

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**BYLAW NO. 9722**

**TO AMEND BYLAW NO. 8940,  
BEING THE "OFFICIAL COMMUNITY PLAN BYLAW, 2008"**

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

- 1) Bylaw No. 8940, being the "Official Community Plan Bylaw, 2008" (the "**OCP Bylaw**") is hereby amended as follows:

- (a) By deleting the fourth recital clause and replacing it with the following:

**"AND WHEREAS** an official community plan has been prepared for all areas of the District of Saanich, attached to this bylaw as Schedule "A" and comprising the following appendices:

Appendix "A"	-	General Plan
Appendix "B"	-	Blenkinsop Local Area Plan
Appendix "C"	-	Cadboro Bay Local Area Plan
Appendix "D"	-	Carey Local Area Plan
Appendix "E"	-	Cordova Bay Local Area Plan
Appendix "F"	-	Gordon Head Local Area Plan
Appendix "G"	-	North Quadra Local Area Plan
Appendix "H"	-	Quadra Local Area Plan
Appendix "I"	-	Royal Oak Local Area Plan
Appendix "J"	-	Rural Saanich Local Area Plan
Appendix "K"	-	Saanich Core Local Area Plan
Appendix "L"	-	Shelbourne Local Area Plan
Appendix "M"	-	Tillicum Local Area Plan
Appendix "N"	-	Development Permit Areas, Justification and Guidelines
Appendix "O"	-	Shelbourne Valley Action Plan
Appendix "P"	-	Uptown-Douglas Plan";

- (b) By deleting section 1 and replacing it with the following:

"The official community plan attached to this bylaw as Schedule "A" comprising appendices "A" to "P" inclusive and made a part of this Bylaw is hereby designated as the Official Community Plan for the District of Saanich.";

- (c) In section 8 of the Policies, Appendix "A" (General Plan), section 4.2.3 (Centres & Villages), by deleting the words "18 storeys" and replacing them with the words "24 storeys";
- (d) By adding the following text and map to section 1.0 "Introduction, Background" in each of Appendix "D" - Carey Local Area Plan, Appendix "K" – Saanich Core Local Area Plan, and Appendix "M" – Tillicum Local Area Plan:

**"Companion Plans**

Local Area Plans work in concert with a number of other policy documents to provide guidance at the local level. Companion Documents often overlap local area

boundaries and, in some instances, can provide more current policy direction than what is included in the Local Area Plan.

The **Uptown-Douglas Plan**, adopted in 2021, is a comprehensive Plan that incorporates portions of four local areas: Saanich Core, Carey, Quadra, and Tillicum (see Map: Local Areas).

The Uptown-Douglas (UD) Plan area is a critical regional hub with an unprecedented opportunity to implement innovative approaches that further advance the vision and goals of the Official Community Plan. The UD Plan is unique in that its land use objectives encourage larger-scale developments and greater density than in other local areas of Saanich.

In situations where policy direction overlap or where there is direct conflict between the UD Plan and the existing Local Area Plans, the more recent Plan will take precedence.”;

- (e) By adding the following text to section 1.0 “Introduction, Companion Document” of Appendix “H” - Quadra Local Area Plan:

“The **Uptown-Douglas Plan**, adopted in 2021, is a comprehensive Plan that incorporates portions of four local areas: Saanich Core, Carey, Quadra, and Tillicum (see Map: Local Areas).

The Uptown-Douglas (UD) Plan area is a critical regional hub with an unprecedented opportunity to implement innovative approaches that further advance the vision and goals of the Official Community Plan. The UD Plan is unique in that its land use objectives encourage larger-scale developments and greater density than in other local areas of Saanich.

