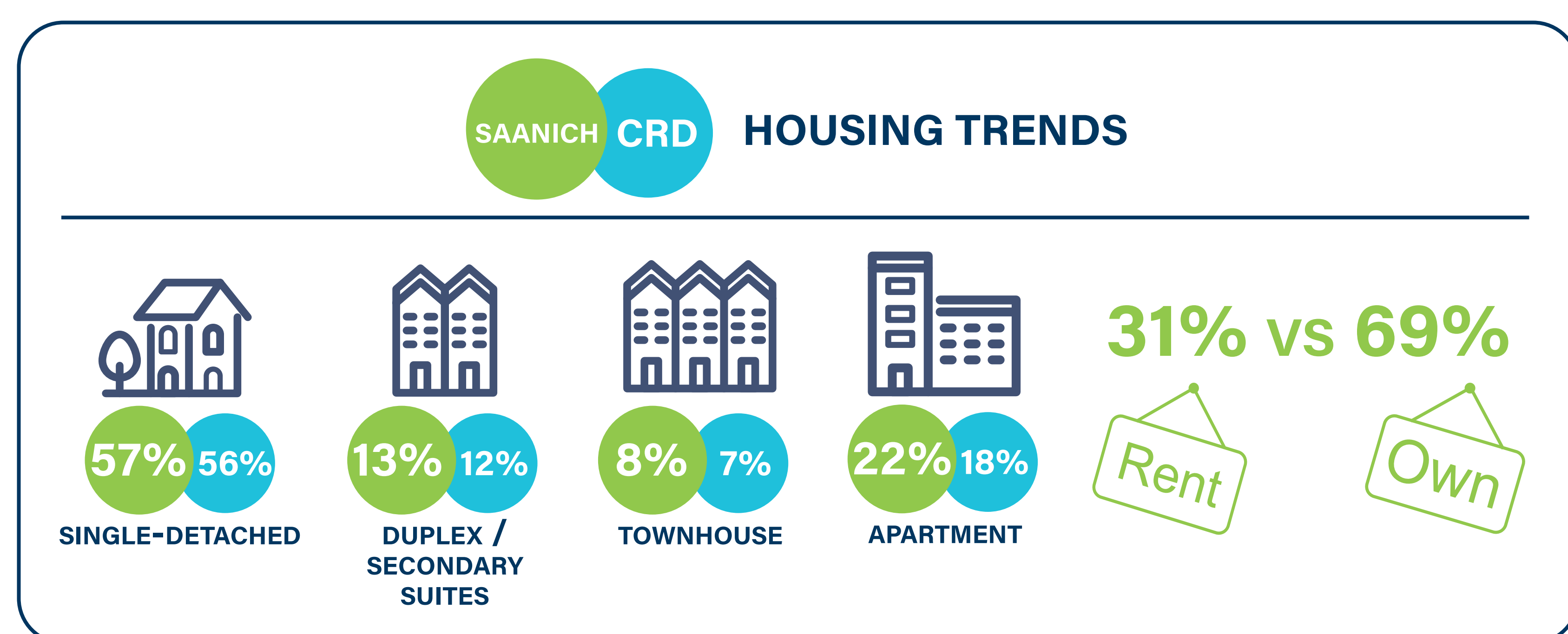
- Saanich Housing Strategy
- Housing Need Report
- CRD Regional Housing Affordability Strategy

Saanich is experiencing gaps in housing supply, diversity, and affordability while also facing low rental vacancy rates, escalating rents, and an aging housing stock. Adopted in 2021, the Saanich Housing Strategy demonstrates a commitment to working with the community and a range of partners to increase housing supply and diversity, including non-market and rental options. Applying flexibility and creativity in decision-making to support individual projects which meet Saanich's broader housing and policy objectives will be needed.

The provision of a range of housing that can accommodate people of different ages, incomes, household structures, and physical and social needs is a fundamental element of a healthy, inclusive, and sustainable community.



The Housing Spectrum - An adequate supply of housing options is essential to a healthy community. The Draft OCP provides policy to support options across the housing spectrum range from non-market and below-market units that provide housing for those households unable to participate in the market to a healthy supply of market rental and ownership units.



Focus Areas

TRANSPORTATION & MOBILITY



Objectives

- Integrate land use and transportation planning.
- Prioritize walking, cycling, public transit, and the movement of goods.
- Reduce greenhouse gas emissions by shifting transportation off fossil fuels to sustainable transportation options.
- Eliminate all traffic related fatalities and serious injuries.
- Reduce total vehicle kilometers travelled in Saanich.

Draft Plan Policy Sub-Areas

- General policies
- Active Transportation – Walking, Cycling, and Rolling
- Public Transit
- Electric Mobility and Zero Emissions Vehicles
- Transportation Demand Management and Parking

Related Plans and Strategies

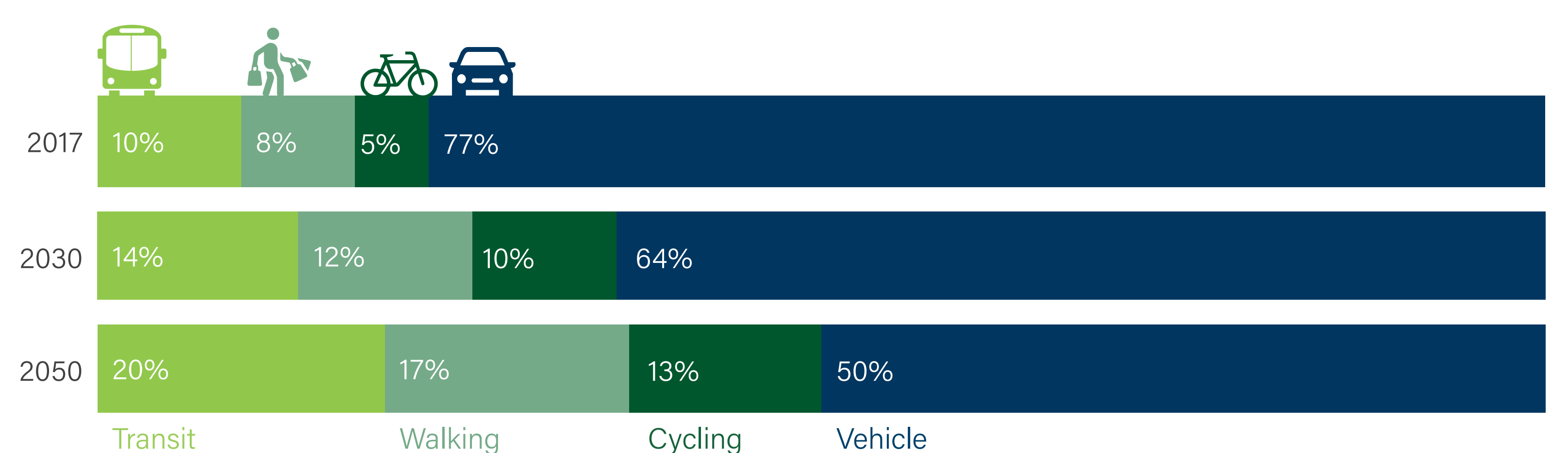
- Active Transportation Plan
- Climate Plan
- BC Transit Futures Plan
- CRD Regional Transportation Plan

Sustainable and equitable transportation networks are critical to achieving climate change goals, ensuring livability and enabling residents to function and thrive in a community. Mobility refers to the ability to move around the District and wider region easily and efficiently. It is an integral part of a sustainable community's fabric; how it is integrated with land use has significant environmental, social and economic impacts.

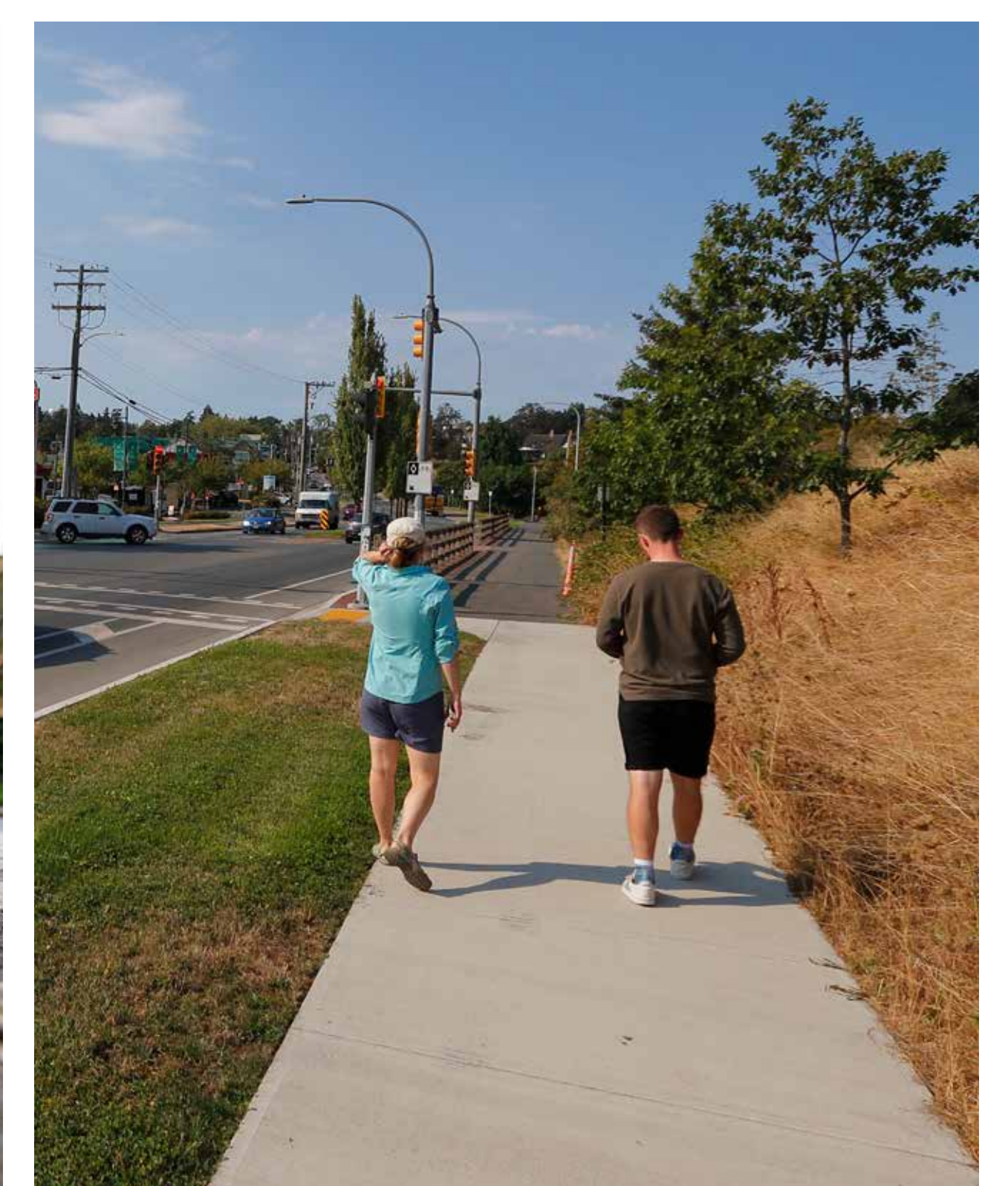
Development patterns, based predominantly on vehicle use, have created several challenges including: costly low-density suburban sprawl; air, noise, and visual pollution; the loss of environmentally and culturally significant areas; and, for some (particularly people who do not drive or own a car), social and economic isolation. Compounding this, transportation is the largest source of greenhouse gas emissions in Saanich.

