

Saanich Off-Street Parking and Loading Regulations Update

Round 1 Engagement Summary

District of Saanich | April 2026



document section	page
Part 1 Project Overview	3
Part 2 Round 1 Engagement Overview	6
Part 3 Round 1 Engagement Feedback	8
Part 4 Next Steps	11
Part 5 Appendix A: Survey Results	13



Part 1

PROJECT OVERVIEW

Project Purpose

The purpose of the Off-Street Parking and Loading Regulations Update is to comprehensively update and modernize the District of Saanich’s off-street parking and loading regulations based on a review of current best practices and technical analysis.

Project Background

The District of Saanich is updating its off-street parking and loading regulations to reflect modern transportation trends, support sustainable development, and align with the housing and mobility goals within the Official Community Plan.

Modernizing off-street parking and loading regulations will help to reduce the need for parking variances; generate cost savings during development that may be passed on to owners/tenants; improve development application processing times; and support broader community goals around housing affordability, sustainable transportation, and GHG emissions reductions.

Various public engagement methods have been provided throughout all phases of the project, including public surveys, intercept surveys, stakeholder workshops, and website updates.

Project Goals



Support the efficient and cost-effective delivery of diverse and affordable housing types



Support business growth and sustainable economic development in employment areas while optimizing land use and the District of Saanich’s transportation network



Reduce development processing times and the number of variance requests



Support the District of Saanich’s mode shift targets, prioritizing walking, cycling, public transit, and micromobility



Reduce GHG emissions and total vehicle kilometres travelled (VKT) within the District

Project Timeline

The first round of engagement took place during Phase 2 of the Off-Street Parking and Loading Regulations Update to understand needs and lived experience around parking and loading.

Phase 2 also included a robust data analysis process and best practices review to understand both current conditions and the latest trends and research pertaining to off-street parking.

The first round of engagement feedback and results from the technical analysis and review will be brought forward into future phases to inform the development of draft recommendations.

A second round of engagement will occur in Phase 3 to further refine the recommendations based on community and interest holder feedback.



Part 2

ROUND 1 ENGAGEMENT: OVERVIEW

Overview

Between February 11 – March 8, 2026, the project team carried out the first round of public engagement, with the intention to collect community feedback on current issues, priorities, and ideas related to off-street parking and loading.

Engagement Activities

An online survey was available on the HelloSaanich platform. A total of **184** survey responses were received.

Respondents were invited to provide comment and feedback on:

- Vehicle ownership, parking behaviours, and challenges
- Bicycle ownership, parking behaviours, and challenges
- Mobility scooter ownership, parking behaviours, and challenges
- Visitor parking
- Off-street loading
- Sustainable transportation choices

Promotional Tools

As identified in the Communications Plan and Engagement Strategy, various methods were used to promote participation in the online survey, including:

- A project website
- HelloSaanich webpage with opportunity to subscribe for project updates
- District of Saanich social media (Facebook, Twitter / X)
- Pop-ups throughout Saanich
- News releases



Part 3

ROUND 1 ENGAGEMENT: ONLINE SURVEY FEEDBACK

Online Survey Overview

The survey was open for responses for three and a half weeks from February 8 – March 11, 2026. A summary of who we heard from and what we heard is provided over the next two pages, with all completed responses provided in Appendix A.

Results of this survey are not considered statistically significant or fully representative of the municipality and should only be viewed as preliminary.

Who did we hear from?



Survey respondents were predominantly older residents. Participation was highest among those aged 40–79, while younger adults were less represented.



Most respondents reported a direct connection to Saanich, primarily as residents, with many also working, shopping, or accessing services locally. Responses were received from across the municipality, with higher concentrations in neighbourhoods such as Gordon Head, Shelbourne, Tillicum, Carey, and Quadra.



The survey sample was largely composed of people living in single-family dwellings, reflecting predominantly low-density housing contexts.



Most respondents own their homes and live in larger units, with three or more bedrooms.



Household sizes were typically two to four people, indicating family and multi-adult households were well represented.



Key takeaways:

Overall, responses reflect perspectives primarily from older, owner-occupied households in lower-density neighbourhoods.

Feedback from younger residents, renters, and higher-density housing types may be underrepresented.

What did we hear?



Vehicle Parking Behaviours and Challenges:

Vehicle ownership is high, with over 95% of households owning at least one vehicle and nearly 30% owning three or more. Most residents rely on off-street parking at home, and while a majority report no major challenges, some responses report insufficient number of spaces, other people parking in or blocking spaces, and limited EV charging stations as ongoing issues.



Bicycle Parking Behaviours and Challenges:

Bicycle ownership is widespread, with nearly 80% of households owning at least one bike, including some e-bike ownership. The majority report no challenges with parking bikes at home; however, security (fear of theft), lack of weather protection, and insufficient or poorly located parking are common challenges when using bike parking at shops, services, or workplaces.



Mobility Scooter Parking Behaviours and Challenges:

Very few respondents report owning mobility scooters, but those who do cite challenges with secure mobility scooter parking facilities (fear of theft or tampering) and not having enough mobility scooter parking spaces.



Visitor Parking:

Most respondents report having some form of visitor parking at their home. Many indicate that visitors do not experience any challenges with parking; for those who do, main challenges include having a limited number of visitor spaces available and that visitor spaces are frequently occupied by residents. Most visitor parking activity is happening on-street.



Sustainable Transportation Choices:

Interest in shifting travel behaviour exists, but many respondents indicate they are not currently inclined to replace car trips with transit, biking, or shared mobility. Among those open to change, the most effective motivators are secure facilities (i.e., bike parking facilities, bike lanes, etc.) and convenience (i.e., improved transit frequency, easy access to shared mobility programs, etc.)



Off-street Loading:

Only a small minority of respondents' residences have designated off-street loading areas, yet those that do report frequent use (weekly), particularly for deliveries, trades, and move-ins/outs.

Part 4

NEXT STEPS

Next Steps

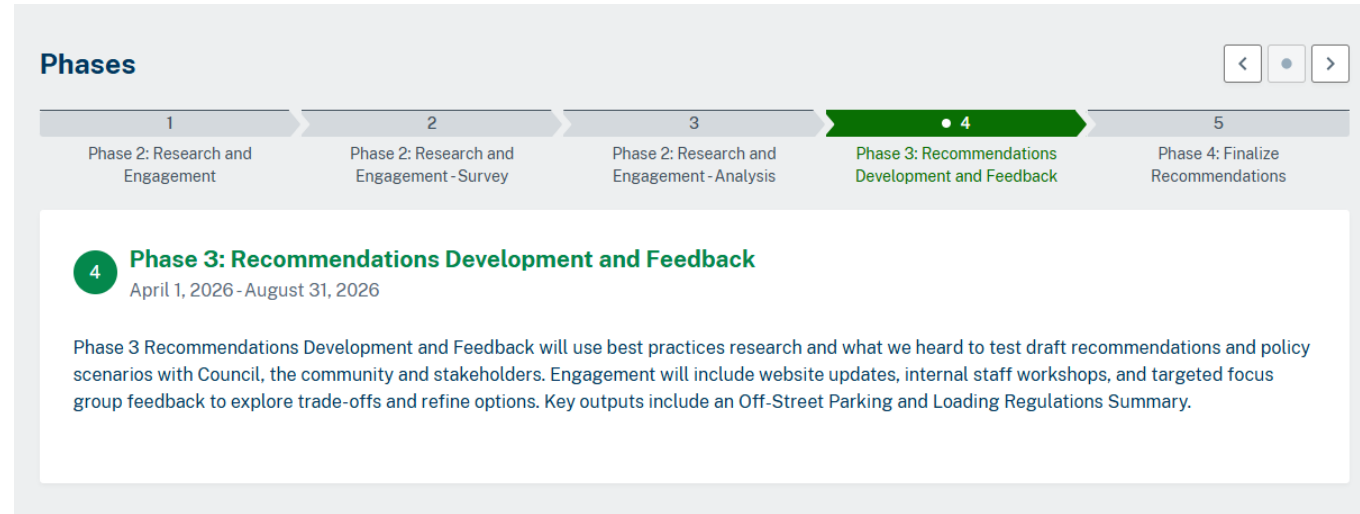
The first round of engagement for the Off-Street Parking and Loading Regulations Update provided valuable insight into current conditions, challenges, and priorities related to off-street parking, loading, and sustainable transportation.

As we move into Phase 3: Recommendations Development & Feedback, draft recommendations will be developed based on both engagement and analysis results. These will be shared with the community and key interest holders for feedback to confirm accuracy and support refinement.

Final recommendations are anticipated to be presented to Council in late 2026.

Stay Informed

More information about the project is available on the [District of Saanich](#) website and the [HelloSaanich](#) project page. Visit the HelloSaanich page to sign up to receive updates and advanced notifications on opportunities to provide input.

