

5. LAND USE

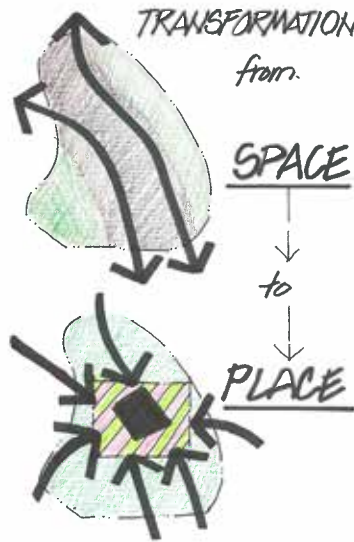
With a broad diversity of land uses and a significant level of intensity, the Uptown–Douglas (UD) area is perhaps the most dynamic area in Saanich. With this intensity of activity comes an abundance of jobs, services, and housing options available to residents and employees, tourists and commuters. Supplying close to 10,000 employment opportunities, a diversity of shops and services, regionally significant transportation corridors, and a developing housing stock, the UD area is a true regional hub. Over time, this level of activity is anticipated to further intensify and diversify.

The UD area contains numerous essential retail, public and institutional services: Saanich Municipal Hall, Fire Station and Police Station (collectively making up the Municipal Campus), the regional school board offices, a regional library and four shopping centres (Uptown Shopping Centre, Saanich Plaza, Island Home Centre, and Gateway Village). The diversity of the area is evident in the business community with over 600 individual employers.

The number of residents in the UD area is growing at a more rapid rate than the rest of Saanich and it is anticipated that the population will double as new residential and mixed-use developments continue to be added. Today, a predominance of single-person households is a trend in most urban centres across Canada. The UD area reflects this trend with a high proportion of single-person households, renters and multi-unit dwellings. Adding a variety of housing choices to UD area will enable households of all sizes to live in a vibrant urban centre and will contribute to the overall health of the economy by bringing a diverse workforce close to growing employment opportunities.

Historically, the automobile informed land use patterns in the UD area, prioritizing ease of access for vehicles. The evolution of the region and associated transportation networks has resulted in a dramatically different planning context for the area than previously existed. More recently, the abundance of development in the Westshore, expansion of high frequency transit lines, establishment of the Galloping Goose Regional and Lochside Regional Trails, and the redevelopment of the Uptown Shopping Centre have supported the positioning of UD as the heart of the region. These developments have also set the stage for significant land use change that can accommodate additional dwellings and jobs in a location already rich with services and transportation options.

As the area grows and densifies, an inviting built environment and range of public amenities will be needed to ensure the UD area develops as a complete community. Overall, this is a transition that seeks to transform the UD area from a 'space' to a 'place', where the area becomes mutually experienced, meaningful and memorable.



This section details the land use pattern that is intended to evolve in UD over the next 20-30 years. As such, this chapter is a keystone element of this Plan and is foundational to most objectives and policies found in other chapters. The land use framework is supplemented by a series of policies that will help to ensure land use changes contribute to the 'space' to 'place' transformation, including infrastructure and community amenities needed to ensure the development of a complete and sustainable community. Detailed policies are included for each of the seven sub-areas within the UD area, reflecting their unique conditions and objectives.

OBJECTIVES

- A. Lead growth with residential that provides a diversity of housing, including affordable options and a variety of building typologies.
- B. Retain the area's role as a primary employment centre.
- C. Transition height and density downwards from the area core to established neighbourhoods.
- D. Support the implementation of rapid transit by concentrating residents and jobs within walking distance of Douglas Street.
- E. Ensure all new buildings are pedestrian-oriented and enhance streetscape conditions.
- F. Improve area connectivity and break up long blocks.
- G. Ensure each neighbourhood sub-area has sufficient public open space to provide recreation opportunities within walking distance.
- H. Support the introduction of new development that enhances the mix of uses and supports area vibrancy.

5.1 FUTURE LAND USE

The potential for land use change in the Uptown–Douglas (UD) area is huge, with policy directions signaling a much different condition than exists today. Changes in land uses, built form, transportation, facilities, parks and overall perception are just a

few of the shifts that are expected to occur, some sooner than others. The goal of this chapter is to ensure that changes in UD over the coming 20 to 30 years meet the community's Vision.

POLICIES

- 5.1.1 Evaluate applications for new development that seek changes to use, height and density in the UD area based on the land use and height designations identified on Map 5.1 and in Figure 5.1, as well as the policies contained in all sections of this Plan.
- 5.1.2 Support site specific changes to land use and/or height designations as per Map 5.1 and Figure 5.1 where developments advance overall plan objectives and include significant community contributions (see Sections 5.6 and 10.2).
- 5.1.3 Support developments that exceed the Base Building Height identified on Map 5.1 (but are within Maximum Building Height limit) provided that they:
 - Demonstrate advancement of objectives in all sections of the Plan, as appropriate to the site;
 - Provide community contributions as per rates identified in community contribution policy or agreed upon through a site-specific negotiation (see Policy 5.6.5); and
 - Align with the Plan's urban design framework (Section 9)
- 5.1.4 In addition to Policies 5.1.2 and 5.1.3, consider applications within the Core land use designation seeking to construct buildings taller than 18 storeys, provided proposed developments:
 - are a maximum of 24 storeys in height;
 - are located on or directly adjacent to the multi-modal Transit Hub site, on the half of the Uptown Shopping Centre site closest to Ravine Way / Carey Road, or on the half of Saanich Plaza site closest to Ravine Way. Other Core sites may be considered in exceptional circumstances;
 - demonstrate how increased building height can contribute to on-site open space and public realm improvements;
 - demonstrate application of good urban design specific to taller buildings, including massing, skyline character and shadowing impacts; and
 - prepare a land lift analysis specific to additional height above 18 storeys to inform negotiated community contributions (see Policy 5.6.6).
- 5.1.5 Apply building height guidelines identified in Figure 5.1 through:
 - Permitting a storey height based on current development standards, typically:
 - For residential: 2.4 – 3.6 metres above finished floor;
 - For ground floor commercial / industrial: 4.5 – 6.1 metres above finished floor; and
 - For commercial / industrial storeys above the ground floor: 4.3 metres above finished floor.
 - Considering lofts/mezzanines as a separate storey; and
 - Considering the building height in storeys at all elevations in assessing consistency with guidelines.
- 5.1.6 As part of development proposals, achieve enhancements to the mobility network, including new connections identified in Section 6 and road dedications and streetscape improvements consistent with policies and cross-sections identified in Section 7.
- 5.1.7 Assess potential impacts of new development, including through requiring studies to analyze impacts on active transportation networks, parking, traffic flows, infrastructure capacity, ecological assets, land use and building transitions, views, shadowing and shading, and geotechnical conditions.
- 5.1.8 Encourage land assembly that avoids isolating individual parcels that may be subject to restricted development potential, including parcels with frontages of less than 30 metres in the Core and Urban Mixed-Use land use designations.



Figure 5.1 Uptown-Douglas Land Use and Building Height Designations

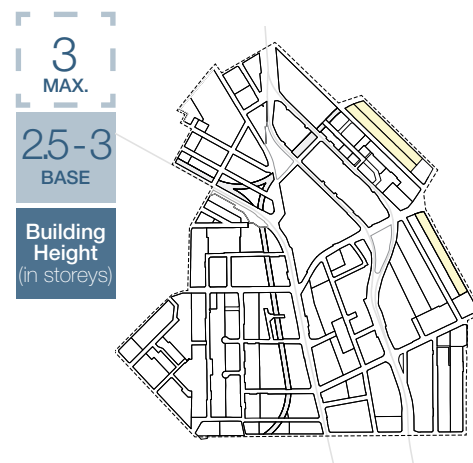
Neighbourhood Residential

Building Type and Use:

- Ground-oriented multi-unit residential buildings including houseplex, rowhouse and townhouse.
- Developments along Leslie Drive are restricted to 2.5 storeys.

Street Interface Guidelines:

- 4-6 metre front yard setback (see guideline 9.2.2 vi).
- Residential units must have direct access, frontage and views to the street.



Neighbourhood Apartment Residential

Building Type and Use:

- Multi-unit residential buildings including stacked townhomes, courtyard housing, and apartments.
- Limited neighbourhood commercial at grade.

Street Interface Guidelines:

- 4 metre front yard setback from property line to building face for residential.
- Provide a street wall height of 2-3 storeys.
- Buildings must stepback a minimum of 3 metres at street wall height.
- Residential typologies with a mix of direct street facing accesses, including entrances to individual units and notable shared entrances to multi-unit residences on upper storeys.
- Ground level units must have direct access, frontage and views to the street.

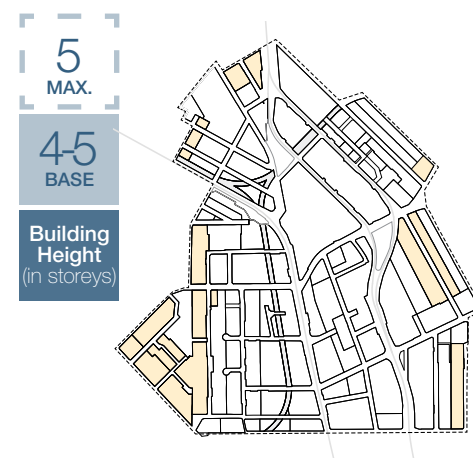


Figure 5.1 Uptown-Douglas Land Use and Building Height Designations

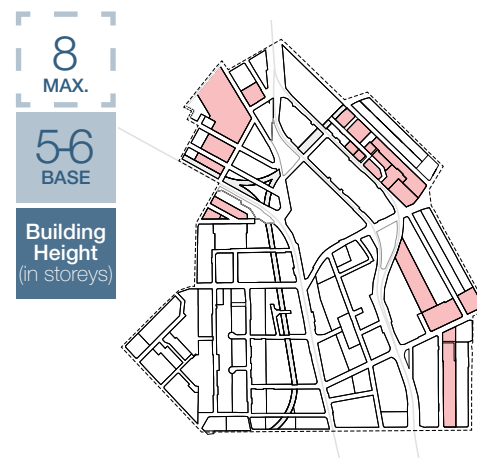
Mid-Rise Residential

Building Type and Use:

- Mid-rise apartment buildings.
- Commercial units at grade encouraged along Blanshard Street, Vernon Avenue, Cloverdale Avenue and Carey Road.

