

**Council Report – Proposed Updated Official Community Plan
Attachment B: Summary of Changes in the Proposed Official Community Plan**

Table 1 provides a high-level summary of changes made to the Proposed Official Community Plan (OCP) dated December 2023 from the Draft Plan released in May 2023. This attachment corresponds to the Council Report – Proposed Updated Official Community Plan (dated December 1, 2023).

The changes are based on public and stakeholder input, additional analysis, and new Provincial legislative changes related to housing, including the mandated Housing Target Order. Sections with “N/A” have either no changes or no substantive changes in policy intent. As noted in the table below under “General Changes”, changes were also made throughout the document to remove duplication between sections, strengthen alignment with other District of Saanich processes and strategic documents, and tighten policies to improve clarity.

Table 1: Summary of Changes

Revision Made in Proposed Plan	Rationale for the Change
General Changes	
Incorporated Provincial Housing Order Targets and new legislative changes around housing, amenity contributions, and Transit Oriented Development (TOD) areas. This included reworking policies to support the District of Saanich’s ability to achieve the targets and implement the new Provincial legislative changes.	Responds to mandated direction from the Province.
Aligned language and direction with other evolving strategic documents including the 2023-2027 Strategic Plan, Draft Development Permit Area Guidelines, the Active Transportation Plan, the Economic Development Strategy, the Biodiversity Conservation Strategy, and the Urban Forest Strategy.	Provides clear policy direction and consistency across District of Saanich strategic documents.
Removed duplication within and across sections and clarified policy intent.	Responds to public/stakeholder input and new information. Provides clear policy direction and a tighter document.
Updated maps to reflect most recent information and provide additional clarity.	Responds to public/stakeholder input and new information. Provides clear policy direction.
Modified images to add some new images and delete others.	Improves alignment with policies and key messages. Removes some images where format changes required it.
Strengthened the link between housing and transit. Examples include moving the Rapid and Frequent Transit Network Map to the land use section (Map 4, section 7.2) and Policy 7.2.6.	Provides greater clarity. Recognizes the importance of linking these elements to ensure residential density is at a level that will support enhanced transit service. Important consideration to increase community sustainability.

Section 1: Plan Overview	
Reworked Section 1.2 Planning Framework and Figure 1: Saanich Strategic Policy Framework.	Reflects Council Direction received August 14, 2023 to remove Local Area Plans from the OCP Bylaw and adopt them by Council Resolution.
Section 2: Planning Context	
Reworked Section 2.2 to incorporate new, updated, or additional information on existing data and/or trends including: <ul style="list-style-type: none"> • Demographics, population growth projections, and housing demand; • Household characteristics; and, • Economic considerations and community well-being. 	Responds to public/stakeholder input and provides a more comprehensive snapshot of Saanich. Provides more clarity in information.
Section 3: Opportunities and Challenges	
Added a new theme around supporting governance and engagement.	Responds to public/stakeholder input.
Section 4: Sustainability Foundations	
Added the word “resilient” to Plan Vision statement (Section 4.1).	Reflects change made in the adopted 2023-2027 Strategic Plan.
Updated the “Environmental Integrity” sub-vision statement to better align with updated OCP’s land use framework and strategic directions (Section 4.2). This change focused on the built environment components; no changes were made to the natural environment language.	The built environment language from the 2008 sub-vision was missing key Plan directions such as Primary Growth Areas and 15-minute community.
Updated the “Social Well-being” sub-vision to include the words “and meets the needs of current and future residents” in relation to housing, public services, and amenities (Section 4.2).	Reflects the need for the policies and Plan Vision to be forward looking. Aligns with core sustainability approach.
Updated the Ecological Footprint discussion (Section 4.3).	Incorporates new findings / data based on the update completed in 2023.
Within the 15-minute community model, changed “Food store and retail services” to “Food access and retail services” (Sections 4.4 and 7.2).	Applies broader focus which includes agriculture.
Section 5: Climate Change	
N/A	N/A
Section 6: Natural Environment	
Reframed some policies related to natural areas and tree protection (Sections 6.1 and 6.2). Objective A (Section 6.0) was also reworked to focus on “incorporating and retaining” important features (versus “protecting and enhancing”).	Aligns with language in the draft Development Permit Area Guidelines, including guidelines related to high value trees and natural habitats.