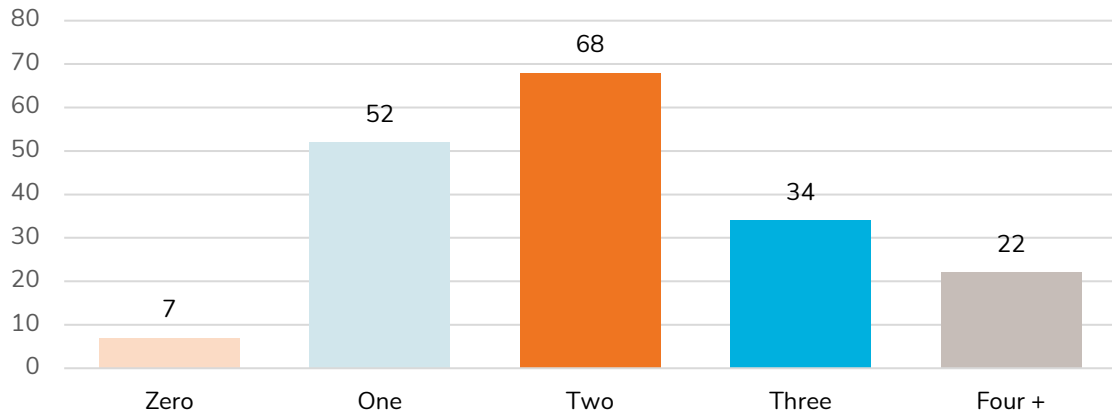


Appendix A

SURVEY RESULTS

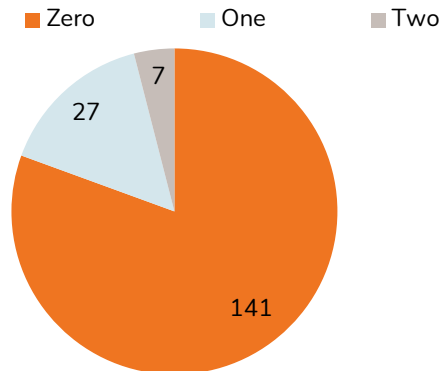
Vehicle Ownership, Behaviours & Challenges

1. How many privately owned vehicles (cars, vans, trucks, etc.) does your household own or lease?



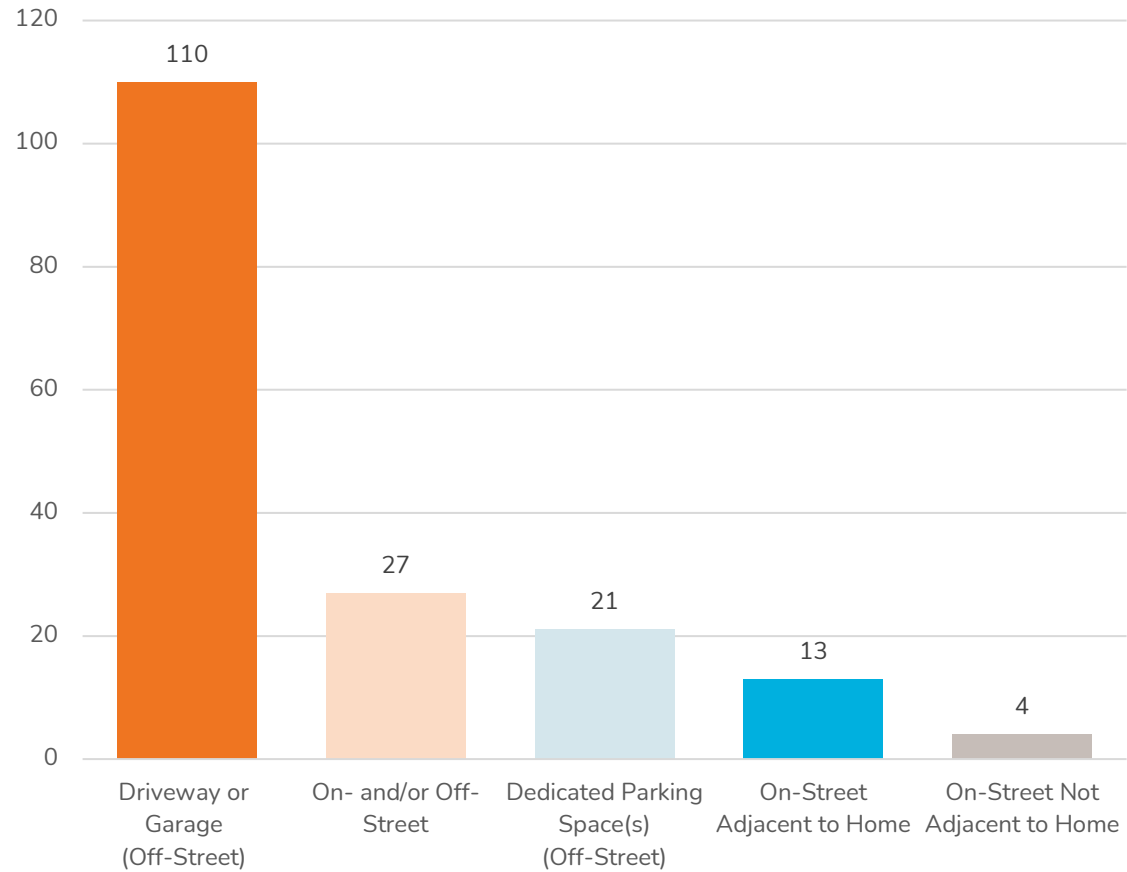
- Almost all (95%) survey respondents own at least one vehicle, with the majority (68%) owning two or more vehicles.
- Only 4% of households were car free.

2. Of those privately owned vehicles (cars, vans, trucks, etc.) that your household owns or leases, how many are electric or plug-in hybrid?



- Of those who own a vehicle, majority do not own an electric vehicle or plug-in hybrid (80%)
- 20% of respondents with vehicles have at least one electric vehicle or plug-in hybrid

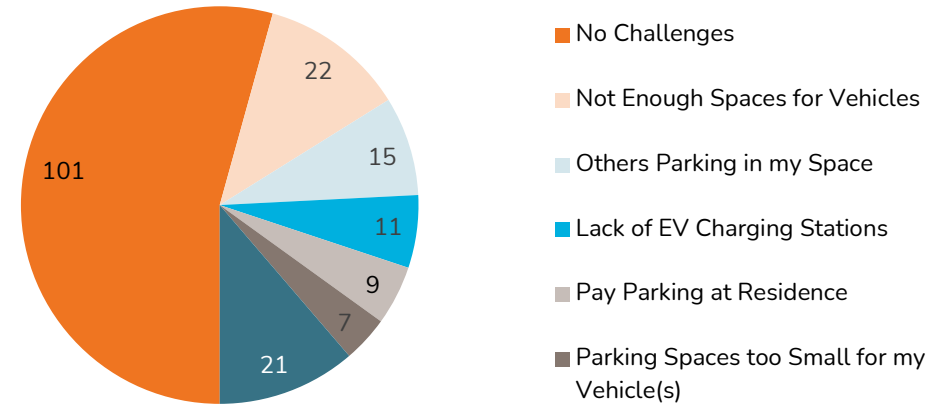
3. When you park your vehicle(s) at home, where do you primarily park?



- Most respondents have access to private parking or parking near to their residence.

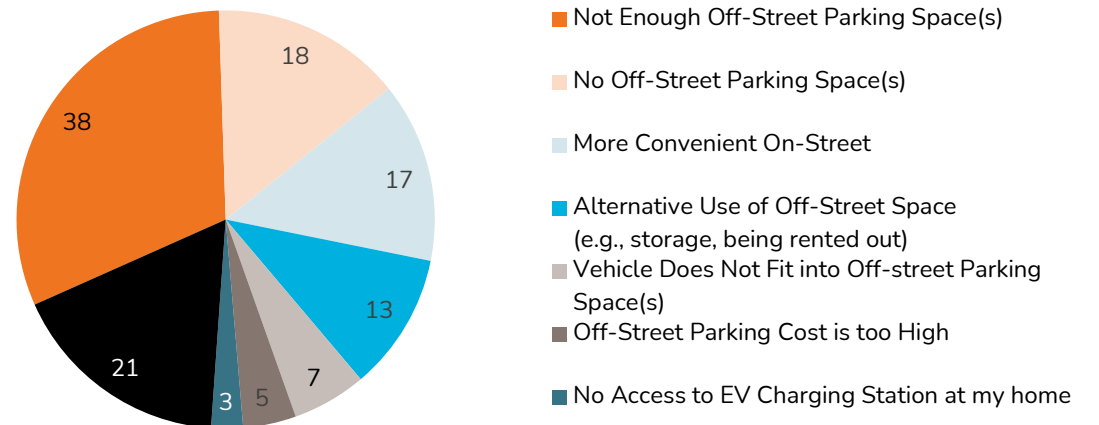
4. When you park your vehicle(s) at home in an off-street parking space (i.e. in a driveway, garage, or assigned parking stall), what are the main vehicle-related parking challenges that you experience?

- Majority of respondents have no challenges when trying to park their vehicle at home.
- The most cited challenges were a lack of parking or someone else parking in their spot.
 - These challenges only represented a combined 37 respondents (22%)



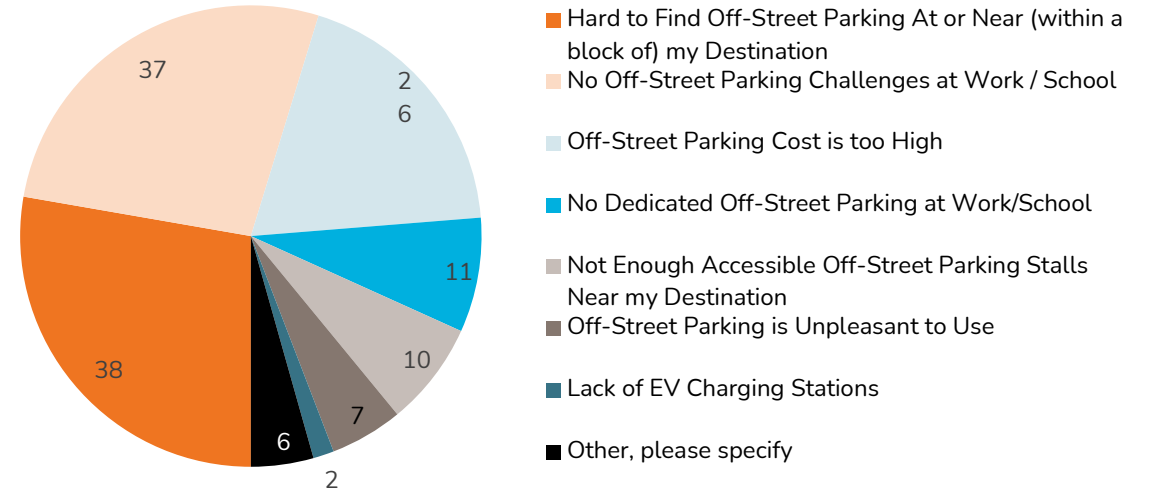
5. If you park your vehicle(s) at home in an on-street parking space (e.g., on the road), what are the main reasons for doing so?