Street Interface Guidelines:

- 4 metre front yard setback from property line to building face for residential.
- Provide a street wall of 2-3 storeys (see Map 9.2).
- Buildings must stepback a minimum of 3 metres at street wall height.



Urban Mixed-Use Residential

Building Type and Use:

- Mid to high-rise mixed use and residential buildings.
- Active commercial at grade required along Oak Street, Audley Crossing and Cloverdale Avenue.
- Commercial uses will be considered for the first 4 storeys, with additional storeys along Blanshard Street.
- Live-Work units will be considered.

Street Interface Guidelines:

- 7-9 metre building setback from the outer edge of the curb to building face at grade (see guideline 9.2.2 vi).
- Provide a street wall of 2-4 storeys (see Map 9.2).
- 2 metre maximum setback from property line to building face for developments fronting Audley Crossing (see guideline 9.2.2 vi).
- Provide a street wall of 2 storeys along Audley Crossing (see Map 9.2).
- Buildings must step back a minimum of 3 metres at street wall height.
- Residential should include ground-oriented units with direct access, frontage and views to the street.
- Commercial units at grade should provide a range of small street frontages that animate the street.

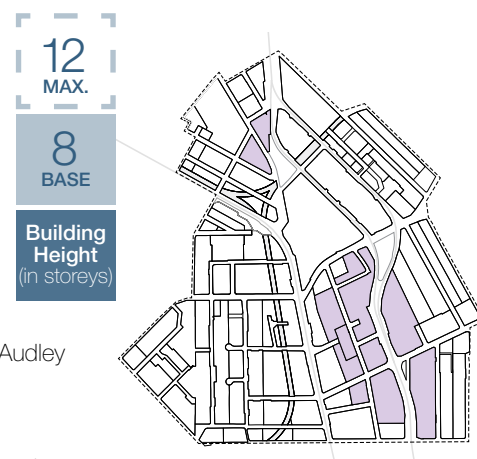


Figure 5.1 Uptown-Douglas Land Use and Building Height Designations

Core

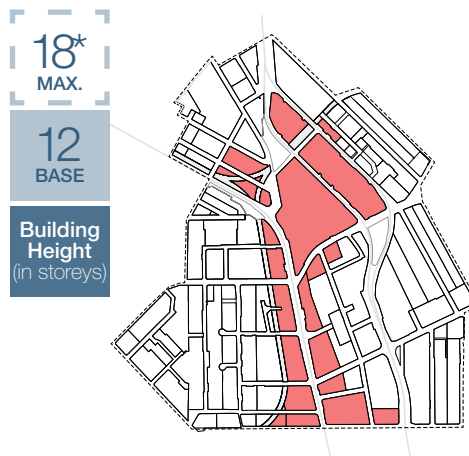
Building Type and Use:

- High-rise mixed-use or commercial buildings.
- Commercial at grade required.
- Residential and commercial uses permitted on the upper floors.

Street Interface Guidelines:

- Provide a street wall of 4-6 storeys. Lower street walls may be required on narrower streets (see Map 9.2).
- Buildings must step back a minimum of 3 metres at streetwall height.
- 5 metre setback from property line to building face along the Galloping Goose Regional Trail (see guideline 9.2.2 vi).
- Developments fronting along the Galloping Goose Regional trail must stepback at 2 storeys (see Map 9.2)
- Commercial at grade should provide a range of small street frontages and enhance the street.

★ In limited circumstances, building beyond 18 storeys may be considered. See policy 5.1.4.



Mixed Employment

Building Type and Use:

- Mixed-use buildings with light industrial, commercial and residential.
- Minimum 50% of first two storeys are required to be light industrial.
- Employment uses required at grade.
- Limited residential at grade.
- Live-Work units considered.
- Residential permitted in upper storeys, rental tenure strongly preferred.

Street Interface Guidelines:

- 5 metre setback from property line to building face along the Galloping Goose Regional Trail (see guideline 9.2.2 vi).
- Developments fronting along the Galloping Goose Regional trail must stepback at 2 storeys (see Map 9.2)
- Ground level uses must have direct access, frontage and views to the street.

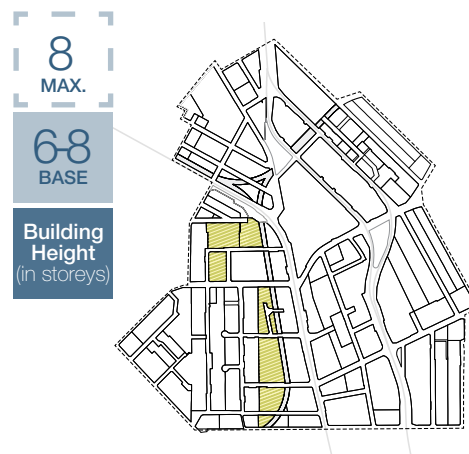


Figure 5.1 Uptown-Douglas Land Use and Building Height Designations

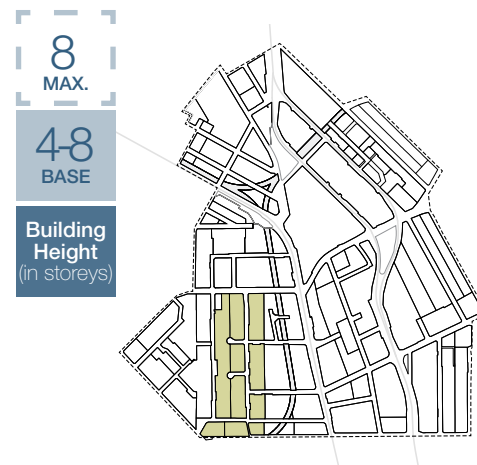
Tennyson Industrial

Building Type and Use:

- Light industrial buildings and structures.
- Commercial at grade will be considered for developments with frontages along Boleskine Road, Tennyson Avenue and Dupplin Road.

Street Interface Guidelines:

- Buildings with commercial uses must provide outdoor areas with landscaping, seating and weather protection.
- Ground level uses must have direct access, frontage and views to the street.



Mixed Institutional

Building Type and Use:

- Typically municipal, provincial or federal buildings including schools, community facilities, commercial mixed-use and recreation.

Street Interface Guidelines:

- Developments must engage the street, provide prominent public open spaces, and be fronted by active uses.

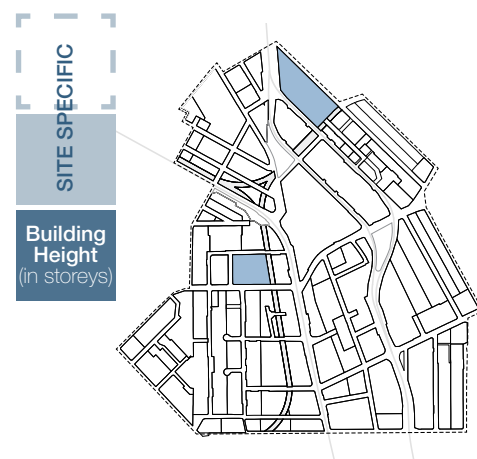


Figure 5.1 Uptown-Douglas Land Use and Building Height Designations

Park

Building Type and Use:

- Limited buildings and structures ancillary to park and recreational uses.
- Urban plazas/squares, pocket parks, neighbourhood parks, community parks.

Street Interface Guidelines:

- Passive and active public places that engage streets, open spaces, and neighbourhoods.
- Adjacent developments should provide passive visual surveillance and active uses.

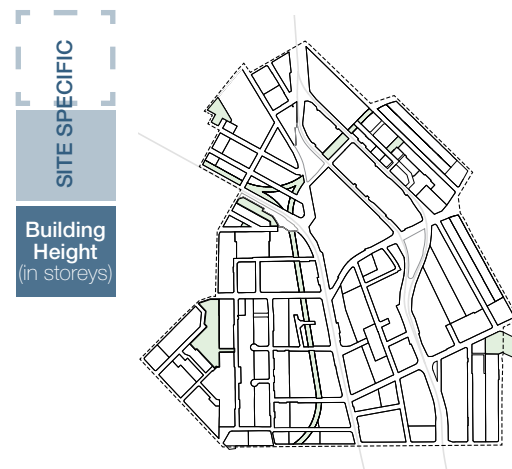


Photo Sources:

Neighbourhood Residential:

- Hollingdale Mainwaring Architecture: *Vida North Lake*
- Mosaic: *Fremont Blue*
- B Squared Architecture: *Passive House Duplex*

Neighbourhood Apartment Residential:

- Abstract: *4 storey Bowker*
- PNG Architects, *Hill East*
- AA Studio: *King + Sullivan Townhomes*

Mid-Rise Residential:

- Abstract: *Black and White*
- Aragon: *Platform*
- Quadrangle Architects: *Duke Condos*

Urban Mixed-Use Residential:

- Curated Properties & Windmill: *The Plant*
- BTL Architects: *East Market*
- Gensler & HWKN: *25 Kent Ave.*

Core:

- Sweeny Sterlin Finlayson and Co Architects: *Liberty*
- HKS: *VESPR*
- Chris Dikeakos Architects & Millennium Development Group, City of North Vancouver

Mixed Employment:

- Westbank & Henriquez Partners Architects, Vancouver
- GBL Architects: *The Workspaces @ Strathcona*
- Opus: *Titan*

Tennyson Industrial:

- Wesgroup: *22FOUR*
- CHP Architects: *Lustre Development*
- Conwest Group: *Ironworks*

Mixed Institutional:

- Detroit: *Campus Martius Park*
- Northern Sky Architecture: *St. Vital*
- Moriama & Teshima Architect & Acton Ostry Architects: *The Arbour*

Park:

- NYC: *Beekman Plaza*
- Aragon: *Esquimalt Town Square*
- Jardines Biblioteca Vasconcelos, Mexico City

Note: The images selected are for visual reference to building type, use and design but are not necessarily in alignment with the policies and guidelines contained in this Plan.