The District has adopted mobility targets to align with its greenhouse gas emissions targets. These targets are based on the percentage of trips (refers to resident's daily movement around the community) by the form of transportation used: transit, walking, cycling, and vehicle.

Percentage of trips by mode in Saanich



Shift in Transportation Mode Required to meet Saanich GHG Emissions Targets



Focus Areas

UTILITIES & SERVICE INFRASTRUCTURE



Objectives

- Apply a coordinated sustainable service delivery approach to infrastructure.
- Consider the latest future climate projections in the design, upgrade, operations, and maintenance of new and existing infrastructure.
- Integrate natural assets and ecosystem services into the District's broader approach to infrastructure management.
- Design communities to support a Zero Waste target.

Draft Plan Policy Sub-Areas

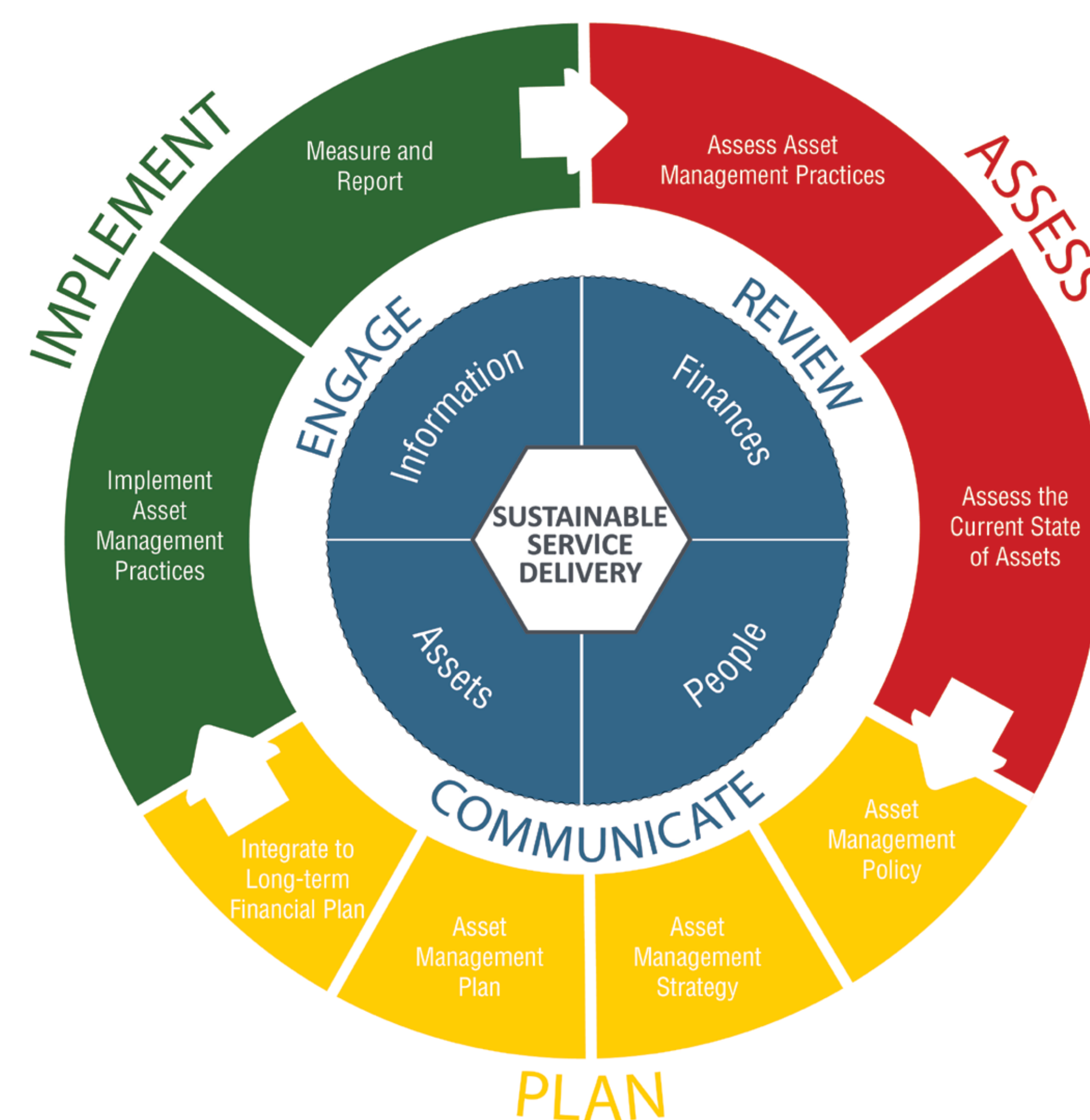
- General
- Sanitary Sewer Management
- Stormwater Management
- Water Supply and Distribution
- Energy Utilities
- Solid Waste

Related Plans and Strategies

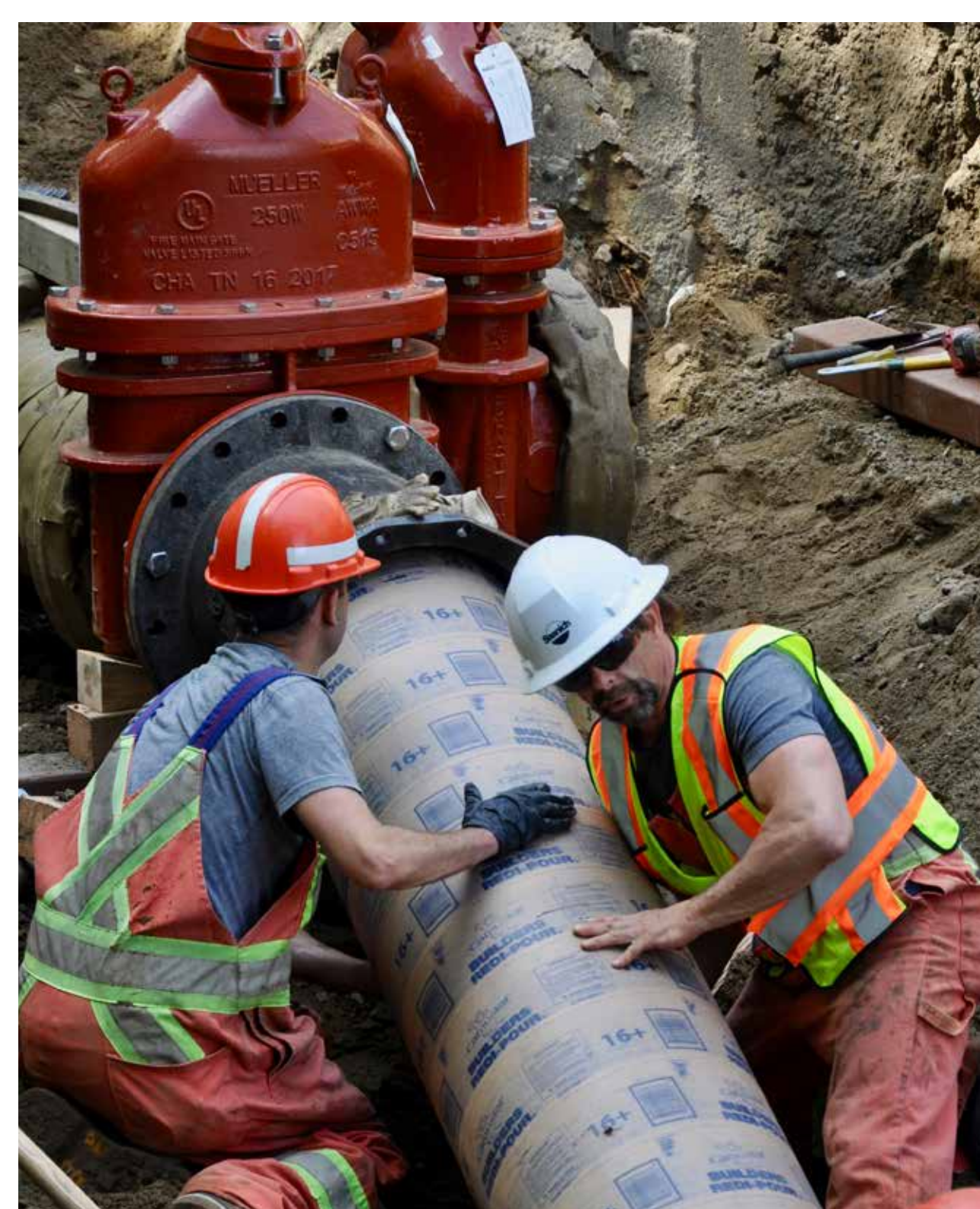
- Water Master Plan
- Sanitary Sewer Master Plan
- Core Area Liquid Waste Management Plan
- Climate Plan
- Integrated Stormwater Management Plans

Infrastructure services and utilities such as sanitary sewers, storm drainage, potable water, solid waste, and energy utilities are essential elements of a community's physical fabric, ensuring individual, community, economic and environmental health and supporting growth and development. Recognizing and increasing the role of natural assets and ecosystem services as an integral component of service infrastructure supports the District's climate mitigation and adaptation response. Infrastructure in Saanich is provided by several different agencies and levels of government and requires regional cooperation across municipal boundaries.