- Respondents generally resort to parking on street due to a lack of off-street parking provisions
- 17 (9%) respondents cited convenience for parking on-street



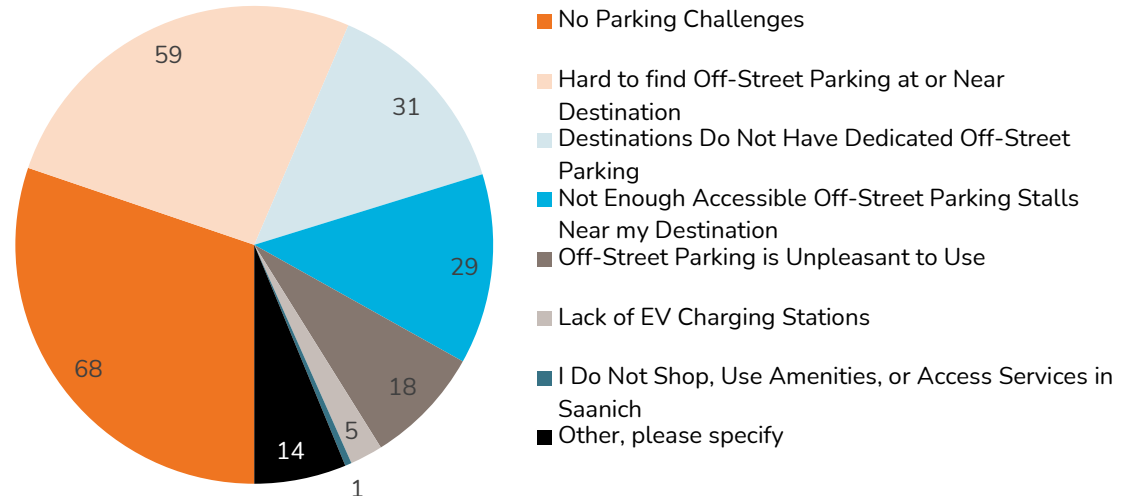
6. If you work or study in Saanich, what are the main off-street parking challenges you experience when parking your vehicle at work or school?

- Workers and students in Saanich cited a lack of off-street parking available to them at their work/school or as the primary challenge for finding on-street parking.
- The cost of parking is too high at the destination is cited as the next largest challenge facing workers/students.



7. When you shop, use amenities, or access services in Saanich, what are the main off-street vehicle parking challenges you experience?

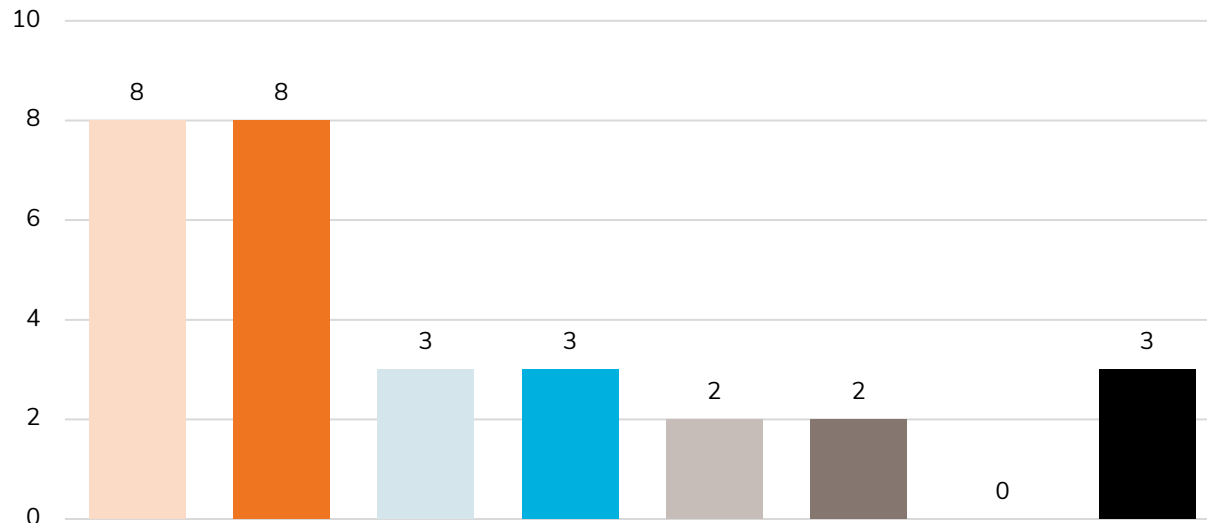
- The most common response to challenges experienced when shopping or accessing services/amenities in Saanich was "No Parking Challenges".
- Despite this, a large portion of respondents say it is hard to find off-street parking at or near their destination.



8. If you use accessible parking stalls, have you experienced any of the following challenges in off-street parking facilities?

- Accessible Stalls Always Occupied
- No Accessible Parking Challenges
- Unsure of Location of Accessible Stalls
- Accessible Parking Stalls Often Inaccessible, Blocked, or Obstructed
- Not Enough Van-/Larger-Accessible Parking Stalls
- Access Aisles are too Small or Narrow to use a Wheelchair or Mobility Scooter Lift or Ramp

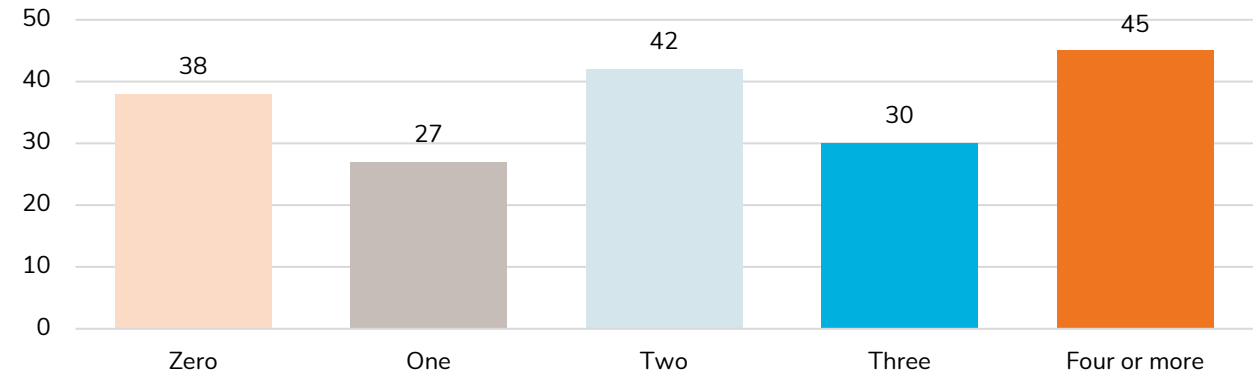
- Of respondents that use accessible parking, the main challenge faced is that accessible stalls are always occupied.
- Wayfinding and space obstructions were also cited as issues faced by respondents.



Bicycle Ownership, Behaviours & Challenges

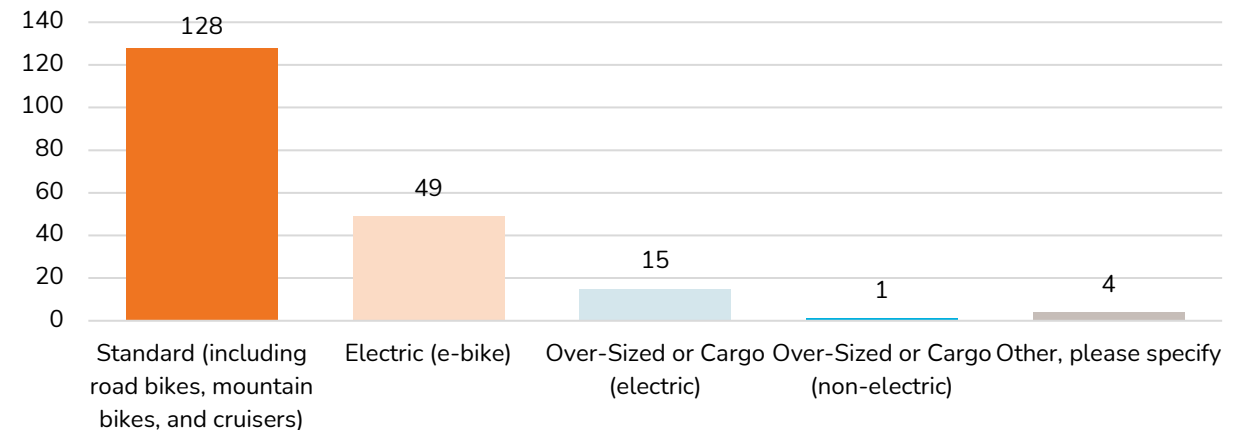
9. How many bicycles does your household own?

- 144 of respondents (79%) indicated that their household owns at least one bicycle.
- Most respondents have four or more bicycles.



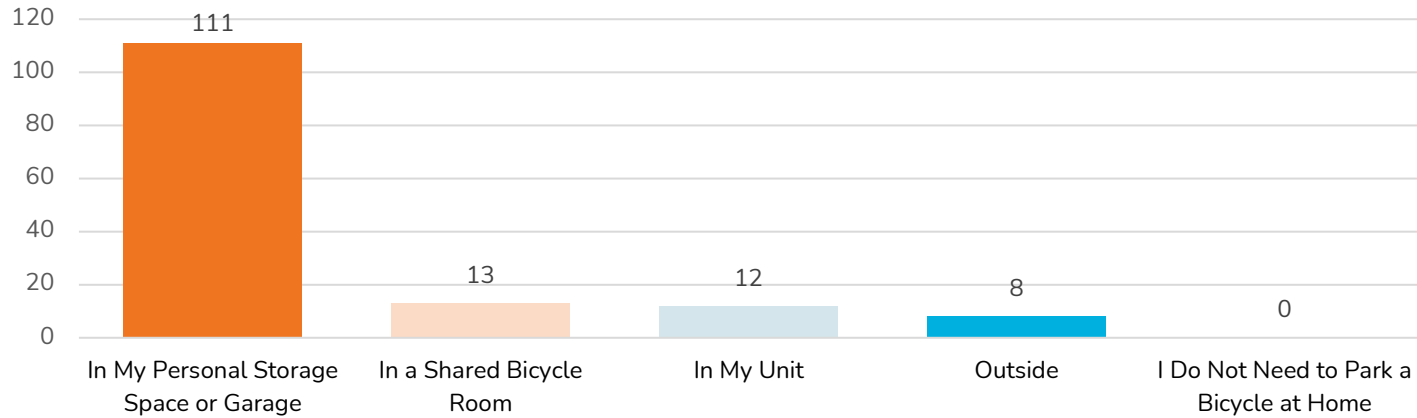
10. What type of bicycle(s) does your household own?

