

ONLINE & PAPER SURVEYS RESPONSES TO OPEN ENDED QUESTIONS

Two additional questions were asked to those citizens completing an online or paper copy of the Official Community Plan. Due to time constraints people interviewed as part of the telephone survey were not asked these two questions. People's responses are recorded below as written, including the use of upper case font.

Question G1. What do you want Saanich to look and be like in thirty years (2037)?

- I'd like to see it much the same, with lovely green spaces and maybe some more development around community areas and some infill housing within walking distance to schools and stores. I would be very upset to see Haro Woods as a sewage plant.
- Maintain Urban Containment Boundary, More Bike Lanes, Less Dependence on the Automobile, Excellent system of parks maintained and enhanced
- Control growth to certain core areas, keep business and commercial growth on major arterial roads with bus routes, protect the residential neighbourhoods
- Still a great deal of agricultural land, more affordable housing, support and encouragement for families with young children
- Maintain green space with lots of pedestrian and bicycle facilities, protect and encourage farming, sustainable growth
- More build up around shopping centres; no increase in traffic flow (better public transit/ bike trails and lanes; more cooperation between schools and city for sports and programs; more and better (turf) fields for local sports.
- No more densified than it looks like now. Conservation of nature, preservation of green space, blue space, farmland, viewsapes and parks. This is an island, we don't have any more room to add more people, to maintain the environment and quality of life for the current residents.
- The urban part would be amalgamated with Victoria to allow smoother service, administrative cost savings, and so on. People of all incomes could live and work here, living in basement suites, riding buses with frequent service. There would be walkable village centres like in Fernwood. We'd still have our lovely, well-maintained parks.
- I would like the see Saanich strive to maintain the following for the future of our future generations, current citizens, and visitors: parks, gardens, and green spaces for the enjoyment of everyone; protection of agricultural land from development and developers; encourage secondary suites; strive to maintain individual community character; encourage redevelopment of existing infrastructure to satisfy new needs. Finally, I would like to see a community that is safe, attractive, efficient, and well thought out. By studying other cities that have grown together over time we can strive to obtain the characteristics that are desirable while limiting those that are not.
- more stringent rules for development / minimum of high-rise development /plenty of affordable housing / fewer large malls / community-based schools libraries, rec centres and shopping / good transit and bike lanes to reduce use of cars /plenty of trails / plenty of parkland not devoted to sport / better municipal protection of seashore and natural areas /
- I'd like to see the Regional Growth Strategy followed, with much higher densities of development at the nodes. I'd like to see more public transit, more bike lanes, and private vehicles tolerated, but not accommodated or catered to. I'd like our rec centres to continue to upgrade and modernize. I'd like to see more affordable housing, with secondary suites legalized and controlled. I'd like to see the trend to environmental improvements (e.g., storm water management) continued.

- maintain a mix of family homes, rural areas, still have green spaces, better public transit
- Maintenance of green spaces for both agricultural and park usage; bike and walking lanes increased/improved; sufficient schools remaining open to discourage use of vehicles to take children to/from school (should be in walking distance); renewable (e.g., solar) lighting in public areas (e.g., street lights, stop lights, bus stops, parks, etc.).
- More urban villages with good alternative transportation between them (cycling, walking, transit). Carbon neutral municipality. Some local power from renewable sources (solar, wind, ocean)
- A city where infrastructure reflects strategic planning for both aesthetics as well as efficiency and effectiveness of the people who live and work here. Avoid a haphazard and piecemeal type of approach such as Sooke has taken.
- I would like to see lots of Senior facilities such as the Parkwood Place. I would like to see the homeless given homes via GROUP homes, which are scattered throughout the community, NOT the warehousing approach suggested by Ms. Carr. I would like to see a Community theatre in the Gordon Head area. I like the idea proposed at Mount Doug. Saanich doesn't have a cultural centre, and it needs one. We need to keep our green space. New developments need to have 10% set aside for affordable housing. We need to make reducing green house gas a priority. We need to acknowledge that our schools are community centres and treat them accordingly. I like the "partner ship between schools and municipalities" approach to provide community services.
- I don't want Saanich to look like anywhere in the Lower Mainland. I don't believe we have to accommodate the rate of growth that we are told "must" occur. I firmly believe that rate of growth can be managed better by limiting availability of housing. I see no long term gain in building high end condominiums that attract well to do, senior, and often part-time residents, to our area. I'd like more encouragement on the part of our gov't leaders to private homeowners to maintain their properties so that existing houses do not fall into a state of disrepair, making them the lowest fruit on the tree as far as developers are concerned. Many single family neighbourhoods, often with smaller, more affordable housing have gone this way, only to be replaced by condominiums and seniors' residences. Whoopee! I live in the University Heights area and I think the number of young people in this area is decreasing and the number of "olds" increasing and will continue to do so as young families are squeezed out. I want Saanich to be as green as possible in 30 years, retaining as much as possible of our agricultural land and our large trees. I don't want to look over the horizon and see nothing but high-rise buildings, concrete, and all our hills covered with "mcmansions". I want to be able to enjoy some wildlife near our living space and I don't mean McSparrows.
- I want to see hi-rise accommodation near shopping malls and high-traffic intersections. I want to see LRT, not buses, down the center of Douglas St., along McKenzie to UVic and along other major routes. I want the urban containment boundary strictly maintained.
- I want Saanich to remain treed, but be more innovative in planning. For example, set up a rewards program for strata councils to promote public transit use. Growth is inevitable, but Saanich should start planning on no longer enabling dependency on the automobile. In 2037, I would like to see Saanich have public transportation where it is completely normal not to own a motorized vehicle.
- Less traffic, more bike and walking paths. More trees and greenspace. Appealing paths that connect all over town. more smaller cottage like homes, less huge houses. Bowker Creek and other creeks resurrected, cleaned up with walking, bike paths nearby. more small village centers that residents can walk to for groceries, etc.
- Less traffic even with an increase in population. Maintain as much green space as possible. Thanks for planning for our future.

- Housing density in all currently developed areas; hopefully farmland to stay intact. Child/senior/handicapped friendly; feeder vans or small buses bringing people to bus depot; park and rides; incentive for carpooling, etc., but don't tax drivers for this!
- More village nodes and centers.
- To be a self-contained community. One where people can work, study and live and play in. One with a mix of people from young single students to families to seniors. The housing should reflect that, with centres of density that reduce housing costs so more people can live in Saanich.
- A vibrant city with a contained urban centres with mixed residential and commercial development, flourishing agriculture lands with the right to farm protected and encouraged, and lots of green spaces and natural areas.
- A vibrant community with commercial nodes offering needed amenities. More housing stock, more development with a focus on "smart" design and energy efficiency. Allow for more flexible zoning, upgrading/demolishing many existing commercial buildings in ill repair to newer developments (Salvation Army area on Quadra comes to mind). Continue with bike paths, trails, recreation options. Slow down traffic on residential streets using physical traffic calming measures. Lodge Avenue needs to do this before someone is seriously hurt as there are many people doing 80kmh and up (especially at night) using this road as a connector. Other roads are the same.
- The biggest thing is to still see old growth trees in Saanich. Over the past number of years, I have seen more developments, which means the removal of many of these trees. Also seeing the large houses on small lots is of great concern as it takes away from the environment that has made me live here for so long.
- -green space, farm land saved from housing encroachment, great walking and biking paths, housing for all income levels, environmentally friendly, multi-use spaces
- Focus development of dense housing (apartments townhouses) limited to areas close to amenities and shopping, i.e. major centres. Do not allow developers to destroy residential areas and existing single family dwellings by building apartments and townhouses in residential areas. Retain the neighbourhood feeling of neighbourhoods. Important to retain agricultural lands. No extension of UCBoundary
- Minimize development and population growth. Insure services such as water and power can support the population size. Sustainable agricultural operations with adequate land to operate. Parks and green spaces protected from development and incompatible uses. Residences are built on land and in areas that are currently developed and no new land is allocated for housing development
- More densification in the commercial corridors so these become walkable. More thought given to walkability. i.e. traffic calming on Shelbourne. There is no need for Shelbourne to be 4 lanes. There is not much traffic. Two wider lanes and a bike lane like Fort would be great and much safer. I'd love to see densification and a village grow up near the University of Victoria. Right now students and workers there are trapped on a suburban campus. If there was dense housing and amenities nearby there could be a thriving community there. As it is, the U district is dead.
- Higher density buildings with smaller footprints to allow for more open space. More mixed use buildings. Legalized suites. Protected urban containment boundary. More sidewalks/bike lanes on a major roads such as Richmond/Shelbourne/Maplewood.
- higher density where suitable (i.e. by Tillicum Mall, Broadmead Centre, and Hillside Mall), but I'd like to see areas that feel more rural (i.e. Cadboro Bay/ Ten Mile Point) kept that way. I'd like to see agricultural land preserved, and green spaces for parks and park forests maintained.
- Saanich must, and will, keep with the times. Acknowledging major factors which are forming the future of this district I wish to see Saanich in thirty years time to be environmentally healthy,

economically prosperous, socially balanced and spiritually engaged. All this is possible. We have to make it happen by establishing a handful of clear policies and measurable performance criteria that are regularly monitored and publicly reported. In my view, over the next thirty years: The current governance structure in the Municipal Halls will change drastically. With greater autonomy and a great deal of policy making based on electronic plebiscites the Mayor and Council would take overseers and ombudsmen responsibilities. Elections will become merits-based rather than partisan. The net result will be a better balance between policies driven by business profits and residents' quality of life. In my view this change is inevitable as our younger generation become the future residents/taxpayers. 2. The natural beauty and mild winters of Saanich will draw and absorb many retired Canadians. To balance the demography and create a strong tax-base for the future we need to accommodate clean industry expansions into our long-term plans. Saanich residents have access to world-class universities which along with Colleges train administrators, managers, scientists, artists and technicians. Saanich must further this capacity by attracting at least one other institute of advanced education to train technicians in electronics, aviation, marine transport, mining, and ecotourism. It also should make itself a name in R and D for organic agro industry. We need to assimilate younger residents into our aging social fabric. 3. The explosive advance in genetics, robotics, information, and communication technologies will diminish the utility of densely populated centers where businesses, factories, and entertainment establishments concentrate. There will be a marked reduction in the need for moving of people and goods. Many consumable goods, including cars, appliances, food material and fresh fruits and vegetable will be produced in small quantities in distributed manufacturing and agricultural franchises. This'll have a significant desirable outcome in reducing long distance haulage and the related financial and environmental costs. 4. traditional form of providing public services such as K to 12 education, health care and protection of property will no longer stay relevant. We see modernity already taking shape in schools, hospitals, government offices, our court system and police force. Social costs associated with illiteracy, illness, and crime have been breaking the taxpayers' back. The paradigm is already changing at the grass-root towards better awareness of individual rights, social issues, pursuit of healthy life-style, and lack of tolerance for crime. The net outcome of these changes along with reduction in work related stress of injustice, confined work spaces, and being on the road for a long-time to and from work will allow residents to expand their family and social activities close to nature. There will be an ever increasing demand for access and security in parks, trails, bike roads, boating and sport fishing facilities and for creation of recreational centers to bring neighbours together during their quality times. Understanding and recognizing the extent of harm resulted from ignoring the health of our environment and from lack of due respect to protecting Mother Earth and her wholesomeness should be formally taught to our residents, politicians, and planners. Changes outlined above should be managed to create equilibrium between residents' dignity and economic prosperity. If we fail in securing this important balance, in thirty years we will have a Saanich made of segregated "gated communities" in which sickly (though may be financially secure) people will be watching out of their barred windows the disintegration of elements once gave much pleasure to many.

- Similar to Saanich today. Protect green spaces and agricultural land. Limit development to under 8 stories. Have traffic confined to major routes with improvements made to lessen bottlenecks at key intersections (TransCanada and McKenzie).
- More commute friendly roads, more traffic cops enforcing parking and driving violations. Keep low family housing to one area and out of single family home neighbourhoods.
- people working, educating, shopping, recreating , living in self contained communities that minimize the need for individual transport. We know our neighbours. To the fullest extent possible individual transport to be by rapid transit (community to community) business / industry by scheduled courier on existing infrastructure (roads). Essential elements of our environment to be publicly owned and connected by trails. No dog crap underfoot. Is it wise to

predetermine the “centralization” of services at the predetermined “ centers” ? Could this not shift / warp a growth pattern from smaller community to “big box”. Efficiency is needed but the smaller concept **MUST BE ON THE TABLE TO ALLOW CHOICE**. For example, small industries with owners living upstairs/on same property providing employment, services, depth to community without transport of individuals twice a day.

- Existing green areas (parks, reserves) are greener, building heights not over 4 storeys, shopping centres bigger and have more diversity in products being sold.
- I would like all residents to have water services, not just farms in the rural areas. I would like the parks to continue to be maintained and not decreased and fire protection for all parks. I don't want to see panhandled housing squeezed in everywhere. More transit services in outlining areas including school bus services.
- Composed of neighbourhoods that are centered around people being out of their cars, able to get the required services near to home.
- A combination of greenspace, sidewalks, funky neighbourhood centers (with grocery stores, coffee shops - similar to Mattick's Farm) - roads with medians filled with flowers. a variety of housing - single family, condos, townhouses, assisted living. ensure the roads are maintained (paved) and good sidewalks for pedestrians. . . . local community events.
- A new road from Langford to Keating Cross Road to cut down on cut-through traffic. Upgrade McKenzie intersection to encourage its use rather than Wilkinson Road. Preserve the rural feel of our area.
- Saanich would be a community with higher density providing its fair share of affordable housing for lower and middle income earners, seniors, and university and college students. It would have clean air and water and be more 'walkable'.
- Maintain the many natural areas that exist: Have distinct communities (e.g. downtown dense, strictly rural, country pocket villages within urban cores: Less large homes in areas where the norm is smaller homes.
- Saanich would have more residential/commercial/recreational areas together. The parks space and agricultural land would be protected. Agriculture would be encouraged, agritourism? House size (sq meters) would be restricted. We do not need more monster houses. Continued traffic calming, more people using transit perhaps more cross district routes are needed instead of to the centre of the city and out again. Do not allow development of agricultural land into residential/commercial space. we need to grow our food here.
- Pedestrian and cycling friendly. More local destinations (corner stores, urban villages, etc.) to facility walking, cycling. Also, traffic calming aimed at reducing the number of vehicles. Significantly reduce on-street parking, especially if there will be higher density (e.g., secondary suites).
- I would like the density to be higher in the specified locations, smaller shops open within residential areas. (bakeries, hair, tea rooms. Sidewalks on all roads (major ones) Green areas still there.
- Maintaining a good amount of green space. Localized, focussed intense areas of development, more “village” centres.
- Lots of parks and greenspace No skyscrapers
- I would like to see minimal changes to the core areas (Mayfair Mall, Tillicum Mall, University) in that they should remain single family homes, or small duplexes. The more rural areas (Interurban, Wilkinson road, the Highways) should be further developed with similar small lots, single-family homes or small three story apartments. Saanich is such a beautiful place, I would hate to see it become like downtown Victoria where it is all high-rises and no nature.
- Still beautiful, with some green space.
- More smaller communities like the Cook Street Village concept. Maintain greenspaces and air.

- Much the same way it looks today with the addition of sensitive lot in-filling and backyard cottages and the densification of the areas previously mentioned in the survey. Maintain the parks, green space, and what little farmland is left.
- To have preserved as much as possible the green space that still exists today.
- Bring back a community feeling to all areas of Saanich. Where applicable, change areas to Village concepts. (e.g., Shelbourne Plaza area). Parks should be allowed to have more amenities for communities (e.g., Gazebo's for local schools to hold concerts, plays; washrooms open all the time).
- Main focus on staying rural and keeping our parks and green spaces in the condition they are in now. make it the place to raise a family by some how keeping housing affordable for young people which is not what is happening now.
- A community that appears somewhat rural however has all the amenities of an urban city.
- Neighbourhoods within walkable facilities such as libraries, shopping, schools, banks etc. LOTS of parks, hiking trails, bicycle lanes. An emphasis AWAY FROM dependence on the automobile so affordable and plenty of transit.
- A well planned community for PEOPLE who will have the opportunity to enjoy all the benefits that should exist if proper planning occurs i.e., natural environment, recreational (bike lanes, walking trails) and cultural. Need to live, work and play locally with much less reliance on cars and put a limit on population growth. Can't keep cramming people in or we'll look like L. A. Higher taxes are acceptable if quality is to be preserved. Oak Bay has done a great job in this area.
- Friendly Community with parks and job opportunities close to home
- I would like Saanich to remain a safe and friendly environment in which to live. I would also like to see many existing neighbourhoods kept in tact. I would also like to see property taxes kept to a minimum to allow those on a fixed income to continue living in their homes.
- I would like to see more emphasis on agriculture and agri-tourism. The ALR is very important, but it should be more flexible to allow more commercial use of the farmlands so that small farms can generate enough revenue to justify their existence! I live on an 8 acre ALR parcel. It's not big enough to generate significant farming revenue but if I could have a retail/commercial enterprise along with the farm that was bigger than what is allowed in the ALC, I might be able to stay there. For instance, if we could run a restaurant/cafe alongside our garden without having to be a winery, we could sell our product and generate more revenue. As it is, we are having to consider leaving our home of more than 20 years because the land value is too high for what it can produce in revenue - and the upkeep of the land is too great to be done as a hobby. It's a pretty pickle. But I desperately don't want to see any more farm land turned into subdivisions like what happened in Cordova Bay and Broadmead over the past 20 years! We have such great opportunities to grow our own (amazingly good) food here - we should be trying to emulate the Cowichan Valley in terms of protecting the irreplaceable natural resources in our land base.
- I'll probably be dead then, or moved away because Saanich and the CRD sucked the last penny out of me with their taxes.
- Basically, green. Lots of greenery along streets and in yards. Clustered residential density. Automobile traffic density controlled by rapid transit, with lots of feeder bus lines.
- We expect increased density and more public transportation with a focus on pedestrian friendly and bicycle friendly areas. We expect the agricultural areas and rural residential areas to remain strong.
- There should be Road Tolls on the local arteries leading into the Capital Regional District. Discourage the use of "locals" bringing their cars into the City core during rush hours. There should not be tolls for large transport vehicles, motor homes or buses. They bring services and revenue into our economy. There should be Pay Parking Lots outside the CRD area that

encourages commuters to ride a free shuttle to Greater Victoria/Saanich during the rush hours in the AM/PM. The Parking fee should show the shuttle commuter the advantages - i.e., : savings in gas, commute time, insurance and downtown parking fees. This could free-up essential services personnel like fire/police/maintenance (manpower hours) by making the traffic flow smoother and efficient. There should be a cluster of high-rises for business, (low-rise recreation) and high-rise residences. Crime reduced green space areas should become part of the view . . . not pavement and parking lots. The “Homeless” should not be permitted to camp/sleep wherever it pleases them. Boating and Marinas should be promoted within the CRD as a possible way reduce vehicle traffic . . . smaller Harbour ferries between Lagoon, Esquimalt and Victoria harbour. Petty street crimes like drugs, noisy drunkenness, graffiti, robbery, assaults and prostitution should receive stiffer penalties . . . holding time should be increased.