Provided overview of the Resilient Saanich process instead of the Draft Goals and Principles for the Environmental Policy Framework (Section 6.0).	The Environmental Policy Framework remains in draft form with the goals and principles not yet endorsed by Council.
Removed a direct link to the 3:30:300 principle in Objective C (Section 6.0) while still placing a focus on enhancing the urban forest and equitable access. Section 6.2 links implementation of the 3:30:300 principle with strategies identified in the updated Urban Forest Strategy (work in-progress).	Further analysis and details are required to support effective implementation of the 3:30:300 principles as endorsed by Council in 2021. This work is ongoing through the Urban Forest Strategy update.
Section 7: Land Use	
Incorporated the words “growth management” into Objective A (i.e., principal growth management tool). Removed the words “fits with community scale” in Objective E (Section 7.0 introduction).	Clarifies policy intent (Objective A and E). Reflects the changing nature of Neighbourhoods as per mandated Provincial direction and removes unclear terminology (Objective E).
Included information on short-term and long-term population projections incorporated into section introduction and linked to the Plan’s land use framework (Section 7.0).	Additional clarity for community members. Compliance with Provincial requirements for an OCP. See main Council Report for more information on the outcomes of the related land capacity analysis.
Identified Transit Oriented Development (TOD) areas around the multi-modal Uptown Transit Hub (future location), University Centre Exchange (future location), Royal Oak Exchange (existing), and Tillicum-Burnside Exchange (future location). This impacted the boundaries of the Uptown Core, University Centre, Royal Oak Centre, and Broadmead Village (Section 7.0, Table 2, Section 7.3, Figures 11-13).	Reflects mandated direction from the Province. Incorporates both existing and future exchanges within the Urban Containment Boundary as this is a long-term policy plan. Changes were needed to ensure land use designations permitted Provincial direction of building height minimums of up to 10 storeys within 200 metres of the exchange and up to 6 storeys within 201 – 400 metres.
Added in a policy related to work with the Ministry of Transportation and Infrastructure to implement an integrated approach near Ministry controlled Roads (7.1.8).	Responds to feedback from the Ministry of Transportation and Infrastructure.
Cleaned up Table 2: Future Land Use Designations to ensure consistency with corresponding policies and to provide additional clarity.	Responds to public/stakeholder input.
Added the following land uses (Section 7 and Table 2): <ul style="list-style-type: none"> a. Public utility (all designations); and b. Recreation (all designations except Industrial). 	<ul style="list-style-type: none"> a. Reflects the integration of public utility facilities in all areas of Saanich. b. Reflect the integration of recreation facilities in all areas of Saanich while also recognizing the limited supply of Industrial lands available.

Added a policy to defer to the OCP when there is an inconsistency in policy direction between the OCP and a Local Area Plan (Policy 7.2.3).	Provides clarity where policies conflict. Reflects Council direction August 14, 2023 and outcomes of related staff assessment of Local Area Plan housing and land use sections (see main Council Report for more information).
Updated policy (Policy 7.2.4) which speaks to when OCP amendments for increased residential density/height will be considered to improve clarity and remove reference to items addressed in other sections and/or the new draft Development Permit Area Guidelines.	Provides increased clarity. Focuses on the most important considerations.
Moved policy 7.2.11 dealing with heritage or Indigenous cultural assets into Section 7.2 from Section 7.4.	Ensures that this policy is applicable to all land use designations.
Added a policy to support site design of new development projects to incorporate and retain high value trees and natural habitat where possible (Policy 7.2.15).	Responds to public/stakeholder input. Recognizes that environment objectives are important across all land uses, but that flexibility will be required.
Moved and updated policies for considering the use of variances and other tools to achieve specific policy and/or site design objectives (Policies 7.2.16 and 7.2.17, moved from Sections 7.3 and 7.8 in May 2023 Draft Plan).	Responds to public/stakeholder input to respond to site-specific conditions. Signals broader applicability of these policies by moving them to Section 7.2.
Tightened and clarified policies related to land assemblies that do not meet their OCP land use designation development potential and/or could isolate adjacent sites (Policies 7.2.13 and 7.2.14).	Provides greater clarity around policy intent.
Clarified Primary Growth Area concept and provided more detail on Centres, Villages, and Primary Corridors, including how Centre and Village boundaries were identified (introductions in Section 7.0 and 7.3).	Responds to public/stakeholder input.
Added a policy indicating that a mix of housing types, unit sizes, and tenures are supported in Primary Growth Areas (7.3.4).	Clarifies policy intent.
Removed policies speaking to urban ecology lens and biodiversity and replaced with a policy focusing on developing strategies and incentives to incorporate high value trees, natural areas, and green infrastructure into site design in Primary Growth Areas (Policy 7.3.6)	Builds on policies in other sections and the new draft Development Permit Area Guidelines. Recognizes the need for flexibility and new approaches in Primary Growth Areas to support housing development.
Replaced language referring to where Primary Corridors “overlap” with Centres or Villages with “located along” (Table 2, Section 7.3)	Responds to stakeholder input. Reduces confusion as to which land use designation applies in these areas. Provides clearer policy direction.