5.2 HOUSING

The provision of housing types that can accommodate people of different ages, incomes, family structures, and physical and social needs is one of the fundamental elements of creating a healthy, inclusive and sustainable community. The Rudd, Rutledge, Mt. View, and Nigel Valley-Municipal Campus sub-area neighbourhoods are ideal locations for new low and medium-rise housing forms that are family-appropriate (e.g. more bedrooms, larger private outdoor space). Recent analysis completed as part of the Regional Housing Affordability Strategy (2018) shows that there is a shortfall of approximately 20,000 rental units in the region for households with “very low” to “low to moderate” incomes. This need is particularly acute for renters, where 45% of renters pay more than 30% of their income on housing (compared with 19% of owners).

A capacity analysis prepared for the Uptown-Douglas (UD) Plan area estimates that the number of new units developed to be 7-10 times that of today. The projected growth of the UD area combined with its proximity to a range of transportation options, shops and services make it an ideal location to accommodate new housing stock. The region's high housing costs, low vacancy rates, and modest variety of supply all pose challenges to adequately house people. Denser sub-areas closer to Douglas Street will provide housing suitable for a range of households in a location where car ownership is not essential and at price points that potentially are lower than many other areas of Saanich and the region. A critical measure of success for this Plan will be the ability to accommodate a diversity of housing, including rental and non-market housing forms.

This section provides guidance for the development of new housing and is intended to work in tandem with Section 10.2, which focuses on supportive and affordable housing.



The 881, Short Street



Private outdoor space, The 881, Short Street

POLICIES

- 5.2.1 Expand housing choices in the UD area through supporting a diversity of residential densities and development forms (see Map 5.1 and Figure 5.1).
- 5.2.2 Target a minimum of 30% of new residential uses to include two and three-bedrooms units as a means of providing family appropriate housing (see Policy 10.2.8).
- 5.2.3 Support developments that are non-market or include an affordable housing component (see Policy 10.2.4) through considering:
- Additional density and building heights;
 - Parking variances;
 - Financial support through the Saanich Affordable Housing Fund;
 - Partial waivers (up to 50%) to Development Cost Charges;
 - Property tax exemptions; and
 - Funding through grant programs.
- 5.2.4 Encourage non-market housing as a component of new residential developments.
- 5.2.5 Work in partnership with the Capital Regional District, BC Housing and other agencies to support affordable housing developments, including identifying potential affordable housing sites.
- 5.2.6 Support live/work residential units at grade to expand employment opportunities and local ownership and animate higher density residential areas.
- 5.2.7 Require new residential developments to provide useable private outdoor space, not less than 6m² per unit for apartments or 9m² for townhouse and rowhouse units, or common usable outdoor space equivalent to the aggregate individual unit requirement. Common space should include quality play areas, gardens and social areas with seating and weather protection.
- 5.2.8 Support innovative infill housing solutions, with preference given to affordable housing developments, which offer a range of unit size and type (e.g. micro and accessible).
- 5.2.9 Promote child-friendly communities through encouraging larger unit sizes, building/development amenities, and neighbourhood programming that focuses on the needs of children and youth;
- 5.2.10 Encourage new residential developments to include engaging child-friendly design elements within common spaces.

5.3 COMMERCIAL AND COMMERCIAL MIXED-USE

A key objective for the Uptown–Douglas (UD) area is to retain and increase employment within the area.

A significant supply of commercial already exists, including Uptown Shopping Centre, Gateway Village, Island Home Centre and Saanich Plaza. To strengthen existing commercial areas, this Plan also encourages increased densities. With higher densities, existing expansive commercial areas will transition to a built form that is more consistent with dense urban areas, including underground parking, integration of residential uses and street-oriented design.

In addition, there is a significant amount of auto retail, an industry that is undergoing a shift in how products are sold

and distributed. Auto dealers are beginning to experiment with alternatives to traditional sales, including near online-only and direct sales. This shift aligns with the dramatically altered land use plan envisioned within the Douglas-Oak Hub. While these industries will continue to exist in the near term, the longer term vision for the area does not include space intensive, vehicle-oriented uses.

The existing commercial focus of the area will be enhanced, further strengthening the supply and quality of retail and office offerings. The substantial increase in residential will expand the customer and employee base within walking distance, further enhancing the resiliency of area businesses.



Bin 4

POLICIES

- 5.3.1 Encourage commercial and mixed-use buildings to include small-scale commercial/retail uses at street level, with larger retail uses either located above or behind at fronting uses (see also Guideline 9.2.8 xi. and Figure 9.14).
- 5.3.2 Support mixed-use developments on commercial streets and in high pedestrian traffic areas to promote an environment that is hospitable and encourages social interactions.
- 5.3.3 Support live/work units and co-work/worker-share spaces as part of mixed-use developments within the Tennyson Industrial Quarter, Tolmie Quarter and the Douglas-Oak Hub neighbourhood sub-areas.
- 5.3.4 Expect developments to create small, attractive storefronts that define the building and add variation to its facade that cue visual interest at grade.
- 5.3.5 Promote a range of commercial uses that offer a variety of services for all ages and stages of life, including child-care, medical services and professional offices.
- 5.3.6 Do not support the expansion of traditional auto retail models of dealerships (with on-site vehicle storage beyond a showroom), including the expansion of established businesses.

5.4 INDUSTRIAL LANDS

The Uptown-Douglas (UD) area contains a significant portion of Saanich's industrial lands and represents a strategic location for many businesses due to convenient access to regional destinations and travel routes. While the area does not have an abundance of large sites, it has a diverse range of business types.

This Plan emphasizes the importance of retaining industrial lands while recognizing movement away from traditional industrial forms towards lighter, multi-purpose forms, such as the technology sector. The retention of industrial uses is emphasized in the Tennyson Industrial Quarter. This, along with added industrial opportunity in the Tolmie Quarter neighbourhood sub-area will ensure the existing integrity of the land base is maintained. Broader uses above industrial are permitted in these areas which will enable continued investment and enhance the overall vibrancy of this unique and valued area.



Galloping Goose Regional Trail

POLICIES

- 5.4.1 Maintain industrial as the primary use for all developments in lands designated as Tennyson Industrial.
- 5.4.2 Require light industrial to be a component of all developments in areas designated as Mixed Employment (See Figure 5.1 - Mixed Employment).
- 5.4.3 Support live/work units and co-work/worker-share spaces as part of mixed-use developments within the Tennyson Industrial Quarter and Tolmie Quarter sub-areas.
- 5.4.4 Expect frontage improvements as part of industrial projects to ensure the development of a streetscape consistent with an urban area, including the introduction of separated sidewalks and street trees.
- 5.4.5 Support opportunities to introduce active uses and public realm improvements that animate the Galloping Goose Regional Trail and enhance connections to the industrial area.
- 5.4.6 Consider opportunities for commercial at grade for developments with frontages along Boleskine Road, Tennyson Avenue, and Dupplin Road.
- 5.4.7 Encourage industrial buildings to be designed and constructed to allow for future flexibility of the space.

5.5 INFRASTRUCTURE

Underground infrastructure is a critical component of a complete well-functioning community. Saanich's underground infrastructure includes sanitary sewers, storm drains, and water servicing. Saanich evaluates the capacity of its underground services as a part of the redevelopment process.

In partnership with the Capital Regional District's core area waste water treatment plant, Saanich has been allocated a quota for use of the sewage system. Currently, there is capacity to add new development within that quota. Eventually, Saanich will reach its limit, and new development will need to attenuate (hold back) sewage during peak times, and pump when there is available capacity.



Skyline looking north-west, Douglas-Oak Hub

POLICIES

- 5.5.1 Continue to review and update information on infrastructure and ensure adequate water, sewer and drainage capacity is available to support new development.
- 5.5.2 Consider the impacts of new development proposals on the overall sewer system. Optimize the efficiency of the network, including through requiring the use of sewage attenuation tanks where needed.
- 5.5.3 Work towards correcting non-conforming utility corridors where they exist.
- 5.5.4 Permit statutory rights of way for watermain looping or other infrastructure purposes.
- 5.5.5 Generally require all new developments to underground utility lines and pole-top equipment, as per BC Hydro's guidelines.
- 5.5.6 Further to Policy 5.5.5, should undergrounding of utilities not be achievable in the near term due to parcel characteristics, require installation of pre-ducting on the property and the provision of bonding to enable future undergrounding of utilities when adjacent properties redevelop.
- 5.5.7 Explore the use of latecomer agreements that would enable utilities to be undergrounded at the block level prior to redevelopment of all sites on that block.
- 5.5.8 Continue to work with BC Hydro to develop a supported list of standard planting specifications and vegetation maintenance for overhead and underground utilities.

5.6 COMMUNITY CONTRIBUTIONS

To help deliver new community facilities and infrastructure vital to the well-being of residents, new developments are encouraged to contribute to neighbourhoods where change is occurring. These community benefits are sometimes built within a new project – such as a childcare facility or cultural space, or in other cases a developer makes a payment in lieu so that funds from a number of projects can be pooled to fund improvements. Community contributions supplement Development Cost Charges (DCCs), which are fixed rate contributions that help finance growth.

Typically, rezoning proposals involve an individual negotiation with the applicant to determine appropriate community contributions. This section looks to provide clarity on principles, priority areas and expectations for community contributions in the Uptown–Douglas (UD) area. In negotiating community contributions, the intent is to deliver improvements, such as public plazas or pocket parks, that directly benefit the area, as well as improvements, such as affordable housing or building energy performance that address broader municipal goals, beyond development requirements/improvements identified in other bylaws.