- I would like to see parks, agricultural lands, ecologically significant areas to be converted and protected permanently. I would like to see a lot more education both municipally and within schools teaching the importance of these lands. Most of all I would like to see Saanich being able to grow all their own food and being locally sufficient. Building stronger community through events. Ecological restoration projects could be one of these events which would also connect people with the natural environment and encourage stewardship.
- Saanich needs to add density along Burnside road, in the Tillicum and town and country area. These areas should have Tillicum and Burnside should have 2-8 story residential buildings with commercial space on the bottom and give the ability for the developer to increase density if they are willing to provide affordable housing (e.g., if in a 3 story area allow a 6 story building if 1 story is to be devoted to affordable housing (be they rental units managed by the developer or houses with price ceilings as convents). The Town and country area should be even more dense. Outlying areas such as those in Royal Oak, Broadmead, Cordova Bay and the University Area should be limited to 3 stories at the MOST.
- Allow more property out of the Agriculture Land Reserve and scrap the urban containment boundary. More development will reduce the tax burden on everyone.
- lots of green space, protection of rural Saanich by maintaining the urban containment boundary, not high density housing
- lots of green space, preferably linked. Varied natural ecosystems, native species and their habitats. Informal appearance of roads (without sidewalks and curbs where possible). Farmers markets with local produce 12 months a year. In addition to the “look”, I’d like my senses to enjoy clean air and low noise levels.
- Similar composition with some increase in density. Hopefully public transit and economic costs will reduce the number of cars around.
- The same as it is now.
- ENVY OF OTHER MUNICIPALITIES. Small mini bus routes like Saanich is thinking about in and around Gordon Head. UVic, Cedar Hill etc. Extended washroom hours/days. Big problem for children and seniors.
- Additional greenspace/ protected areas, higher density in certain areas, provide affordable housing for our young families - absolute must. Bike paths etc for travelling to shopping centers , schools, etc.
- I don’t like that multiple family units are pressed on us because of the inflation of land. Those of us who simply live here are pushed into a corner by the type of developments that are required to “make money”. The impact of these units on residential areas is not appreciated by Saanich. I would still like to see families living in my area but don’t believe I will. I believe it will be all multiple family units (low cost), condos and the like.
- This is very difficult to anticipate, given the fact that human society in general (and this includes Saanich and actually all municipalities of the CRD) are faced with very serious threats of disruption , such as for example * Climate change is a much more pressing issue than even

the IPCC projects (see http://environment.independent.co.uk/climate_change/article2675747.ece)* Peak Oil i.e., the decrease of energy availability from fossil fuels, which is expected to start for good very soon (see http://news.independent.co.uk/sci_tech/article2656034.ece)* the dwindling of the availability of rare metals and other essential inputs to our ways of life (see: <http://www.informationweek.com/news/showArticle.jhtml?articleID=199703110>)* the very worrying evolution of the world economy, and in particular of the economy of the USA (see: http://www.washingtonpost.com/wp-dyn/content/article/2007/06/12/AR2007061201801_pf.html and* the apparent inability of the governments in the affluent nations to really deal with issues such as climate change (see: http://comment.independent.co.uk/columnists_a_l/johann_hari/article2643051.ece), and also many other issues of similar importance? It seems to me that municipal governments, such as the Mayor and Council of Saanich Municipal District should bring these facts and many others into the vision statement upon which they base their OCPs, and involve all the citizens of their constituency into the process of adjusting their OCP to this situation. All this quietly and without creating panic or toning down action to public announcements of somewhat minor measures such as bringing municipal services to become carbon neutral and eventual reduction of GHGs emissions. The vision statement of the 1993 version of the OCP in Saanich is grossly inadequate to be used as a basis for a renewed OCP. Palliative mention of hydrogen highways and marginal conservation won't do the job either. Witness the very timid recommendation made by the CRD's Water Advisory Commission of increasing water delivery fees on the basis of the report submitted to them (see http://www.crd.bc.ca/reports/regionalwatersupplyc_/index.htm) I trust the Municipal Council of Saanich will take my comments seriously. Nobody else than the citizens and their municipal council is in a position to effectively take a constructive initiative on the subject matter.

- An environmentally friendly municipality with small communities throughout.
- Various core centres. Commercial, residential light industrial groupings.
- Exactly the same as now. No changes. Let's pull up the drawbridge and not build anything new ever again.
- A green community with foot access to services, more urban forest (trees, shrubs, plants --- complete ecosystems with little grass), single dwellings with sufficient space between to allow above greenspace and row-housing/condos for those who do not like gardening. Services/amenities in clusters ("villages"). No more growth until, or if, sufficient water/food is guaranteed. That is, LIMIT GROWTH.
- keep the urban area urban and have rural Saanich rural forever
- I want Saanich to continue to have lots of green space, recreational space, public art, small commercial spaces within walking distance of all residential areas, have people from all age groups represented, have higher density/height buildings near the major commercial centres (rather than urban sprawl), have alternative energy (solar/windmill?) and alternative transportation routes (bicycle lanes/centre bus lanes).
 - Lots of trees and grass. - Affordable housing (i.e., 25% of income max.) for all renters and purchasers who want it. - No developments over 3 or 4 storeys. - In-suite laundry and maximum sound-proofing in all developments for sale. - Attractive 'residential-looking' outside facades of developments (such as on North Dairy and Browning; Not like the ones in downtown/Songhees Victoria).
- About the same as it is now with little development
- A pedestrian/bicycle friendly municipality with lots of green space and trails supported by higher density residential development in close proximity to places of employment, commercial facilities and community services. No further support should be provided to the automobile as drivers should make choices between traffic congestion and rapid public transit (bus lines etc.)Close proximity to domestic agricultural production and development of farmer's market concepts should be encouraged.

- A liveable community for all generations and families of diverse means , where developments like the Tuscan Village blend commerce and residential, where pedestrians can walk and cyclists ride safely from homes to public transport and to the commercial hubs. A community that celebrates the diversity of its inhabitants and honours, respects and protects its glorious natural habitat. A community who's employees continue to be as polite, helpful and dedicated as the ones that look after us today. A municipal yard with flowerbeds!
- Quicker service to downtown re: bus to get cars off the road. Better sidewalks or build sidewalks in area.
- More roadway used for cycling, walking. Buses are smaller but more frequent. Saanich itself becomes a community of communities. Children can walk to their schools in 20 minutes or under.
- Saanich is still to me a residential neighbourhood, not a city. I would like to see shopping centres become more bus-accessible (such as Wal-Mart and Tillicum) without having to walk across busy intersections. I would like school zones to be protected from high-volume cut-through traffic (such as occurs between Glanford and Carey roads. I value agritourism and farm markets that are close by, but I think realistically the area around Layritz is becoming more suburban and should be allowed to transform.
- Filled with interconnected trails and parkland with large mature trees. 2. Tree lined streets. 3. Another recreation centre similar to Saanich Commonwealth Place. 4. Fewer vehicles on the road.
- DENSIFICATION ACCOMPANIED IN LOCK STEP BY AN INCREASE IN GREEN SPACE/SMALL NEIGHBOURHOOD PARKS -overcrowding leads to aggression, social and environmental alienation and ill health. 2. CREATION OF "NODULES" in addition to NODES (major centres of densification). 3. SLOW ROADS - creation of roads dedicated to pedestrians, cyclists, public transport with a reduced speed limit. 4. ENVIRONMENTALLY ENLIGHTENED AND RESPONSIBLE RESIDENTS, BUSINESSES AND SAANICH MUNICIPALITY.
- clean, safe, accessible and culturally stimulating
- I would like Saanich to remain largely the same (mature vegetation growth and little sprawl.) Considering societal and environmental trends, a very large effort should be placed on making our community less dependent on cars. The apathy that pervades many people's attitude is becoming tiresome (that being we cannot change society or the environment so why bother trying?) WE SHOULD DO WHAT WE CAN. We can change land use zoning to allow small grocery stores to serve closer to residential neighbourhoods. We can increase the number of trails cutting down on the length of walking routes to grocery stores. We can build higher instead of increasing sprawl. We can encourage the sale of local produce. We can reduce parking on public roads. We can engage the City of Victoria about implementing LRT to Western Communities and Sidney. We can allow smaller lot sizes and denser residential housing. I was a bit stunned with the last question about how far away I would be willing to DRIVE to a grocery store (under 10 minute drive was the best answer.) The wordsmithing of that question underscores how city planners HAVE and ARE totally missing the point. While our children are getting fatter and our environment is decaying to the point that scientists are now questioning Earth's future ability to sustain life, we are still framing questions in terms of our use of automobiles. How about asking people who live in affordable housing whether they should have to get in their car to drive across Vernon St. to Save on Foods rather than taking their lives into their hands by trying to walk (walking that would improve fitness, lower childhood obesity, lower health care costs etc. etc. etc.)Perhaps that question is coming up in which case I apologize. I hope there is a question that probes peoples willingness to walk a specified distance to amenities. I would like to see Community Plan that guarantees that all residents are within reasonable walking distance to amenities (this can be achieved by earlier suggestions on developing trail systems (such as the ones that already exist between streets in the Maplewood/Blenkinsop area.

- I am most comfortable with a vision of Saanich that looks in many ways as it does now and for me that means the preservation of green space and agricultural lands in about the same ratio (housing/business density: green space/agricultural lands) as is present now. To ensure this density in some areas will need to be increased and a cap on regional growth considered.
- No different than now.
- keep the population the same, we don't need to squeezed into a can like a bunch of sardines so developers can make big bucks. I like the area to be like a Catalina Island All I see is Victoria wanting use to use less power , less water , live in smaller places, make less garbage so the city can bring in millions of people for development , not for helping the environment. Families need a yard for there kids to play , we don't want row houses and skyscrapers . Also we bring too many rich seniors here, the medical costs are enormous while sending our young people to other parts of the country. If anything I would like to see more young families with good jobs in Victoria and keep the retired people in the provinces were they lived and worked and paid their taxes. I'm tired of paying taxes to subsidize rich Albertans etc in our hospitals and seniors services. While our children can afford to live here
- To have more greenspace and investing in alternative energy sources. Agricultural land must not be encroached upon and more efficient public transportation. A better way to recycle our sewage instead of dumping it into the ocean.
- I would like the traffic to be less dense whether that be from wider roads, less cars, more walking, a rapid transit/train system because the traffic volume in Saanich and Victoria in my lifetime (40 yrs) has become out of control. I have lived here all my life and seen big changes in the amount of people, noise and traffic. I hope when I am 70 (2037) that Victoria has changed for the better, if not, I'll be moving to someplace smaller, quieter and with less traffic.
- Much less motorized traffic. Lots of trees, grass and plant material. Existing parks maintained. Sensible, affordable housing. Visually appealing communities. Safe streets and communities.
- As much greenery as possible, keeping trees up and around new construction of houses etc. To have sidewalks on all Saanich streets and a lower speed on all smaller streets, making it safer and more usable for all people. Also a community type building (e.g., arena, pool) in Royal Oak, at the Middle School, (old school site)instead of more "group type" housing. Then there would be more jobs for kids a better place to go hang out and possibly jobs for others too. These things to me are a clear sign that Saanich and it's council members really care about the community.
- I would like to see village type centres in several key areas of Saanich e.g., Quadra and McKenzie, Shelbourne and McKenzie. A network of bike lanes, paths and trails and a really good walk environment i.e., sidewalks that connect etc. I would like to see the continued beautification and streetscaping in the key village areas, radiating out from those centres.
- Lots of trees and vegetation, NO HIGH BUILDINGS IN RESIDENTAL NEIGHBOURHOODS!, Pat Bay Hwy. upgraded (more freeway-like), no low-income housing in upscale neighbourhoods, keep height of multiple-storey buildings in downtown Victoria - not in Saanich, if secondary suites are legalized, make sure that they are taxed, do not widen streets, lots of green space and parks, build affordable housing where it will not bring down property values of existing homes.
- Hopefully a lot of greenspace will still be around and development around UVic doesn't get too out of hand, like 50 story apartment towers.
- Have an infrastructure that is well maintained and retaining the greenspace ratio/ population that now exists in the urban area
- an city where both nature and urban centers for work and shopping are accessible to all using trials and transit
- -maintain and enhance green space and parks-improve biking lanes-make safer walking areas to schools and commercial areas

- Smaller, more environmentally friendly houses No more monster houses. Houses should occupy a smaller footprint on lot Secondary suites must be limited to only one additional car Protection of more natural green spaces Enforce protection of Tree Bylaw Reduce urban sprawl, keep all current ALR
- A urban community that retains it's natural forests without the infill and condo/townhouse overtaking single family homes.
- A good deal of natural green space Improved bus service and bike lanes, discourage single occupant drivers. Encourage composting and recycling. Curb-side pick-up of branches as well as leaves twice yearly, possibly curb-side pickup of compost materials in "green bins" High density limited to urban shopping centres and currently "busy" areas - retain single family homes, with decent yards, retain natural parklands in addition to playgrounds and maintained parks (require greenspace next or near to all high density builds). Don't sell school grounds for high density housing - use as parks! Dog off-leash parks are good, but there should be dog-free parks as well for those who are allergic, fearful or unsteady on their feet.
- A green and sustainable community, where public transit, walking and cycling has priority over the automobile. Tree lined street and trails. Neighbourhood villages I can walk to. Mixed neighbourhoods with people of all ages and socioeconomic levels.
- Mix of locales(Dense Downtown, Rural, Country pockets within urban areas):Village theme: Maintain trail system, parks and urban forests: Infill and development to be appropriate to the area.
- Condo's and apartments on main arterial roads near major shopping centres, quiet single family dwellings, with the occasional suite, elsewhere.
- Retained farm lands mixed with forest/parkland and higher density housing.
- I hope that anyone privileged enough to live in the area south of the Malahat, will take on the burden of Responsibility for the lifestyle they now enjoy. Unfortunately, some Municipalities have been enjoying prestigious locations and lifestyles . . . by exclusion. For example: Saanich doesn't accept the Big Box Store concept. But Saanich residents will drive the extra distance to Langford. Langford now has a traffic problem. Another example: Saanich does not permit Night Clubs/Strip Clubs. Yet, Saanich residents will attend these establishments in Victoria. Victoria police have to deal with the drunks, assaults and noise. I believe that the Municipalities (Malahat South) will be forced to Amalgamate due to escalating costs and a smaller workforce. There are "duplication of services" and the taxpayer must bear the costs of these inefficiencies. We can not prepare for the Future (2037) by following the same path to where we have now arrived. Self-interested citizens have created the problem. Cooperative people must plan the solution. Everyone must accept responsibility and share the costs for: Sewage Traffic reduction via Light Rapid Transit Water Density Social Housing Senior Care Facilities With the cooperation of all Municipalities moving toward amalgamation, future residents of Saanich will still live in an affordable location.
- I see Saanich as a lively community where one can transit, walk, bike or scooter to all amenities at all hours. where one is not isolated in a large single family home on a large lot with a car. I want to live with people in the same building and have other people around me outside. This creates a sense of belonging and also gives oneself a feeling of safety and support.
- A mixed farming and urban community clustered around small commercial centres (NOT malls). The farming land would be preserved for that purpose only and local produce would be promoted.
- Well treed with major transport networks dedicated to public transit, bikes and walkable commercial access. Dense residential areas with amenities such as parks, community gardens, and an integrated scale of living/working spaces that accommodate a broad range of incomes and family sizes. LRT linked to local public transit to insure links to ferries, up-Island and between con-urbations.

- Not crowded still to be spaces between houses so you do not feel like a sardine's. When building new housing/shopping centers take into consideration of traffic and also fix those problems as the community grows and if the traffic cannot be fixed properly then don't add the houses i.e., thinking that putting a light every block fixes traffic problems when in fact it causes road rage and idling for you are stopping every block for a light take the exit in Colwood to Home Depot for an example to try and fix their problems you now have four lights in a four block radius which is ridiculous. Royal Oak and Elk lake lights are getting out of hand you need advance turns, lights that coordinate with each other and a way to stop people from coming off pat bay hwy down elk lake to turn right on royal oak for the over pass exit is not feasible so what I would like to see is green space still and traffic that flows properly instead of in a jam.
- Won't be here but keeping the area safe and friendly for families and seniors. Encouraging home owners to keep their homes neat and clean. Keeping the schools to encourage families to move into the area.
- Urban containment boundary maintained. Allow higher buildings in commercial/apartment areas. Easily accessible light rapid transit in place.
- Saanich needs to look at the transportation system it will need in the future and begin to build it today. This will drive land use not the other way around as is being tried over the past 30 years. For example, the Tillicum area is hugely under valued and will only change when an LRT gets developed.
- An outstanding example of a municipality where urban living and rural pursuits are in harmony. Urban life would be clustered around service centers; rural life would primarily be occupied with production of food.
- I think it important that while being progressive we not lose sight of the things that make Saanich special - Garry oaks, green spaces and trees in neighbourhoods. The focus should be on preserving our way of life rather than seeing how many people we can cram in to existing green space.
- Have a distinct town centre. right now, I cannot describe it in terms of one part of town, it has no "downtown".
- A area that densifies housing in and around shopping and work . Leaving more open space e.g., parks and farms
- I'd like there to be better methods of transportation throughout the municipality. I like how Saanich looks for the most part now and it would be nice to keep it much the same while still moving towards the future.
- Not like James Bay. Where infill is to occur, it should blend in. Arterial roads should be laid out before development is occurring. We live at the N end of Emily Carr Drive, which is now a major collector. Pity.
- I would like to see Saanich develop real neighbourhood centres that are lively, beautiful and green (sustainable). I want no more barriers to walking or biking anywhere. Wide sidewalks, lots of large street trees, shade, playgrounds, public art and spaces, buses and less malls, parking lots, roads, traffic, noise, pollution, weeds. Thriving local businesses, no big boxes and fast food outlets, mixed communities, safe neighbourhoods, housing choices. Maintain our views please!
- I would like to keep the semi-rural feel i.e., keep as much agricultural land as possible. I feel that the development behind Commonwealth Place and on Tanner Ridge was too much. I would like to see light rail transit form Victoria to Sidney and out to the Western Communities. I cycle and use the bus.
- Denser development in existing commercial area, but preserving green space and agricultural areas. Legalize and regulate basement suites.