<p>Increased maximum building height from 12 storeys to 18 storeys in Centres located along two Primary Corridors - McKenzie Quadra, Tillicum-Burnside, and University Centre (Table 2, Section 7.3).</p> <p>Added a policy to indicate situations where this greater height would be considered (7.2.24) and the desire for diverse building forms/heights on large sites (7.2.5).</p>	<p>Provides for an increased density gradient in Centres where two Primary Corridors meet in proximity to high frequency transit service. This is where the District of Saanich wants to encourage significant investments in mixed use projects with high density residential buildings and a high-quality public realm as proposed in the new Development Permit Area Guidelines. The viability of these projects is challenging without providing the opportunity for increased densities and with the construction cost premiums for taller buildings. The increase in density provided by way of the increase in building height will also encourage the redevelopment of underdeveloped properties in locations that are critical to see improved transit service and upgraded community amenities and can help achieve the broader Plan sustainability and housing objectives.</p>
<p>Increased maximum building height from 8 storeys to 12 storeys in Royal Oak (Table 2, Section 7.3).</p>	<p>Reflects mandated Provincial direction. The Royal Oak Centre includes a transit exchange and is designated a Transit Oriented Development (TOD) area as required by Provincial legislation. Up to 10 storey heights must be supported within 200 m of the transit exchange. Twelve storey heights are supported to align with supportable heights in other Centres and addresses viability of development (see discussion above).</p>
<p>Increased maximum building height from 4 storeys to 6 storeys in Broadmead Village (Table 2, Section 7.3).</p>	<p>Reflects mandated Provincial direction. Broadmead Village is near the existing Royal Oak transit exchange and a portion of it is designated a Transit Oriented Development (TOD) area as required by Provincial legislation. Up to 6 storey heights must be supported within 201 - 400 m of the transit exchange.</p>
<p>Provided additional detail on where pedestrian oriented uses are required on the ground floor within Villages.</p>	<p>Responds to public/stakeholder input. Provides clarity on policy intent.</p>
<p>Provided broad support for 4-storey forms for non-market housing providers in all Village areas with limited exceptions as outlined in Policy 7.3.31.</p>	<p>Provides clarity where detailed Village plans also exist and increases opportunities for non-market housing</p>

<p>Increased opportunities for non-market housing in Primary Growth Areas, Neighbourhoods, and Institutional areas (Sections 7.3 to 7.5). These include:</p> <ul style="list-style-type: none"> • Notwithstanding detailed Village plans, support up to 4-storey non-market housing forms in all areas of Villages with limited exceptions (Policy 7.3.31); • Support for 4-storey non-market projects in Neighbourhoods on properties within 100 m of a Frequent Transit Network or where a non-market housing development is currently operating (Policy 7.4.8); • Incorporated opportunities for non-market housing in Institutional Lands/Knowledge Centres (Policy 7.5.5); and, • Strengthened the link between OCP amendments and non-market / supportive housing (Policy 7.2.4). <p>Land use policy framework assessed to ensure consistency with the ongoing work on rapid deployment of non-market housing.</p>	<p>Responds to public/stakeholder input and the community's housing needs. The policies identified here are further to the direction already in place in the May 2023 draft and Section 8.3 of the Housing section. Additional locations for four-storey forms in Neighbourhoods will be identified as part of upcoming planning for Secondary Corridors and Neighbourhood Hubs (Policy 7.4.9 / Priority Action for Plan implementation).</p>
<p>Reworked the policies in the Neighbourhoods designation to reflect Provincial direction around infill housing and the new base density permitted on single-detached lots (Table 2, Section 7.4)</p>	<p>Responds to mandated provincial direction.</p>
<p>Limited the location of 4- storey buildings in Neighbourhoods to non-profit housing providers within 100 m of the Frequent Transit Network (Policy 7.4.8).</p>	<p>Responds to public/stakeholder input. Further analysis is recommended to identify additional locations for 4-storey building forms in Neighbourhoods (as part of work to identify Secondary Corridors and Neighbourhood Hubs, Policy 7.4.9).</p>
<p>Designated the four large District of Saanich Recreation Campuses as an Institutional use (Map 2 and Map 5). More information on their future role in the community is discussed in Section 13.2.</p>	<p>Reflects their current zoning and use.</p>