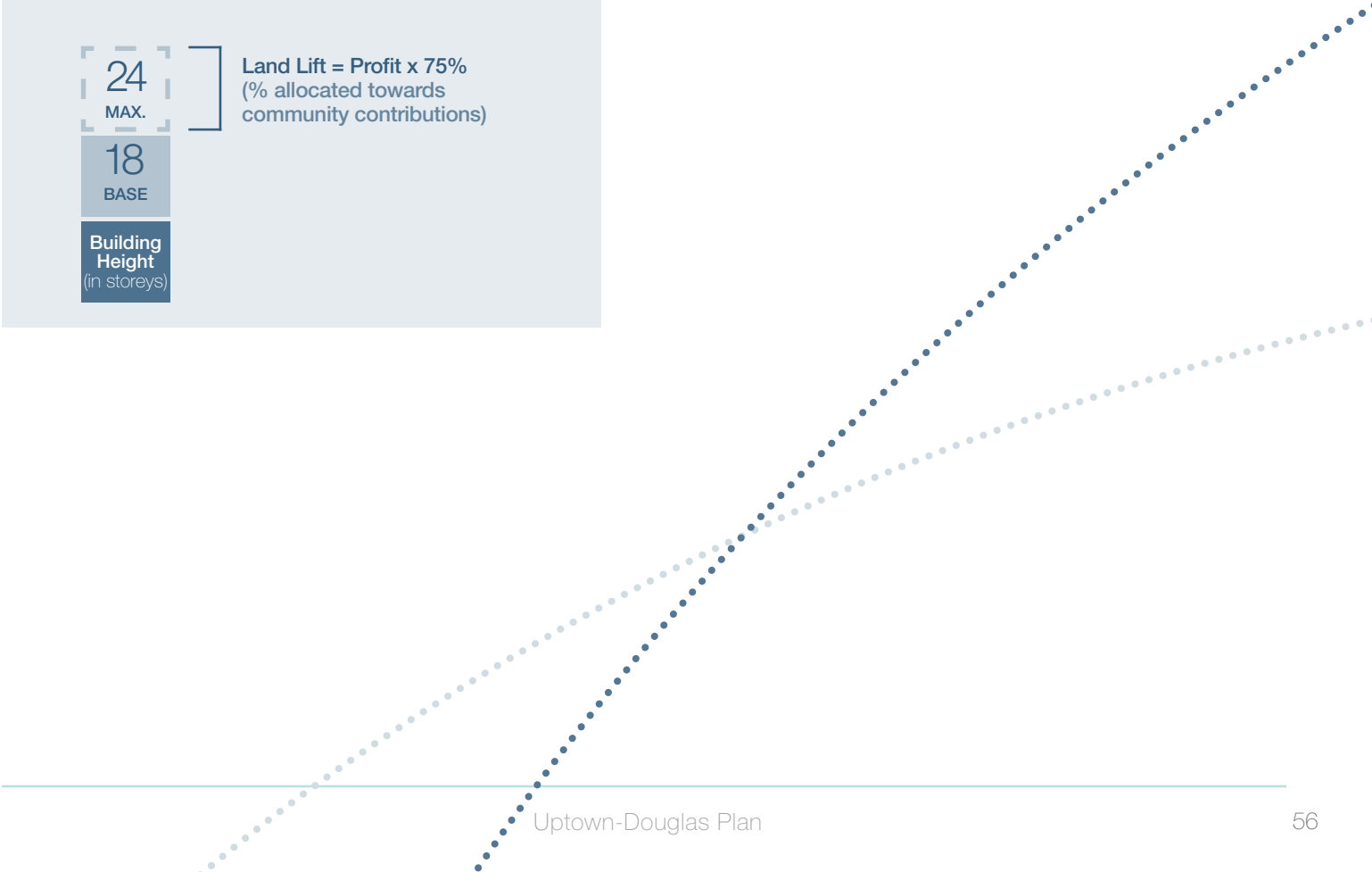
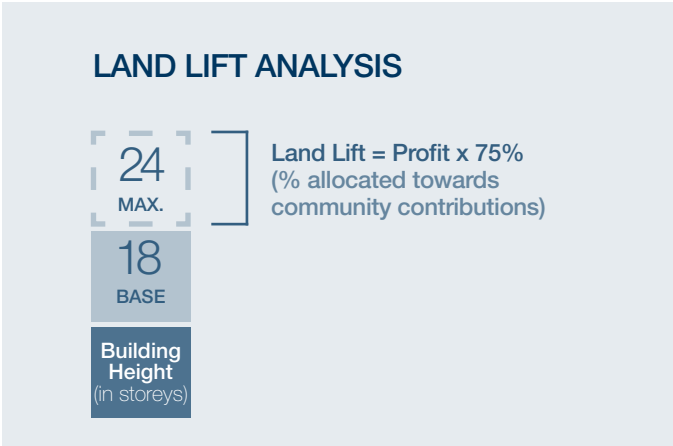
POLICIES

- 5.6.1 Seek community contributions in the UD based on the following principles:
- Ensure new developments contribute facilities and infrastructure that will support the well-being of residents, employees and visitors both at the site level and in the broader area;
 - Consider the broader goals of climate action, housing affordability and biodiversity when assessing community contributions;
 - Ensure the extent of community contributions are commensurate with the scale of proposed development / additional density;
 - Where possible, address on-site assets and opportunities, such as the preservation of heritage buildings, enhancement of natural features or addition of pedestrian / cycling connections;
 - Endeavour to make the community contribution negotiation process consistent, transparent and clear; and
 - Consider affordable housing as a core component of a complete community.
- 5.6.2 Require community contribution statements for all rezoning applications.
- 5.6.3 Prioritize affordable housing, followed by new parks/open space (non-DCC), and public realm enhancements, when negotiating community contributions.
- 5.6.4 Seek community contributions as part of the redevelopment process, with a consideration for the following items:
- Affordable housing (See Policy 5.6.3 and Section 10.2);
 - Parks or plazas (See Policies 5.6.3 and 8.1.5);
 - Public realm improvements (See Policy 5.6.3);
 - Dedications or easements that create new connections for pedestrians and cyclists;
 - Daycare facility, with an affordability component;
 - Significant sustainable building features;
 - Protection or enhancement of natural areas, including Cecelia Creek;
 - Publicly accessible green roofs with amenity value;
 - Public Art;
 - Community Facilities;
 - Park improvements; and
 - Cash contributions to local improvements.
- 5.6.5 Undertake an analysis to enable the development of a structured amenity policy and contribution rate for rezoning applications that would establish a transparent and predictable system for obtaining community amenity contributions in the UD Plan area.



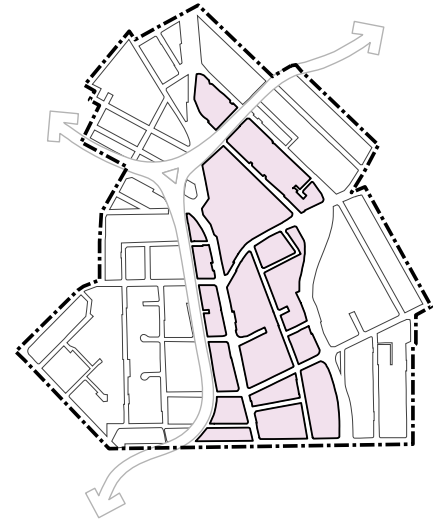
Rutledge Park

- 5.6.6 For developments that exceed the maximum height in the Core designation (see policy 5.1.4), as identified on Map 5.1, require the provision of a pro forma analysis to determine the value of property land lift, and seek to acquire 75% of the land lift for community contributions.
- 5.6.7 Explore community contributions for rental housing as part of the analysis for establishing a fixed rate amenity cost.



5.7 DOUGLAS - OAK HUB

The heart of activity in the Uptown-Douglas area is in this sub-area, as it contains the majority of commercial uses and major transportation corridors. In future, this area will see significant intensification, including more housing, which will balance out the high concentration of commercial uses and support the long term introduction of rapid transit.