Maintaining existing infrastructure services, replacing older infrastructure, resolving service deficiencies, and improving efficiency is an ongoing community priority. Complementing this, is work to upgrade and modernize infrastructure to reduce carbon emissions, and incorporate ecosystem services and natural assets to improve the District's climate resiliency. This work is happening in collaboration at the District and regional level as well as in discussion with private sector utility and telecom providers.

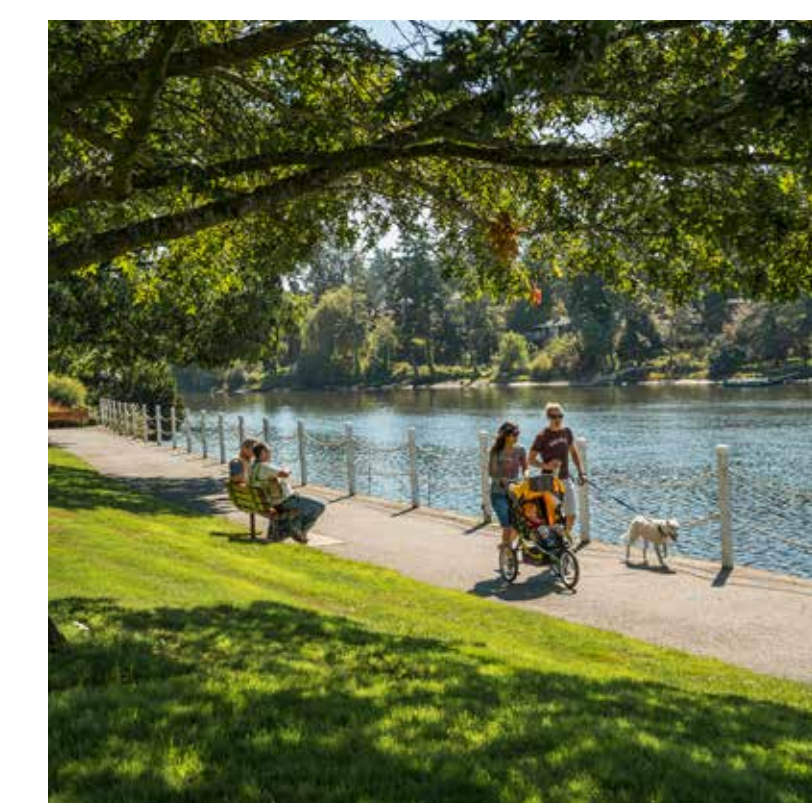


Sustainable Service Delivery



Focus Areas

PARKS, TRAILS, AND OPEN SPACE



Objectives

- Provide residents with a range of safe parks, trails, open spaces, and recreational opportunities to support active living, health, well-being and community cohesion.
- Work towards equitable and walkable access to parks and open spaces for all urban residents.
- Protect, restore and enhance natural areas, ecological function and biological diversity.

Draft Plan Policy Sub-Areas

- Parks and Open Space Network
- Trails
- Beach Environments

Related Plans and Strategies

- Parks, Recreation and Culture Mater Plan
- Active Transportation Plan
- Recreation Market Analysis Study

Parks, open spaces, and beaches give people places to play, socialize, relax, be healthy, and learn about and appreciate nature. They also provide wildlife habitat, and support biodiversity, ecosystem services, and the District's climate change response. Multi-purpose trails support healthy living by providing transportation connections as well as recreational opportunities.

While the District currently exceeds its overall per capita targets for parks, their distribution is not uniform and significant gaps exist in the network. Addressing these gaps will be increasingly important moving forward as more residents live within Primary Growth Areas; many of these growth areas require additional park space to meet existing and future community needs. Compounding this issue, residents living in multi-unit buildings often have limited to no private outdoor space.

The Draft Plan sets a target for all households to be within 300 m of a Neighbourhood Park. It also recognizes the role of smaller urban parkettes and plazas in providing additional open space and green infrastructure in urban areas.

Proposed Parks and Open Space Framework

Parks & Open Space Type	Ownership	Purpose	Population Served	Size	Walk Time (Urban)
Municipality Owned					
Neighbourhood Park (Urban + Rural)	Public	Small local recreation opportunities, including play equipment, pathways, open grass, seating around play environments or areas of refuge for residents	Neighbourhood (Rural + Urban)	Varies (Target 0.25 ha and larger)	2-5 minutes (300 m)
Community Park (Urban + Rural)	Public	Provide spaces with high quality elements such as sports fields, playgrounds, skate parks, trails, urban plazas and/or natural features.	Immediate areas + adjacent neighbourhoods	0.5 ha and larger	10-20 minutes (1-3 km)
Municipal Parks (Urban + Rural)	Public	Provide a range or park uses, including natural features such as beaches and forests.	All Saanich residents	20-200 ha	n/a
Municipality Owned or Publicly Accessible Private Spaces					
Urban Plaza (Urban Only)	Public or Publicly accessible private spaces	Public gathering places in a variety of urban forms, complete with public amenities and decorative elements.	Varies by size and function.	Varies	Varies
Urban Park/ Parkette (Urban Only)	Public or Publicly accessible private spaces	Small open spaces with green space, seating, play features, and decorative features.	Immediate area	< 0.5 ha	2-5 minutes (300 m)

Focus Areas

AGRICULTURE & FOOD SECURITY



Objectives

- Protect agricultural land for current and future generations.
- Support access to a safe and nutritious food supply.
- Create opportunities for local food production in both rural and urban areas.

Draft Plan Policy Sub-Areas

- Agricultural Lands
- Urban Agriculture, Local Food Access, and Innovation

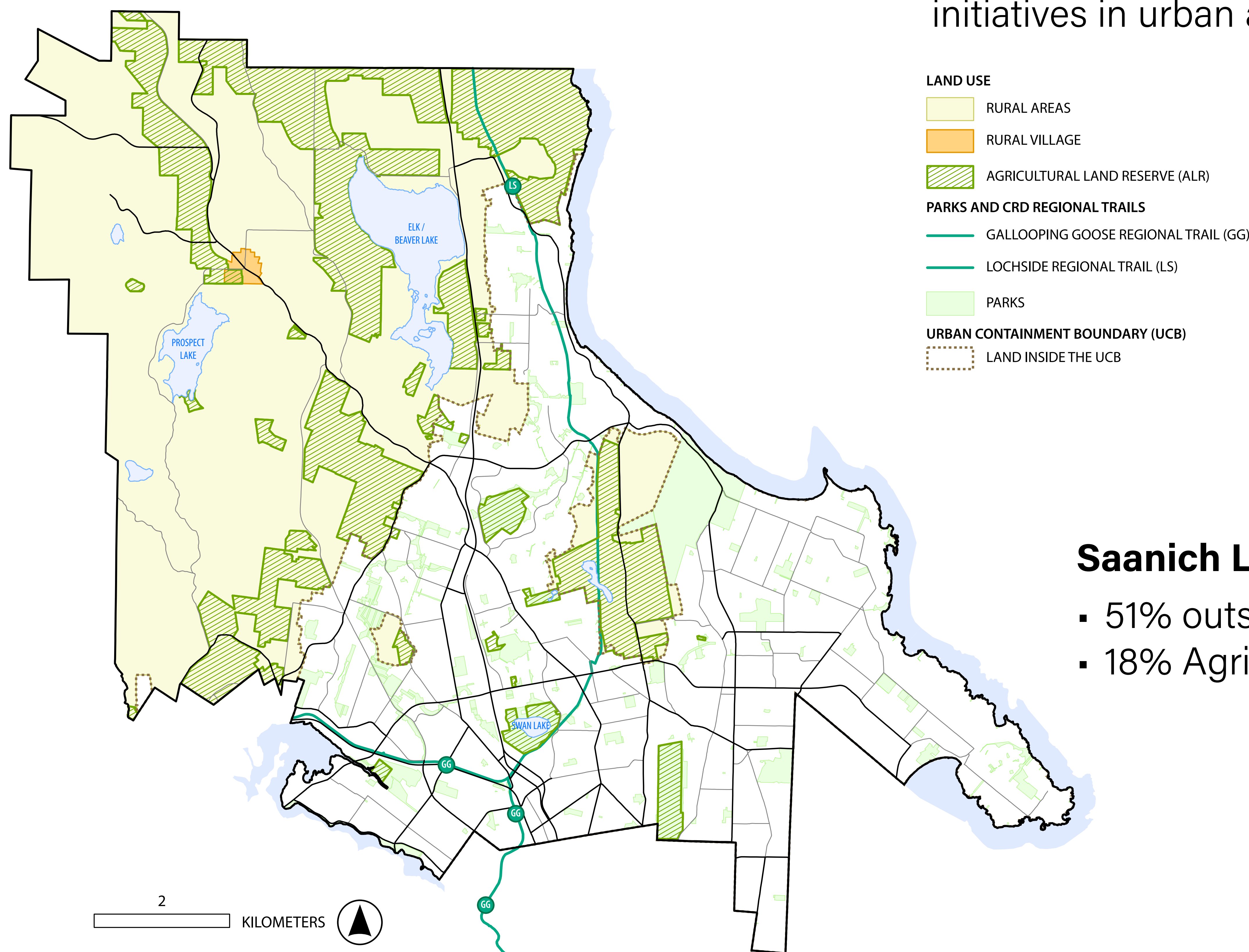
Related Plans and Strategies

- Agriculture & Food Security Plan
- Climate Plan

A community's food system is a fundamental part of our daily lives including components such as food production, processing, distribution, equitable food access and waste management. A sustainable food system plays a large role in building a strong, resilient community, supporting economic development, promoting health, and conserving the environment.

Supporting and enhancing local food production is an important component of building a more resilient local food system and community. A resilient food system has less reliance on imports and provides sufficient food supply to community members through climate change, severe storms events and global disruptions. Increased access to fresh foods reduces food insecurity and benefits the physical and mental health of community members.

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. A key success in Saanich has been the protection of rural and agricultural land from development through the Agricultural Land Reserve and Urban Containment Boundary. The Draft Plan also supports small-scale agriculture and food access initiatives in urban areas.