- Standard bikes are the most common bicycle present at respondent households
- E-bikes (standard sized and cargo) make up 26% of the total bicycles found at the households of respondents.



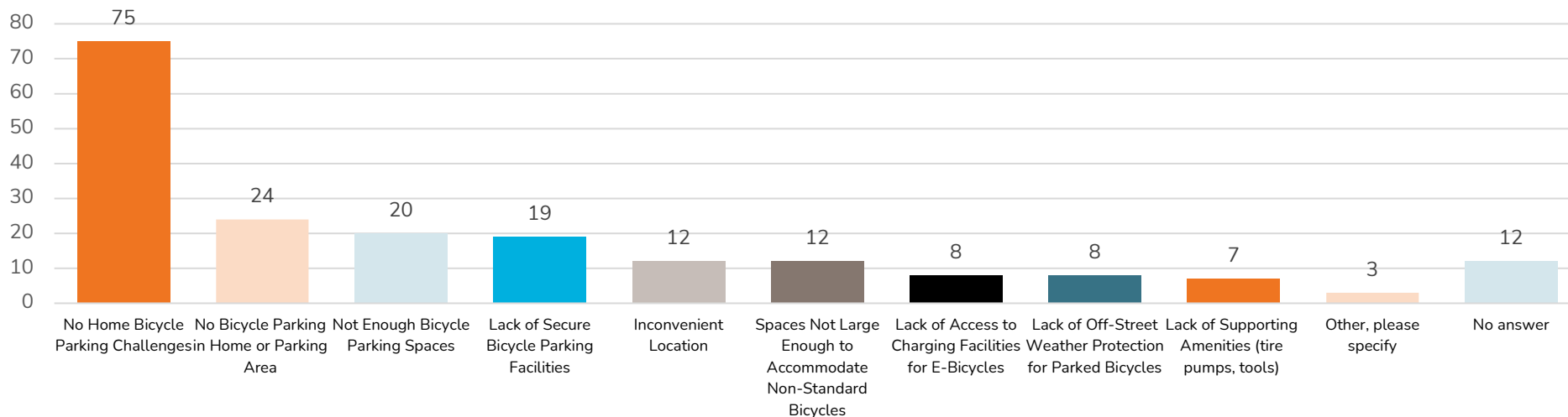
Survey Results: Bicycle Ownership, Behaviours & Challenges

11. When you park your bicycle(s) at home, where do you primarily park?



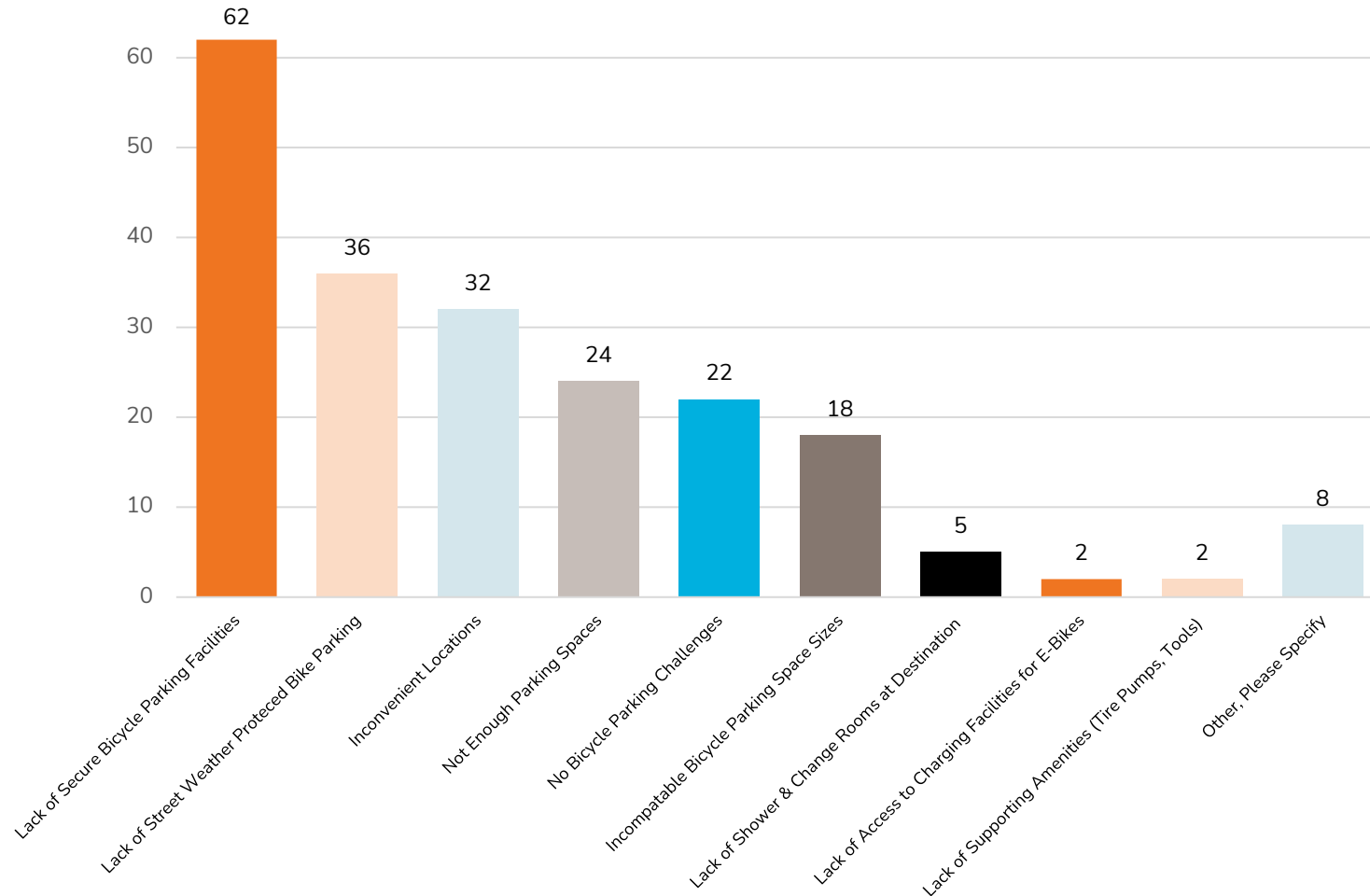
- While most respondents park their bicycles in their personal storage/garage, 6% of respondents park their bicycles outdoors.
- Majority of respondents do not indicate any challenges with bike parking at home. Of those who reported challenges, main ones include a lack of bike parking in their home or parking area, not enough bike parking spaces, and a lack of secure bike parking facilities.

12. Do you experience any of the following challenges with bicycle parking at your home?



Survey Results: Bicycle Ownership, Behaviours & Challenges

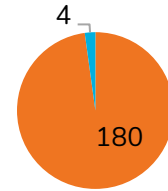
13. If you work, study, or visit Saanich to shop, use amenities, or access services, do you experience any of the following challenges with bicycle parking?



- Secure and weather protected bicycle parking facilities remain the main issue faced by those transporting by bicycle to work, study or visit Saanich, followed by a lack of weather protection and inconvenient parking locations.

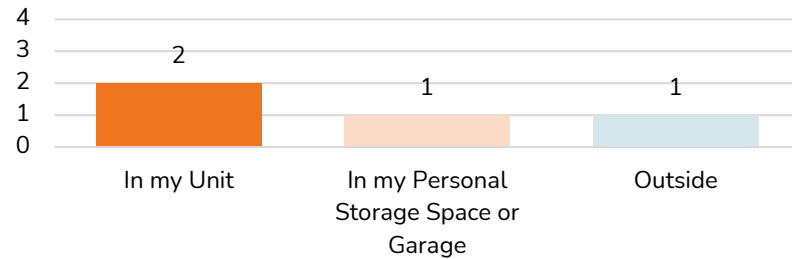
Mobility Scooter Ownership, Behaviours & Challenges

14. How many mobility scooters does your household own?



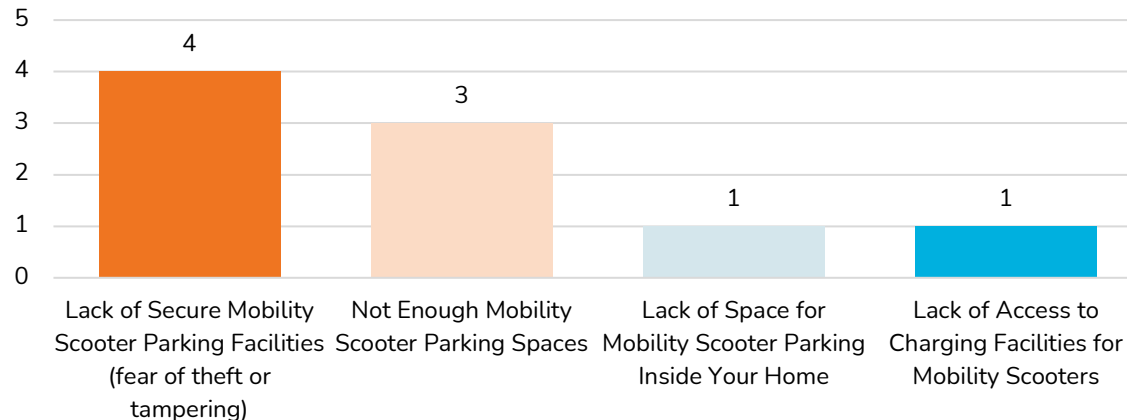
Zero One

15. When you park your mobility scooter(s) at home, where do you primarily park?



- Four respondents own one mobility scooter:
 - Two scooter owners store their scooter in their dwelling
 - One owner stores their scooter in a personal storage area
 - One owner stores their scooter in an outdoor location