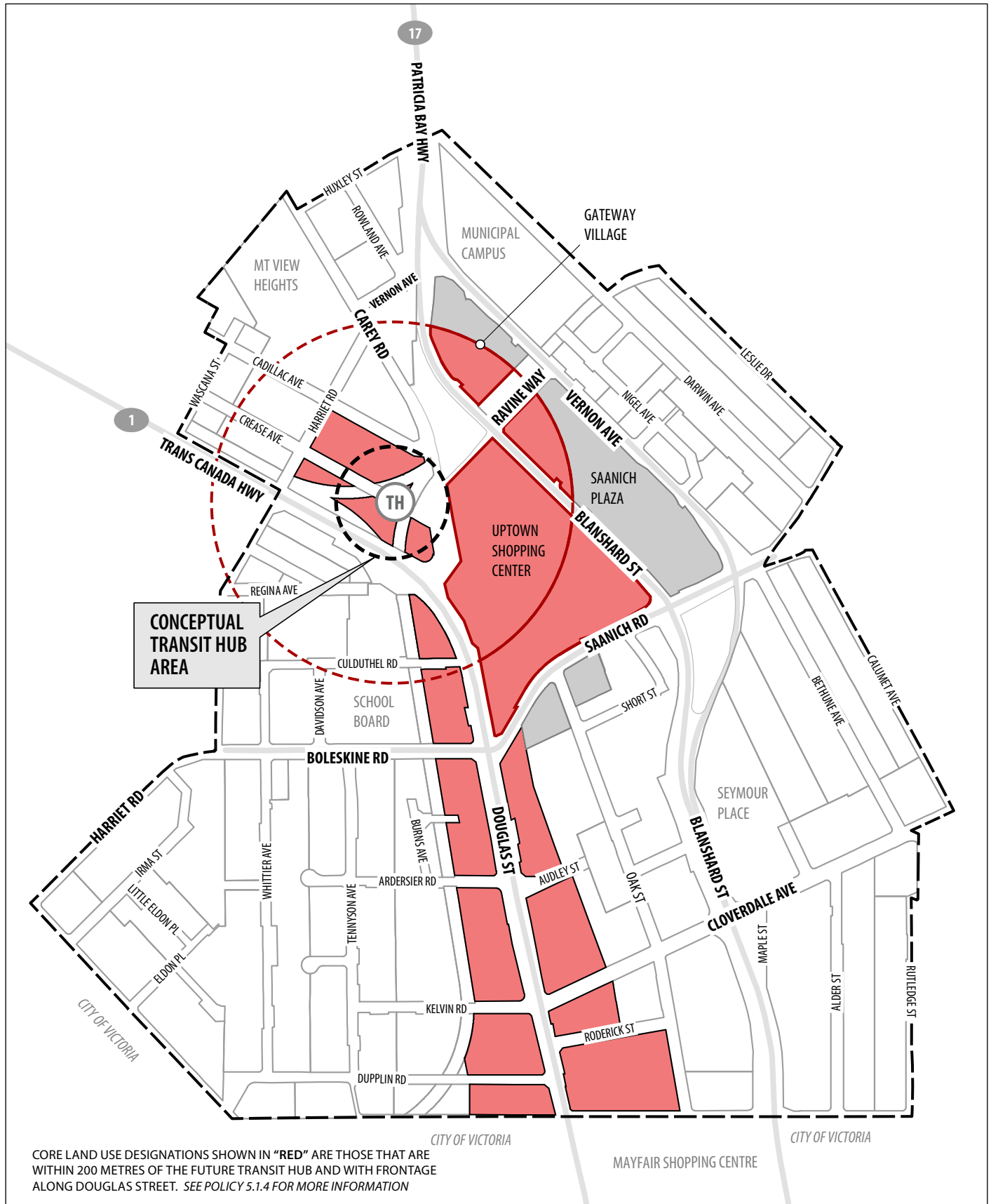


SUB-AREA OBJECTIVES

- A. Emphasize Douglas Street as the primary commercial and transit corridor in the region.
- B. Support the introduction of uses that reinforce the area as the heart of Saanich and enhance the range of destinations and cultural experiences.
- C. Design Oak Street as a special street with a blend of commercial activity and medium to high density residential.
- D. Integrate major parks and a variety of public open spaces and green spaces as a key component of infrastructure needed to support higher density development.
- E. Support opportunities to locate active commercial uses fronting the Galloping Goose Regional Trail.
- F. Enhance walkability and the pedestrian experience by reducing the impact of major roads and adding connections to the street grid.



Looking South from Uptown Shopping Centre



CONCEPCTUAL
TRANSIT HUB AREA



CORE DESIGNATED AREA
(WITHIN POLICY 5.1.4)



CORE DESIGNATED AREA
(OUTSIDE POLICY 5.1.4)

POLICIES

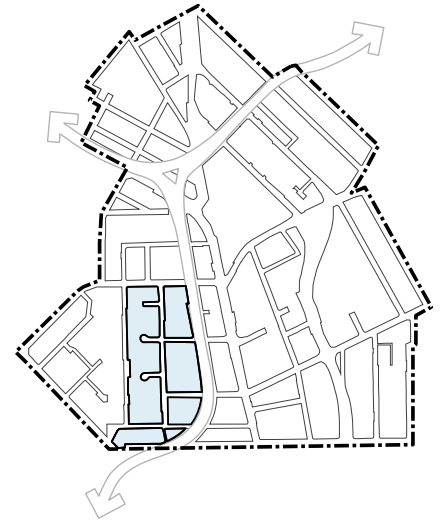
- 5.7.1 Support new development that enhances the position of the area as a primary employment, commercial and community hub.
- 5.7.2 Support rezoning applications along Douglas Street that accommodate a strong concentration of employment and commercial uses along with complementary uses such as multi-unit developments, hotels, restaurants, public institutions, personal service businesses and retail stores.
- 5.7.3 Support high density commercial buildings along Douglas Street to make efficient use of infrastructure and to maintain compact building footprints.
- 5.7.4 Concentrate the tallest buildings along the Douglas-Oak Hub and transition downwards to surrounding areas to the east and west.
- 5.7.5 Properties on the west side of Douglas Street that are adjacent to the Galloping Goose Regional Trail are expected to provide frontages that enhance the trail through design features (e.g. building design, site landscaping, pocket parks) and building massing that steps down to the trail (see also Figure 5.1, Policy 8.3.9, Guidelines 9.2.2 vi, and Map 9.2).
- 5.7.6 Strongly discourage large blank walls, chain-link fences, and surface parking for properties fronting along the Galloping Goose Regional Trail.
- 5.7.7 Support medium to high-density mixed-use developments along Oak Street that enhance neighbourhood livability and expand the range of housing options.
- 5.7.8 Ensure development on Oak Street maintains a human scale including through setting back upper storeys, restricting surface parking and discouraging blank walls and larger building faces fronting the street.
- 5.7.9 Encourage redevelopment of the old Mayfair Lanes site (760 Tolmie Avenue) with a mix of uses that incorporates public open space, active uses and a significant residential component.
- 5.7.10 Support the creation of a Master Plan for the Gateway Village and Saanich Plaza sites that includes higher density redevelopment as well as the integration of pathways and roads to create better connectivity and pedestrian-oriented streetscapes and the integration of a prominent public open space.
- 5.7.11 Support changes that better integrate the Uptown Shopping Centre into the fabric of the neighbourhood through public realm improvements, wayfinding and improved connections for all modes.
- 5.7.12 Expect development proposals to identify how they are addressing green space and the urban forest on their sites, including through the provision of parks and open space, green roofs and streetscape improvements (See also Section 8).
- 5.7.13 Add a new park space along Oak Street and for Audley Crossing to serve future residents and employees, orient future development onto the new park space and ensure it is well connected and easily accessible to the surrounding neighbourhood (See also Policy 8.1.3).



Looking South towards Oak Street and Blanshard Street

5.8 TENNYSON INDUSTRIAL QUARTER

The Tennyson Industrial Quarter is a valuable employment area in Saanich and houses an eclectic mix of businesses. Commercial uses, secondary to industrial, are important to economic vibrancy of the Quarter. The intent of this sub-area is to provide a broad range of opportunity, generally with light industrial at grade and ancillary commercial uses above.



SUB-AREA OBJECTIVES

- A. Retain industrial uses and support opportunities that increase density (floor space) and the number of jobs.
- B. Expand opportunities animate the Galloping Goose Regional Trail.
- C. Support mixed-use developments adjacent to the Galloping Goose Regional Trail, combining industrial, commercial and residential uses. Enhance goods movement and reduce conflicts between modes.
- D. Enhance streetscape conditions to improve the quality of the area and broaden its attractiveness to a range of employment uses.
- E. Enhance goods movement and reduce conflict between all modes of transportation.



Home Lumber Office - 470 Ardersier Road



Map 5.3 Tennyson Industrial Quarter

POLICIES

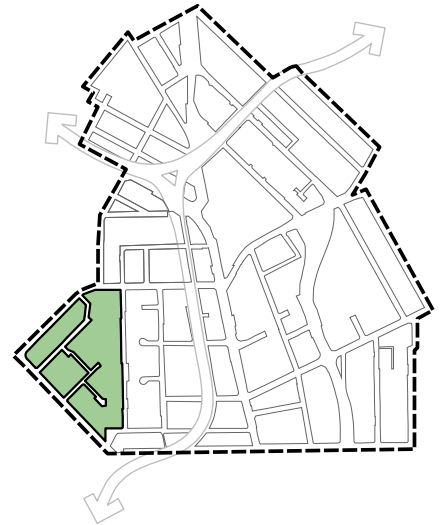
- 5.8.1 Support density increases that provide additional employment opportunities and protect and enhance the industrial character of the area (See also Policy 11.1.8).
- 5.8.2 Require 50% of the first two storeys in new development to be industrial and/or light industrial in nature.
- 5.8.3 Permit live/work units along Boleskine Road and Tolmie Lane.
- 5.8.4 Support stacked strata and mixed-use developments, including industrial, commercial and residential uses, in the Mixed Employment designation.
- 5.8.5 Work with the Capital Regional District to expand opportunities for animated uses along the Galloping Goose Regional Trail, such as the development of an Artisan Alley that includes live/work studios, light industrial uses and food establishments.
- 5.8.6 Pursue the development of pocket parks or plazas along the Galloping Goose Regional Trail, including near the intersection of Dupplin Road or Tolmie Avenue (See also Policy 8.3.3).
- 5.8.7 Through redevelopment, encourage Heritage Designation of the property located at 470 Ardesier Road (currently listed on the Heritage Register).
- 5.8.8 Improve the streets by adding sidewalks and street trees as part of local improvements and development changes to increase its attractiveness to existing and future employers.
- 5.8.9 Implement frontage improvements to Tolmie Lane as per the cross-section for Audley Crossing (see Section 7.9 and Figure 7.10), including through the redevelopment process.
- 5.8.10 Properties that are adjacent to the Galloping Goose Regional Trail are expected to provide frontages that enhance the trail through design features (e.g. building design, site landscaping, pocket parks) and building massing that steps down to the trail (see also Figure 5.1, Policy 8.3.9, Guidelines 9.2.2 vi, and Map 9.2).



Tennyson Avenue

5.9 RUDD NEIGHBOURHOOD

The Rudd Neighbourhood contains a mix of single detached dwellings and multi-unit housing, with Burnside Road at the west forming a border with the City of Victoria. Over time, the area is envisioned to provide additional options for housing through low-rise apartments near Rudd Park.