- It is important to keep commercial and high-density developments (which are inevitable) from taking over the whole region. To concentrate them in specific areas seems the only tenable direction to encourage. Green spaces are of great importance to the health of a community.
- I want Saanich to have the same mix it does now: agriculture, residential and shopping. I hope there are more cyclists and families with young children still live here.
- Preservation of existing green space , more local vegetable available , Live trapping of deer . Access to trails . Overpasses to accommodate traffic flow. Electric commuter trains instead of buses (overhead) . More local police presence on foot or bicycle.
- I'd like a good part of it to remain/be rural farm and park,
- Ideally, Saanich should be a world leader in having a minimal environmental footprint, including replacing lawns in parks and on private property with food-producing plants, transportation modes being unpolluting and needing minimal raw materials (e.g., bikes, feet). Residences should be centralized and urban sprawl reversed. Sewage and water systems should have no negative environmental impact. Non-human animals should be treated ethically. Population growth should be capped and reversed through attrition (throughout the world).
- Bike friendly, maintain farmland and green spaces. Continue to develop the Goose trail system
- A pedestrian and biking community with public transit and few cars. Car free areas, paths and greenways. Denser development focussed on neighbourhood and regional centres. Easily accessible and interlinked pedestrian ways, greenways and recreation centres. Local agriculture successful. Lived people spaces. Excellent internodal accessibility foot, bike or transit. Clean air, minimal congestion. A variety of housing options available to meet life cycle changes. Smaller single family lot size.
- Keep as much green space, natural habitat and agricultural land as possible. Encourage walking and biking paths. Discourage more auto use, new roads, new sprawl.
- I would not want to see too many high-rise buildings. I would want to see retention of single family dwellings, though many homes will have suites. I would want to see retention of agricultural land.
- Safe, visible pleasing, good place to raise a family
- Mix of rural/residential - suites are legal, but there are specific areas dedicated to single family residences - give people a choice of which area they would like to live in - don't force it on them.
- I would like to see a Costco and Wal-Mart closer to my area.
- Preserve what is important to us now - parks, green spaces, agricultural land which is used to produce food - not entertainment such as Disney-like agri-tourism.
- Mullet-family housing be provided but allow for reasonable height of condos and apartments, i.e., 4 - 5 storeys buildings. Saanich would have a mix of all age and demographics; a Saanich that encourages families to grow and develop. A Saanich with fewer vehicles on the street, thus more people biking, walking and bussing to work, with people living closer to where they work. A Saanich where parks and recreation facilities are maintained; adequate green public spaces where people are encouraged to walk in parks and trails close to their homes. A Saanich with accommodations for pedestrians walking to shopping centres (for those who live close-by). Currently, it's not safe to walk to a nearby shopping centre. The current plan encourages vehicles but does not consider pedestrians and bicycles. In (less than)thirty years incentives are given for all new housing to accommodate basement suites or homes for two families. As people age, they are encouraged to stay in their own homes, rather than in institutions for the elderly. Underutilized living spaces inside residential homes in Saanich would house students, single people and families. The by-laws would have changed, so that basements and garages now provide affordable living to people that would have otherwise moved to other cities/municipalities or live with relatives and friends. Saanich would see apartment and condos be built on top of existing municipal owned buildings, i.e., recreation

centres. Also, Saanich would give developers incentives to build living accommodations on top of shopping centres and medical building or disincentives for those developers not wanting to. Saanich would have all large developments be built with underground parking and above ground be filled with trees and landscaping features. Saanich would lead the country in environmental issues: Stiff penalties for all those polluting our waterways. Underground oil tanks and pesticides would be banned from residential and commercial use.

- I would like Saanich to have maintained to the greatest extent its urban/rural character with natural areas, greenways, parks, open space, biking paths and beach accesses connected closely to communities having small high density living areas and friendly commercial centres featuring local produce and locally made products. Application of stewardship principles and engagement of wise contextual zoning practices will have guided infill development that is sustainable and has respected neighbourhood character, lot size and building scale. All residents, young, old, middle-aged and families alike, will be safe in their neighbourhoods supported by appropriate infrastructures for living, working, playing and aging in place (i.e., sidewalks, green walkways, bike paths, traffic calming measures, community buses, churches, schools, home business incentives, etc.) Focus in Saanich will be on environmental preservation and the well-being of neighbourhoods and communities.
- I would like to see a Town/Village Centre created; SOMEWHAT pedestrian friendly with denser housing immediately adjacent. I would envision the ALR land that is not suited for farming used for housing and we will certainly require some land to be zoned for industrial use or there will be no place for our residents to work, we must encourage job creation or our young people will always need to leave the Island to look for employment. One of the 1st requirements is appropriate zoned land to encourage business to locate here and assist with the tax base.
- leafy green with many parks, walkways and open spaces. I'm worried about the rate of growth we are experiencing and the increased traffic congestion. Is there never a point when we say enough or do we just have to keep accommodating all comers?
- You are on the right track as I understand the plan i.e., . in a rural/pastoral surrounding, centres of housing based on commercial "nodes" are sensibly interlinked to each other and to the city of Victoria. As I see it, the trick will be in sensible implementation. Avoid thoughtless "densification" that creates slums(unattractive housing; no open spaces, parks or playgrounds; buildings too high; parking on the streets in residential areas; slumming existing areas in the name of densification; etc) The spaces between buildings or areas is as important as the building! The transportation framework is critical. It will cost money, but make it cheap and easy for people to use public transit. If this isn't done, no development plan will work. Look at the constipation on the Pat Bay Highway that results from poor planning.
- Clean, free of litter with a mix of well maintained original character homes and newer high-rise and townhome developments. Lots of trees, including mature Garry Oaks. Quadra/Reynolds residents having a village to be proud of.
- Continue with purchasing land for parks and trails to enhance active living.
- Green clean safe not any more congestion on the roads.
- It's not likely I'll still be alive then, but I think that keeping agricultural land is important and also maintaining/expanding the current recreational opportunities: parks, trails, rec. centres, etc.
- Greenspace, parks, not many high-rises, keep agriculture land.
- I want rural Saanich to remain agricultural and rural residential. I would like all Saanich residents to value this part of Saanich and be interested in where their food comes from and how it is grown. I want to see reduced traffic congestion, more cycling and walking, and innovative means of transportation in all of Saanich. I would like to see everyone driving a car that is small and produces no pollution. I do NOT want to see "application for rezoning" signs all over the place like I do now. We are building and building but for the wrong people. Condos are being built so that out-of-towners can have a vacation(second) home that they do not need, yet we are not building for the homeless and hard-to-house. I do not want to see any homeless

people in 2037. I know that there will be far more seniors then so I would expect to see more housing and care facilities for seniors. I am not in favour of the current plan to build lots of residential units around shopping centres because it creates business, traffic congestion, and makes shopping unenjoyable. I love seeing the flower displays in the medians and would like to see more of that. I want public buildings to all be user-friendly for the elderly and disabled. I would like to see art that is meaningful and attractive, not the junk that is found in downtown Victoria. I would like to see some really interesting and attractive public buildings instead of the boxes that we have now. I would like to see roads sidewalks better maintained. I notice all the time that the lines on the roads are worn off in many places. It would be nice if litter that is left in parks and roadsides was picked up by the municipality. It would be really great to see solar panels and wind turbines. Since so many people are childless or on their own these days, it would be fantastic if cottages were built so that they could afford a single family dwelling. I hate monster homes!

- An area that has an urban area surrounded by suburbs and parks in the south, and rural agricultural areas in the rest of the municipality.
- I want Saanich to stay green if not be greener with sidewalks shaded by trees. I want bike only routes, above and beyond the galloping goose trail for commuting, maybe just bike priority roads like Vancouver has. I want the road designations between main roads, collecting roads and residential to be clearly defined and discourage traffic on residential roads. bicycle lanes are not enough. we need bicycle routes or residential roads that can be safe enough for bikes.
- Lots of trees on the streets, wild-land parks, little concrete. Quiet residential areas, with “hubs” of commercial activity with condos/apartments there for people who like to be near the activity. Smaller grocery stores in neighbourhoods.
- I would expect the present ratio of open space/agriculture and development to be maintained by employing in-filling and upgrading of present residential areas rather than enlarging the urban containment boundaries.
- The most environmentally conscious and progressive community in the world. Culturally rich and diverse, healthy population supportive of education, the arts and local agriculture. As much protected park space as possible.
- Keep the parks, green space, farms, bike trails, and recreation centres. Increase bike paths/ bike lanes. More dense housing in some areas, especially around services and jobs so people can walk or bike to stores and to work.
- Maintain agricultural areas like the Blenkinsop valley. Discourage so-called agri-tourism and concentrate on supporting our local producers. Keep structures low in height. If in-filling is to carry on, ensure that new structures fit in with neighbourhood “look” and SIZE! Maintain emphasis on local parks and greenways. Initiate rigorous planning for infrastructure replacement/repair. NO deficit budgeting. Use rational methods to plan for growth i.e., . water availability/land availability/etc. If these do not support growth, cap projects until situation is remedied/improved. Encourage conservation of limited resources. Ensure that commercial centres are close to most areas to discourage long trips for everyday items. Discourage suites in residential neighbourhoods; townhomes can also fill this need. Those residents who currently have illegal suites should be forced to pay substantial fines, they have, after all, been reaping income for many years.
- high-rises everywhere, solar powered buses, efficient public transportation, a free store at the dump, all the parks and green spaces intact and the whole CRD amalgamated.
- A vibrant community that:- Physically supports cycling, walking and transit - Has a number of green buildings and innovative development projects- Has an extensive network of parks, green spaces and healthy waterways- Provides support for arts and culture through infrastructure and sponsorship- Demonstrates principles of redevelopment and revitalization - Protects agricultural land - Supports locally grown vegetables and meats- Rewards residents for being energy, water and resource efficient (for example, meters, demand pricing and

rebates.)- Offers extensive waste management programs (such as curbside food compost pick up)

- I would like to still see the agricultural land pockets, they ARE Saanich. Hopefully the skyline will be close to the same i.e., . NO really tall buildings. Lots of parkland and bike trails and bike lanes.
- 'Green' environment in which to live: not dense housing everywhere (nodes only), many green spaces (fields and urban forests), not high buildings (5 story), street setbacks (20m) for all buildings, easy travel by bike, no-fee buses, not many wide (4-lane) streets, electric cars. cars.
- part on one regional municipality with logical nodes of population, employment and services connected by efficient public transit, and with pleasant walking and biking trails. No more homogenous single family zones.
- More trails for bike/walking, not on roadways to shopping centers, parks Rapid transit directly to cities e.g., Sidney, Duncan, Sooke, starting from a central point
- retain its current greenspace/rural feel, with sustainable farming on its ALR lands, with higher density housing around existing commercial centres, with greenhouse friendly traffic traversing through its streets
- Keep present green spaces and gradually increase building heights. Increase in bicycle acceptance and pathways. Increase electric bicycle/scooter provisions and incentives. Increase bus incentives. Increase "smart car-type" incentives (i.e., some condos have only smart car type parking).
- A municipality with lots of park space, pocket markets, an extensive bike trail system linking all areas in Saanich to the surrounding municipalities. A municipality that is safe, low crime rates, has healthy watersheds, curb-side composting available. . . but w/o unrealistic property taxes. Less Starbucks and other large chains, more local shops. Lots of recreational opportunities, including top notch recreation centres.
- keep planting trees and make sidewalks to encourage foot traffic and bike lanes, not too overcrowded - better bus routes operating at peak times.
- Much the same as it is now. I don't want to lose any green space or trees. I'd like to see less cars in some areas.
- More housing accommodated on smaller lots or in 3/4 story buildings. Too much land is wasted in large lot (in excess of 6, 000 sq ft) development. These sorts of subdivisions should not be allowed and smaller houses (building lot ratio) should be enforced. Maintain existing greenspaces or expand with density tradeoffs. Greater 24/7 use of public buildings, schools, etc.
- As much rural life as possible. Concentrate growth in areas around shopping centres and rec centres, but allow outlying areas to remain agricultural/less developed.
- I would like it to remain the same .
- A community - not a downtown. Multi-family dwellings built to heights and design that enhance local environment and not compete with it. All business/commercial centers connected by a trail system that can be walked or biked. Parks and green spaces preserved.
- NOT an overcrowded overdeveloped mish mash of cookie cutter concrete ugly high rises, condominiums and townhouses. GREEN - keep the green spaces, parks, places for people to go. Keep the single family dwelling going for as long as possible
- More local neighbourhoods with walkable services and amenities such as post office, coffee shops, small business such as corner groceries, etc. More sidewalks for encouraging safe walking. Allow more small lots to increase affordability and to avoid too much expansion beyond the urban containment boundary. Allow secondary suites to increase available housing and increase affordability.

- Saanich will be the most liveable community in the region. Saanich will be developed with mixed-use neighbourhood centres of higher densities; integrated green spaces and parks with a network of linking trails; affordable, sustainable housing options (townhouses, row houses, apartments and single/two family dwellings); and alternative transportation corridors (greenways, bike lanes). Saanich will showcase green building technologies. Saanich will be free of invasive, non-native plant species and will have urban forests and natural areas as important parts of our community. Saanich will be well-connected to the university/college communities. Saanich will have an identifiable “downtown” or core and a range of secondary neighbourhood centres. Saanich will have a high-quality public realm, with street trees, street furniture and public art that celebrates the civic environment. Saanich will have productive farm lands that support the local food economy (showcased at farmers’ markets). Saanich will require a high-quality, and authentic character reflected in its architecture, built form and urban environments.
- mix of affordable places for young families and senior friendly accommodation. Restrict building of large / expensive houses. Increase density in existing built-up areas and stop growth in rural areas. Lower taxes for rural areas especially when actively farmed. preserve existing green spaces and ALR, several mini town centres with shopping, offices, higher density/height affordable housing local buses - many not going downtown at all and providing crosstown service add and increase capacity of major road arteries including widen Blenkinsop Rd, new road thru south part of Mt Doug Park to join up with Blenkinsop Road. Allow bicycles to use sidewalks and leave roadway for motorists.
- Green!! Protect our parks, encourage less impact on our environment, protect our rural and farming space!
- I would like it to retain its present mix of rural and residential properties. I do not want it to develop like Langford with its big box stores and high rises.
- I feel that we need to open up our land in North Saanich to town houses and condo’s, so that more people can enjoy the Beauty of our Community. Most lots are large and “we” are one Community in the area of the Peninsula that is restricted on developing and building.
- I want to see that schools are still the hub of our community. Please stop allowing schools to be closed by the Board of Trustees and then sold to land developers. It doesn’t make a lot of sense to allow new housing to be built and then have nowhere for the families that move in to send their children to school. For example, Fairburn School could have been leased or bought by Saanich and converted into a community centre or a performing arts centre in conjunction with Mount Doug Secondary who have been trying for a long time to fundraise to build such a facility.
- I would like Saanich to retain its rural area with access to local food and markets; a green area with trails criss-crossing the district
- Much like the present, unfortunately, the municipality does nothing to encourage the holders of larger properties to keep these intact. Property taxes are one of the more insidious drivers that people on fixed pensions are grappling with.
- >significant amount of natural-semi natural green space>a healthy urban forest (public and private land) with a greater abundance of young Garry oaks>working farmland>population that is not significant greater than the present-densification isn’t always as wonderful for the local environment as smart growth advocates imply>a much more customer-friendly transit system>working solar panels on every roof
- A vibrant community catering to it’s residents NOT vehicle traffic. I would hope that we would become more agriculturally self-sufficient. There would be a diverse mixture of housing to accommodate the needs of all types of families and seniors. An efficient public transport system would be utilized more than private vehicles. Pedestrian and bicycle traffic the norm. Lots of parks and green space.

- No change. I like it the way it is now. On a larger scale, free contraceptives and free abortions should be available everywhere in the world to stop human population from continuing to increase. Preferably it should decrease so that all people on Earth can have healthy, interesting lives and so that the Earth will not be damaged any more by pollution caused by humans.
- Lots of greenspace- bike trails and corridors- other transit options (e.g., LRT)- sensible community planning- avoiding urban and commercial sprawl
- Saanich could have a theme upon which the town and the people would be joined - perhaps a 'green community', an 'organic community', or an 'eco-friendly community' that puts action into words. The Garden Path!
- Much as it does now - with allowances for the changes I've recommended
- I live in Gordon Head and am 3rd generation here. I would like to see the single family residential nature of this area of Saanich maintained and to resist rezoning for larger and larger homes which are environmentally unfriendly and which take away from the 1960's homes for instance.
- Keep existing and increase park/natural habitat lands (like Haro Woods!)
- I expect to see electric/solar vehicles that do not rely of fossil fuels. Light-rapid transit is essential. Dense senior housing should cluster near Hospitals, green-space and walking parks. Grocery shopping should be nearby and use local produce whenever it is affordable. If the Planet's climate is to continue getting warmer, Victoria will be terrific area for gardens. Concrete buildings should be built on solid bedrock and dilapidated single family dwellings should be purchased for (farming/golfing) green space. No new housing should be permitted on flood planes, flat irrigateable land, or land that could erode due to new tidal flooding. New buildings should be equipped with solar panels and possible quiet windmills to heat/cool the building. Roof tops gardens and exercise areas should be encouraged. Note: No Grow-ops will be permitted although it could be a source of revenue for Saanich by 2037. Tap water effluent should be reused to irrigate the area's lawns and gardens. Saanich population could easily double . . . we should prepare by condensing the living spaces and make use of safe/useful/convenient public transportation. Community Police services could be located in the low-cost Housing high-rises . . . saves fuel, time etc. Will we still have the same Council Members in 2037?
- Healthy/enhanced natural areas cleared of foreign species; natural areas linked across municipal limits; native plants/trees established to reduce watering; suitable mixed housing providing affordable living for all segments of economic spectrum; retention of Urban Containment Boundary; vital agricultural sector serving local market; careful management of surface water to reduce flow from urban areas.
- No more agricultural land developed than there is now, encouragement to local farmers by establishing a network of farmers markets in the urban parts of the district, a system of cooperative support to backyard vegetable gardening, with participation of people living in apartment buildings; extensive and much more frequent public transportation service through the municipal district and actually through the Greater Victoria. (ideally to keep cars out of the streets and adjust to increases in fuel prices) A vibrant art gallery in Saanich, complementing the Victoria Art Gallery. Cultural development with orchestras, opera groups, live theatre groups, etc.
- Balance of types of residential facilities, supported and vibrant agriculture within Saanich, reduced automobile traffic and need for commuting, convenient public transit
- The Baby Boomer Affects on Saanich . . . Worse Case Scenario, if not prepared. The West Burnside area (North of Victoria General Hospital) should be considered for an "Ageing in Place" accommodation and Disaster Prepared destination. Consider building attractive, high density living accommodations for Service Providers who work in the Health Service/Care facilities. The units must be affordable, efficient and create very little need for vehicle traffic.