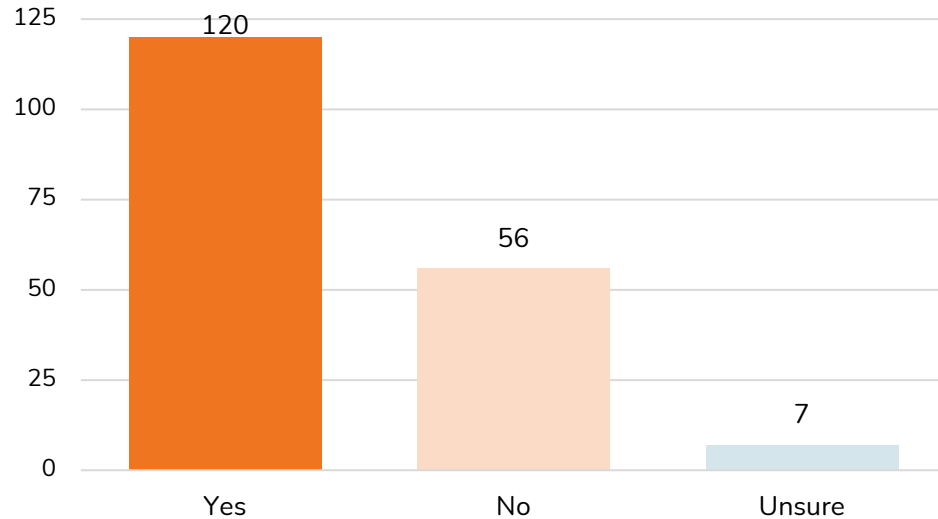
16. What challenges with mobility scooter parking at your home do you face?



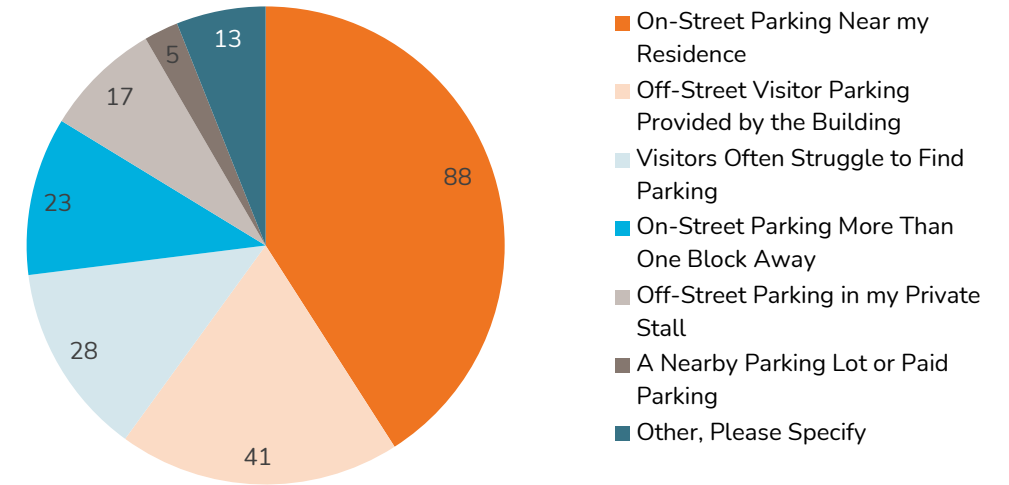
- Each of the respondents cited a lack of secure parking as an issue they face when trying to park their mobility scooter, with most indicating that there are also not enough mobility scooter parking spaces at their home.

Visitor Parking

17. Does your residence have visitor parking?

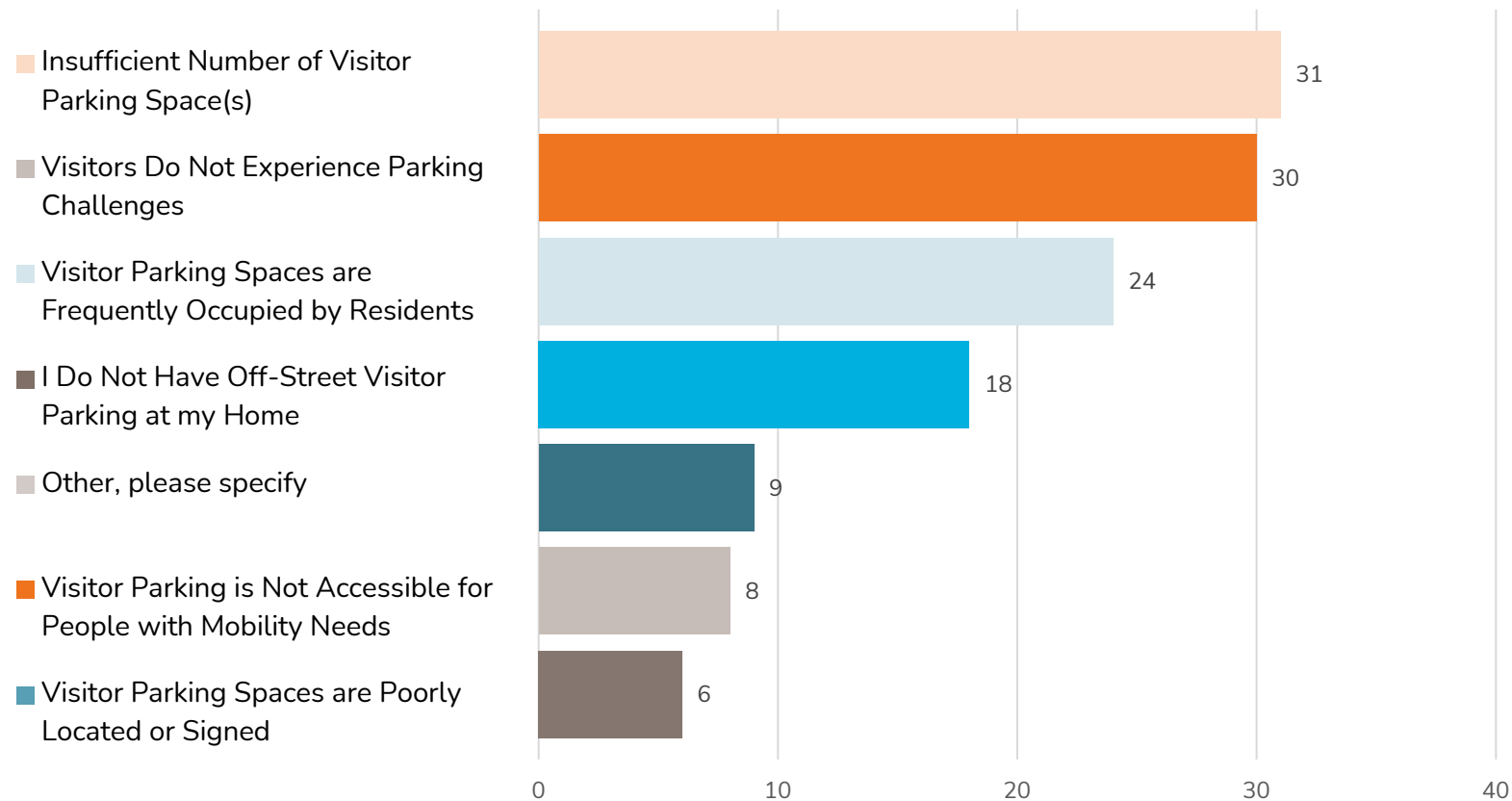


18. When visitors come to your residence, where do they usually park?



- Majority of respondents have visitor parking available
 - Despite this, 111 of the survey respondents (55%) report that their visitors tend to park on-street adjacent to or more than a block away from their residence.
 - 20% of respondents indicate that their guests park in the provided visitor parking spaces off-street.

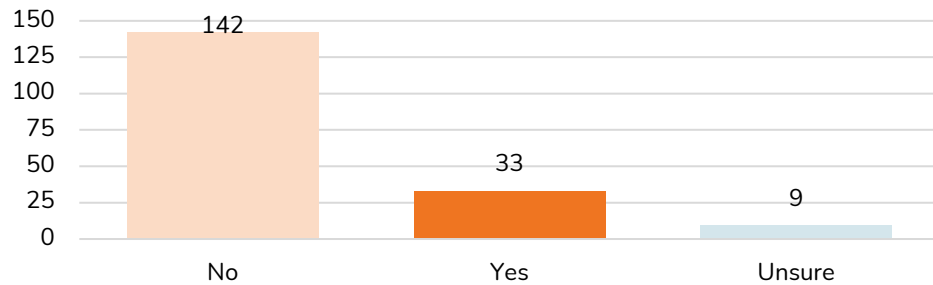
19. If you have off-street visitor parking at your home, what are the main vehicle-related parking challenges that your visitors experience?



- A lack of visitor parking spaces is the most commonly cited problem faced by visitors visiting residents' homes that have off-street visitor parking provided.
- 19% of respondents claim that building residents are parking in visitor parking spaces.