Saanich Lands

- 51% outside the Urban Containment Boundary
- 18% Agricultural Land Reserve

Rural Areas and Agricultural Land Reserve

Focus Areas

COMMUNITY WELL-BEING



Objectives

- Foster a diverse, equitable and inclusive community where all residents are engaged and feel a sense of belonging.
- Provide a range of recreation, arts, culture, and heritage opportunities for people of all ages, cultural backgrounds and abilities.
- Recognize First Nations heritage and the community's colonial past as part of Saanich's path towards reconciliation.
- Create a healthy, safe, and resilient community.
- Incorporate heritage resources and values into planning and placemaking.

Draft Plan Policy Sub-Areas

- Community Involvement and Partnership
- Community Facilities and Recreation
- Arts and Culture
- First Nations Reconciliation
- Heritage Properties
- Public Health, Safety, and Emergency Resilience

Related Plans and Strategies

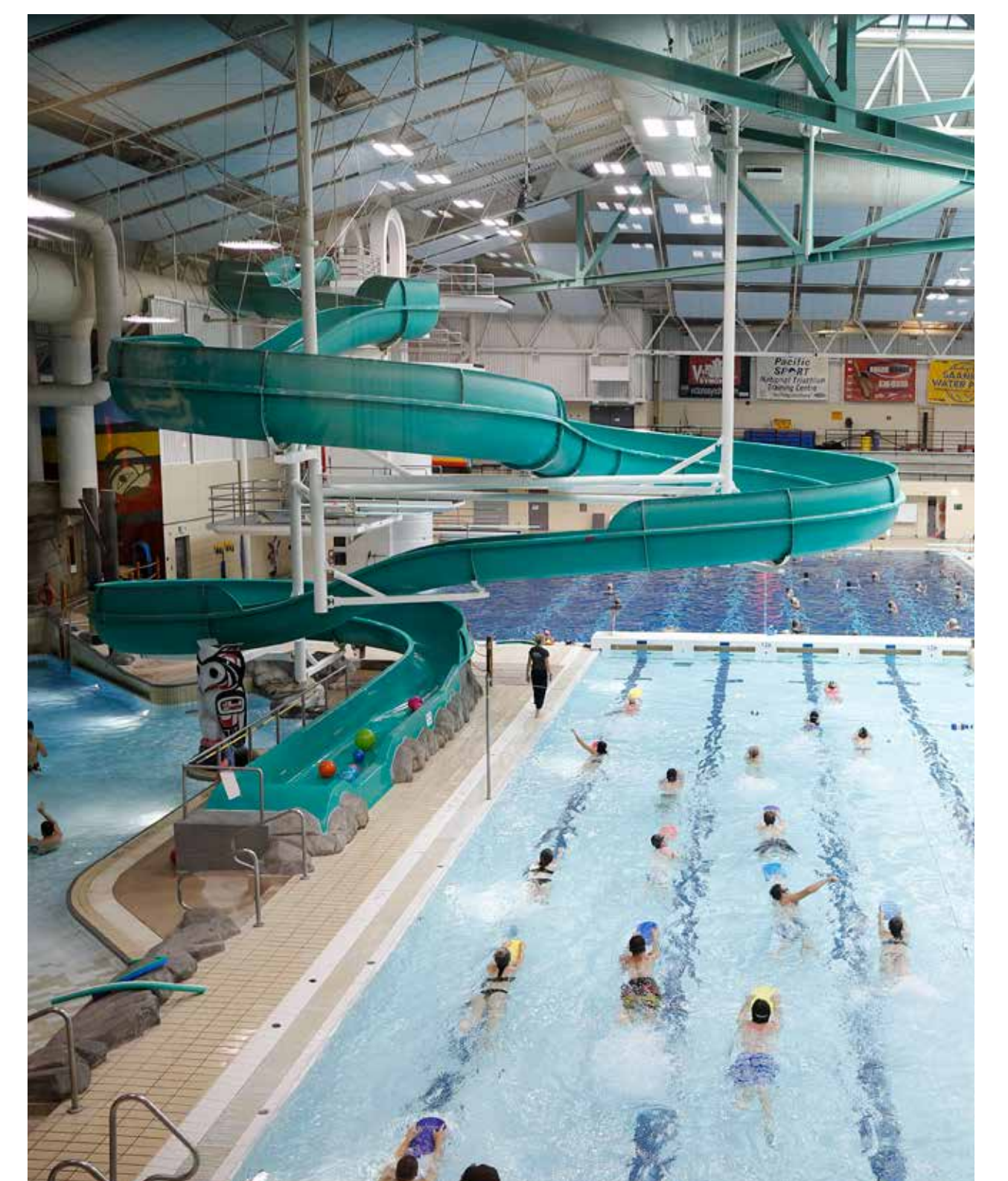
- Parks, Recreation, and Culture Master Plan
- Arts and Culture Strategy
- Diversity, Equity, and Inclusion Strategic Report and Action Plan
- Recreation Market Analysis

Strong communities are vibrant, livable places which provide the essential social infrastructure necessary for all residents to attain health and well-being. Providing a diverse range of opportunities for recreation, arts, culture and heritage is important as is supporting civic engagement and volunteerism in the community. These community connections foster a sense of belonging and identity and encourage participation and involvement. They also provide the means for accessing resources, services, and activities, both within neighbourhoods and the wider community. A municipality cannot legislate a "sense of community", but it can provide the opportunities and supports necessary for the community to strengthen itself.

While Saanich has strived to be an inclusive and accessible community for all residents, the COVID 19 global pandemic amplified existing inequalities. Heightened awareness of issues of systemic, institutional and structural racism faced by Indigenous, Black and People of Colour (IBPOC), and other marginalized groups highlighted the need for the District to increase its understanding of how these issues can manifest themselves in the District's policies, programs and services. This work is underway with the Diversity, Equity and Inclusion (DEI) Strategic Report and Action Plan and the creation of the Accessibility and DEI Council Advisory Committee. This work complements the District's reconciliation work with its First Nations and Urban Indigenous populations.

Diversity, Equity and Inclusion Statement

Saanich is committed to celebrating the rich diversity of people in our community. We are guided by the principle that embracing diversity enriches the lives of all people. We all share the responsibility for creating an equitable and inclusive community and for addressing discrimination in all forms.



Focus Areas

ECONOMIC VIBRANCY



Objectives

- Create a strong and diversified local economy.
- Enhance economic vitality through sustainable, supportive community infrastructure.
- Align economic development with a sustainable and equitable community.
- Strengthen the business climate and links with the business community.
- Collaborate regionally on economic development initiatives.
- Provide a supportive environment for clean, high-tech and knowledge-based business.
- Enhance opportunities for employment and workforce development.

Draft Plan Policy Sub-Areas

- Economic Infrastructure
- Diversification and Enhancement
- Employment

Related Plans and Strategies

- Economic Development Strategy (under development)

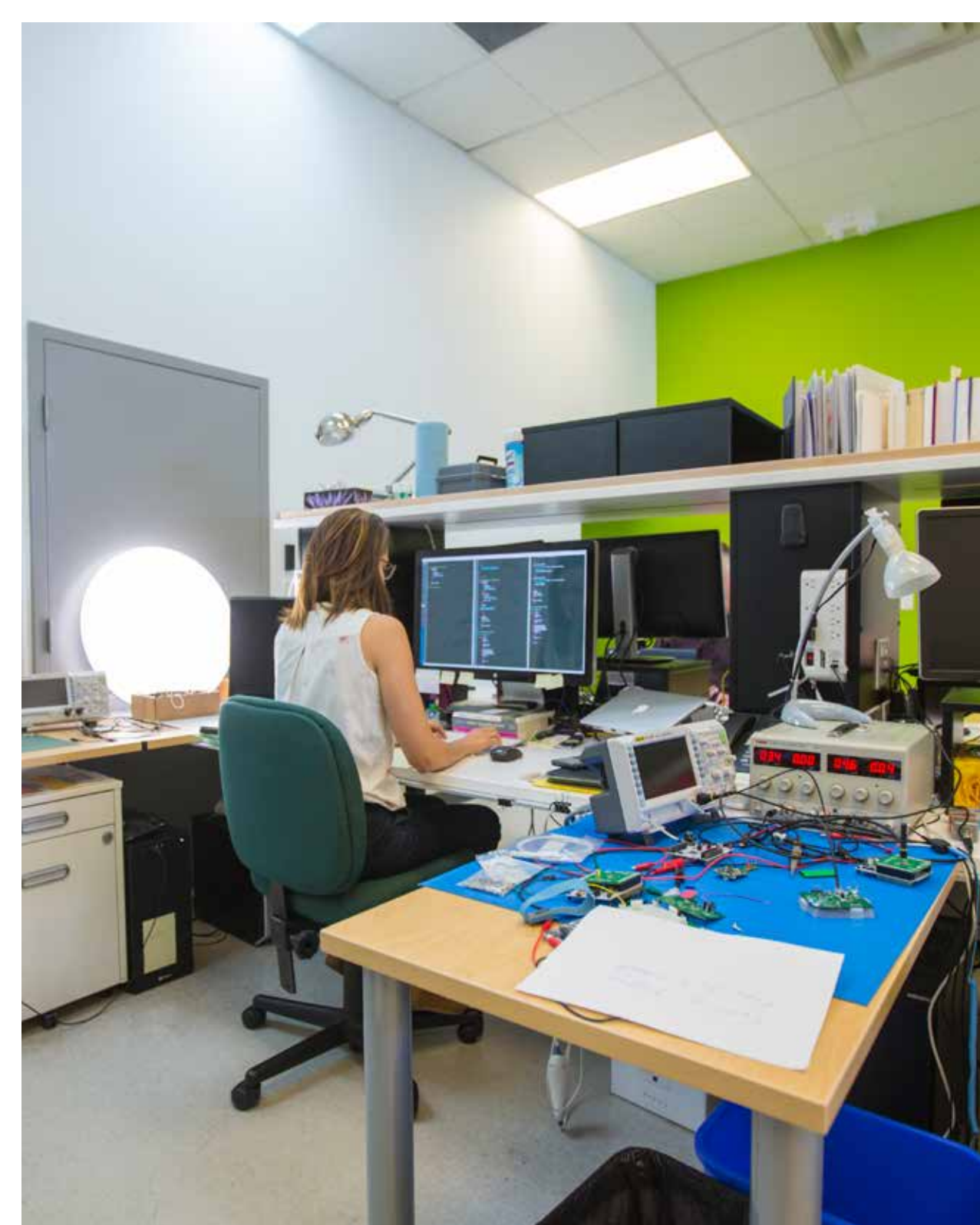
A sustainable economy provides diverse and viable economic opportunities to meet the social needs of present and future generations, support a livable, high-quality built environment, and reduce / limit negative impacts on the natural environment. It is both resilient and responsive to changing circumstances; it provides economic stability, 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.