Electric transit would be ideal. The Housing units would be primarily available to retired/semi retired "Professional Volunteers" who have Care/Medical backgrounds and experience. These people would create a large pool of accessible citizens (centralized area) in case of emergency/disasters. Presently, areas like Broadmead have attracted Doctors . . . but due to large trees that are ageing - if a major Earthquake were to hit, most access roads will be blocked. Also, there will be severe injuries to many of the occupants in that area. Consider the fires that will occur due to Natural Gas underground pipelines. Imagine an extremely dry summer with a windstorm . . . firefighters unable to proceed to the area. Saanich should now help clear large trees on Saanich taxpayers property . . . especially those in Green Space designated areas. We should be preparing for more frequent Hurricane-force windstorms, power outages, damage insurance claims and injury lawsuits. Saanich should make a list of all water wells in the community and their exact location. Generators should be set up and maintained (by Saanich) in case a water virus were to infect the public water system. This would also help if an Earthquake were to damage/disrupt the water supply. People tend to live longer when they live near a Hospital. As our dwindling labour-force is about to retire, where will they be able to afford to live? It would be an error to suggest that these people must now move out to the area they have helped develop, nurture and create. As they retire, if they defer their Taxes, who will pay for the Maintenance of Saanich? If the large acreage owners along West Burnside are not allowed to help develop accommodations for (Volunteers) and an "Ageing in Place" location . . . Why would these owners consider donating their Estates/Acreages to Saanich?

- I would not want to see large trucks on rural roads, such as Interurban Rd. I would like to keep the natural habitat of the Interurban Valley. Encourage more biking all over Saanich, and have a Transit bus travel further along Interurban Rd to at least West Saanich Rd. And I hope it doesn't take thirty years to see it happen !
- A safe community with safe roads, safe sidewalks. Responsible development that uses the developers to pay for amenities. More emphasise on bike lanes, dedicated bus routes, and environmental initiatives. Make all new buildings to be environmentally responsible.
- Many neighbour hoods with small commercial areas within walking distance from them via good sidewalks, trails and parks. A very good system of bike trails that are not on roads. Reduced road lanes, more transit and bike transportation options. less cars, less parking lots, higher density, reduce deterioration of single family neighbourhood with basement suites e.g.,not looking like Gordon Head where each house has a basement suites and 10 cars parked on the road at night, ability to walk to small commercial area very important.
- Saanich desperately requires design guidelines for new developments/housing so we don't end up looking like a mish-mash of the stucco nightmares that proliferated in Surrey in the 1980's. The Tuscany Village development and it's prison towers are the exact opposite of the direction Saanich should be supporting. Designing developments using material naturally occurring in Saanich would result in a more aesthetically pleasing place to live. Areas of North Vancouver (Grouse Woods) have successfully used guidelines that prevent the area from looking like a Disney theme park!!! Design guidelines to prevent the strip mall appearance of most commercial developments are also required!! Areas such as Steveston (in Vancouver) have encouraged commercial and residential development in keeping with the area's history. By doing this they have made Steveston an attractive destination for residents and tourists alike!
- I would like to see a family-friendly community - low crime, good access to services, locally owned retail areas with easy walking access, mixed housing options, generous parkland for multi-use, agricultural land, recreational services, community schools-multipurpose facilities, hospitals/medical centers
- Maintain the existing parks/character with improved bus, bike commuting routes and trails. Would rather see higher density than destroyed parklands/farmlands.

- still green, with paths and parks, but real parks with paths and benches, not parks just for organized sports as Tyndall field has become
- More green space, more trees not less. Bike and pedestrian paths everywhere. Bowker Creek is protected and has a right of way green belt space all around it. People live and work and shop within walking distance. No more sprawl. No more hideous places with names like Tuscany village.
- A community that is well organized and laid out. A plan must be created, and developers directed and told how they can be part of plan.
- Lots of green space and agricultural land, trees, bike paths, no urban sprawl
- Stop subdividing large lots into smaller lots; Saanich's civic motto should be "No property too small to subdivide". The number of ordinary lots that have been divided with another house built in front of the original is out of hand. Get proper rapid transit; the bus system in the CRD is "iffy" at best.
- More public housing for families. More facilities for seniors who require support services. Fewer cars. Healthy environment. No homeless people living in parks or on the streets. Supportive housing for those in need.
- Streets and drives with permeable surfaces and storm water detention devices. Plenty of boulevard trees.
- As I reside in rural Saanich, very close to Brentwood Bay, I would like to see more Saanich community policing, quieter roadways and traffic monitoring specifically around our local rural schools! More small community and non-tourism related businesses encouraged and supported for long term residents who have lived here, and worked in the area for many years. Less construction and subdivisions, and more taking advantage of areas already designated as higher density residential to continue to promote rural Saanich as rural. In outlying areas we have less services and more of a peaceful agricultural ambiance that needs to be supported and addressed. Possibly for council to look toward maintaining the ALR, and not allowing arable farmland to be rezoned as commercial. This is a sore point personally, as my flatland farmable neighbour's acreage has been rezoned commercial(furnace cleaning, and running compressors from shop) and now causes frequent noise disturbances with these sanctioned industrial workings. I am also acreage, however my property across the roadway from this rezoned farm (which is now out of ALR)is on a hillside, and is clay/gravel/glacial till and not productive unless I terrace and truck in acres of topsoil. I am in ALR but cannot qualify for reduced taxes. Thank you for the forum to put forth comment.
- Suburban community with lots of recreation and social services, walking trails. A densified present Saanich
- Lively, bustling, lots of walkers and bicycles on good trails and along roadways. Vehicular traffic going at moderate speeds. Well-maintained and planted medians and traffic islands, as well as parks. Lots of opportunity to enjoy recreational facilities, libraries and other important government-provided services. Intelligent use of government-owned property like school yards - NO sale of land but rather long-term leases for uses beneficial to communities like affordable housing.
- I would like Saanich to still be as varied as it is now. I'd like to see all the agricultural land to remain as such. I would like to see a well-designed transit system that is cheap or free. I would like to see small "city centres" that offer work/live spaces and lots of affordable housing. I would also like Saanich to take more of a role in working with neighbouring municipalities in order to assure a vibrant GVR; this includes amalgamating police services having a comprehensive transit plan, and contributing in a meaningful way to the homeless crisis.
- higher density residential along rapid transit corridor, legal secondary suites in all detached housing zones to maintain character of single family neighbourhoods while allowing seniors to stay in their homes and let students and single parent families enjoy the amenities of these neighbourhoods.

- Similar to existing conditions. Some increased densification around town centre nodes. More vibrant town centres, not just centred around shopping malls, but rather with a mix of activities - shopping, arts (visual and performing), cafes, workplaces, residences, etc. Fewer (or a restricted number) of big box stores/developments. Better (and increased) development of walking/cycling routes as opposed to more roadways. Creation of a “downtown(s)” with some character. Presently Saanich is lacking an “identity”, a “soul” and this needs to be rectified and pursued more vigorously.
- I want Saanich to retain or even improve current levels of green space by creating denser commercial/service centres (e.g., malls or intersections such as Shelbourne and McKenzie), but retaining standard lot sizes in residential zones. Designate specific streets as main thoroughfares (e.g., Shelbourne), to take the pressure off secondary routes so they can maintain their residential quality. I'd like to see more bike and walking paths, more parks, which can be used for a variety of recreational purposes (play, walking, events, green space). I'd like to see housing concentrated near commercial centres, such as the Vancouver Island Technical Park, to allow workers to live closer to their place of employ. This would also take the pressure off more rural/suburban areas, allowing them to retain their current densities. I want Saanich in 2037 to have successfully avoid “sprawl” by good planning. I would like it to be a pedestrian/cyclist/bus riding oriented community, while accepting that some car travel is necessary. I would like to see greater Recreational services, enriching all aspects of community life, maybe even reaching out past high-quality, well equipped and staffed Rec Centres. I would like to see more facilities - schools, offices, service centres - within walking distance of vibrant residential neighbourhoods, which support a variety of housing options. I want to see clearly defined by-laws that are adequately and consistently enforced (e.g., dangerous animals, noisy and/or unmaintained rental properties, etc.) to maintain a pleasant quality of life for people living in the district.
- A very “Green” community
- I see Saanich as an area that covets its existing natural green space, parkland and agricultural land. This will be represented by road right of ways that equally value (and assign space to) cyclists and pedestrians, dense, mixed use, complete community centres and a celebration on local assets and economies.
- No high rises. Enough varied seniors’ housing.
 - Family oriented, with adequate senior’s and low income housing, and shelters to prevent homelessness. 2) Maintain the rural and agricultural areas we have at present. 3) More communities like Oak Bay, Cadboro Bay and Quadra Street Villages4) More community centres for art, music, live theatre, and cultural activities5) Less vandalism and more respect for other people and their property - possibly to be part of school curriculum from kindergarten to grade 12
- Amalgamated with the other core municipalities. Lrt corridors cross-sectioning the area. Better roads, perhaps sidewalks, higher density centres such as Shelbourne/McKenzie area
- I would not want to see to big of a low income complex built for low income earners because it tends to lead to a rise in crime. Any city that builds low income housing on a large scale tends to see this happen.
- To retain some agricultural endeavours and the mixture of single family and multi-family housing, with more affordable housing in the mix than at present for those with low incomes and the difficult-to-house.
- much like it is today - pleasant, comfortable - and with space between buildings - don't ‘pack ‘em in’
- I use a wheelchair to get around and would expect to be able to cross the street, use our recreation services instead of watching, go through the parks, actually get to the water’s edge on my own. We would embrace and be a model of accessible universal design. We have a long way to go.

- By 2037 I would like to see that Saanich has densified, and that there are public transit nodes located at the main shopping centres (Hillside, Town and Country, University Heights, Tillicum and Broadmead). I would also like to see no further 'traffic calming', but no widened roads either. The increase of population and vehicles on our roads would be enough traffic calming as it is. Bike corridors (such as the Goose, Lochside, and Gordon Head connector) maintained as well as further improvements to biking around Saanich. I would like to see the preservation of greenspace and agricultural lands as well.
- I would like Saanich to think carefully about where they plan higher density. All municipalities in Canada have areas of higher density i.e. around shopping malls, bus routes, schools, better roads etc. which is a good idea. However I do not believe you should be ruining older more established areas along the coastline that have larger single family lots by allowing R14 and R16 lots to be subdivided, creating fill in houses - this ruins the nature of the areas that people have paid a premium to choose to live in. Not all areas of Saanich can be the same and if that is the plan, current owners will be more inclined to move. In particular the area along Arbutus Road from Gordon Head Rd through to Cadboro Bay is a uniquely beautiful green space and should be preserved.
- Maintain rural ambience. Infill development south of Royal oak and leave the agricultural land alone. Support farmers, markets, etc. More buses. Especially West Saanich Road.
- Not overdeveloped. Keep green areas. Don't allow properties to become subdivided into small lots with large homes. Keep the personality of areas like Mt Doug. Don't allow them to be destroyed.
- Many green corridors used for transportation/recreation for bikes or walking to commercial centers/work. Also that every main route has bike lanes. That all developers are required to plant a ratio of tree per the size of the lot e.g., 10, 000 sq ft lot 5 trees or 1 tree every 2000 sq feet. No more blocking or narrowing of major transit routes such as West Saanich road in front of the shopping centre. The planner really miscalculated the size of the turning lanes required to go into and out of the shopping center; especially the main entrance just north of the gas station. That whole project was a massive waste of tax payer money. Two Big thumbs down on that project. BOOOO and Hiss. What planer and Mayor who approves the plan, in their right mind "narrows" a high traffic road that is only increasing in volume as the developments are completed in the area. Again Hiss and BOO to the West Saanich Road project!
- Cannot imagine. . . not enough positive things are happening in the present to suggest a positive future. Scary since the future is predicated by our vision of it.
- Family friendly a community that is financially and environmentally sustainable
- At minimum, maintain current green space. - Fewer cars on the road; more people walking, cycling, taking public transit. - Lochside Drive resurfaced (no need to enlarge or create sidewalks). - As safe as it is now; although safer would be good too. - Cordova Bay at Doumac environmentally remediated and residential/commercial development pending for the area completed.
- Improved infrastructure – especially downtown access. Better facilities for group activities provided by the municipality.
- I am truly not committed to maintaining the ALR as most of it lies fallow because farming not really a viable option and am also a bit perturbed by the NIMBY approach to low income housing and industry. I would like to maintain the urban forest and I would like more age-integrated neighbourhoods.
- A mature suburban community with focussed and supported village centres (e.g. Cadboro Bay Village). Green spaces and parklands a priority. Maintenance of well-treed neighbourhoods, elimination of "monster-house"; infilling and promotion of consistent architectural "look"; to neighbourhoods. Saanich should not become an alternative to Victoria downtown character.

- Pleasant to walk in – NOT surrounded by tall buildings. Green and tended – not unkempt. Safe – less noisy. Control on motor bikes exhausts and cars (I live on the edge of the Pat Bay Highway).
- Remove and bury wires for services, LRT. Low rise, low sprawl or not. Green belts, open country farms, lands. Neighbourhood village centres (not shopping centres).
- The number one priority should be to preserve agricultural land. There should be no building on the ALR, except buildings needed by people farming the land.
- Saanich needs to allow and encourage more people in the community to get active and grow more food. We desperately need more space for community gardens. We need more locations within our communities to get together with neighbours. We need to encourage a lot more walking and cycling (we can't afford our infrastructure maintenance costs). Stop building large houses. We need more land to grow food. Food costs are going to increase dramatically. We must stop allowing neighbours the right to use pesticides. They are destroying valuable beneficial insects/bugs! When purchasing biodiesel, support local plants. If biodiesel is used that has to be transported across countries, we do not get GHG reductions. Provide incentives for homeowners that install rain barrels, passive solar. Construct more bus shelters in neighbourhoods. Provide incentives for people to learn how to maintain gardens without pesticides. Longer hours at community centres. Stop giving away plastics (i.e. toys, etc) at events, such as bike-to-work week or parades. Mix residential with retail to discourage automobile use. Stop allowing large homes to be built on small lots. Provide more dedicated bike routes (separate bikes from cars). Provide better recycling facilities for batteries, florescent compact bulbs (mercury). Provide curbside pickup of yard waste in the spring and fall. Teach community of installing digesters in backyard for disposing of dog or cat poop! Encourage composting - teach community.
- Healthy urban forest, diverse flora and fauna and no invasive! Excellent mix of housing choices and commercial nodes/centres. GREEN and efficient new construction that is adaptable and flexible to changing needs of families. Healthy streams, oceanside, parks. Vibrant schools, rec centres, libraries. Urban and rural agriculture opportunities.
- Make it the way architect and planner Christopher Alexander would want it to be. Base it on A Pattern Language and The Timeless Way of Building. Both are in print. He was prescient about what humans need in communities undergoing change and growth. Astonishing range of applications.
- Lots of green space, leave more trees. No high-rises over 8 floors. Higher % of low income housing in new developments including condos, apartments, townhouses not just for families. Build green and give BIG incentives for doing so. Low income housing must be a resident of Saanich for a period of no less than 1 year. Either working or with a disability. Those on welfare in a training program.
- Keep the parks or add more. Encourage really good transit service. Small village-type communities where no cars are allowed.
- Keep green boundaries, do not allow developers to construct buildings on precious mature areas or on heritage areas, and not on agricultural land. More public transportation, cheaper rates and covering more streets, more buses. LRT downtown and commuter services.
- Sadly it's too late to agree with the changes today to Saanich to feel it's nowhere but down into heavier density, more traffic and deteriorating roads and malls - Good Luck.
- Continue with the life-affirming, gorgeous landscaping of paths and roads. Life to center around mini-villages with convenience services and bus transportation. Be part of a light rail system for the whole area south of Duncan. Continue the expansion of trails - walking, cycling, etc. Keep the rural ambiance. Continue to block watch and many senior centres for security. Increase use of local food and products. Restrict super-sized houses - bring in use of containers for single-family houses. Take more care of our marginalized residents.