In situations where policy direction overlap or where there is direct conflict between the UD Plan and the existing Local Area Plans, the more recent Plan will take precedence.”;

- (f) By adding the following text to each of section 9.0 “Housing” of Appendix “D” - Carey Local Area Plan, section 4.0 “Residential” of Appendix “H” - Quadra Local Area Plan, section 4.0 “Residential” of Appendix “K” – Saanich Core Local Area Plan, and section 7.0 “Housing” of Appendix “M” - Tillicum Local Area Plan:

“The Uptown-Douglas (UD) Plan, adopted in 2021, supplements the direction in the Local Area Plan. The UD area is expected to grow into a dense urban centre that leads growth with residential and provides a diversity of multi-unit residential housing choices, including affordable options and a variety of building typologies. When evaluating land use proposals, the UD Plan should be consulted for current policy guidance.”;

- (g) By adding the following text to each of section 12.0 “Commercial” of Appendix “D” - Carey Local Area Plan, section 5.0 “Commercial - Industrial” of Appendix “H” - Quadra Local Area Plan, section 3.0 “Commercial-Industrial” of Appendix “K” – Saanich Core Local Area Plan, and section 10.0 “Commercial” of Appendix “M” - Tillicum Local Area Plan:

“The Uptown-Douglas (UD) Plan, adopted in 2021, supplements the direction in the Local Area Plan. A key objective of the UD Plan is to retain and increase

employment in the area. The UD Plan should be referred to when assessing potential commercial, industrial and mixed-use land use development proposals.”;

(h) By amending Appendix “D” - Carey Local Area Plan as follows:

- i. By deleting Map 1.3 “Existing Land Use / Zoning” and replacing it with the new Map 1.3 “Existing Land Use / Zoning” attached to this bylaw as **Schedule “A”**;
- ii. By deleting Map 9.1 “Housing Type” and replacing it with the new Map 9.1 “Housing Type” attached to this bylaw as **Schedule “B”**;
- iii. By deleting Map 9.3 “Potential Multi-Family” and replacing it with the new Map 9.3 “Potential Multi-Family” attached to this bylaw as **Schedule “C”**;
- iv. By deleting Map 12.1 “Commercial” and replacing it with the new Map 12.1 “Commercial” attached to this bylaw as **Schedule “D”**;
- v. By deleting Map 16.1 “Development Permit Areas” and replacing it with the new Map 16.1 “Development Permit Areas” attached to this bylaw as **Schedule “E”**;
- vi. By deleting Map 17.1 “Carey Structure Map” and replacing it with the new Map 17.1 “Carey Structure Map” attached to this bylaw as **Schedule “F”**;

(i) By amending Appendix “K” - Saanich Core Local Area Plan as follows:

- i. By deleting Map 1.2 “Land Use” and replacing it with the new Map 1.2 “Land Use” attached to this bylaw as **Schedule “G”**;
- ii. By deleting Map 3.1 “Commercial-Industrial Areas” and replacing it with the new Map 3.1 “Commercial-Industrial Areas” attached to this bylaw as **Schedule “H”**;
- iii. By deleting Map 3.2 “Commercial-Industrial Douglas Street West” and replacing it with the new Map 3.2 “Commercial-Industrial Douglas Street West” attached to this bylaw as **Schedule “I”**;
- iv. By deleting Map 3.3 “Regina Avenue” and replacing it with the new Map 3.3 “Regina Avenue” attached to this bylaw as **Schedule “J”**;
- v. By deleting Map 3.4 “Trans Canada North” and replacing it with the new Map 3.4 “Trans Canada North” attached to this bylaw as **Schedule “K”**;
- vi. By deleting Map 3.5 “Cloverdale Office Precinct” and replacing it with the new Map 3.5 “Cloverdale Office Precinct” attached to this bylaw as **Schedule “L”**;
- vii. By deleting Map 3.6 “Short Street” and replacing it with the new Map 3.5 “Short Street” attached to this bylaw as **Schedule “M”**;
- viii. By deleting Map 3.7 “Commercial-Industrial Douglas Street East” and replacing it with the new Map 3.7 “Commercial-Industrial Douglas Street East” attached to this bylaw as **Schedule “N”**;
- ix. By deleting Map 4.1 “Existing Residential” and replacing it with the new Map 4.1 “Existing Residential” attached to this bylaw as **Schedule “O”**;
- x. By deleting Map 4.2 “Housing Concept” and replacing it with the new Map 4.2 “Housing Concept” attached to this bylaw as **Schedule “P”**;