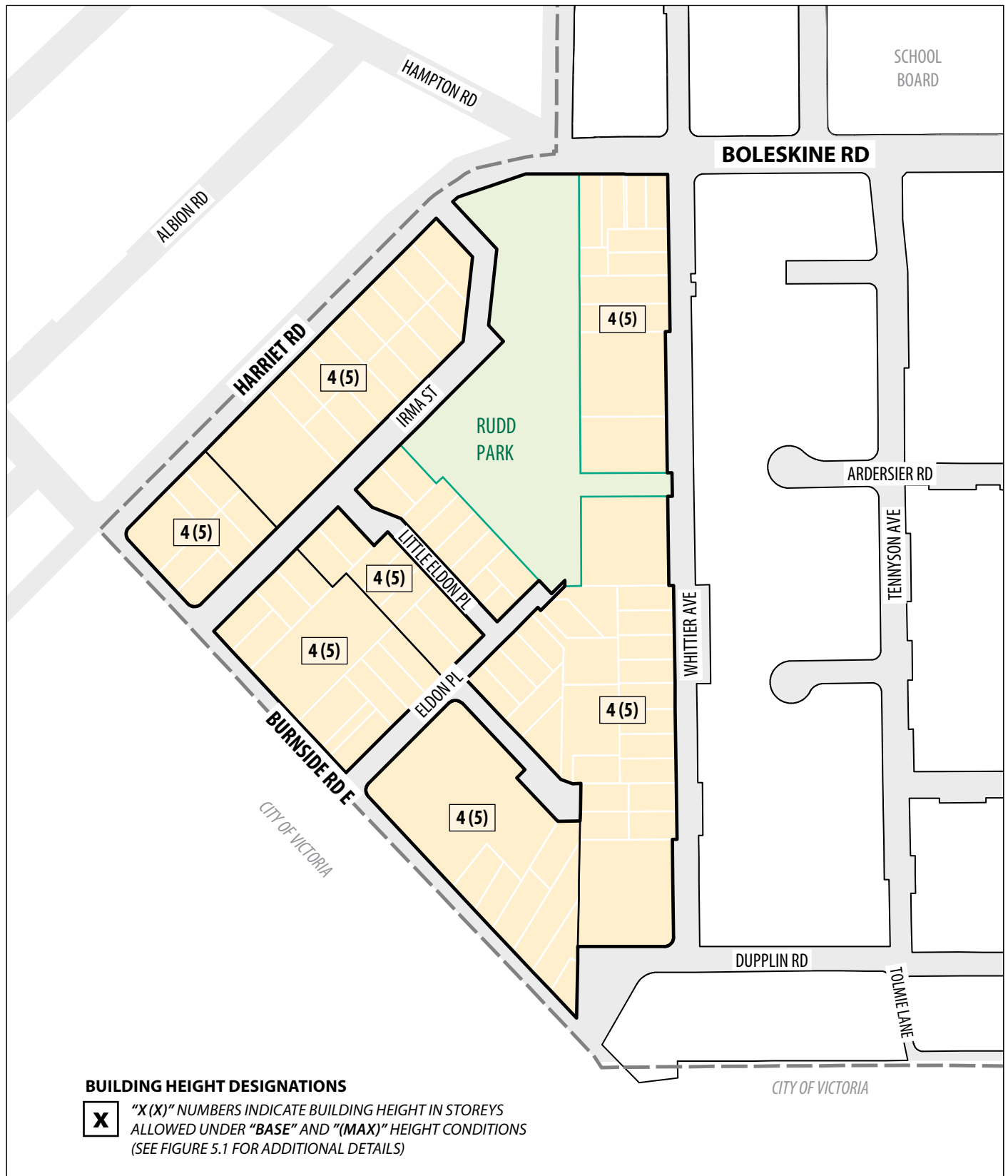


SUB-AREA OBJECTIVES

- A. Support family-appropriate housing choices in all new residential development.
- B. Explore opportunities for medium density residential on Burnside Road to complement City of Victoria land use designations.
- C. Continue to use Rudd Park as an amenity to anchor multi-unit residential housing developments.
- D. Explore opportunities to enhance/expand Rudd Park.
- E. Protect, rehabilitate, and restore heritage assets.



Rudd Park



POLICIES

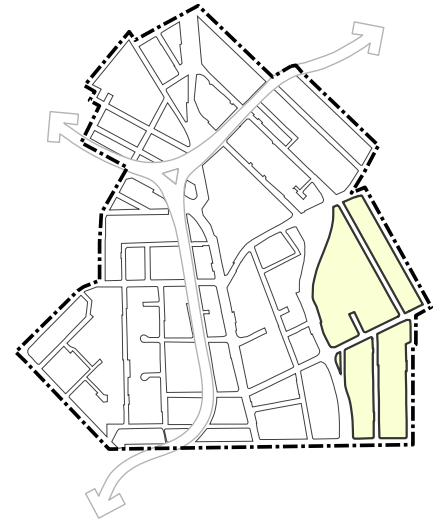
- 5.9.1 Permit apartment residential development on Burnside Road to complement City of Victoria land uses on the other side of the road.
- 5.9.2 Enhance Whittier Avenue as a neighbourhood greenway through introducing separated sidewalks at the time of redevelopment, further enhancing the green buffer on the east side of the street and minimizing impacts from vehicle travel.
- 5.9.3 Through redevelopment, work with the City of Victoria in determining the desired right-of-way for Burnside Road East from Harriet Road to Dupplin Road.



452 Boleskine Road

5.10 RUTLEDGE NEIGHBOURHOOD

The Rutledge Neighbourhood is centred on Rutledge Park and the recent developments that have sprung up around the Park. Over time, the redevelopment of the property at 4000 Seymour will provide significant opportunities to better connect to the broader Uptown–Douglas (UD) area and add amenities and housing to the area.

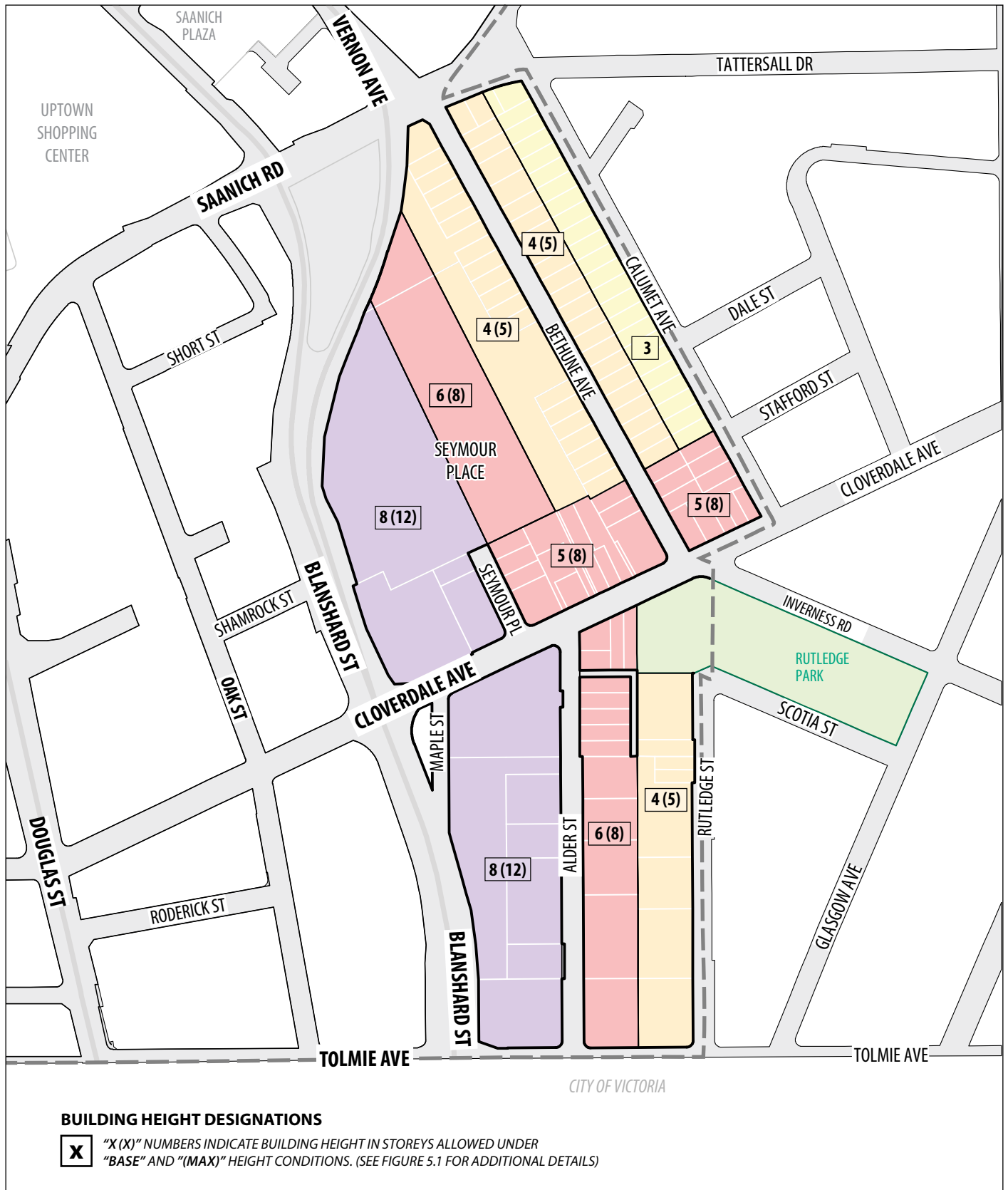


SUB-AREA OBJECTIVES

- A. Expand the range of housing options.
- B. Improve the connectivity of the sub-area for pedestrians and cyclists.
- C. Improve connections between the Galloping Goose Regional Trail and Rutledge Park along Cloverdale Avenue through public enhancements and street-oriented developments with active uses.
- D. Support higher density development on the 4000 Seymour site with integration of community uses and spaces and an improved mobility network.