<p>Updated the Institutional and Knowledge Centre designations (Section 7.5) to reflect stakeholder input and better support the 15-minute community approach. This includes splitting apart the discussion on Knowledge Centres from other Institutional uses to reflect unique considerations impacting these sites (including the University of Victoria and Camosun College’s two Saanich locations).</p> <p>Policies support opportunities for mixed-use projects on institutional sites, including market and non-market housing components, subject to the conditions outlined in Policy 7.5.5.</p>	<p>Responds to stakeholder input and the forthcoming Economic Development Strategy. Recognizes the valuable role these uses provide while also their changing nature as many sites look to intensify and/or redevelop.</p>
<p>Updated the Industrial Lands (Section 7.6) introduction to provide additional background and reflect the changing model of industrial operations. Tightened/clarified policies.</p>	<p>Public/stakeholder feedback. Clarifies policy intent and reflects the importance of preserving the integrity of the community’s Industrial lands.</p>
<p>Updated the Rural Areas policies related to the Agricultural Land Reserve (ALR) to align with Provincial legislative changes (2019) and best practices for ALR protection (Section 7.7, Policies 7.7.4 – 7.7.7).</p>	<p>Aligns with Provincial legislation and broader plan goals to protect the ALR and support agriculture and food security.</p>
<p>Section 8: Housing</p>	
<p>Added the words “current and future” into Objective A. Tightened up Objective B and Objective D (Section 8.0 introduction).</p>	<p>Reflects the need for housing supply to respond to current and future needs. Clarifies policy intent.</p>
<p>Reframed section to account for new provincial direction around housing, including the District of Saanich’s response to the mandated housing targets (Section 8.0 introduction).</p>	<p>Reflects mandated Provincial direction.</p>
<p>Added a policy specific to rental retention where redevelopment of existing purpose-built rental buildings is proposed (Policy 8.2.6). Generally tightening of other policies in this section.</p>	<p>Responds to public/stakeholder input and supports implementation of the Housing Strategy.</p>
<p>Identified the need to undertake a family-friendly housing policy to ensure households with children have access to suitable housing and other amenities/family supports (Policy 8.4.5). Builds on the unit-mix policy (minor reworks from May 2023 Draft, Policy 8.4.4).</p>	<p>Responds to stakeholder/public input and supports implementation of the Housing Strategy.</p>