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). Through the Draft Plan Saanich is committed to maintaining, renewing and expanding community infrastructure that encourages investment in the local economy.

A stable workforce is essential to the social well-being and economic health of the community and region. Recruiting and maintaining 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. The Draft Plan recognizes the need to integrate different Plan focus areas (e.g., housing, land use, transportation) to support a strong economy.

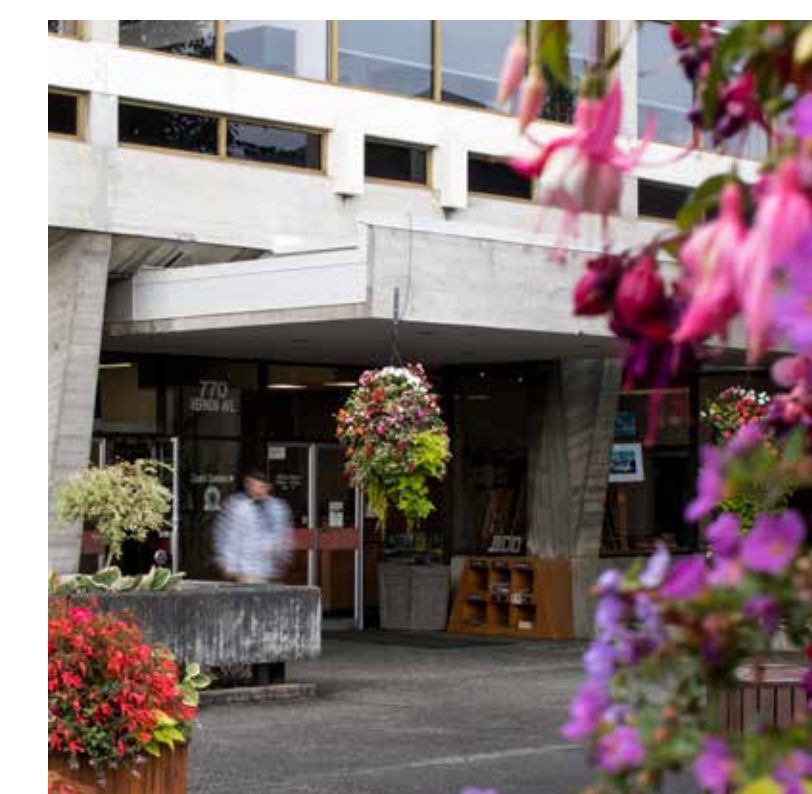
Saanich Economic Development Strategy – Under Development

The Saanich Economic Development Strategy will create a vision for the local economy and provide specific implementable actions to achieve economic resiliency and identify a path forward to sustain and grow a diverse and prosperous economy. Once completed, this section of the draft OCP will be updated to reflect this work. Learn more at saanich.ca/ecdev



Focus Areas

IMPLEMENTATION



Objectives

- **Maintain the intent and integrity of the Official Community Plan.**
- **Monitor, track, and communicate progress towards achieving the Saanich Vision.**
- **Provide consistency and clarity across the Saanich strategic policy framework.**
- **Coordinate planning with other jurisdictions within the Capital Regional District.**

Draft Plan Policy Sub-Areas

- Plan Management
- Preliminary Priority Actions
- Monitoring and Evaluation

Related Plans and Strategies

- District of Saanich Annual Report
- District of Saanich Citizen Pulse Survey
- Capital Region Growth Strategy Indicators Report

Plan Indicators

Supporting the OCP Evaluation and Monitoring program is an indicators framework which tracks progress across the Plan Foundations and Focus Areas. This framework is still under development. To review the Preliminary Indicators Framework visit saanich.ca/ocp

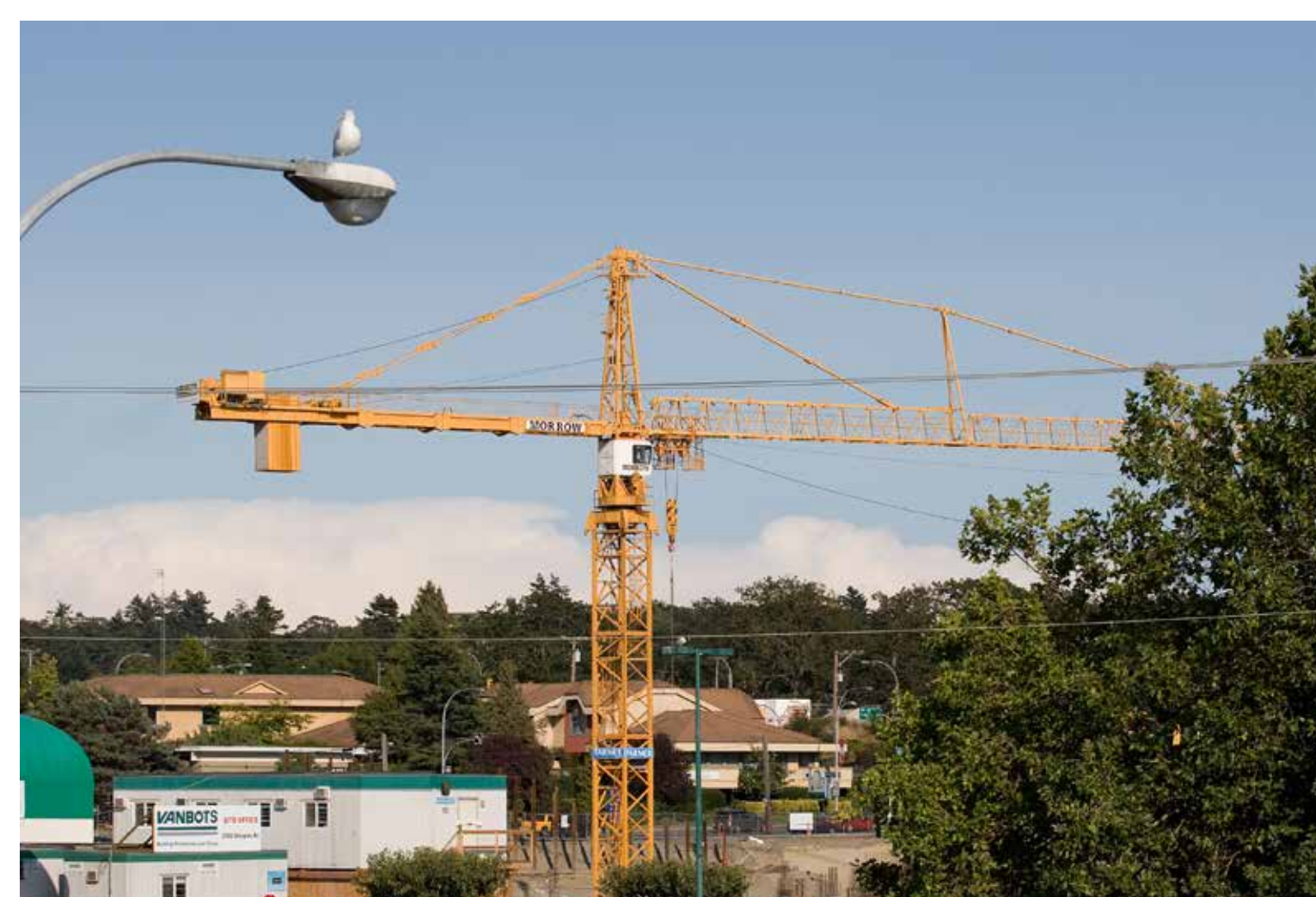
For an Official Community Plan to be effective, its objectives and policies must be implemented. Achieving the Saanich Vision will be determined by future decisions of Council regarding priorities, funding, and implementation. Consultation and cooperation with senior governments, other local governments,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

Several components work together to support implementation and monitoring. This includes:

- A formal 5-year evaluation process to assess progress towards the Saanich Vision;
- More frequent administrative updates to ensure the Plan remains current and is aligned with recent Council adopted plans/strategies;
- Adoption of 20-25 key indicators to monitor and evaluate the Plan; and,
- Identification of priority actions for implementation.

Examples of Preliminary Priority Actions identified in the Draft Plan include:

- Complete the Resilient Saanich process, the Biodiversity Conservation Strategy, and the Urban Forest Strategy.
- Complete detailed plans for all Primary Growth Areas in consultation with the community including the 5-year update for the Shelbourne Valley Action Plan.
- Undertake a neighbourhood infill study to support the provision of additional housing consistent with neighbourhood scale.
- Identify Secondary Corridors and additional Neighbourhood Hubs through upcoming detailed planning in consultation with the community.
- Conduct a strategic review of the full range of municipal tools available to attract, encourage and incentivize non-market housing.
- Develop and implement Memorandum of Understandings (MOU) and/or protocol agreements with First Nations around shared commitments.