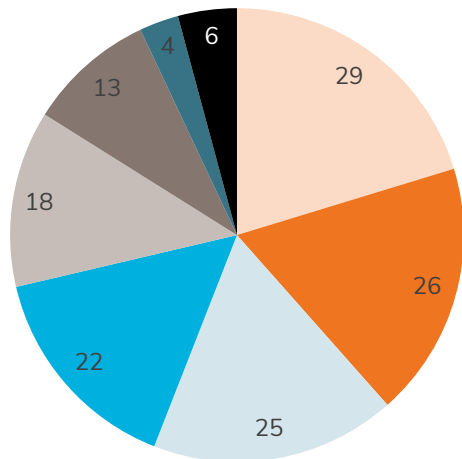
Loading

20. Does your residence have a designated off-street loading area?

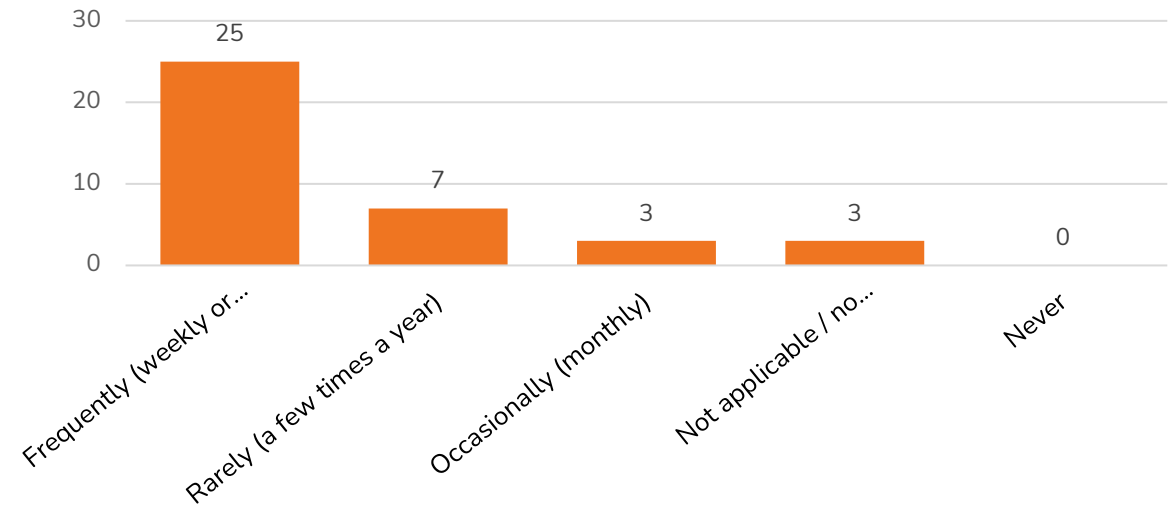


21. What types of activities typically use off-street loading areas at your residence?

- Trades or Service Vehicles
- Furniture or Large Item Deliveries
- Mail / Parcel Delivery (E.G., Canada Post, Amazon, Fed Ex, Purolator)
- Move-Ins or Move-Outs
- Food Delivery Services
- Ride-Hailing or Short-Term Pick-Up / Drop-Off (E.G., Uber, Lyft)
- None / Not Applicable
- Other, Please Specify



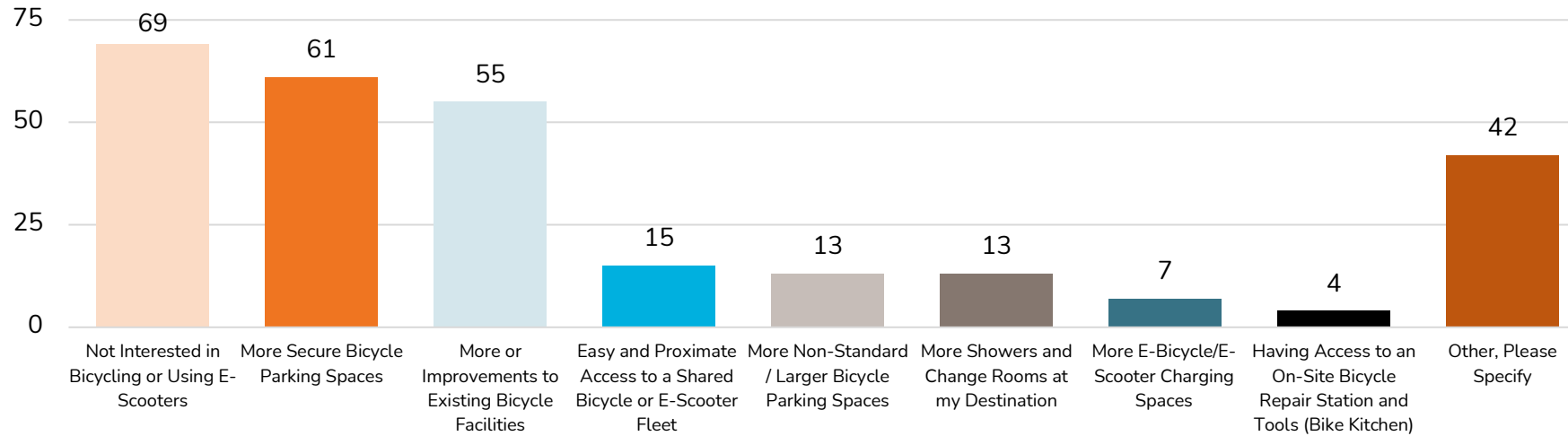
22. How often are off-street loading areas at your residence used for loading or unloading?



- Most respondents do not have dedicated off-street loading spaces at their residence; however, those that do (18%) report that off-street loading activity happens frequently (weekly or more).
- Trades and service vehicles, deliveries, and moving in/out are the primary uses for off-street loading zone parking.

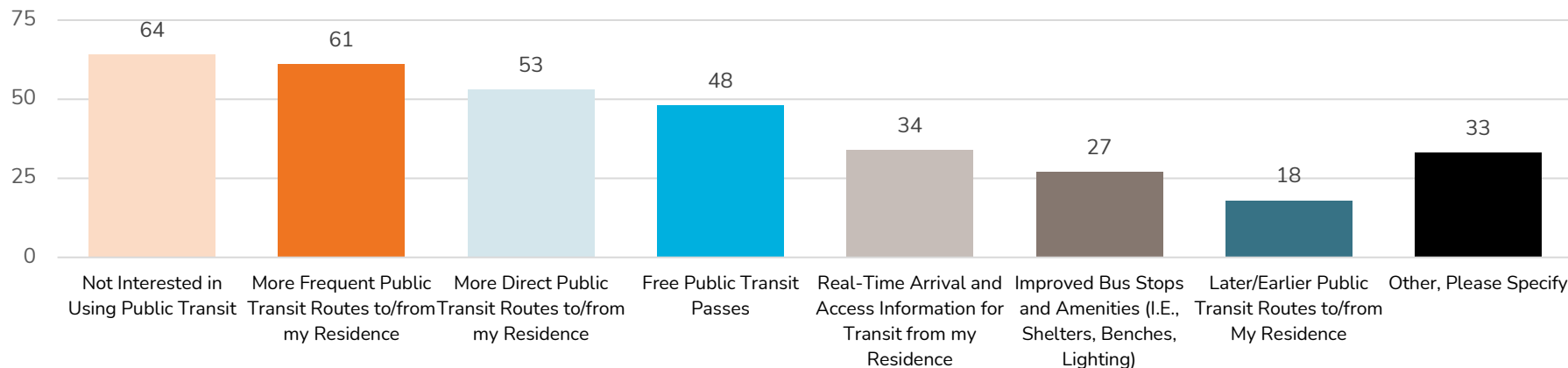
Sustainable Transportation

23. Which of the following would motivate you to use a personal bicycle or e-scooter for some of your trips?



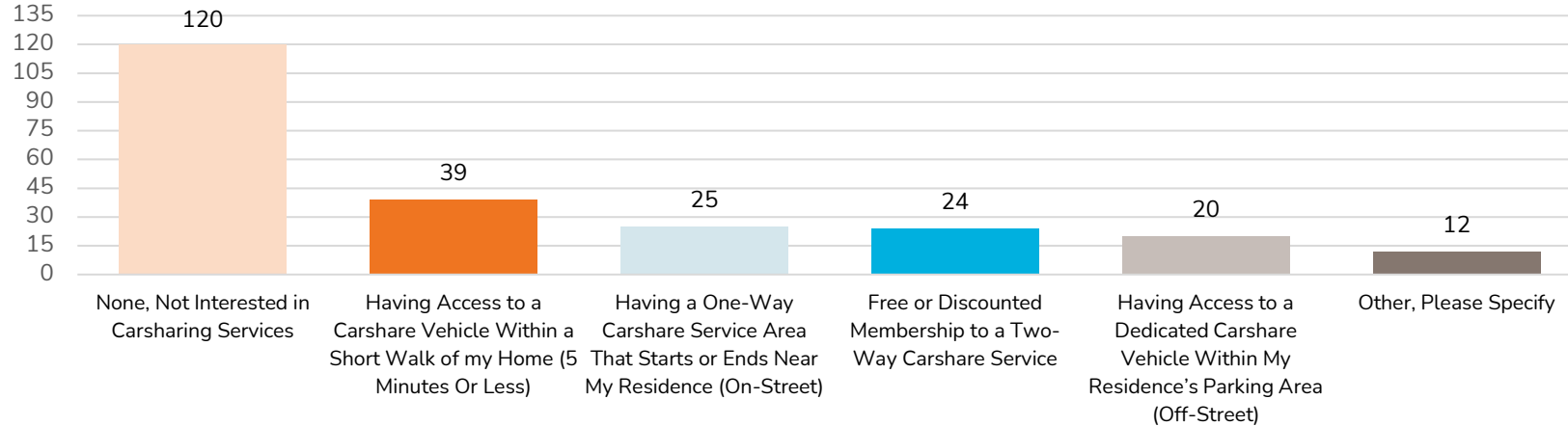
- Most respondents are not interested in replacing vehicle trips with a bike or e-scooter. Of those who are, more secure bicycle parking spaces and infrastructure improvements are the top motivators to get people to uptake cycling as their primary transportation mode.