- To continue to grow (accommodate projected growth) in a planned way that enhances existing and planned amenities such as trails, parks, recreation facilities, etc.
- I would like my children and grandchildren to see Saanich as the same pleasant, green area of lovely gardens as we see today. Not too many changes. Smaller, affordable housing for young families and for the elderly – the middle-income young and fixed-income retired, for example.
- Less reliance on motor vehicles. Retention of present Agricultural land.
- All residents/businesses to be utilizing water-collection (e.g.: water catchments, like rain barrels) cisterns; other water efficiency collection systems. Solar/wind collection systems w/cost-sharing spread out over 50 years to encourage stability and community-building, fuel-gathering. Bio-fuel stations established for all fuel-driving devices, vehicles, rapid transit, etc. Return to a full food-growing program where all arable space is devoted to crops, agri/aquaculture (e.g.. school yards, boulevards, empty lots, even hospitals!) w/distribution throughout Gr. Victoria region to support low income families/individuals.
- A "green" city with great public transport (e.g. fast commuter train connecting ferry, Sidney, airport...all the way to Victoria). A big bicycle path network and pedestrian only zones in many areas. Most buildings are energy efficient and use solar heating and wind power. The community is very tolerant, multi-cultural and has significant groups of all ages. The natural environment is treated as a shared treasure.
- Maintain and create green spaces. Improve public transportation (cheaper and more convenient/more service). Convenient shopping that does not require using a car.
- Residential neighbourhood with plenty of green space -families and retired people living side by side – a lot more affordable housing.
- Still plenty of farmland (i.e. no more houses to be build on that and no more removed from the ALR). Anyone with a few square feet of land be encouraged to grow something edible - not fill it with junk or automobiles, etc. Local elementary schools must be encouraged so that a mix of people of all ages live in the neighbourhood. Please start now so that older residents will see some of the benefits.
- Not very much different that it is now, but with more concentrated housing developments around commercial centres.
- Maintain the park and agricultural land.
- To the extent possible - retain semi-rural atmosphere. Protect access to waterfront. Encourage "resident"; membership; discourage absent ownership of waterfront. Avoid strip malls.
- I think I have already answered this by the check marks I've made.
- I am not going to worry about it as I won't be around anymore.
- -more bike lanes -less SUV -a modern art museum -up-keep of nature -quiet and peaceful -not too many condos -an art resource centre -highlighting natural resources such as the farms
- Less single house sprawl, lower commute times so better bus service needed. Perhaps light rail can be considered. Also Saanich should be abolished and Greater Victoria divided into fewer district (Victoria includes south Saanich, Oak Bay, Esquimalt; Saanich includes Peninsula; Langford includes all west communities. It's cheaper and more convenient.
- -build green -more green spaces -do not change one way streets back to two way!! -need for better movement of traffic
- -Pretty much as it is now with respect to Rural-Urban proportions, keep UCB -More intense use of transport/shopping hubs by permitting/encouraging multi-use buildings (including housing) on shopping mall parkades -favour bus, light rail, bike lanes and enforcement of laws regarding same -review Saanich bylaws to make secondary suites and rental housing available. All these big houses will be filled with 1-3 people. Rental space is close to nil now. People need

a range of options or housing here is not realistically "affordable" for the average younger worker

- Higher density living options. Very efficient public transportation in place = LRT. Shopping centres = car free zones. Local farming in place and protected. Most intersections to be replaced with roundabouts (which are many times safer!). Greener and more environmentally friendly....
- It is unlikely I will be here. If a miracle happens and I am I think most people of all generations do not like large changes as they age. I would like to see our parks, playgrounds, schools and see centres remain where they are even if they need to be rebuilt there. New walking trails are wonderful. We need lots more of them.
- I want a future Saanich that is liveable, affordable, and walkable. I favour a healthy mix of public and private facilities and business to provide the goods and services we enjoy. I want Saanich to continue to offer the qualities that have attached so many of us to live here, and for these qualities to continue to be available to our children and grandchildren.
- Maintained local parks. 2) Clean water in streams. 3) Recycling bins on every corner.
- I would like to see more subsidized housing (like McCoy Road) administered by the Municipality. Also day care facilities for preschool children and for seniors who are otherwise cared for by family members. In addition housing for people who are physically handicapped but able to get out to work is an overdue item. This area needs less overpriced housing on very small lots barren of trees. Sidewalks are a real plus as are bicycle lanes. Trails are and will be great nature walks.
- Lots of biking and walking trails, easily accessible to all. Town centres distributed throughout, so everyone is near services which surround a small "town square" where we can go for a coffee, to sit and read, etc. Neat residential areas where garbage is picked up off the streets (e.g. along Cook St) and property along side municipal sidewalks is maintained and pruned (i.e. not allowing bushes, blackberries and weeds to flourish on boulevards and onto sidewalks).
- As long as it doesn't look like a concrete jungle that would be fine. Still have a natural look to it - plants, trees, etc. not chalk-a-block houses row upon row - natural spaces left.
- Have won awards for sustainability. Be much more walking friendly on roads.
- Improve pedestrian access and condition of sidewalks, etc. (including proper curbs), Safer sidewalks for motorized scooters, etc. Improved bus service i.e.. connector and shuttle buses. More and easily accessible senior services i.e.. companionship, counselling, health care.
- To provide a residential/commercial mix with a greater population density around established "town centres"; and post secondary education facilities. Encourage moderate densification of existing large lot residential sites and the upgrade/maintenance of existing residential communities near schools and relates support facilities/fields.
- I would like to see far fewer cars and a lot more accessible transit. We could convert the total area of present malls used up by parking lots into local pedestrian green space: gardens, fountains, meandering sidewalks, play areas and lots of trees could replace acres of asphalt which heat up the environment. Cars go underground. Let's develop some interesting villages, like on Oak Bay Avenue and Cook Street Village. The suburbs are kind of bleak. More bistros, coffee bars, a few small inns, theatres, and adult lounges could be encouraged. Continue the great addition to bike trails from Lochside Trail. Cluster new developments around workplaces to cut down on travel. Make it possible to walk everywhere, away from busy highways.
- agriculture reserve protected and used for food production; fewer cars; maximum green space; lifestyles that reduce stress and make community life generous, accessible, enjoyable; architectural heritage preserved and strict limits governing the look and environmental health of all new buildings; protected streams and wetlands; incentives for growing/protecting trees

- Hopefully NIMBY planning will be dead and a more open-minded population will make rational and logical decisions with respect to their chosen lifestyles. Stark economics in a changing world economy could see us totally dependant on Asian countries for all manufactured goods and the wasteful North American economy will be in dire straits. The impact on Saanich? People will start growing food in their gardens as it will be a lot cheaper than imported. The equivalent of today's "smart" cars will be the norm, and kids will have to walk to school as we won't be able to afford to bus them anymore. Child obesity will be a thing of the past. Baby boomers will wish they had raised more children, as there will not be enough to pay their pensions! Oh well, I'm 84, and won't be around to see the decline and fall of the American Empire. (The Romans lasted 400 years).
- The agricultural areas would remain as large lot food producing areas. We would continue to develop more parks and green spaces and multi-use trails. Commercial centres would be walkable, have street trees. Good design of a human scale. Higher density residential would surround the commercial centres. We will have preserved areas for industrial activities. Buildings will be varying heights, but no higher than 12 stories.
- Excellent public transit system - buses, LRT adjacent to all Galloping Goose trails Wide range of accessible parks - accessible by public transport Multi-age use buildings
- -higher density in more urban area -fewer shopping malls
- Don't lose any more agricultural land. Leave the ALR alone. Yes to basic farming (food crops, Xmas tree farms, livestock)- no AGRI-TOURISM: it's tacky and noisy (i.e. amplified music, car parks). Encourage intensive food gardening in people's backyards. Less cars and more bicycles and walking. Traffic calming in place. I would like to buy local produce at reasonable prices. Organic, of course! In my neighbourhood.
- A healthy, liveable community (green space, walking trails, etc). Affordable housing - more cool-aid type projects which have managers in the building overseeing the people, etc. - balance is important even from the perspective of municipal staff. Let's care for what we have 1st. It's always great to look at "new things" and new programmes, but to ensure we have the staff to do the work i.e.. watering the parks in the summer months, etc. and the clerks to do all that is expected, etc, support.
- Fewer over sized houses on small lots. More dedicated bike paths. Better public transit routes and more of them. Application of dis-incentives to car commuters to better support alternative transportation. Mix of residential and retail in all neighbourhoods to reduce car use. Farmers' markets in key residential areas. City hall to require pay parking for staff and others working/using the hall.
- Still liveable!
- This is not very important for me, then I am not more here in Saanich
- Agricultural land is protected and possibly expanded so we can supply our own food and not have to rely on off-island resources -PROTECT GREEN SPACES AND WATERWAYS - accessibility of parks and services for families and people with low incomes (as a family we can't afford to attend fairs, etc) -many accessible affordable community centres for all ages, include schools, health and recreational activities. A thriving community with an appropriate mix of neighbourhoods; green spaces /parks; and commercial areas - a good network of public walkways/cycling paths linking all of the above with other communities - reliable and subsidized public transit to increase ridership - increased efforts to protect native vegetation; reduce consumption of natural resources; and greater recycling (e.g.. municipal yard)
- Rural property outside of the ALR should have a minimum of 1-2 acres instead of 10 or more.
- I would like the agricultural lands we have today to still be agricultural. Better public transit system, more bike lanes, more housing density, less urban sprawl. Creation of "villages" (like Cook Street or Cadbury Bay).
- The same as it is today.

- All agricultural land retained and in active food production supplying many farmers' markets. High density complete communities (range of incomes) in the five centres and possibly others (e.g. Shelbourne/Cedar Hill X Rd). Excellent public transport including light rail through Town and Country. Fewer cars on roads. Plant more Garry oaks! More attractive pedestrian environment including separated sidewalks and trees, more "public spaces" where special events could happen and create sense of place.
- Having parks and nature walks or walkways connecting neighbourhoods to encourage walking is very important. We need to encourage use of our parks and cycling paths.
- Good mix of ages, families. People staying in their communities building community spirit and co-operation and support. Mix of high density community centres and single family homes/area small and large sizes.
- Much like it is now, but with more bike lanes, legalized secondary suites. If we were to lose the green space and farms and ALR land as it is now, I would move elsewhere.
- I/we will be dead by that time - but we have plots of land in Royal Oak Cemetery. I like Saanich the way it is now, but really resent the monster homes that are so prevalent.
- Please pay more attention to walkable roads! For example, so many streets have no sidewalks. So few elders can get across the main roads (e.g. McKenzie/Shelbourne) in the short time "allowed" by traffic signals. At Cedar Hill/McKenzie I count only to 6 before the "no go hand" comes up. I am using a cane. Please do not put a large building where Nellie McClung library now is; there is already a dangerous amount of car/pedestrian/school traffic. Give more thought to some low income housing. "Affordable" to me means no more than 30%/mth income for rent. Few indeed are so affordable, especially for low income folk/some seniors (majority)/young families.
- An inclusive community with a variety of housing options that preserve the family oriented nature of the community. This means finding more ways to accommodate additional people within our existing ground orient neighbourhoods.
- I would like to see Saanich continue to be environmentally aware. I would like to see Saanich be bicycle, pedestrian and small fuel efficient car friendly. I would also like to see Saanich become more business friendly by decreasing the City Hall and political "red tape" that business owners encounter. Increase business potential and this will create more jobs and opportunity for all.
- I want more development i.e.: housing, gas stations and more parks.
- Balanced community with mix of greenspace and multi-family/affordable housing, mix of citizens of all ages. Good public transit to all parts of Saanich and neighbouring municipalities. ALR as it is today or enhanced. Lots of work/live housing available; low rise.
- I would like to see an efficient public transportation system - bus/light rapid transit, and increased walkways like the Galloping Goose and Lochside Trails. I would like to see a community that encourages the enjoyment of our parks and recreation facilities and endorses a healthy living style. I would like to see a municipality that obviously and wholeheartedly preserves values and uses every inch of farm land available.
- I want to see high-rises near the commercial centres, primarily Town and Country, Hillside and University Heights and along major roads. I want to see LRT - not buses - running down the centre of Douglas Street and out McKenzie Avenue and Shelbourne Street. I want the Urban Containment Boundary strictly maintained.
- Mix of housing (more affordable housing), mix of ages. Good stewardship of environment. Green spaces/parks. Preserve agricultural land. Renew and enhance urban forests. Maintain neighbourhood schools. Community health clinics (primary care). Support local farmers/small organic farms. Encourage citizen participation through comprehensive committees and financial support for community associations. More recycling/composting initiatives. Access to recreation for all. Light rail should be in place. Access to arts and heritage.

- Saanich still has clean water, big trees and I can walk to place. Driving is a privilege, not a right. Saanich is safe and the homeless issue has been dealt with (social services, low income housing and addiction programs available to Saanich residents (vagrants!))
- Diverse (urban and rural). Main rural aspect. Swan Lake/Rithet's Bog main oasis status. Green belt - nature corridors maintained. Tolmie/Doug/Christmas Hill still parks. Expand bike trails.
- No buildings over 3 stories high. Lots of parks/greenspace, like we have now. Non-polluting electric cars (carpooling 3 or more passengers) and buses. The same, very good, or even better (if that's possible) police, fire and ambulance services. The same or better shopping malls, but not more of them. The existing malls are fine.
- Look like it does now.
- Need to not develop agricultural land reserve. Want to see greenspace and parks protected and preserved - i.e. not developed. Buffer any further urban sprawl with greenspace. Saanich needs to promote greenspace in living arrangements. Houses > 2100 sq ft need not be built - large single family dwellings on large lots are selfish and conspicuous consumption. How much more housing can we allow and not destroy the greenspaces and rural place of Saanich.
- I believe we need several areas of higher density built around a plaza like centre where all necessary amenities can be located as move out from the centre the density can be reduced until we have single family residences on the outskirts. We should keep the vegetation in these areas to prevent us from creating a concrete jungle.
- In fill lots with good community planning that have larger then required zoning space. Provides homes for families with children to come back to a healthy vibrant community and allows seniors to privacy and convenience of staying in same community in smaller houses.
- We won't be here, but for our children and grandchildren's' sake I hope some green space is left untouched, less people flocking here, clogging up our hospitals, making traffic unbearable, and the quality of life will get back to the serenity and peacefulness we once enjoyed.
- Increased sidewalks, bike lanes, smaller "community centres", villages. So people can walk or ride to get groceries, go to the drug store, play at a park and take yoga! (Cook St. Village, Quadra Village, James Bay Square). Storefront as opposed to MALLS.
- I would like Saanich to retain its Urban Containment Boundary: Do not extend sewer enterprise area; retain blue and green space; preserve ALR lands; preserve Garry Oak areas through public ownership as much as possible; concentrate density in major centre areas; create more open space to complement higher density; create more affordable housing by bonus density; focus on connectedness and alternative transportation modes; parks, trails and open space.
- Much as it does now, especially conserving park areas and trails for walking. Re-developing rundown areas, replacing ill-maintained properties with dense housing of better quality (e.g. along McKenzie between Pat Bay and Quadra especially).
- As it does now. Good parks and recreation centres. Areas of single family dwelling. Keep larger buildings near busier areas, i.e. Hillside mall, etc.
- Regarding public art ... statues with thoughtful, meaningful representation might be considered - examples: 1) Gyro Park - A large ostrich ... with head buried in sand. (decisions ... work your plan). 1) Welcome to Saanich ... on Pat Bay Hwy sign or statue. A boy with finger in dyke ... represents: (Traffic pollution). 3) Statue of King Canute at Mt. Doug Park Beach ... represents global warming and ice melt. (This statue would be a water level gauge).
- Increased use of low emission transportation and energy Increased connection of residential commercial areas to regional trails/networked for walking and cycling PRIORITY
- Lots of parks. Less traffic and pollution.

ONLINE & PAPER SURVEYS RESPONSES TO OPEN ENDED QUESTIONS

Two additional questions were asked to those citizens completing an online or paper copy of the Official Community Plan. Due to time constraints people interviewed as part of the telephone survey were not asked these two questions. People's responses are recorded below as written, including the use of upper case font.

Question G2. Is there any other key community planning issue that we have missed in this survey and that you think the District of Saanich should address?

- Pedestrian environment needs more attention in many areas. In order to make walking a more appealing option, the roads and routes for pedestrians need to be improved. Curb treatments need to be addressed and more sidewalks, foot paths etc. Feltham Road sidewalk installed in 2005 was a great improvement.
- At some point, I believe amalgamation of the several municipal jurisdictions will have to happen.
- Addressing the issue of losing families with young children. An Early Childhood Development strategy is important. Looking at more than affordable housing as the issue
- Growth must be sustainable & not car oriented
- Recreation facilities (look at the lower mainland) Our children and adult soccer teams lose a lot of game and practice time every winter because of our poor field conditions.
- Agricultural land should be designated by the quality of the land, rather than the region it is in. Non-arable land in agricultural areas should be subdivided for housing and arable land elsewhere could be saved
- Property taxes are too high, especially in rural areas where few municipal services, such as water, sewer, and sidewalks are provided. Planning needs to take into consideration that people, especially families, are going into debt faster than ever before primarily due to the tax burden placed on Canadians by all levels of government, and that continually raising property taxes as a reflection of an increasing real estate market is unrealistic.
- Increasing parkland; maintaining viewsapes; encouraging walking routes; management of noise pollution and visual pollution (store signs and road signs); the Quadra/McKenzie Charette.
- Travel time questions are very car-centric. I want to be able to walk and ride the bus to things (have you ever tried to ride the bus to cedar Hill golf course or the airport, or Cordova Bay?!). What's with the idea of needing parking and hidden entrances to basement suites? No-one in my basement suite has ever owned a car and why should they sneak in the back or side to help snobby rich people ignore that they live next to "basement suite dwellers"? I do however think that there needs to be bylaws that prevent people from building monster houses with multiple suites. I live in an average bungalow that blends with my neighbours despite the suite.
- Streetscape improvements.
- It would be productive if residents could be sure that the municipality---staff and council---understood what the OCP contained and would commit to adhering to it.
- Working with Victoria and Saanich school boards regarding which schools should remain open as the district grows and/or which schools require upgrading/renovations.
- Provision of green spaces surround urban villages and crisscrossing municipality. More comprehensive development integrating transit into future developments, as well as cycling infrastructure (particularly much better provision of temporary secure parking for bicycles).