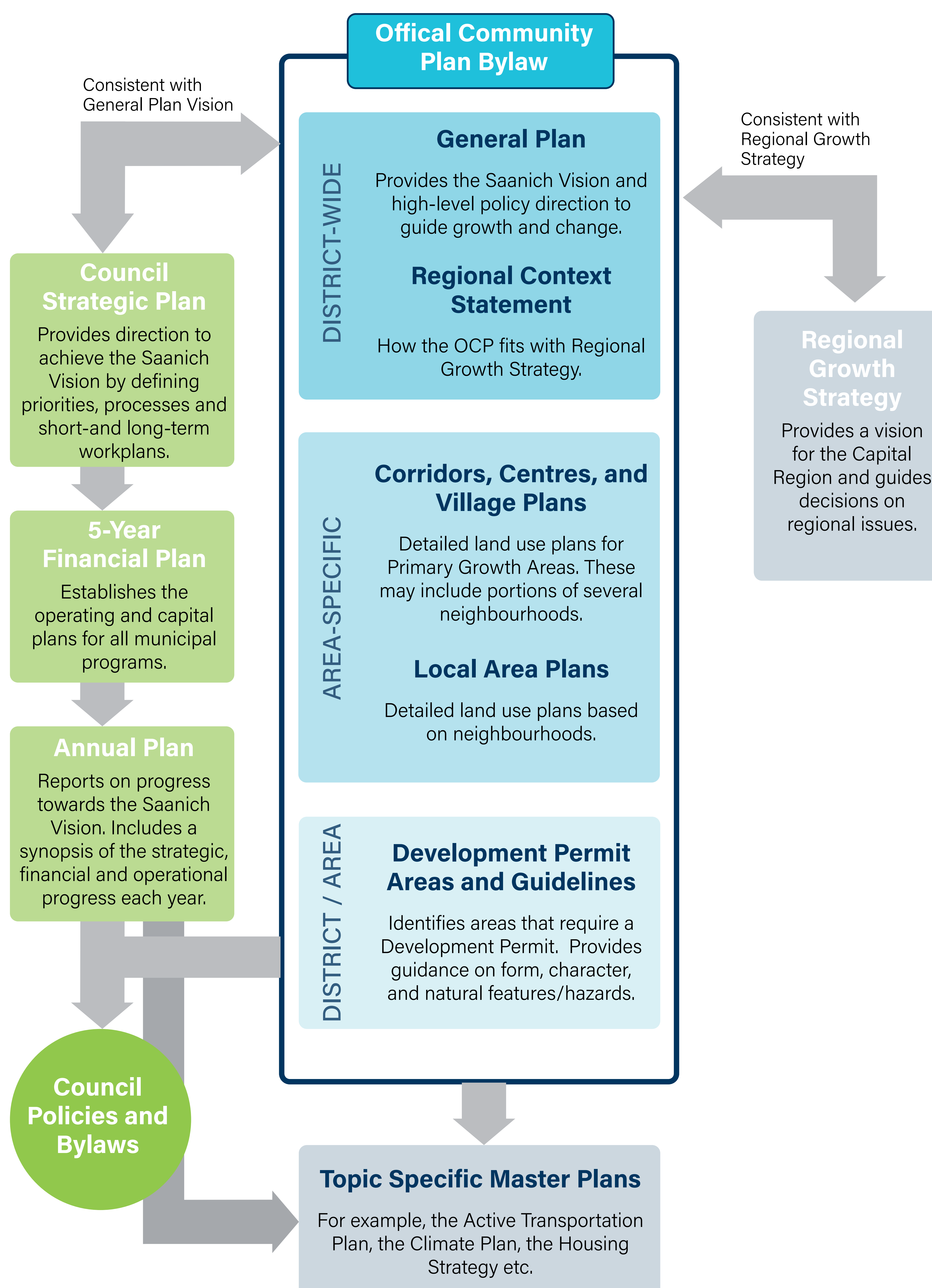
PLAN RELATIONSHIPS



The **OCP (General Plan)** outlines the community's values, vision and goals and establishes a long-term policy framework. Area-based plans (i.e., **Centre, Corridor, and Village Plans, Local Area Plans**), are developed within the framework of the OCP, and capture issues unique to each area. These plans provide a higher level of detail and articulate how the broader OCP vision is implemented at the local level. Master Plans provide topic specific guidance and work in concert with the OCP (General Plan).

The OCP (General Plan) and area plans (Centre, Corridor and Village Plans and Local Area Plans) are all part of the OCP Bylaw and work together as a whole to provide guidance for decision-making.

The **Strategic Plan** maps out specific actions that the municipality will carry out within Council's four-year term and is supported by the **Financial Plan**.



Saanich Planning Framework

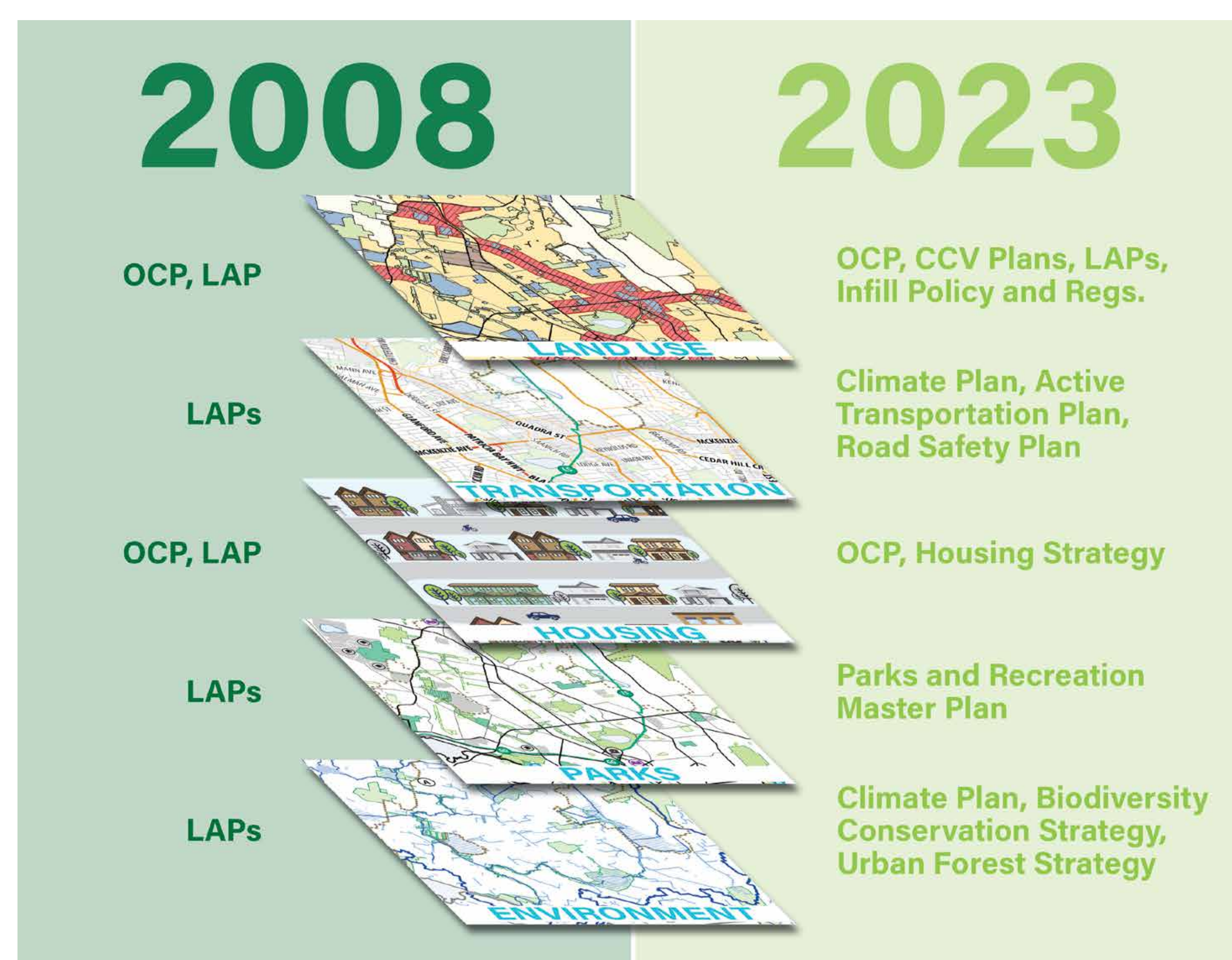
Taking Action & Tracking Progress

PLAN RELATIONSHIPS



The planning context in Saanich has changed greatly in the past 15 years. Previously, Local Area Plans played a critical role by addressing a comprehensive range of planning topics. In recent years, a much more comprehensive suite of plans and strategies have been adopted to deal with issues like transportation, parks, environment and housing. These plans have reduced the need to have comprehensive plans at the local level.

An additional context change is that Council has shifted planning from Local Area Plans to Centre, Corridor and Village Plans, meaning there are no plans to update Local Area Plans, some of which have not been updated since 1997.



Challenges with the Current Planning Framework:

- Need greater clarity on what plan(s) should take priority to guide decision-making;
- Some Local Area Plans have not been updated in 20+ years (with no plans to complete updates) – concern about their ability to respond to changes / District-wide goals;
- Some plans are not supporting desired outcomes;
- Conflicts between newer more general policy and older more specific policy;
- Desire to have area plans followed more closely, particularly those that were recently adopted; and,
- There are not sufficient resources to update all Local Area Plans regularly, while responding and adapting to issues like climate change and housing need.

What other key issues or concerns do you have with the planning framework?