24. Which of the following would motivate you to use public transit for some of your trips?



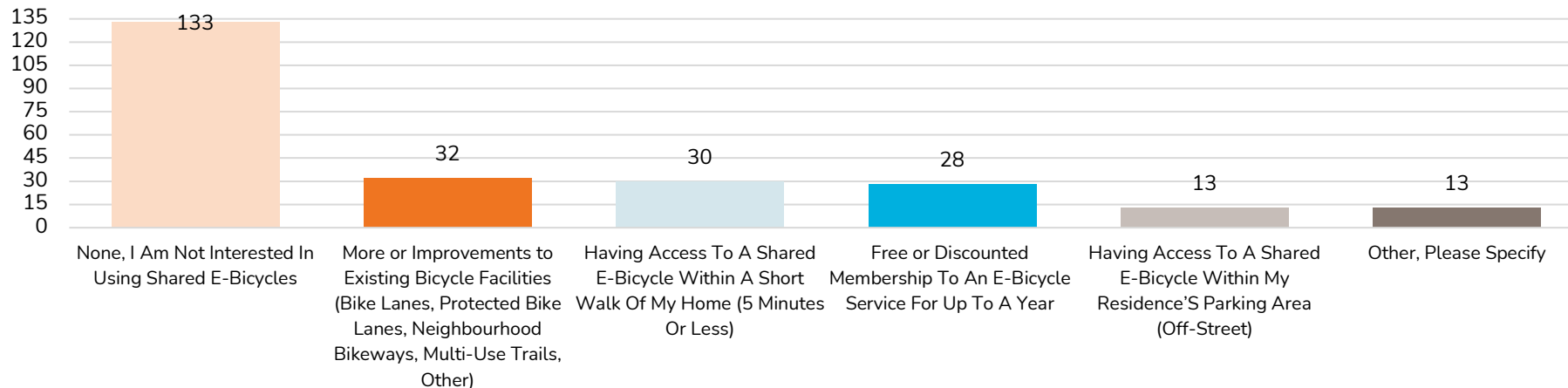
- The top motivators to use public transit include:
 - Greater transit frequency
 - More direct transit routes
 - Free transit passes
- 64 (19%) indicate they are not interested in using public transit

25. Which of the following would motivate you to use a carsharing service for some of your trips?



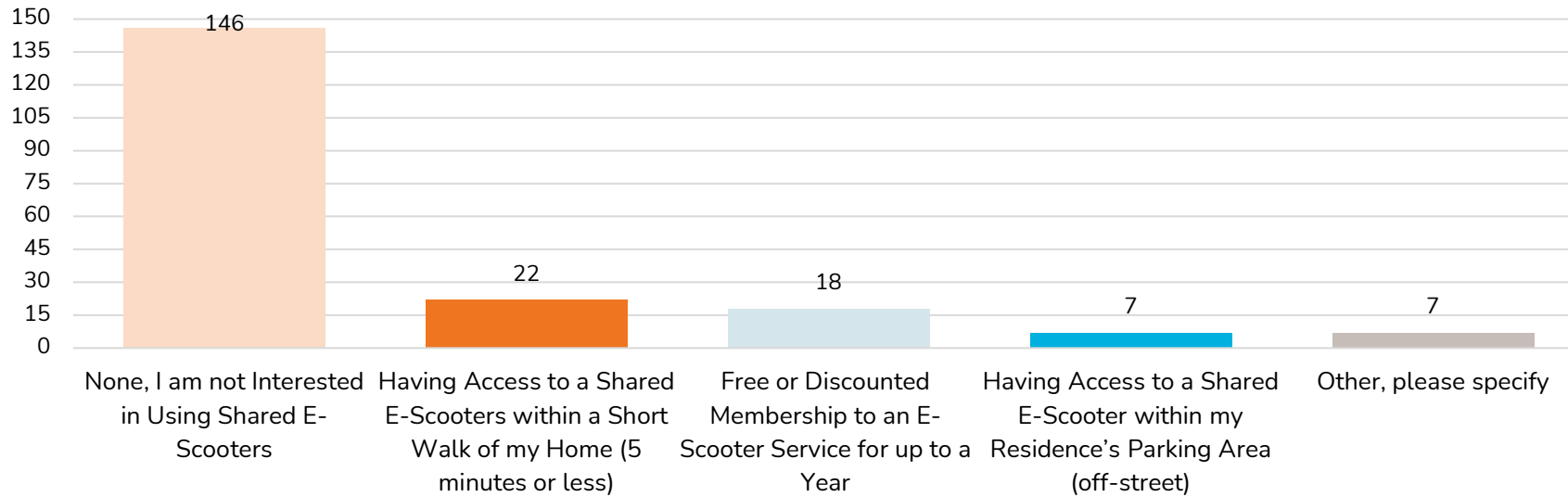
- Majority of respondents have no interest in using a carsharing service.
- For those interested, easy access to a carshare vehicle is the main potential motivator for using a carshare service.

26. Which of the following would motivate you to use a shared e-bicycle service (e.g., Evolve) for some of your trips?



- Improving active transportation infrastructure and access to a bikeshare bike are stated to be the top two potential motivators for getting people interested in using a shared e-bike service. However, majority of respondents are not interested this type of service.

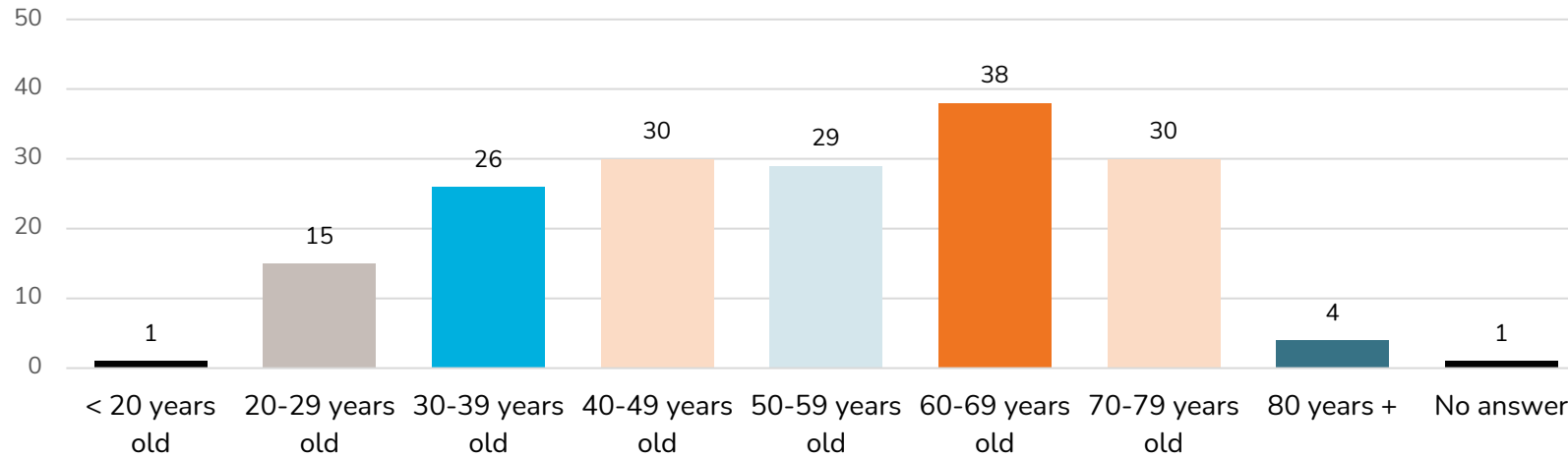
27. Which of the following would motivate you to use a shared e-scooter service for some of your trips?



- Of all sustainable transportation modes presented in the survey, respondents are least interested in using shared e-scooters.
- For those interested, having easy access to an e-scooter or having a free or discounted membership to the service would motivate usage.

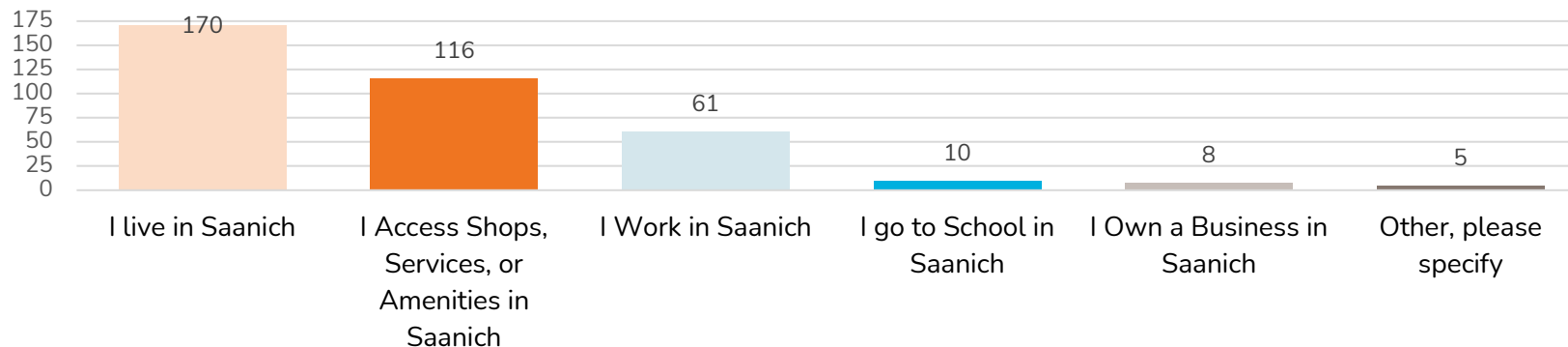
Transportation Profile

28. What is your age group?



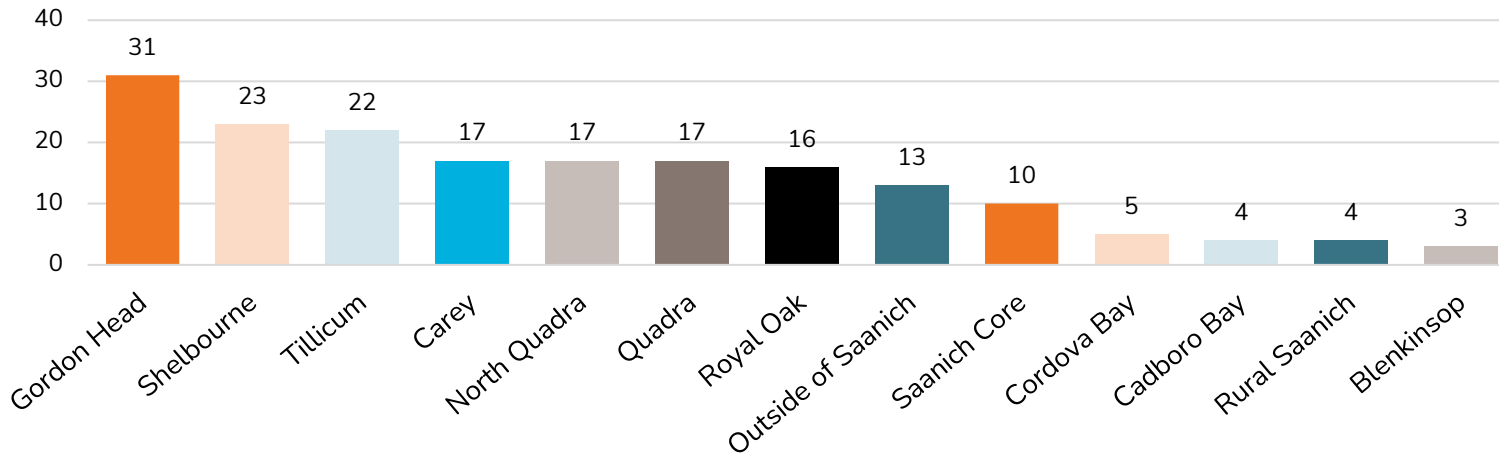
- The most common respondents to the survey were 40 - 79 years old, with the largest respondent age group being 60 - 69 years old.
- Only 9% of respondents were under 30 years old, only 2% were over 80. Therefore, key takeaways from the survey may be missing perspectives from these age groups.