Rutledge Park



POLICIES

- 5.10.1 Support the development of a master plan for the 4000 Seymour (4000 Seymour Place) site that incorporates a mix of residential and commercial uses, higher density buildings with smaller footprints, a fine-grained, walkable development pattern connected with the surrounding neighbourhood, limited surface parking, strong east-west connectivity from Blanshard to Bethune, community amenities and pedestrian-oriented green space.
- 5.10.2 As part of redevelopment projects, locate new building entrances on Blanshard Street and separate sidewalks with a treed boulevard to support the transition to a complete street.
- 5.10.3 Support ground floor retail or other active commercial uses on Cloverdale Avenue to animate the street and emphasize the connection to Rutledge Park.
- 5.10.4 Encourage small commercial frontages along Cloverdale Avenue as a means to support local commercial retail uses.
- 5.10.5 As part of redevelopment of 4000 Seymour Place, pursue the acquisition of a Neighbourhood Park that provides a recreational amenity to support new multi-unit development.
- 5.10.6 Work with the Ministry of Transportation and Infrastructure to explore potential options to utilize the highway island on Blanshard Street for public benefit.



Inverness Road

5.11 MT. VIEW NEIGHBOURHOOD

The Mt. View Neighbourhood is primarily residential, and includes Mt. View Park, the Campus of Care on Carey Road and some industrial land close to the Switchbridge, where the Galloping Goose and Lochside Regional Trails connect. The future introduction of the Transit Hub near the Switchbridge will add significant activity to the area and influence land use over the longer term. New housing opportunities in proximity to the hub will provide homes in a compact, complete community with abundant transit options.

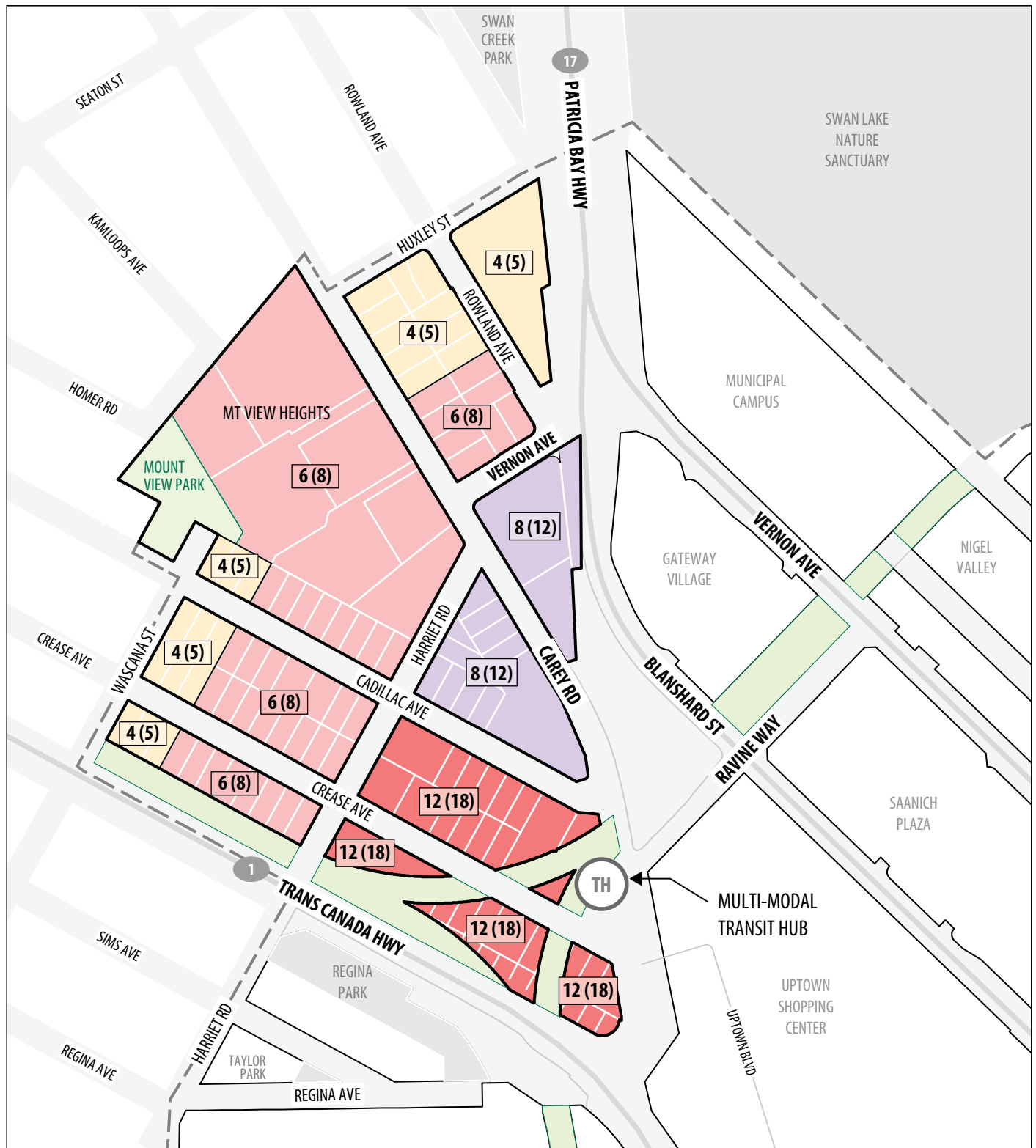


SUB-AREA OBJECTIVES

- A. Create a landmark multi-modal transit hub.
- B. Ensure the multi-modal transit hub integrates a mix of uses and promotes multi-modal connections and pedestrian activity.
- C. Support higher density uses and a diversity of housing within walking distance of the multi-modal transit hub while protecting views.
- D. Explore opportunities to create public space within the Ministry of Transportation and Infrastructure right-of-way green space.








Mount View Heights



BUILDING HEIGHT DESIGNATIONS

X "X(X)" NUMBERS INDICATE BUILDING HEIGHT IN STOREYS ALLOWED UNDER "BASE" AND "(MAX)" HEIGHT CONDITIONS (SEE FIGURE 5.1 FOR ADDITIONAL DETAILS)

LAND USE DESIGNATIONS

 NEIGHBOURHOOD APARTMENT	 URBAN MIXED-USE	 PARK / TRAIL
 MID-RISE RESIDENTIAL	 CORE	

POLICIES

- 5.11.1 Support BC Transit in the creation of a landmark multi-modal transit hub at the intersection of the Lochside Regional Trail and Galloping Goose Regional Trail that:
- Enhances the role and identity of the UD area as a regional hub and focal point in Saanich;
 - Includes attractive façades, public art, appropriate lighting and gathering spaces;
 - Creates a seamless and inviting experience for all modes, particularly pedestrians, cyclists and transit users;
 - Maintains the 'AAA' (all ages and abilities) quality of the Galloping Goose and Lochside Regional Trails;
 - Integrates high quality public spaces throughout the exchange;
 - Enables efficient transit access and egress along Douglas Street;
 - Accommodates the potential future conversion to light rail transit;
 - Incorporates active uses, housing and/or community facilities such as retail-commercial and a community centre, library or other similar services; and
 - Serves as a prominent visual landmark that highlights the area and serves as a point of orientation in the landscape.
- 5.11.2 Support the exploration of various land assembly configurations for the multi-modal transit hub to best achieve the items identified in Policy 5.11.1. Should land assemblies change the configuration of development parcels and transportation corridors, generally apply the Core land use designation to newly created development parcels in the immediate area.
- 5.11.3 Explore options to incorporate an underground transit hub system for the future BC Transit station, potentially connecting Vernon Avenue, Blanshard Street and Douglas Street below grade.
- 5.11.4 Support redevelopment that applies the principles of transit-oriented development, with provision for reduced parking requirements given the proximity to the future transit hub and active transportation facilities.
- 5.11.5 Explore enhancements along Wascana Avenue that provide a stronger connection between the Galloping Goose Regional Trail and Mt. View Park, including pedestrian and cycling improvements and the addition of landscaping and street trees.
- 5.11.6 Explore the addition of a pedestrian and cycling connection across the Pat Bay Highway to connect the Mt. View Neighbourhood sub-area to Swan Lake.



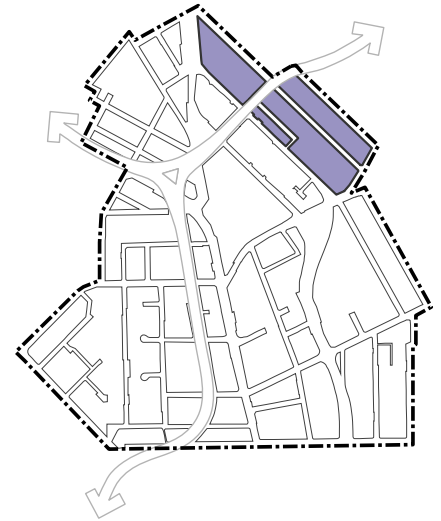
Uptown Place, Rowland Avenue



5.12 NIGEL VALLEY – MUNICIPAL CAMPUS

The Nigel Valley - Municipal Campus sub-area contains two key sites within the area, namely the Nigel Valley master-planned site and the Municipal Campus, including the Fire Hall, Police Department, and Municipal Hall.

The redevelopment of the Nigel Valley site will change the character of this sub-area and create high quality housing for vulnerable members of society. Longer term, the redevelopment of the Municipal Campus site will enable important public institutions to be better connected to the area.