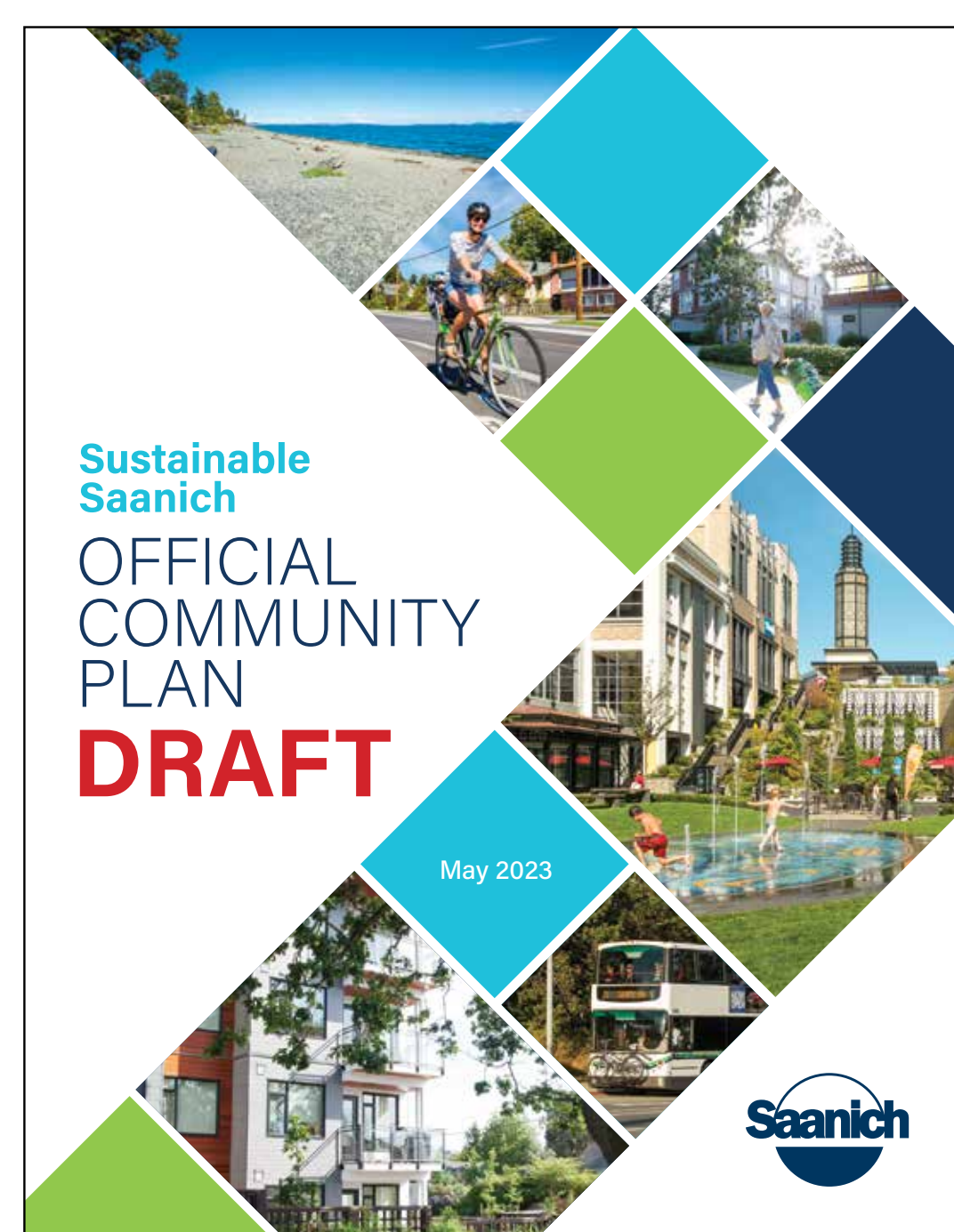
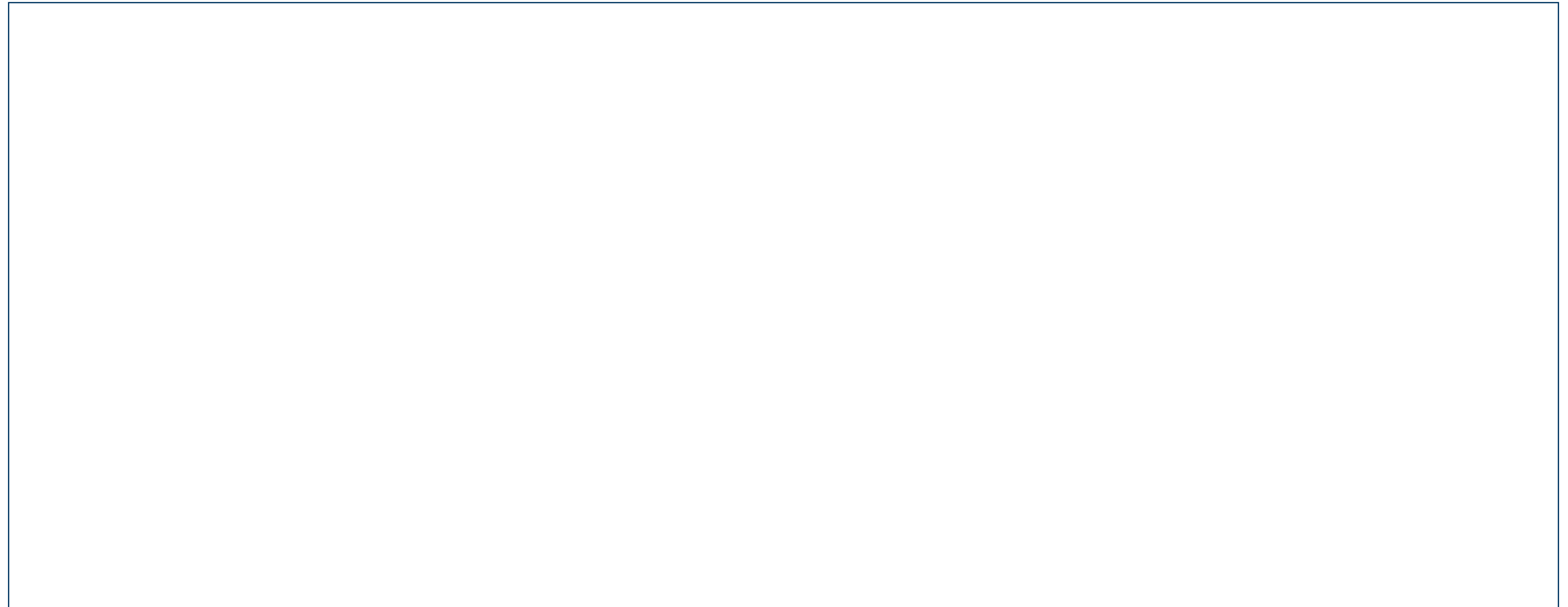
PLAN RELATIONSHIPS



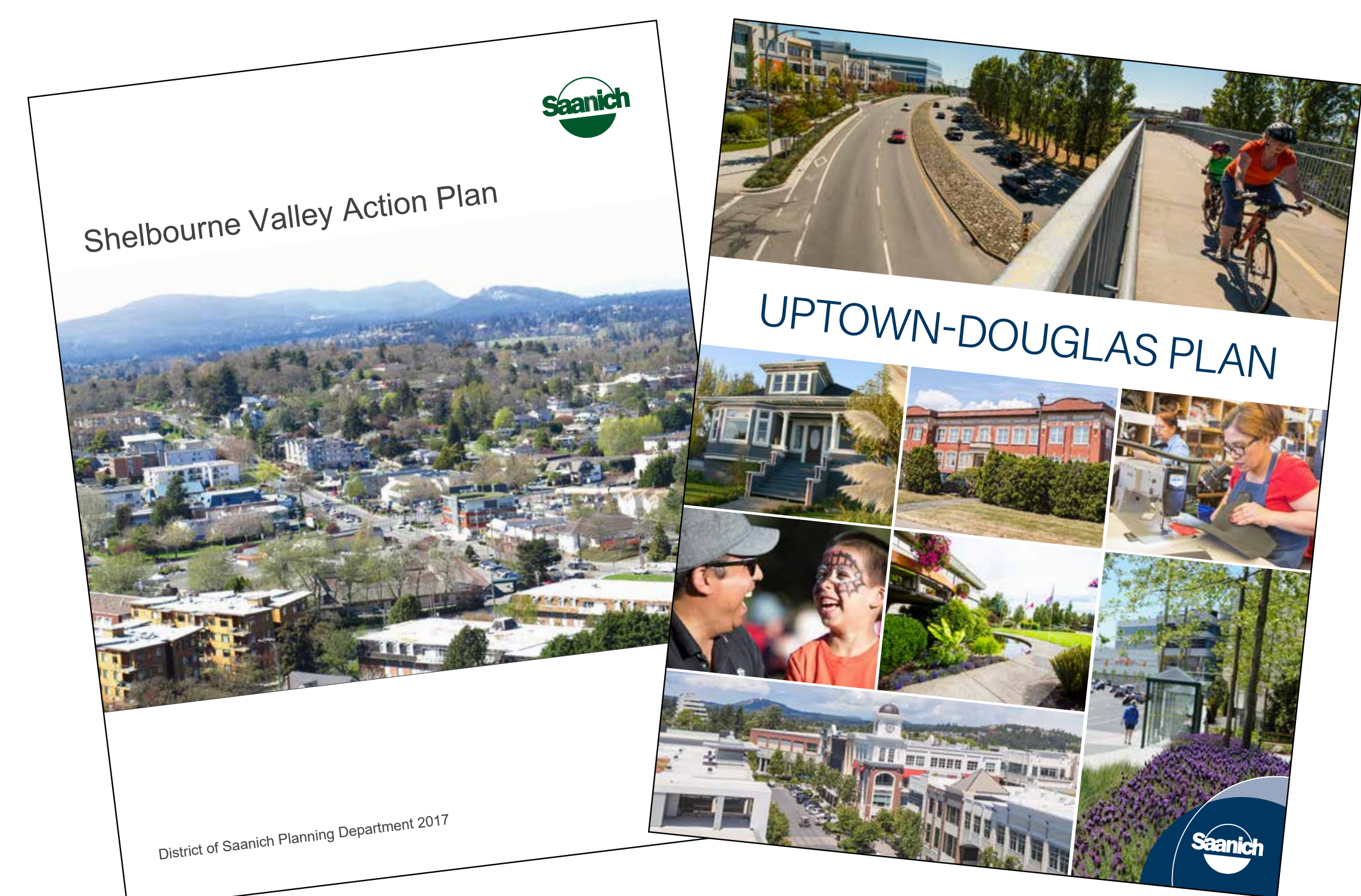
Re-examining the Planning Framework

Part of the OCP update involves assessing the role of the OCP (General Plan), Centre, Corridor and Village Plans and Local Area Plans. Currently all of these documents are adopted as a component of the OCP Bylaw and have equal status in decision-making.