- If “Smart Growth” really is a smart thing to do then I think Saanich must collaborate with all the other municipalities to ensure we really do curtail sprawl and loss of greenspace all over the southern Island and perhaps inclusive of the Gulf Islands, too. Why should Saanich buy into taller buildings and higher density in Saanich when the Western Communities are spreading out, clearcutting forests, and building up. Maybe we’ll have to be the ones to hold the line on development to offset the damage being done in other municipalities. Without a broader planning strategy there is no value for existing residents in Saanich to “snug up” to create more high density living areas, allowing taller buildings, etc. But then I don’t have a firm belief in the Smart Growth strategy and the CRD’s management of this anyway. I think it’s a creation of those interested in promoting their own interests. Also, if the Smart Growth strategy is to be pursued by our municipality, regardless of it’s merits, then better planning around the nature of businesses in the high density areas needs to occur. We were told Home Depot was allowed to move to Univ Hts and that this would encourage people to get out of their cars, walk to the store, etc. NOT.
- Build LRT and use it to focus increased density development. By 2037, in fact well before that, I want to see the end of the District of Saanich as an entity. I want to see the municipality dissolved and amalgamated with the City of Victoria. It’s irresponsible to be planning for Saanich as if it is separate from the surrounding community.
- Crime. And who will inhabit all the huge pink palaces that post-boomers will be vacating when they get old?
- Pedestrian infrastructure! 1. Sidewalks. Saanich is notorious for having no sidewalks. . . and if there are sidewalks they are not well built or not maintained. 2. Crosswalks. there aren’t enough of them and they are often not well maintained or designed. Shelbourne St from Hillside to Mackenzie has sidewalks on both sides. . . but they are right beside an extremely busy, congested 4 lane highway on which most drivers speed (and are seldom ticketed). Its a toxic, smelly, noisy dangerous walk. Crosswalks are few and far between if you want to get across it so that pedestrians are often forced to walk on Shelbourne for several blocks even if they just want to get across it. Richmond Road between Lansdowne and Cedar Hill is another bad example. . . crummy sidewalks right beside a far too busy road. too few crosswalks. Additionally, why not find ways to put pathways between houses or behind buildings on main streets so that pedestrians and bikers can avoid the busy roads.
- Infrastructure and Emergency Planning. Would it be possible to use some school land (closed facilities) to build affordable housing for families. . . . how about an existing golf course. They are lovely and green and generally located in nice communities.
- feeder routes from other communities going into isl hwy and they all bung up at Admirals/McKenzie. What about that intersection? The left turns back traffic up down Admirals sometimes past Craigflower
- Providing our share of supportive housing.
 - Urban sprawl2) the need for proper sidewalks - this will become increasing important as the population ages and has more mobility issues
- Traffic calming measures.
- There is not much mention of some of the resources available like libraries, recreation centers and similar resources that add to value of Saanich.
- Impact of CRD developments outside of the core municipalities and the expectation of servicing these areas Improved bus services to communities Financial dependency on increasing development
- Sidewalks, sidewalks and more sidewalks. Making it safe for pedestrians.
- Saanich live-stock farmers, particularly poultry farmers, complain of inequity in competition with outside growers. Local farm production is economically, ecologically, and socially advantageous to the residents. It produces jobs, prevent emission of noxious gases and use of

fossil fuel in transportation, and builds local pride. Residents views should be solicited about this issue in survey.

- Protection of green space and agricultural lands from development.
- Zoning must allow people to work at home. In the past we had Zoning as a “permit to pollute” as long as it was “over there” and not here. With the pollution free industries we are developing they may in fact be “ in the community” and zoning to protect from air, water, noise, visual , traffic pollution of communities may be unduly restrictive. We need protection from The “Atilas” in our midst but , to repeat, blanket banning of individual enterprises may be unduly restrictive to non polluting industry that may provide huge benefits to the area residents.
- I live in the Blenkinsop Valley and it appears that heavy equipment is to be stored and used in the area. I moved to this pastoral area 36 years ago and do not wish to have it changed because of the wildlife that is located here and the farmers who have businesses. A meeting with Council and the Blenkinsop Valley Committee concerning this subject would be helpful so we fully understand where the future is going and particularly this heavy equipment operator.
- water service to rural residences. You mentioned farms but there are pockets of houses that don't have city water and yet are getting poorer water quality because of the changes in land use. Fire hydrant protection should cover 100% of Saanich. We all pay the same ratio of taxes. Also, there should be regulations around how many horses can be on various sized acreages.
- rural Saanich is partly rural as a choice of lifestyle and partly for agricultural purposes. It is not serviced as a cut through to avoid traffic on the main routes. We need to find a way to control the traffic in rural areas.
- Cut-through traffic. Revise the storm-water management bylaw for residential homes. Require a development permit fee to upgrade the municipal storm water system. Traffic calming.
- YES - willingness to see pre-zoned areas for multi-family living, interest in supporting neighbourhood schools, and urgency to update local area plans.
- The question of inappropriate infill, huge homes on small lots that drown out adjacent homes. In fill done properly is OK but over the last 5 years there have been many inappropriate infills that are out of place.
- continued discourse with the various community associations, local input is very important.
- The pedestrian environment is terrible. Sidewalks, when they exist, are filled with telephone poles, sign poles. Shopping centres don't have realistic pedestrian access. Saanich has engineers looking after roads, but nobody responsible for walking or cycling.
- Village centres
- Limit “monster houses”
- Put more power lines underground Encourage developers to use better architecture than some of the tacky examples we have seen recently like Tuscany Village and the upcoming change to Town & Country. Those places will look so stupid because of the ridiculous style of architecture that it makes me want to leave Saanich.
- I think the survey should also include some questions about streetscaping/traffic calming, as to whether (1) it is wanted and (2) what are the priorities (i.e. . should one area get everything they want, or should several areas get a few things that are necessary)My own view is that money should go to affordable housing rather than traffic calming and streetscaping, and that if it is done only a few things done in each area.
- Although the medians in the middle of roads slow down traffic flow, I feel they also cause impatient drivers to cause possible incidents due to frustration. They do look aesthetically pleasing but I wonder what the associated cost is, compared to an additional lane of traffic. I would rather see an additional lane of traffic.
- Shelbourne Street - Traffic vs. Residential Living

- The escalating property taxes based on land values. Our taxes have risen every year since moving to Saanich 24 years ago and we may be forced to move from family home when we retire. The growth of the fire and police services.
- Yes, traffic lights and road infrastructure
- more favourable business conditions: lower taxes, more commercial space etc
- The selling of schools properties which have a huge impact on neighbourhoods - loss of the school which serves as the heart of the community, the school fields for neighbourhood recreation and education of neighbourhood children.
- Recycling. Still lots of room for improvement. Plastic bags should be banned or a levy imposed. Far too much excess packaging on products. Cardboard milk containers not recyclable ?Chip sealing roads in the rural areas. There has to be a better way of achieving a smooth road surface economically. Chip sealing creates a dangerous situation to walkers, runners, horse riders and cyclists when cars send loose gravel flying as they pass. I'm personally aware of a cyclist losing control where gravel had built up on the side of the road. Bike Lanes. Why not put them in when roads are being resurfaced? A good example is Fowler Rd - the bike lane stops at Cordova Bay Rd that continues as Fowler which is wide enough for a bike lane. Mt. Doug Park is without a bike lane from Ash south. A very dangerous section with a high probability of an accident waiting to happen.
- Commercial lands is critical to our future growth. Special attention should be addressed to create commercial light industrial to create jobs for our children , we cannot rely on residential only.
- I would like to see Municipality support residents in their efforts to retain schools and school property in their neighbourhoods that have been deemed by the provincial government as assets to be sold.
- Much more consideration needs to be given to public transit and how to make it more user-friendly so that people will use it and to reduce the amount of traffic and congestion on the Pat Bay Highway - as well as the side roads. Over the past several years, I have watched our quiet country road turn into a commuter passage with heavy traffic and high speeds that make it frightening to pull out of our driveway and downright dangerous to walk along our road. If there were more thought put into transportation and planning, we could have fewer cars on the road instead of more. The LAST THING that Saanich should be considering is improving the roads to accommodate more cars. All that will do is INCREASE traffic and pollution and all the horrible stuff that goes along with it. Have we learned nothing about urban development over the years? Why this fixation on making it easier for more cars? It's idiotic. Saanich needs to work with the other municipalities to make better public transport happen. If I could take a train to work along the Pat Bay Highway corridor, I would hardly ever drive. The buses as they are simply don't work. The routes are too circuitous, there's not enough of them and they take WAY too long. Not enough thought has been put into making them usable as a person's primary means of transport (not the "once in a while when I have to" kind of transport it is now). Public transit service MUST be improved so that we don't lose any more land base to roads. If I wanted to live in a strip-mall-littered multi-lane concrete jungle, I would move to one of Vancouver's nightmare suburbs where it takes two hours to drive 5 kilometres to the giant mall and there is nary a farm market to be found.
- The importance of environmental quality must remain paramount. That means air, water, and pesticide free land.
- Saanich should promote a Canada wide competition for Builders/Developers to create new accommodation designs for our Seniors. They might include ideas such as energy-reduction, smaller but ultra convenient, . . . using new forms of energy for heating/cooling/insulating high-rise buildings. The winning designer should get a reduction in Building permit fees, taxes and fast-track approval of the winning concept. Another topic: Hospitals should be built with at least one floor of Hotel accommodations to help house visitors of patients that help in caring for

the patients. Schools should be built with recreation centers attached. Housing units should include onsite police services, security and library -internet facilities. Walk-to Starbucks, McBeans or Second Cup should also be included.

- Environmental ethics/policy for developers which not only serves to regulate in the present sense but also looks at future impacts. For example, like allowing developments on the edge of farmland, despite the unpredictability of future food growing in the municipality. No farmlands should ever be allowed to be used for developments. We should start to develop both an agricultural and ecological bank account so to speak.
- You have grouped 5 areas together in question C1 or C2. These areas are in no way similar and you have made an awful question, the results from which should not be viewed in high esteem. You have not addressed any light rail issues which should be being discussed as an alternative to bus issues.
- Two issues: First: Licence all bicyclists in Saanich. To ensure Saanich has safe leisure walking paths they should limit the speed that commuters race along them, they make it dangerous for people and pets to use the paths. An answer to this would be to licence all bicycles in the Municipality so bad drivers can be reported by their plate number. Second: Put pressure on the Provincial Government for an overpass at McKenzie and the highway. It is a great embarrassing boondoggle of traffic that must be corrected. Also, this is the only answer to the drive through traffic problems on Wilkinson Road and the horrible 5 way intersection at Interurban Rd.
- Enforce noise bylaws. Noise pollution is pollution. Why aren't Harley Davidson motorcycles required to have appropriate (quiet) mufflers? They provide the worst noise pollution in Saanich. We have some aircraft noise too, but that doesn't bother me as much.
- It is important that new developments provide sufficient off street parking for residents & visitors.
- Yes. Existing green space should not be rezoned for housing.
- School parking/grounds loitering, drinking, huge gatherings etc. after school hours and during school holidays. People and their vehicles be ticketed heavily.
- Stop the expansion of Hartland Road dump. Expand the IT Park.
- When Saanich allows development in my area, which currently does not have a community association to speak for it, we have not seen any abatement of the pressure created by the developments that are put in. Saanich may believe it is obtaining concessions from the developers but Saanich has not responded to requests for traffic calming etc. by individuals affected by the developments
- Yes. See my comments in the previous questions
- Maybe better public transportation.
- Get rid of leash laws for dogs, and introduce leash laws for cats. And fine owners who let their cats mess up my garden!
- An Urban Forest Strategic Plan is needed, with emphasis on sustainability. Planned foot paths so that your questions like the "travel times to schools, services--" etc. will be measured in walking distances/times, NOT JUST CARS. Secondary suites may be tolerated in some neighbourhoods but not in others --- specify. The worst problem of suites are the number of cars parked.
- Continue to fund parks, recreation and environmental services to help protect our natural environments. Make the tree bylaw more strict, require developers to keep the trees.
- Affordable housing (25% max. income) adjacent to schools.
- Enforce existing laws on pipe bombs and firecrackers and keep family fireworks legal! And quit passing silly laws that punish the innocents while refusing to enforce the laws on the wrong-doers!

- Secondary Suites - I think a major issue is design control of secondary suites within single family dwellings(SFDs). SFDs were designed for a specific purpose and the introduction of secondary suites is an ad hoc adoption unless properly designed. For example if the entrance to the secondary suite is immediately opposite and below the bedroom window of the adjacent dwelling and the secondary suite occupants do not have outside backyard privileges, then there is a tendency to congregate immediately outside the secondary suite entrance in summer evenings causing conflicts between early sleepers in the adjacent dwelling and later evening activity by the secondary suite occupants. I have a secondary suite beside my dwelling and the design is terrible causing me frequent conflict. This becomes a public expense as police have had to be involved periodically to resolve the land use conflict. If the entrance was on the other side of the dwelling for example, this conflict would not occur.
- More sidewalks. Not to have restaurants i.e. : McDonalds, Tim Horton's, open all night. Causing problems with youth hanging out. Better garbage pickup on streets, fields. Would like to see a clean-up our Municipality campaign. When you walk around the garbage is everywhere, driving down the highway also. thank you
- Core municipalities and services integration. 2. Crosswalks and pedestrian safety. 3. Bylaw enforcement. 4. School closures and school sizes.
- Parks and Open Space requirements. More and more the parkland that is dedicated through subdivision is land that cannot be built on or is used for stormwater management. While having the greenspace is important, having a useable space needs to be a key factor in the subdivision process.
- See previous question and answer - related.
- More discussion should take place around higher density housing such as tall condominium buildings. This debate should be framed in the context of my previous comments around peoples health and the environment in terms of our communities reliance on automobiles.
- Demonstrated support, for those who are growing our food, and for the lands upon which it is grown, with identifiable actions in the report, is crucial to increasing the percentage of the foods that we eat which are locally grown. I would like to see some clear actions in the report pertaining to emergency preparedness measures, specifically consideration given to alerting residents of the region of tsunamis and other dangers that may be detected in advance. Consideration given to a "reverse-911" dialling system whereby each home would be telephoned with a pre-recorded warning would be valuable.
- Traffic speed especially on Cordova Bay Road.
- The community needs to decide if it is supportive of ALR lands for agricultural purposes or to protect these lands as greenspace. If for greenspace, look at ways to acquire the lands.
- More control on speed zones
- I would like to see more restaurants and coffee shops , pubs along the waterfront or on Mountain tops to take advantage of our beautiful scenery. A coffee shop or high class restaurant ontop of Mount Doug would be Cool. Not boring Starbucks on a busy Shelbourne. May be a Small waterfront pub or coffee shop at the end of Ten Mile point.
- Just traffic and transportation issues, especially in the Saanich area near the new Sports complex at Camosun Interurban.
- planning for emergency preparedness reducing crime through environmental design
- You didn't ask about parks (establishment, maintenance etc.) I am also concerned that Saanich is not balancing the needs of responsible pet owners with the few (yet sometimes terribly affected dog haters) - the recent draft by-law would allow the classification of a dog to dangerous dog if someone was accidentally knocked over by an over exuberant puppy. I believe the draft by-law was flawed in many ways.
- Sidewalks and speed control.

- Rural community, we pay high taxes for property that we cannot farm or change. We paid a great deal for the property and feel there should be some kind of tax break. Our services are less used such as upkeep, paving, street lights etc. . . We would like to see some development in the rural area if farming is not possible. Our property is completely treed so we can't farm. Allow some development and more people will move out further and more people will enjoy the country. No less than one acre lots.
- update the Pat Bay Hwy. Increase green space and parks
- I suspect that the population will triple in next 30 years.
- A sharing of the increased population and service density with the exclusive area outside Saanich's existing urban containment boundary. Not expecting the expecting the existing urban area's already crowded residents to give up what little urban people space and greenspace it has by "infilling"
- Close Glanford Ave as a truck route
- I would like more public available tennis courts-maintain wonderful library facilities and rec center venues
- Monster houses: more stringent regulations to curtail the building of oversized, unsightly, resource draining structures.
- As Saanich has prepared for a seismic event by ensuring that both the Municipal and Police buildings remain intake. I would like to see a early warning system for residence as is being studied for the past 4 years on the mainland. Home owners in the planned out areas as identified by the Emergency Planning Department should have knowledge of a event that may jeopardize their residence and themselves.
- Encourage composting and recycling. Curb-side pick-up of branches as well as leaves twice yearly, possibly curb-side pickup of compost materials in "green bins" Retain and encourage natural parklands, in addition to playgrounds and maintained parks. Don't sell school grounds for high density housing - use as parks! Dog off-leash parks are good, but there should be dog-free parks as well for those who are allergic, fearful or unsteady on their feet.
- The matter of infill and size of new builds. Infill appears to have large homes dominating there smaller neighbours and the monster house syndrome seems to have arrived in non monster house neighbourhoods.
- I think there has gotten to be an excessive amount of municipal display gardens at intersections. Permanent flowering shrubs, and not rotating displays, would be very nice and much more economical.
- Landfill and sewage treatment. It may not be Saanich's responsibility but should be addressed
- Better public transit service throughout Saanich on roads such as Blenkinsop and West Saanich.
- Properties outside the Urban Containment Boundary have been taxed unfairly. Acreages not used for farming, provide Green Space for all to view and enjoy. Yet, the long-term resident owner pays taxes on their property as if it belonged in an established subdivision. Most of the larger properties provide their own wells and septic systems. We don't require road widening, extra services and don't burden the Municipality with increasing costs. To be fair, Acreages should be taxed at the value of the house . . . being on a city lot. As we are outside the Urban Containment Boundary, we can not subdivide. We provide Green Space for the neighbourhood and do not add to the cost of services. Long term resident owners are required to pay large property-tax bills. Some may not qualify for the present deferment of property taxes, while others may not wish to use the deferment option. Presently, property is being taxed as if it were a Stock . . . assessed on a yearly "sold" real estate value yet the property has not been sold. In fairness, long-term Saanich residents (with non-farm status acreages outside the UCB) should only be assessed and taxed (once) at the true real estate value, on the year they actually sell their property. Another option, is to allow those properties that border another

Municipality, to connect to the adjacent Municipality's sewer and water system. Agreements and servicing costs would be covered by the property owner and would have to follow specified Saanich guidelines for limited subdivision. There would be no charges to the Saanich Municipality or other Saanich taxpayers. This may be a solution to Saanich's population increase and the predicted longevity of Saanich residents. High-rise Senior Housing and Care Units should be close to the Victoria General Hospital. Density and proximity should be the goal to reduce costs yet provide the maximum of care. High-rise Housing Facilities should include Health Clinics on the main floor . . . for Doctors, Dentists and other health related services.