Section 9: Transportation and Mobility	
Reworked Objective A to focus the link between land use and transportation specifically on transit and sustainable transportation. Reworked Objective B to clarify link to transportation planning and implementation (Section 9 introduction).	Clarifies policy intent and aligns with other plan components.
Provided additional discussion around the mode shift targets (Figure 17).	Clarifies the concept / targets and the link to the Climate Plan.
Moved the section “Road Network” up in the order of the sub-section topics (it is now Section 9.2). This resulted in a renumbering of policies in most of Section 9.	Reflects that the Road Network is the basis of other forms of transportation.
Added a policy to integrate street trees into the Active Transportation network to provide shade, enhance air quality, and increase comfort of these routes (Policy 9.3.5).	Supports implementation of Active Transportation Plan and Climate Plan. Responds to public input.
Tightened policy language around securing new active transportation connections through development proposals (9.3.9). Builds on Policy 7.2.7.	Reinforces an important component of Active Transportation Plan implementation.
Provided additional direction around underground and under building parking requirements (Section 9.6).	Responds to public/stakeholder input. Clarifies policy intent.
Section 10: Utilities and Service Infrastructure	
Included reference that no known sand or gravel resources are located within the District (10.1.12).	Complies with Provincial legislation directing OCP requirements.
Replaced reference to “health concerns” with “climate/environmental” concerns when considering extensions of the Sewer Service Area within the Urban Containment Boundary (Policy 10.2.1).	Reflects best practices.
Section 11: Parks, Trails and Open Space	
N/A	N/A
Section 12: Agriculture and Food Security	
Added the words “for farming” into Objective A.	Makes a clear link to protecting agricultural land and farming.
Strengthened the link to land use policies in Section 7.7: Rural Areas. Policies related to land use and subdivision in the Agricultural Land Reserve were moved to Section 7.7.	Clarifies policy intent and important links between land use policies and agriculture.
Section 13: Community Well-being	
Updated the definitions for diversity, equity, and inclusion.	Reflects best practices.
Provided more information on the role of District Recreation Campuses and potential for future redevelopment and expansion.	Clarifies the role of these facilities.

Added a policy to build on the work completed in the Youth Development Strategy and Older Adults Strategy (Policy 13.2.5).	Recognizes the importance of this work to support these groups in Saanich.
Section 14: Economic Vibrancy	
Updated language to align with the forthcoming Economic Development Strategy (Section 14.0 introduction).	Aligns policy across strategic documents.
Section 15: Implementation	
Updated discussion to reflect new Provincial legislation which requires the OCP to be reviewed and updated every 5-years.	Reflects mandated Provincial direction and provides increased transparency for the community.
Refined identified Priority Actions to support Plan implementation. This includes adding in key items not identified in previous sections such as updating the Zoning Bylaw, incorporating Provincial changes around amenity funding, increasing delegation of Development Permits, and completing work to develop plan indicators.	Reflects updated policies within the document. Captures key items not previously included and reflects that ongoing work is needed to establish a framework for OCP monitoring. Addresses new Provincial legislative changes.
Section 16: Regional Context Statement	
Added the population projections information into the Regional Context Statement (discussion under Objective 1).	Responds to Capital Regional District input.
Appendix A: Centre and Village Boundary Maps	
Provided additional details to individual maps to increase readability. This includes property boundaries and more road names.	Responds to public/stakeholder input.
Added Transit Oriented Development areas where applicable. The maps for Uptown Core, Tillicum-Gorge Centre (no changes to boundaries), University Centre, Royal Oak Centre, and Broadmead Village were impacted.	Reflects mandated Provincial direction.
Appendix B: Glossary	
Completed a significant clean-up of the Glossary to update terms to align with other strategic documents and/or industry standard definitions, remove words not included in the Proposed Plan, and incorporate missing words.	Responds to public/stakeholder feedback. Provides clarity in document.

OCP Bylaw Structure	
Removed the Local Area Plans from the new OCP Bylaw. These will be brought forward as part of this process for adoption by resolution.	Helps to minimize conflicts in the policy framework, specifically between land use directions in the new OCP and the Local Area Plans. Reflects Council Direction on August 14, 2023.
Incorporated the Uptown Douglas Plan, the Cordova Bay Village Plan, and the Cadboro Bay Village Plan as schedules to the new OCP Bylaw.	Incorporates recent detailed Centre, Corridor Village plans completed for these three areas. Additional content from detailed planning for other Primary Growth Areas will be added to the OCP Bylaw when completed. The two village plans were completed as part of recent Local Area Plan processes. Reflects Council Direction on August 14, 2023.
Removed Shelbourne Valley Action Plan from the new OCP Bylaw and adopt by resolution.	<p>Helps to minimize conflicts in the policy framework, specifically between land use directions in the new OCP and the SVAP. Land use directions in the SVAP were developed approximately ten years ago when the housing context and market conditions were dramatically different. The new OCP Primary Corridor designation captures boundaries identified in the SVAP. This change reflects outcomes of further staff analysis on the future relationship between area-based plans and the new OCP Bylaw following the Council discussion on August 14, 2023 and represents a change in the original recommendation to Council.</p> <p>The SVAP is a high priority to update with work anticipated to start within the next one to two years.</p>