29. Which of the following best describes your connection to the District of Saanich?



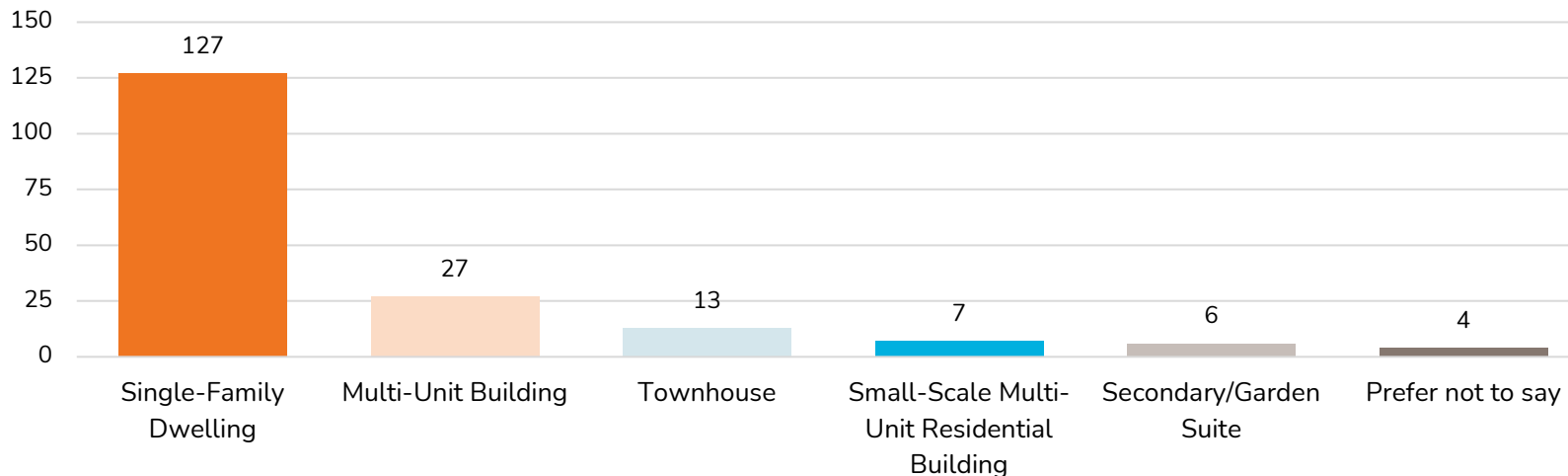
- Majority (92%) of respondents live in Saanich, 63% access shops and services in Saanich, and 43% either work, go to school or own a business in Saanich.

30. What neighbourhood do you live in?



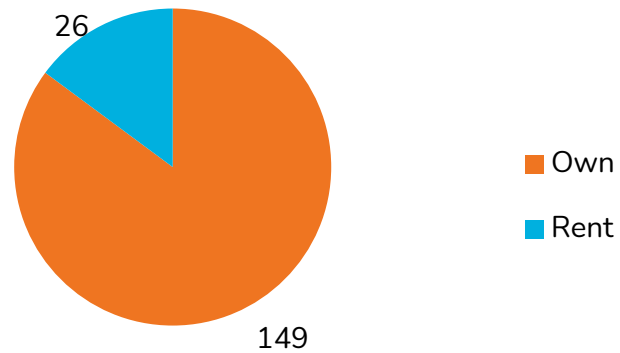
- The top three neighbourhoods of respondents include Gordon Head, Shelbourne and Tillicum. There was little representation from Blenkinsop, Rural Saanich and Cadboro Bay.

32. What type of building do you live in?



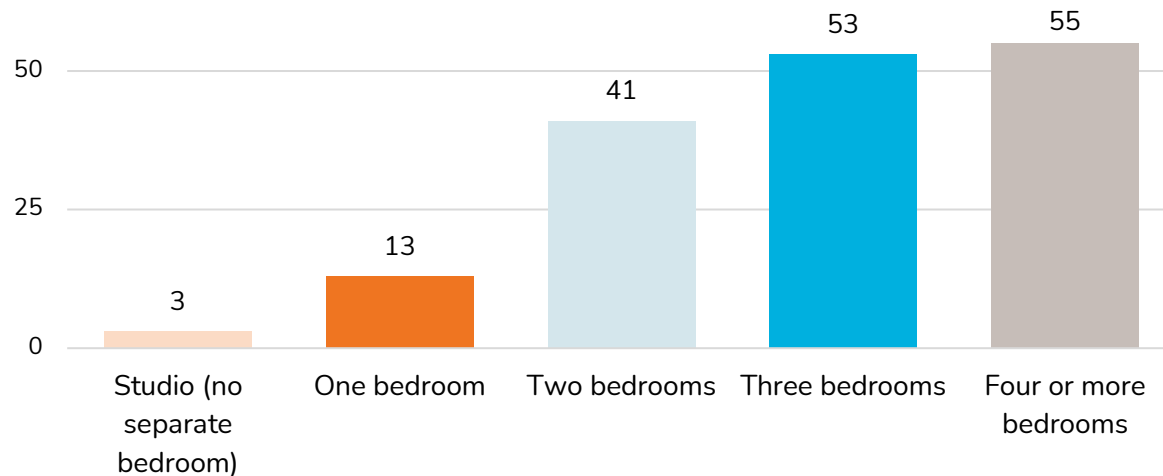
- Most respondents (69%) live in single family dwellings, with the next greatest percentage (15%) living in multi-family buildings, followed by townhouses (7%), the remaining 6% of respondents living in small scale residential buildings or secondary/garden suites.

33. Do you own or rent your home?



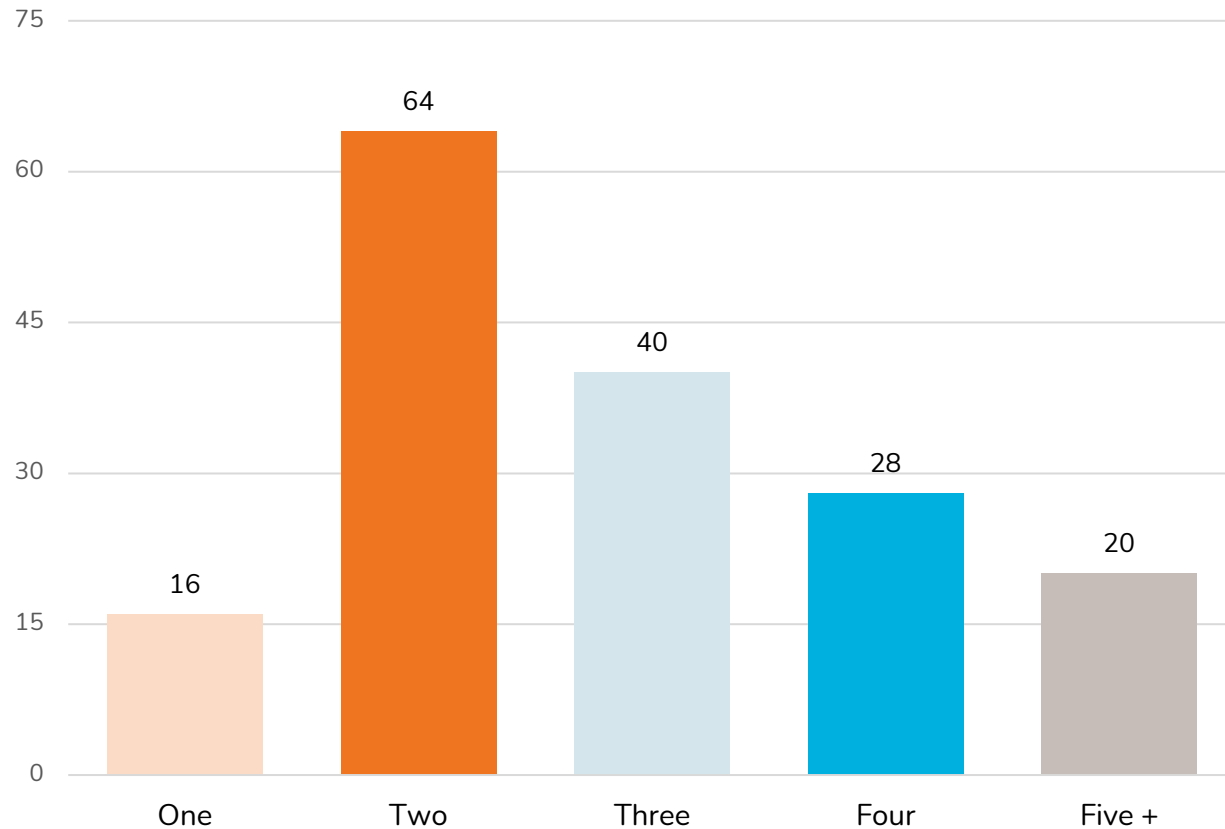
- Majority (85%) of respondents own their home, while the remaining 15% rent or have another arrangement.

34. How many bedrooms are there in your home?



- 57% of respondents have larger capacity homes (three or more bedrooms), with few respondents (9%) living in residences with one bedroom or less.

35. How many people currently live in your household (including yourself)?



- Most respondent households (35%) include two people, followed by three (22%) and four (15%). The least number of respondents (9%) live in a single person household.