- I think that secondary suites should be legalized especially around the university/Camosun college area.
- The preservation of existing public lands (specifically schools). The school boards should not have the authority to sell public land.
- Survey silent on environmental objectives so far. This is surprising for a community that is bisected by marine and riparian habitats. How are we planning to insure sustainable environmental integration within our community?
- At Royal Oak you are now putting in pull overs for the transit system which I might add is a major junction for buses don't get me wrong buses are good my beef is that I live on Normandy Rd and people have been using my/our street for a park and ride which on a busy day is very hard to get out of our driveways you need to put a park and ride in for ALL these people that use transit so our road does not look like a parking lot. Also with all this construction going on around here we now have dump trucks, construction workers private vehicles, contractors vehicles and Saanich vehicles parking on our street we need our space the road is not that wide and when a oncoming vehicle is approaching there is nowhere to pull over for the side vehicles are in the way. Also with all the construction people are using Normandy as a through street to access Elk Lake or Royal Oak/Pipeline for they do not want to sit in traffic waiting for a light and they do not slow down on this street and I can seriously see a child getting run over or their family pet for traffic is not being looked at as a problem. Fix it before someone gets hurt/killed.
- Community engagement, Security of food supply, energy.
- Yes, you asked a question about driving times from residences to work, shopping and school which clearly indicates that you do not and do not want to "get it" We cannot continue to put the almighty car as the primary measure for distances. This is a fundamental mistake that continues to be made in Saanich. What about walking times, cycling times, or transit times? In addition you lumped density development around shopping malls as one question. Instead you should have noted the differences between the neighbourhoods. For example, density around Mayfair on both the Douglas and Blanshard corridors could be as high as 20 stories, while Tillicum would be good with between 8 and 12, however, Hillside and University Heights. Shelbourne Street would be better wit high quality 4 story density.
- The size of housing lots that are being oak's is ridiculous--not one of them could support a mature tree. Why are developers not being asked to replace Garry oaks when they take them down? Replacing deciduous trees with evergreen should not be an option. Fines for taking down trees should be much higher--currently developers just add fines to the cost of the house.
- Nothing was mentioned about what we will do about the increasing crime such as drug houses, drug users who are living among us, crawling around our homes during the day while we are at work or at night while we are sleeping. If we don't keep on top of this, we will end up like downtown Victoria or worse, like Vancouver.
- The development at Elk Lake Drive and Royal Oak will lead to even a greater congestion on Royal Oak Drive which links with the two-lanes through Mt Doug Park. On a good day we can't get from Emily Carr onto Royal Oak Drive Westbound. The solution would be traffic calming,

not with traffic lights but eliminating the opportunity to race - complete the centre islands and turning lines as was done in 'downtown' Royal Oak.

- There is nothing about parks and how many there are or will need to be in the future. I would like to see Saanich place less emphasis on sports & more on environmental protection and public gathering/neighbourhood spaces. We need more linear green spaces. Also, you have missed pedestrian issues/streetscaping, as I would like to see much more emphasis on those areas than currently is done. Didn't mention coach house strata's. Didn't mention lanes.
- As I answered in the previous question, I would like Light Rail Transit (LRT) with good feeder buses. I live on a part of Del Monte which has poor bus service. . . a 2 km walk to the #70.
- More effective ways of combating graffiti and other forms of vandalism.
- I'd like to see some thought given to the role that Saanich should play in the larger, greater Victoria region as far as (for examples) recreation facilities, rapid transit, growth strategies, etc.
- Increasing park size and protecting current park space. Mt Doug, Mt. Tolmie, Rithet's Bog and Elk and Beaver Lakes are local treasures that need Saanich's support even some are maintained by the CRD. Playground equipment is important too. It supports families with young children to stay and play in the municipality. Trails and recreation centres are key to healthy Saanich residents, they will need maintenance and possibly expansion over the next 30 years to accommodate more residents.
- Overpasses necessary for traffic flow i.e. . Wilkinson rd.
- More police presence in parks (bike patrols in day/vehicle/foot at night) to discourage drug dealers (like is happening in Brydon Park) and vandals.
- Your assumption of "future residential growth" should be examined. e.g., growth through migration is ok, but not through encouragement of newborns.
- More attention is needed to the structure of land use. This includes moving interlinked urban villages and nodes, and the question nodal density patterns. For example, your question of density for regional centres, malls, etc. allows only answering with one density class, not a density structure from single family to high rise. More choices as to people places and lifestyle is desirable. Example: car free areas, ability to move through areas on paths and greenways that are independent of roads and that are free of exhaust and noise exposure. Design of denser environments needs more emphasis in order to insure they are people friendly and allow social interaction. A key issues is whether the planning structure itself, that is, zoning and permit areas, needs changing to achieve more integrated and sounder development. Given the need to deal with global warming, the ad hoc approval of development within "policy guidelines" such as OCPs and LAPs may not be adequate. More prescriptive planning may be necessary.
- Where schools have been left empty and there is no real prospect of them re-opening as public schools, it is foolish not to sell them, if they can be retained for school use by private interests.
- Need more controlled intersections for pedestrians/bikes; need more overpasses on Pat Bay Highway where there are constantly traffic accidents
- Tax base. Where is money going to come for basic services? Need to have a stronger commercial base.
- light rail transit
- Water will inevitably be the defining survival factor for all of us. With climate change upon us it behooves Saanich to ensure our water resources are utilized wisely - strategic planning and considerations at the watershed scale in this regard is necessary. Cutting down our native trees, creating more impervious surfaces with road and large housing developments, culverting our streams and piping storm water is cumulatively creating environmental instability.
- Industrial zoning. . . where is it to be located?

- Continue to promote the attitude of “serving the community and property owners” in the municipal administration. (Both elected and appointed) My experience is that our municipal administration is a very helpful and positive group. Let’s not lose this - as has occurred in some other cities.
- Services such as Policing, and cleaning of streets. The future development of the Quadra/Reynolds/Mackenzie area.
- When the District has property that it owns (public property) there should be a more open process in selecting the winner. That is, design competitions should be voted on BY THE PUBLIC. . . . not Council doing it “in camera”.
- Sidewalks. On some busy through streets, e.g., Cedar Hill Road and Ash, there aren’t proper sidewalks and walking there one doesn’t always feel safe from vehicles.
- public art. I think Cloverdale school shouldn’t have stayed open and the space could have been used for an arts centre. if another opportunity comes up, I think Saanich should take it. if there is going to be high density areas, there should be allotment gardens and rooftop gardens. if there are high end condos going up, there needs to be the type of jobs that can pay for them within the same area.
- Setting aside more park land, especially wild areas. Encouraging planting of native plants. Encouraging alternative energy sources and water collection (e.g., rain barrels.)Banning herbicides, and possibly pesticides. Encouraging small “corner stores” in residential areas so we don’t all have to always drive to the big grocery stores.
- Addition and development of more community centres for the use of all segments of the population, with an emphasis on seniors.
- More public transit routes and options. Support for small scale alternative clean power generation. Water and sewage issues. Ban the use of plastic bags, curb the sale of bottled water, make smoking illegal in all public areas (including outdoors and shared residential buildings).
- Encouraging sustainable energy sources, such as solar power in homes and commercial buildings. Encouraging water conservation (which has started, but could be expanded to discounts for low flow toilets and showerheads, etc).
- Deer and other introduced species (both animal and vegetable) have become a significant problem; institute control measures.
- Garbage, sewers.
- Relationships with other municipalities (e.g., border issues)- Operations of Saanich itself: e.g., GHG reduction plan
- Too late.
- Although I can understand the need the farmers have to introduce eco tourism I think Saanich needs to keep a strong handle on this as it could easily get out of hand
- No-fee bus program. Encourage small businesses (offices) to locate here. Celebrate local community concept. Have a more complete recycling program (styro/bags). Support volunteers in invasive plant species removal & non-sales.
- It is important to accelerate the planning of the growth nodes so this excellent idea can begin to progress. The laissez-faire approach to the growth of Saanich does a great dis-service to both the present and the future.
- How about financial or tax incentives to build green, i.e. solar, green roofs. Reduced water rates for those who have gardens, but no lawns, but end up paying as if we watered lawns.
- placing restrictions on the business/tourism component of ‘agri-business/tourism’. encouraging sustainable, low impact farming on our ALR lands to support a long term community food supply

- Integrated watershed planning. Protection of streams and creeks. Making sure the University grows in a sustainable manner
- trees and our horticulture - important for global warming and keeping us alive - let's plant more trees instead of cutting them down all the time.
- Environmental pollution is a much larger issue and more important than climate change. Climate change is happening naturally all the time. It is not natural to pollute our air, water, and land. That is what I'd like to see be the focus of environmental issues as related to planning. Have stricter guidelines as to what materials can be used for building and what substances are allowed to be released into our local environment.
- Smaller lot development.
- I think there needs to be thought on how to make/keep the streets to and from schools accessible to children. This includes working with school districts 61 and 63 in making sure the traffic issues around schools are minimized
- All dogs should be on leashes. Dangerous dogs like pit bulls and rottweilers should be banned. Dog owners should be responsible for their own dogs and any dangerous behaviour. Noise bylaw should be enacted. there should be no basketball courts in backyards.
- on street parking - too many non residential cars parked in residential streets. Encourage paid parking areas when people need to drive to work. Don't park on side streets! Too much on street parking for secondary suite tenants. Home owner should have to supply off street parking to support suite.
- Streetscaping. Side Walks. Walkability of communities.
- Parks and open spaces - increase the work on removing invasive species from the urban forests and neighbourhood parks, as well as increase the regulations to require property owners to remove invasive species. Image and character of development - high-quality, lasting, sustainable, design. Civic facilities - access to and celebration of civic facilities (libraries, recreation centres, city hall, etc.) - improved access and presence in community. Built form of existing commercial cores - shopping centres surrounded by parking lots is a "suburban" image; encourage/require underground parking and mixed-use development that "meets the street" to create more pedestrian-friendly streetscapes. Sewage treatment - if CRD pursues treatment facilities in Saanich, ensure that the most sustainable technologies are being considered. Sewage treatment facilities required to be "green buildings"/LEED certified and to be "buffered" by parklands that restore natural and native habitats.
- improve capacity and add roads to allow more direct vehicle access and thus lower fuel usage. i.e. . reduce the "you can't get there from here" problems preserve school lands for public use and future educational needs.
- We need a low density approach to development. We need to learn over and over that constant growth is not sustainable or necessary. Stop "paving paradise".
- All residents that live near Highway # 17, are exposed to constant noise. On Highway #1, a sound Barrier is in place, so residents do not have to be deafened by the traffic noise. The B. C. Ferry system is getting Bigger, not smaller, so that is more and more traffic all of the time. Why does North Saanich refuse to have sound barriers, are the residents here not from the same Planet as the residents on Highway #1? Or do they feel if they do not live in this noise it just does not their problem/it definitely is a concern of people that have to live with it every day. I also feel that all of the High Trees that sway in the wind with all of the rain that we get are a threat to our Power Lines and Homes that surround them, and should be checked more closely and destroyed when they no longer have any growth on them. An earth Quake would destroy a lot of home and lives because of the Very High Trees, they weigh a Ton and the root system is just a Very short distance below the dirt. "What is to Cherish about that", we talk about Earth Quakes, Not Maybe, "but When" and what are we doing to make our lives easier when it does happen. Please do not say that the trees will pose no problem, we do not need trees 80ft. high we are a community, not a forest for harvesting.

- Yes- Saanich needs to work with the surrounding municipalities to deal with car/truck traffic. For example, Central Saanich has and seems to be creating more commercial/office work along Keating Cross Roads. This results in a huge volume of single car traffic down Oldfield to and from the western communities or downtown (I'm guessing). People speed down the road 70 km (the speed limit is 50) and as a result it is becoming dangerous to walk or ride along Oldfield. There should be a requirement or incentive for public transportation to and from Keating Cross Roads or there should be incentives for people to use Pat Bay Highway and Mackenzie. Speeding cars and trucks are ruining the rural peace!@##
- Yes, ever-increasing property taxes
- property taxes must remain at a reasonable level and not be subject to the large increases that have been the practise in recent years. Municipal spending must stay within the limits of affordability of property owners
- Commercial vehicle traffic routes. We live in the Gorge area and due to the commercial and industrial growth in View Royal and Esquimalt we've seen a huge increase in semi delivery trucks, box vans, cement and dump trucks. View Royal has been pro-active in restricting this type of traffic and we've had to live with the consequences of their decisions. I understand that Admirals Road is the only logical alternative left, but I have a huge problem with the fact that these vehicles travel along Gorge Road. The waterway is a glorious jewel for Saanich and the volume of heavy trucks bypassing Admirals and the highway is appalling.
- Policing
- Houses should not be built on school grounds, with the exception of residential schools where the students and teachers live in the schools.
- planning specific road systems- increasing recycling options (to reduce landfill material)- encourage diversified local businesses (e.g., reduce or eliminate at-home business licence fees)
- Greater awareness regarding interface fire risks throughout the Saanich area. These environmental issues could be easily and creatively interwoven into ongoing community planning - let's educate our kids by getting them involved!
- Proper planning for schools. School District 61 is in process of making a fast buck by disposing permanently of sites and schools that are temporarily surplus to requirements. But the school population is likely to increase by 2015 - and then reassembling large parcels of land to meet the need is going to be prohibitively expensive for taxpayers. Surplus school sites should be turned over to the municipality to manage for the broad community interest until they are needed again for schools when they could return to school district administration. There is only one taxpayer - but the present chair of SD61 does not seem to know that or care.
- WE need to have the Local Area Plans updated and with community input.
- Dedicated Green Space
- Yes. The area west of Helmcken Road should be used for Senior Housing and a terminal for Public transportation. Much of the area of Prospect Lake, Highlands and West Burnside is higher elevation. The terrain offers terrific views, earthquake stability and would help balance future population growth. New highways, the Hospital, easy access to "Big Box Stores", golfing and the Casino tend to draw Senior's traffic through the western edge of Saanich. This section also has numerous Parks that are under utilized by the Seniors as the parks are remote and not senior-user friendly. By amalgamating resources with View Royal, a major Marina (near the Six Mile Pub) should be encouraged to attract a world class yachting community.
- Revise Tree By-Law to improve ability to protect young Garry oak trees by following standards in Victoria's new By-Law - e.g., adopt tree "seedling" definition.
- accessing facilities (grocery shopping, work, school) by transportation OTHER than by driving.

- Yes, there should be no Cell Towers beaming their signals through Schools and Hospitals. Amalgamation must be considered to help provide the funds that will be needed to maintain the quality of life in Saanich. Density by population will also help spread and share the costs. Subdividing to one family member on acreage is not a good use of land. It is unfair, costly and financially prohibitive to the owner and the family member. There is little support for local farmers. Consider the Noise Bylaws, Vehicle restrictions, Hours of Operation, Pesticides, “Red Tape” inspections, Business taxation and lack of affordable housing for farm labourers. Also, water rates are still too expensive, fear of airborne viruses, odour complaints, contamination, quality controls, refrigeration, gas prices and increasing lack of willing labourers. Finally, my family and I have lived in Saanich for 30 years but I fear that as I near retirement I will have to sell and move away. I’d always hoped that it would be possible to share a partial subdivision with other healthy seniors “in the outback” and still enjoy the private park-like setting I created in the front, along West Burnside. Thank you for your time and consideration
- Saanich should enforce it’s bylaws and not wait for a complaint. . . i.e. the building of a new house on a property and the rental of the old building which was supposed to be demolished. . . why should it be neighbour against neighbour?
- Safe sidewalks and safe streets. I live in the Marigold area and we have terrible or lack of sidewalks and there are 2 public schools and 1 private school in the area.
- Yes whether or not there should be safe injection sites (yes) (yes), group homes for people being released from jail, more effective police force (yes) less full time fire fighters more volunteer. At least have the firefighters doing something towards improving the municipality each day.
- With increased density there is more need for noise by-law enforcement and public awareness to sensitize some people about consideration of others in regards to noise pollution. Many people work different shifts. Is it possible to consider a ban on outside stereo speakers?
- LEED qualifications on all new buildings. No more school closures.
- should have our own track for track and field
- impact of massive development of hospital/health centre
- Policing, Fire Protection, Traffic Calming Techniques, Sewage Treatment?
- Stop allowing private liquor stores to sprout up, and if they must be built, ENFORCE non underage purchase of liquor.
- Child care. Municipalities in BC should become involved in the provision of excellent child care facilities.
- I SEE NO RECOMMENDATIONS IN THIS SURVEY THAT IMPROVES THE PROCEDURE FOR PROCESSING BUILDING AND DEVELOPEMENT RELATED APPLICATIONS AND THERE IS NO ONE IN SAANICH WHO IS ACCOUNTABLE WHEN THERE IS A DELAY IN PROCEDURE
- Parks should be expanded and preserved
- More rural issues, for example policing, fire and ambulance coverage , water issues, septic issues, natural gas and residential planning for rural Saanich on the Peninsula which is at the Saanich boundary with Highlands and Central Saanich. . . . Thanks.
- Rationalize access to Royal Shopping Center. Restructure Wilkinson Road to a more driveable road right to Broadmead from Helmcken
- Retention/reuse of excess-to-requirements school properties - they should STAY publicly owned.
- Curbside pick-up of organic materials. Ban pesticide use. Ban backyard burning. Tighten water restrictions for businesses. Enforce water restriction bylaws. Amalgamate police services with other CRD municipalities.