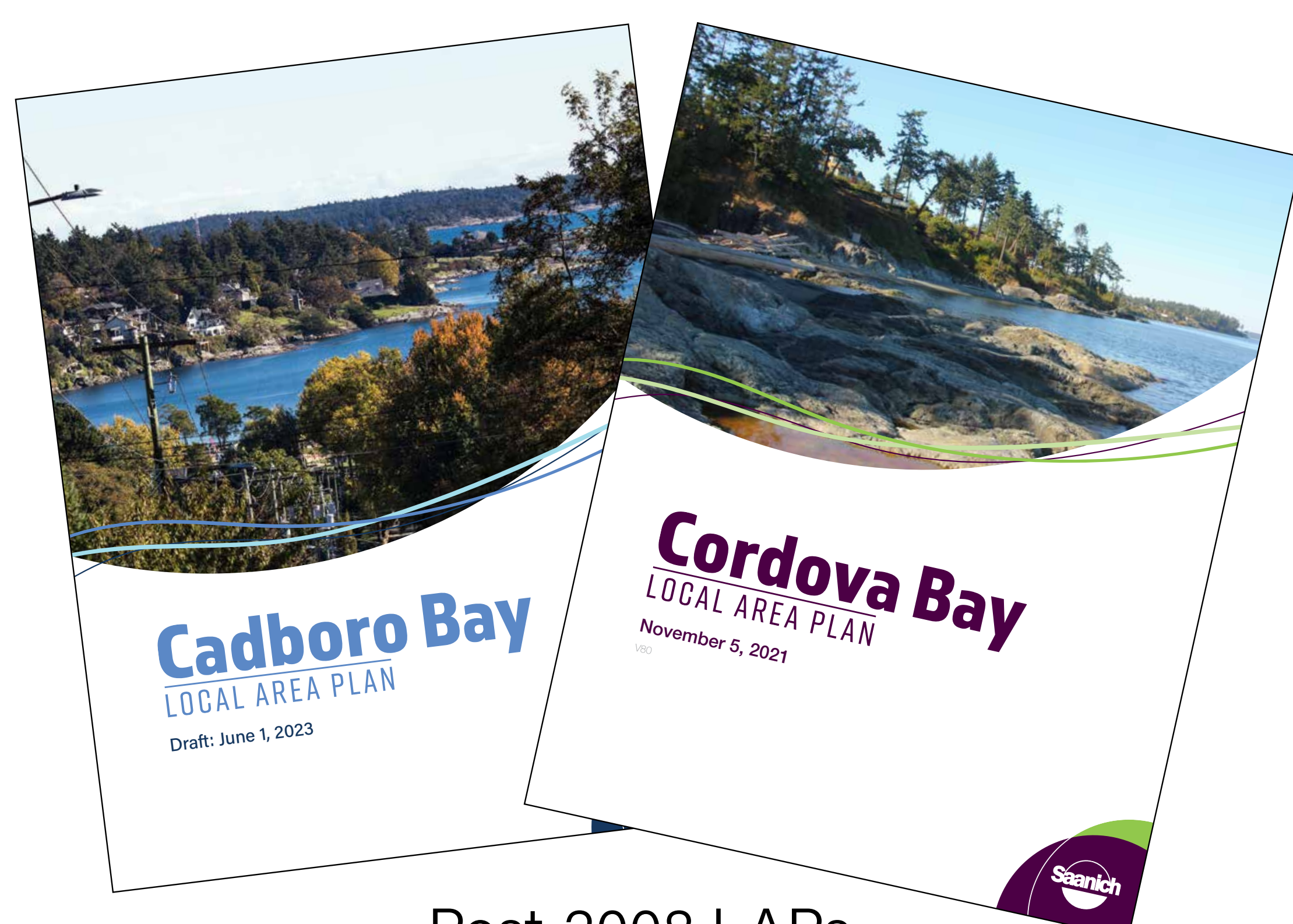
Should all these documents be weighed equally or should certain plan(s) be given priority?



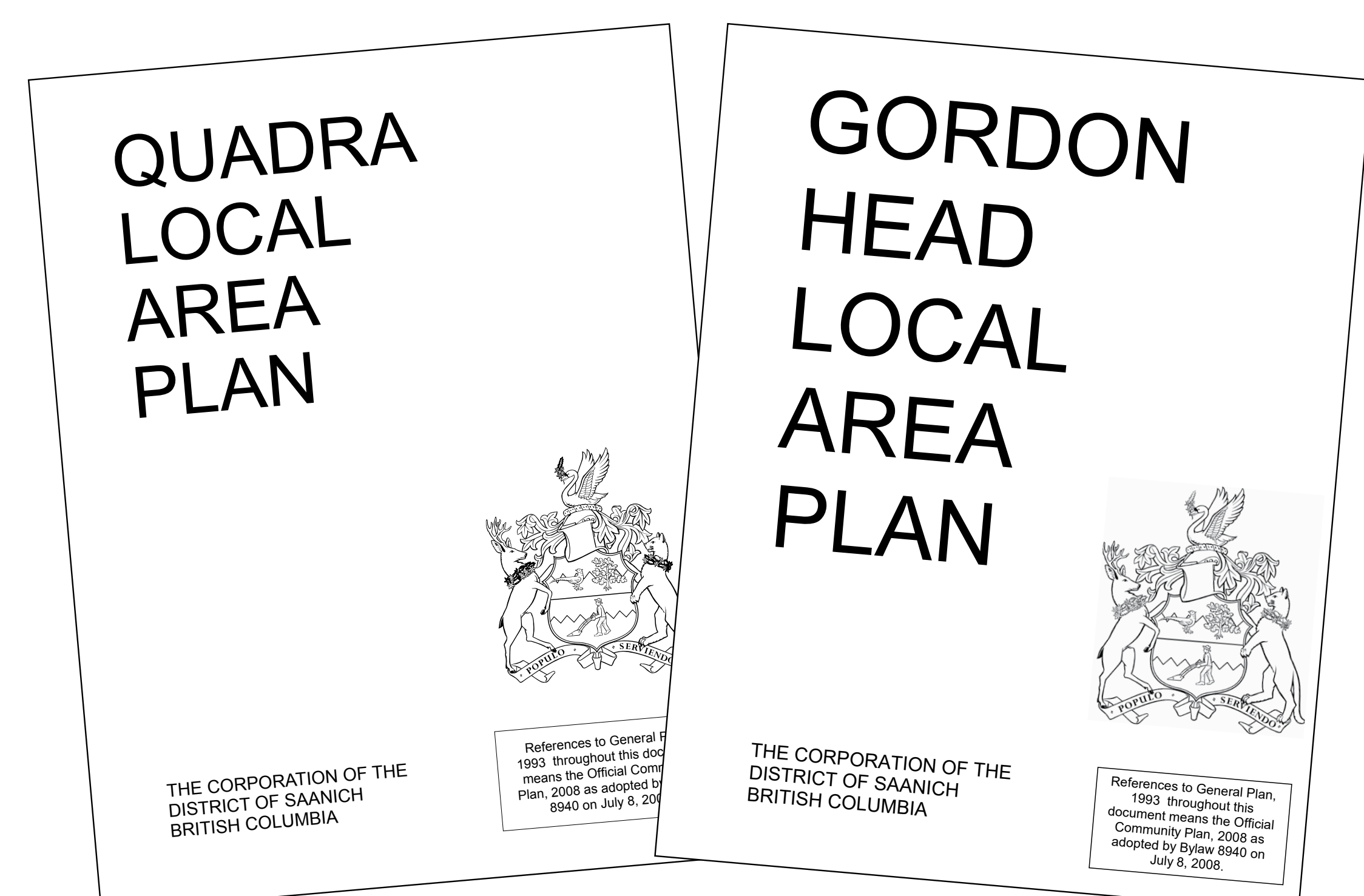
General Plan (OCP)



Centre, Corridor, and Village Plans

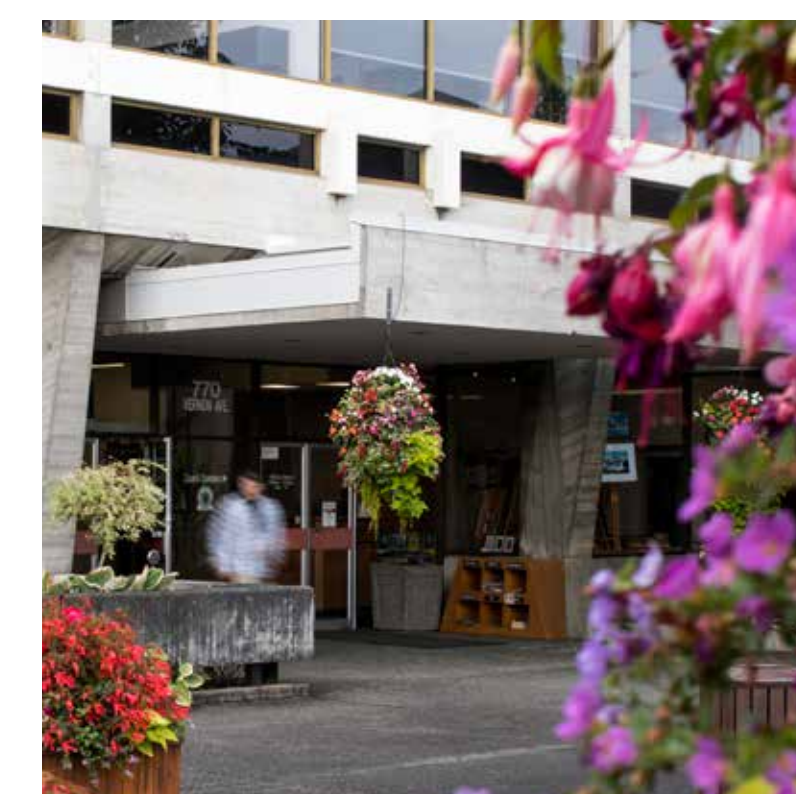


Post-2008 LAPs



Examples of some Pre-2008 LAPs

NEXT STEPS



Engagement Opportunities

The project team will be continuing with engagement events throughout June. In addition to the public sessions below, Staff will be hosting targeted stakeholder workshops and meetings as well. We want to hear your feedback on the Draft Plan!

- **Online Webinars** – option to listen, learn and ask questions. Recordings will be posted shortly after the event.
 - › Wednesday, June 7, 6:30-8:00 pm
 - › Meeting link available on the website
- **Additional Open House** – review key material, speak directly with staff
 - › Saturday, June 17, 11:30-3:30 pm, Saanich Commonwealth Place, [4636 Elk Lake Dr](https://www.saanich.ca/4636-Elk-Lake-Dr)
- **Online Workshop** – presentation + interactive small group discussions. Visit the project website to pre-register.
 - › Tuesday, June 13, 6-8 pm
 - › Thursday, June 15, 7-9 pm
- **Draft Plan Survey** – share your feedback on key Draft Plan topics (hosted on the project site until June 30). Print copies available, contact planning@saanich.ca or 250-475-5471.



Updating the Draft Plan

Staff will spend the summer compiling public and stakeholder input and updating the Draft Plan to incorporate what we heard. The Phase 2 engagement summary and revised Draft Plan will be presented to Council for consideration at a Committee of the Whole meeting. Depending on the outcomes of the Phase 2 engagement, this step is targeted for early fall 2023.

OCP Bylaw Adoption Process

When ready, staff will initiate the formal OCP Bylaw adoption process. This process includes several steps including legislative referrals to specific stakeholders and other levels of government.

Council steps include:

- First Reading
- Referral to the Capital Region Board
- Public Hearing
- Second Reading
- Third Reading
- Bylaw Adoption