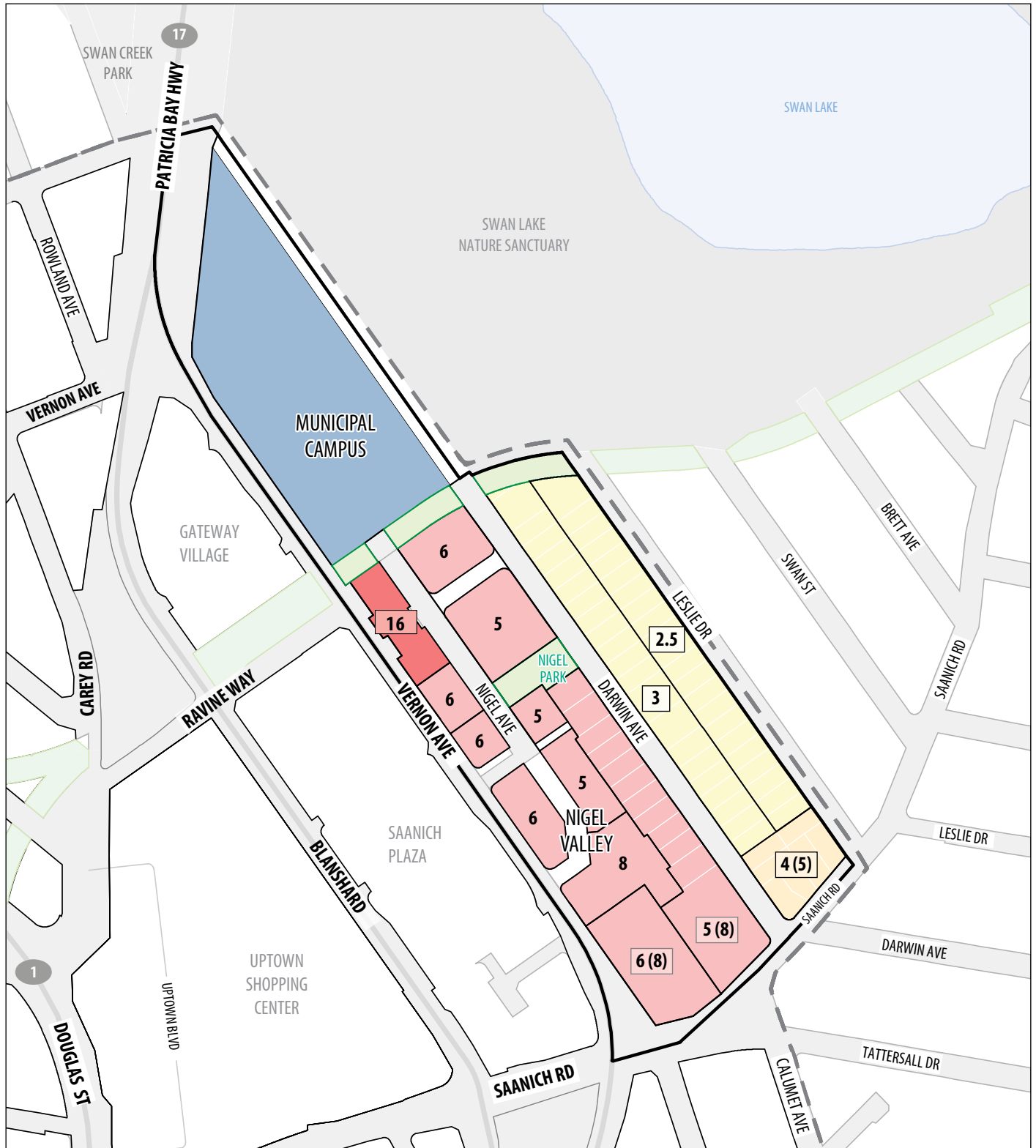


SUB-AREA OBJECTIVES

- A. Highlight the Municipal Campus site as the civic centre of Saanich through prominent public space(s) and a greater intensity of uses.
- B. Realize redevelopment of the Nigel Valley site.
- C. Improve connections to the Nigel Valley site, Lochside Regional Trail and Municipal Campus.
- D. Explore further enhancements to Swan Lake Nature Sanctuary.



Nigel Valley



BUILDING HEIGHT DESIGNATIONS



"X(X)" NUMBERS INDICATE BUILDING HEIGHT IN STOREYS ALLOWED UNDER "BASE" AND "(MAX)" HEIGHT CONDITIONS (SEE FIGURE 5.1 FOR ADDITIONAL DETAILS)

LAND USE DESIGNATIONS



NEIGHBOURHOOD RESIDENTIAL

NEIGHBOURHOOD APARTMENT



MID-RISE RESIDENTIAL

CORE



MIXED INSTITUTIONAL

PARK / TRAIL

POLICIES

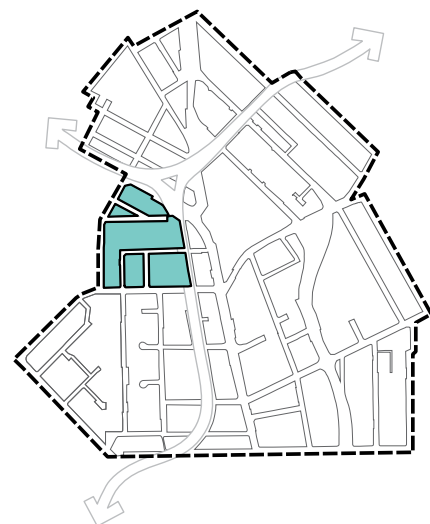
- 5.12.1 Support the addition of office, retail or housing on the Municipal Campus site as a means to better animate and connect the area.
- 5.12.2 Ensure any new development on the Municipal Campus site respects the character of the Heritage Designated Municipal Hall building through:
- Requiring the design of new buildings to respond to the height, massing and detailing of Municipal Hall;
 - Encouraging the material of new buildings to extend the language of exposed structure and dense detailing, producing shadow and interest, but not necessarily requiring a fully concrete building; and
 - Respecting heritage designated landscape features and exploring opportunities to incorporate and extend these features.
- 5.12.3 Support the introduction of a taller building on the southeast corner of the Municipal Campus site along Vernon Avenue to enhance the prominence of the site, ensuring any shadowing impacts are addressed.
- 5.12.4 Maintain a buffer between the Swan Lake Nature Sanctuary and adjacent properties and explore options to enhance landscaping (using native vegetation) in this buffer area.
- 5.12.5 Reduce the extent of surface parking on the Municipal Campus site, including through the introduction of underground parking.
- 5.12.6 Redesign the Municipal Campus site mobility network to reduce conflicts between pedestrians, cyclists and vehicles.
- 5.12.7 Support new forms of multi-unit housing between Darwin Avenue and Leslie Drive that provide a transition into the residential neighbourhood to the north (see Figure 5.1).
- 5.12.8 Support implementation of the approved Nigel Valley development concept (See also Policy 10.2.14).
- 5.12.9 Support land use changes on properties adjacent to the Nigel Valley neighbourhood that provide additional housing options, improve active transportation connections and contribute to the overall cohesiveness of the area.
- 5.12.10 Enhance the connectivity to the Lochside Regional Trail and support the creation of a public/open space at the Municipal Campus site that complements the Nigel Valley Plaza through upgrades or redevelopment (See Policy 8.3.7).
- 5.12.11 Expect parking to be accessed off of Darwin Avenue when individual redevelopment applications include parcels along both Darwin Avenue and Leslie Drive.



Looking Southeast from the Municipal Hall

5.13 TOLMIE QUARTER

The Tolmie Quarter is a unique area of the UD area whose future will largely be determined by the future use of the School Board site. A central element of any future will involve a community use on the site. Surrounding properties will incorporate a broader range of uses, providing a greater range of opportunities for business and housing suitable for a range of residents.



SUB-AREA OBJECTIVES

- A. Expand opportunities for higher density employment close to the Galloping Goose Regional Trail and School Board site.
- B. Support redevelopment on the School Board site that retains the heritage building and enhances the site's role as a community space.
- C. Support a mix of uses and housing options that enhance the area's vitality.
- D. Strengthen linkages with employment uses in Tennyson Industrial Quarter.



Looking North from Uptown Shopping Centre

POLICIES

- 5.13.1 Support the development of a master plan for the School Board site that:
- retains and revitalizes the heritage designated building;
 - incorporates community facilities and uses;
 - explores a range of uses including housing, community facilities, commercial and light industrial;
 - incorporates significant public open space; and
 - adds a pocket park, plaza or open space adjacent to the Galloping Goose Regional Trail.
- 5.13.2 Support School Board efforts should they wish to pursue re-introduction of a public school at the Boleskine Road site (See also Policy 8.4.7).
- 5.13.3 Support the expansion of light industrial use in Mixed Employment areas designated in Map 5.1 in close proximity to the School Board site provided that new development provides a high density of employment and is compatible with residential uses.
- 5.13.4 Support the exploration of a potential land swap of Regina Park lands that would create a more functional park space (See also Policy 8.2.8).
- 5.13.5 As part of the redevelopment of the properties adjoining Regina Park ensure the new development complements and supports Regina Park, including through the design of open space.
- 5.13.6 Support active commercial uses along Boleskine Road to support its role as a major pedestrian route and link to surrounding residences.
- 5.13.7 Properties adjacent to the Galloping Goose Regional Trail are expected to provide frontages that enhance the trail through design features (e.g. building design, site landscaping, pocket parks) and building massing that steps down to the trail (see also Figure 5.1, Policy 8.3.9, Guidelines 9.2.2 vi, and Map 9.2).








Tolmie School, 556 Boleskine Road



BUILDING HEIGHT DESIGNATIONS

X "X (X)" NUMBERS INDICATE BUILDING HEIGHT IN STOREYS ALLOWED UNDER "BASE" AND "(MAX)" HEIGHT CONDITIONS (SEE FIGURE 5.1 FOR ADDITIONAL DETAILS)

LAND USE DESIGNATIONS

	NEIGHBOURHOOD APARTMENT		MIXED EMPLOYMENT		PARK / TRAIL
	MID-RISE RESIDENTIAL		MIXED INSTITUTIONAL		



Historic Tolmie School and School Board Offices