- See previous question. Saanich is lacking a recognizable identity. The community needs to mature and develop more. It has no “core” other than the town centres (which are really just collections of shopping malls).
- Recreation facilities and parks - as the population ages, fitness (and access to programs and facilities) will become even more important. Also - what about encouraging access to facilities across municipal borders?
- Energy vulnerability and peak oil need to be addressed in the OCP. Footprint of single family dwellings seems excessive (need to maintain more permeable surfaces). Consider Wilkinson and Interurban intersection for higher density mixed use neighbourhood centre (less car oriented). Town & Country / City Hall / library area needs to be pedestrian oriented, not a stop on a busy arterial road with no incentive to walk.
- Noise pollution
- More police presence, and community police stations so people get to know the police in their area
- Amalgamation
- Increasing the number of, and upgrading the current, sidewalks for safe walking and driving of scooters throughout the municipality.
- protect urban containment boundary
- Development / maintenance of parks and playgrounds and outdoor spaces for children and families
- I did not see any reference to universal design concepts or to assure accessibility to folks with disabilities. If it is not stated in the plan it can be forgotten.
- Water pipes need to be updated in the Gordon Head/Arbutus area
- More attention to alternate forms of transportation, i.e. buses that can get Seniors around. This will be the Achilles Heel that will force a lot of us out of our homes.
- Remember the environment and wildlife that live in our community when making decisions. It would be nice to make the Mt Doug Parkway a safer road. Vehicles travel approximately 65 - 80km/hr on this road. This makes it unsafe for everyone. Perhaps a couple of speed bumps on the road would help to slow down the traffic.
- Social planning. . . Not the welfare, low income, rental housing, food bank kind of social planning but planning that strengthens the resilience of communities by giving them more decision making opportunities. Globalization and the homogenizing effects of it on local culture are destroying Saanich. What ever happened to citizenship?
- building density bonus should be used with caution. The city should set the maximum density of building they will allow and not require their planners to negotiate with developers for additional density. Density bonuses should only be used when there is a need to make a difficult project economically viable for some overwhelming public good that is clear.
- Update storm drainage (Haliburton Rd. , Blenkinsop)
- Why do you assume the need for residential growth? Attract more clean industry and contain population growth. Start planning now for relief of the already overloaded infrastructures. The fill-in policy has severely limited short-term options, so go for the long term.
- As long as it takes up to 2 hours on a bus to get to work (and then not at times that work for my employer) I think Saanich should look at more collector and arterial roads that are wide enough to support traffic flow and cyclists. My greatest fear is that some cyclist will end up being a hood ornament on my vehicle because roads aren't wide enough.
- Can't think of any.
- Youth

- The natural vegetation in Mt Doug Park needs to be protected. The paths are becoming wider and more numerous, especially on the dry exposed upper areas with thin topsoil. The damage from shoes and especially mountain bikes is causing loss of vegetation and of topsoil. Penalties against the use of mountain bikes in Mt Doug Park should be enforced. The Saanich Parks Department should take measures to limit the number and the width of foot trails in Mt Doug Park.
- Saanich needs to plant more edible plants in their gardens. The schools and churches need to plant dwarf fruit trees, blueberry bushes, etc. More local markets should be available on school grounds. Better access to buses in Gordon Head to connect with the University. We need to focus on creating backyard habitats to support our eco-systems. Less development along shoreline. Everyone should be able to access shoreline.
- Urban agriculture and allowing more flexibility for urban dwellers to have chickens, commercial small scale crops on urban lots. The opportunities to transform municipal boulevards into greenways as new parks will be hard to acquire!
- Water and infrastructure carrying capacity. How many people is enough? Education or information to Saanich citizenry about what a well-run, enlightened gem we have. Consolidate and celebrate its assets. Mobility systems and community design for non-drivers of all ages.
- Legalize basement suites, secondary suites only if they are inspected. At least to code before 1986!! There are some real "hell holes" out there!! Room sizes should also be a factor and conditions i.e. no hot plates, rats, mice, proper hearing, bathroom facilities. Have stop lights in sync for better flow of traffic.
- Please get the roads fixed ASAP and install more sidewalks.
- I would like to see continued support to keep our neighbourhoods dog friendly. For example, I'm very concerned about trends like "aggressive dog" bylaw which would allow for the harassment of dog owners by a limited few who don't like dogs.
- Upgrading to today's standards of the infrastructure and this is not only roads, but sewers, culverts, bridges, etc. There should be a moratorium on ANY development until the infrastructure is taken care of. If you insist on going above 10 stories - prepare for fires - the ladders don't go above 10. The truck traffic on Admirals Road. The unsuitability of designating Portage Road a bike route when it is narrow and poor visibility for both driver and cyclist - isn't the Goose parallel to Portage for cyclist? This survey is fairly superficial and designed to make people think they are contributing. Little do they know that it's a done deal and that this is just a Dr. Phil pandering moment. For this exercise to be of value, there should be an immediate moratorium on development in the whole area so some basic plans of traffic flow, sewage flow, transit problems and a myriad of Municipal problems can be attended to before any more come into the area. However, greed will rule and the messes will just grow.
- Conserve wild habitat, trees and threatened eco-systems. Stop use of pesticides, herbicides and secret spraying. Listen to radical, entrepreneurial letters in our press, which contain viable ideas. Invite high school students to contribute their ideas.
- Status of the Official Community Plan in the community: It is stated in the preamble of the OCP Review document that "the OCP is the principle policy document that Council uses to make decisions on matters such as...". In addition, it states that "Saanich's OCP is composed on; the General Plan along with Local Area Plans, Action Plans and the Development Permits (Design) Guideline." Given the importance of these documents it would appear to be very important that they be current, and further that they reflect changing growth patterns, and the views of all residents. On the one hand it is indicated that these plans are to be used as "guides" in making decisions, on the other hand, many residents and organized resident groups view them as much more than guides. Currently, there does not appear to be a process in place to insure the currency of these plans. Some Local Area Plans are up to 10 years old and there does not appear to be a plan to update them "in the foreseeable future". To the extent that the community views these documents as much more than just guidelines, there

should be a defined process for updating this information (i.e.: OCP every 10 years and LAPs every five years). Regional Growth Strategy: The municipality has committed to population growth targets within the RGS. The OCP update process appears to be emphasising densification in several focussed areas as a partial solution to meeting the population growth targets. There are at least two other ways of meeting the targets; infill within the municipality and targeted amendments to the Urban Containment Boundary. To achieve balanced growth targets, all three (and possibly other) options should be "on the table" for discussion.

- More linkages between youth and elderly, e.g. outreach (e.g.. childcare/eldercare provisions at local business/gov't levels. More direct support to community associations (e.g.. open, transparent processes). Long term tax incentives offered to families, lower-income, to encourage community-building.
- Diverse options for recreational activities (e.g. parks, sports facilities..) have to be maintained and enhanced. All parks should be opened to more activities (e.g. mountain biking), ecological reserves also have to be maintained. All this should be done within Saanich as well as beyond. Subsidizes for "green" building and living (e.g. power saving, less water/gas usage)
- Keep land in the ALR.
- Saanich bylaws must be enforced and all areas need to be pleasant and safe to walk. If we really are meant to get out of our vehicles - streetscapes and safety are more important than ever!
- Scrutinize building plans for large square foot single family dwellings to ensure multiple family occupancy is avoided, i.e.: a 9000 sq ft dwelling is highly "suspect".
- Yes, include a museum -better bus service -better cross walks -stoplight by Old West Saanich Rd and West Saanich Rd (entrance) -underground power lines to prevent power failure in the winter time -improve road/snow removal
- Out of Province residents purchasing in Saanich should have to pay a non-resident tax (i.e. 10% upon purchase). This money should then go into a fund for low cost housing to be built. Any residence property that is not a primary residence should also be taxed extra (i.e. 10%) to go to a low cost housing fund. Holding properties which are not occupied should also be in a higher tax bracket especially condos. low cost housing fund.
- We are SHOCKED that under your "General Growth Management" CZ section LRT or similar public transit options were not even mentioned!
- I accept change and Saanich will continue to change as the population grows. I favour people friendly changeover car friendly change. I would like the OCP to more clearly state the ends for which decision makers act, to see the details in their true proposals, and to use a more rigorous type so they can process the decision making to evaluate proposed cause of action before decisions are made to help ensure they will likely achieve the described ends. We need set ways to monitor change and to discern when change improves, and not degrades.
- A say in "big box" stores that come into city. 2) Survey for a need on commercial developments.
- illegal suites destroy the security and ambience of Saanich (especially Gordon Head). Illegal basement suites should be subject to standards making them safe to live in. At present anyone can remodel a home, install tenants, (marry one) and avoid detection until unwanted furniture/electrical equipment appears on the boulevard with "free" indicated. The same illegal suites do not provide sufficient parking for vehicles. ";No parking tow away"; signs mead nothing in this neighbourhood! There is a profound difference when families live in homes designated "single family" whether they are renting or buying. Peace and security reign. We've seen this district have too may irresponsible transients and had to live through it.
- There seems to be no mention of public security (i.e.. policing, block watches, etc.)
- Traffic - esp. speeding. No high rises. Calm traffic on Quadra Street. Improve line of sight at Nicholson and Quadra for drivers.

- More affordable housing through regulations to developers and more perks but less plan variances. Younger people have no or little hope of owning single family houses and as a result there will be less interest and none to Saanich let alone raising families here. We are becoming an expensive, less family friendly municipality as a result of this.
- There are a number of ways to assist in development and densification such as the containment and slow release of storm and limited grey water into the landscaping rather than full discharge into sewer systems. Encourage refurbishing and upgrade to existing residential communities. Encourage solar and wind power micro systems and highest "R" values. Infill existing larger or undeveloped residential lots.
- There really needs to be an overall regional transportation authority. We are allowing development to take place with no thought to the impact on the transportation grid. The new Tuscany development and the possible addition of social housing above the Nelly McClung will dramatically increase traffic on the already overcrowded McKenzie Avenue. Put cat's eyes on McKenzie Avenue please! Gordon Head is inadequately served by transit. Have major transit lines with smaller feeder buses going along less populated areas (Blenkinsop, Cedar Hill right to Mt. Doug and Arbutus/Ferndale Road) and connecting to major routes. Developers should be required to include a percentage of social housing in any project.
- I think a key community issue is citizenship and knowledge about how different levels of government co-operate (or not). Many people care passionately about health, education, environment and the arts (to name a few), but don't know how their participation at the local level affects these! Therefore, a key community planning issue is to begin to educate people about the potentials and limitations of the Corporation in relation to other governments
- I am a bit disappointed that social planning has been barely touched upon. Certainly, housing affordability is one aspect of a healthy community, but one only needs to look at the work done by social agencies and volunteers to gain an inkling of the deficiencies in today's "dog-eat-dog" society. Some people continually gripe about paying taxes, then in the next breath complain about poor health care, traffic on their street, no lifeguards, etc., etc., etc. In an affluent society, such as ours, why do we need such agencies as the "Open Door", church breakfasts, people sleeping on the street or under bridges? Darwin's thesis - The survival of the fittest?? Sermon concluded. Amen!
- Little attention is paid to social issues. We need more attention to excellence in the details of development and insuring there is "breathing" space and green space "as we get more dense". Public spaces - sidewalks, boulevards need to be well designed. I support business and commercial and the Municipality needs to be more supportive. What is not good is all the industry/warehouse uses in Rural Saanich which alienates agricultural land.
- Recreation Centres offering evening and weekend classes for those over 50 still out at work Transportation Explanation to reference points Links to other Municipalities - or just have ONE CRD, not all the local governments, health, authority, transit, etc Regional transportation, roads, health, housing, schools, etc.
- Discouraging growth - I don't know what else will save us from becoming like the Lower Mainland. They say there is only enough food for approx. 72 hours (in a disaster) on Vancouver Island. We should be more self-sufficient. Find ways to encourage all of use (backyards, community plots, etc) to grow our own, and - automatically - there will be more green space, fewer trucks and ferry traffic, less pollution and a more pleasant place to live. Why can't Saanich be a leader among communities in this?
- Perhaps how do you see how Saanich can support volunteers, community associations, etc. and the communication that maybe can be better to lessen their work as volunteers etc. Partnerships are vital I believe - school districts, etc. properties that schools are on should be talked about with the various municipalities. affordable housing, issues for drug and mental disease concerns (there could be integration of these services or school lands if they are to be sold etc.) Much talk of transit and getting people to use the bus. Transit though could keep

more in this issue if they tried to find out about shifts that people work. What they really need. I'd take the bus if I could get to work on time.

- Improved recycling facilities - provide compact florescent light bulb and normal florescent tube recycling facility, drop offs things that could be recycled - i.e. small batteries. Electric equipment drop-offs so they don't end up in the landfill. More trees in playgrounds and schools. Establish a farmers' market! Require Hydro to place all power lines, existing and new, underground. Stop the use of pesticides. Stop giving plastic junk out at parades and community events. Recreation is awful for doing this. Longer hours of operation for Gordon Head and Commonwealth recreation centres on Friday and Saturday nights. Limit the store/warehouse sizes of retail vendor buildings - this better promotes small business and business diversity and local businesses. Provide rebate programs for helping to reduce energy consumption, reduce water consumption and encourage self-energy capture (i.e. solar technologies). Allow and encourage use of grey-water systems. Water barrel rebate programs. Change bylaws to encourage "small-lot" farming in residential areas. Change street light to be more sensitive to ecology (bird migration) and more energy efficient.
- More senior facilities - e.g. Silver Threads in Gordon Head area.
- Public gardens to include edible food that the public can eat. any excess can be picked and distributed to community centres, schools, senior groups, etc. -perhaps look at co-operative housing as an affordable alternative -also support co-operative endeavours such as car-share, etc to reduce cost and pollution. Car shares could be hybrids or electric
- Public transit - needs improvement.
- In fill where possible. Legalize suites to allow affordable housing. Good balance of commercial and residential to keep property taxes in check. "Partners in Parks" program in Surrey is great - help out with keeping parks, green areas and streets/communities looking good and keeping pride in area where you live!
- Sidewalks. More frequent cleaning of bus stand areas, particularly rubbish bins.
- Implement a curb side composting program
- Saanich seems to be starting to focus on "green" issues and the environment; however, I feel that our municipality seems closed minded and caught up in outdated bylaws and policies when dealing with developments and developers who wish to incorporate environmentally friendly and progressive plans and ideas. Such as using "grey water" to water gardens and lawns, using holding tanks for rainwater rather than letting it all go into storm drains, solar power/wind power, etc. Please consider new and progressive ideas that could benefit all rather than dismissing them because they don't fit into current restrictions.
- Enforcing the no truck routes especially along Glanford Avenue between McKenzie Avenue and Vanalman Avenue. There are four schools in the area (McKenzie Elem, Pacific Christian Elem and High school and Glanford Middle school) and there is one park in the area, Glanford Park. I have seen numerous trucks over 5000 GVW (semi-trucks) ignore the no truck route along Glanford Avenue, Carey Road and Tillicum Road Trans Hwy to Carey Road pedestrian safety needs to address along busy roads. One of the worst crosswalks is the one at Glanford Avenue and Kenneth Street and it is just going to get worse with all the new houses going up in the Glanford area. A traffic light is needed at this intersection, as Kenneth Street is used to get to the park, the horseshoe club and a lot of students that attend Pacific Christian Elem, their parents use Kenneth Street to drop off and pick up their children on that side of the school or off of Hess Crescent. In the last ten years there has been a total of 42 houses built. One new road with houses has a suite in 20 of the houses, which means a total of three cars per house and the other road has 21 houses which means two cars per house, so this means there has been an increase of over 100 new cars using Kenneth Street.
- Is there any issue you missed? Oh, just the biggest! In 30 years, in fact well before that, I want to see the Municipality of Saanich dissolved and amalgamated with Victoria. Shame on you for not asking that question in this survey. The problem with Question G2 is that you are assuming

the 'community' is only Saanich. But, Saanich is only a part (a bedroom) of the community of Victoria.

- Theatre for Saanich. Museum/archives building in Saanich. More childcare initiatives should be encouraged through schools/recreation centres/municipal hall/businesses.
- Employment opportunities. Conservation of biological diversity. Involving local citizens in decision making.
- Safer crosswalks with flashing lights, like on Cedar Hill Road. Longer pedestrian walk signals for those who have physical disabilities and need more time to clear the intersection. More police presence (traffic) especially at the intersection of Cedar Hill Road and McKenzie Avenue. More radar speed traps, badly needed on Cedar Hill Road/McKenzie Avenue area, University Heights area. Maintain and protect our parks/greenspace/farmlands. "Litter Police" on Mt. Douglas Road and Mt. Tolmie, to write stiffer fines for litterbugs.
- We don't want or need high rise developments over 3 stories.
- The key to future planning is to construct a transit system that interconnects all the local area centres and ties in all the other communities in the GVRD. I believe this can be done by using a two tier system. One which ties in the GVRD and one which services the local area centres where the other system (rapid transit) passes through. We should plan for this now and purchase the necessary lands needed. This will save us money in the long term.
- The shortage of hospital beds and overload of emergency room. Try lying on a stretcher for 4-5 days waiting for a bed! Cars parked on side of road when there are empty driveways.
- Put a curb on the construction of huge housing developments which will cause more traffic, a drain on our water supply, hydro, sewage, police force, and MOST IMPORTANTLY OUR HOSPITALS - enough is enough! More of this building craze doesn't BENEFIT us. OUR taxes haven't gone down!
- Neighbourhood beautification (in terms of greening along streets, in traffic calming meridians, in banners along streets) is important to reduce "stacked housing" feel and increase sense of belonging, pride and community ownership. (Village concept and neighbourhood beautification only increases the neighbourhood's attraction).
- We have not addressed comprehensive planning and zoning to direct the future commercial/residential developments. We have not addressed the issue of land acquisition through zoning, purchase, etc. using referendum. These green areas will become very crucial as dense commercial/residential developments occur. They will preserve the liveability and quality of life.
- Possibly more access to recreation facilities, closer to population centres. We have to drive a considerable way to get to the one we attend a class at. Use schools after hours for classes - it works well in smaller areas, why not here? Need to increase these as population grows and ages.
- School attendance is decreasing rapidly - this will change the needs of the neighbourhoods as schools close, i.e. traffic, parks, recreation centre attendance, etc. Over 30 years this may cause a big shift in the demographics. Affordable housing is likely to be a hard sell to developers in this market. Let supply and demand dictate prices, not government policy.
- Yes I think an independent review panel (outside of Saanich) should answer these questions: 1) If there is an earthquake (as predicted) where will people be housed and cared for? 2) Will Saanich ask for an objective - independent study on the pros and cons of amalgamation? 3) Where will you or your elderly parents live when retired and need care? 4) If federal government permits mass immigration ... where will new Canadians live in Saanich? 5) Drug addicts and homeless ... how will Saanich deal with this? 6) Why is there such resistance for permitting senior housing care and service provided housing along West Burnside Road? (Green space versus grey power). 7) Bylaws appear to restrict growth and progress a. how will Saanich deal with: Sewage treatment (stop studying and start fixing), Traffic congestion,

Housing for Elder care, dryer climate likely means forest fires ... prevention?, flooding on "floodplains" - rising foreshore areas due to glacial melt? will Saanich allow building on these areas? 8) As pandemics and epidemics will occur due to new viruses - how is Saanich prepared for human disasters? Can VGH cope? Is there enough trained staff? Has cash been set aside to cover the costs? 9) Why isn't the CREST police radio system dumped? Why not pay for one system that works and includes RCMP ... computer links and files? 10) Why isn't there (tax payer funded) transit bus service ... during peak rush hour ... more buses. i.e.: ride bus during 2 hour peak "Happy Rush Hours" for a toonie ... morning and afternoon ... regular fares in non peak hours. Gas Tax .10 cents ... make gas sacred ... no one will but it.

- More pedestrian/bike/greenway routes within neighbourhoods and linking to regional trails and networks More focus on renewable energy - use tax system to promote