- xi. By deleting Map 5.3 “Parks and Open Space” and replacing it with the new Map 5.3 “Parks and Open Space” attached to this bylaw as **Schedule “Q”**;
- xii. By deleting Map 7.1 “Institutional and Assembly” and replacing it with the new Map 7.1 “Institutional and Assembly” attached to this bylaw as **Schedule “R”**;
- xiii. By deleting Map 9.1 “Road Network” and replacing it with the new Map 9.1 “Road Network” attached to this bylaw as **Schedule “S”**;
- xiv. By deleting Map 9.2 “Pedestrian Network” and replacing it with the new Map 9.2 “Pedestrian Network” attached to this bylaw as **Schedule “T”**;
- xv. By deleting Map 9.3 “Bicycle Network” and replacing it with the new Map 9.3 “Bicycle Network” attached to this bylaw as **Schedule “U”**;
- xvi. By deleting Map 9.4 “Public Transit” and replacing it with the new Map 9.4 “Public Transit” attached to this bylaw as **Schedule “V”**;
- xvii. By deleting Map 10.1 “Development Permit Areas” and replacing it with the new Map 10.1 “Development Permit Areas” attached to this bylaw as **Schedule “W”**;
- xviii. By deleting Map 10.11 “Saanich Core Structure Map” and replacing it with the new Map 10.11 “Saanich Core Structure Map” attached to this bylaw as **Schedule “X”**;

(j) By amending Appendix “H” - Quadra Local Area Plan as follows:

- i. By deleting Map 1.2 “Land Use 2000” and replacing it with the new Map 1.2 “Land Use 2000” attached to this bylaw as **Schedule “Y”**;
- ii. By deleting Map 4.1 “Multi-Family Housing” and replacing it with the new Map 4.1 “Multi-Family Housing” attached to this bylaw as **Schedule “Z”**;
- iii. By deleting Map 11.1 “Development Permit Area” and replacing it with the new Map 11.1 “Development Permit Area” attached to this bylaw as **Schedule “AA”**;
- iv. By deleting Map 12.1 “Quadra Structure Map” and replacing it with the new Map 12.1 “Quadra Structure Map” attached to this bylaw as **Schedule “BB”**;

(k) By amending Appendix “M” - Tillicum Local Area Plan as follows:

- i. By deleting Map 1.3 “Existing Land Use / Zoning” and replacing it with the new Map 1.3 “Existing Land Use / Zoning” attached to this bylaw as **Schedule “CC”**;
- ii. By deleting Map 5.2 “Proposed Infrastructure Improvements” and replacing it with the new Map 5.2 “Proposed Infrastructure Improvements” attached to this bylaw as **Schedule “DD”**;
- iii. By deleting Map 7.1 “Housing Types” and replacing it with the new Map 7.1 “Housing Types” attached to this bylaw as **Schedule “EE”**;
- iv. By deleting Map 7.2 “Potential Multi-Family” and replacing it with the new Map 7.2 “Potential Multi-Family” attached to this bylaw as **Schedule “FF”**;



- v. By deleting Map 8.1 "Parks and Open Space" and replacing it with the new Map 8.1 "Parks and Open Space" attached to this bylaw as **Schedule "GG"**;
- vi. By deleting Map 9.1 "Road Network" and replacing it with the new Map 9.1 "Road Network" attached to this bylaw as **Schedule "HH"**;
- vii. By deleting Map 9.2 "Bicycle Facilities" and replacing it with the new Map 9.2 "Bicycle Facilities" attached to this bylaw as **Schedule "II"**;
- viii. By deleting Map 10.1 "Commercial Land Use" and replacing it with the new Map 10.1 "Commercial Land Use" attached to this bylaw as **Schedule "JJ"**;
- ix. By deleting Map 13.1 "Development Permit Area" and replacing it with the new Map 13.1 "Development Permit Area" attached to this bylaw as **Schedule "KK"**;
- x. By deleting "Tillicum Structure Map - Back Cover" and replacing it with the new "Tillicum Structure Map - Back Cover" attached to this bylaw as **Schedule "LL"**.

2) This Bylaw may be cited for all purposes as the "**OFFICIAL COMMUNITY PLAN BYLAW, 2008, AMENDMENT BYLAW, 2022, NO. 9722**".

Read a first time this      day of      , 2022.

Public Hearing held at the Municipal Hall on the      day of      , 2022.

Read a second time this      day of      , 2022.

Read a third time this      day of      , 2022.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the      day of      , 2022.

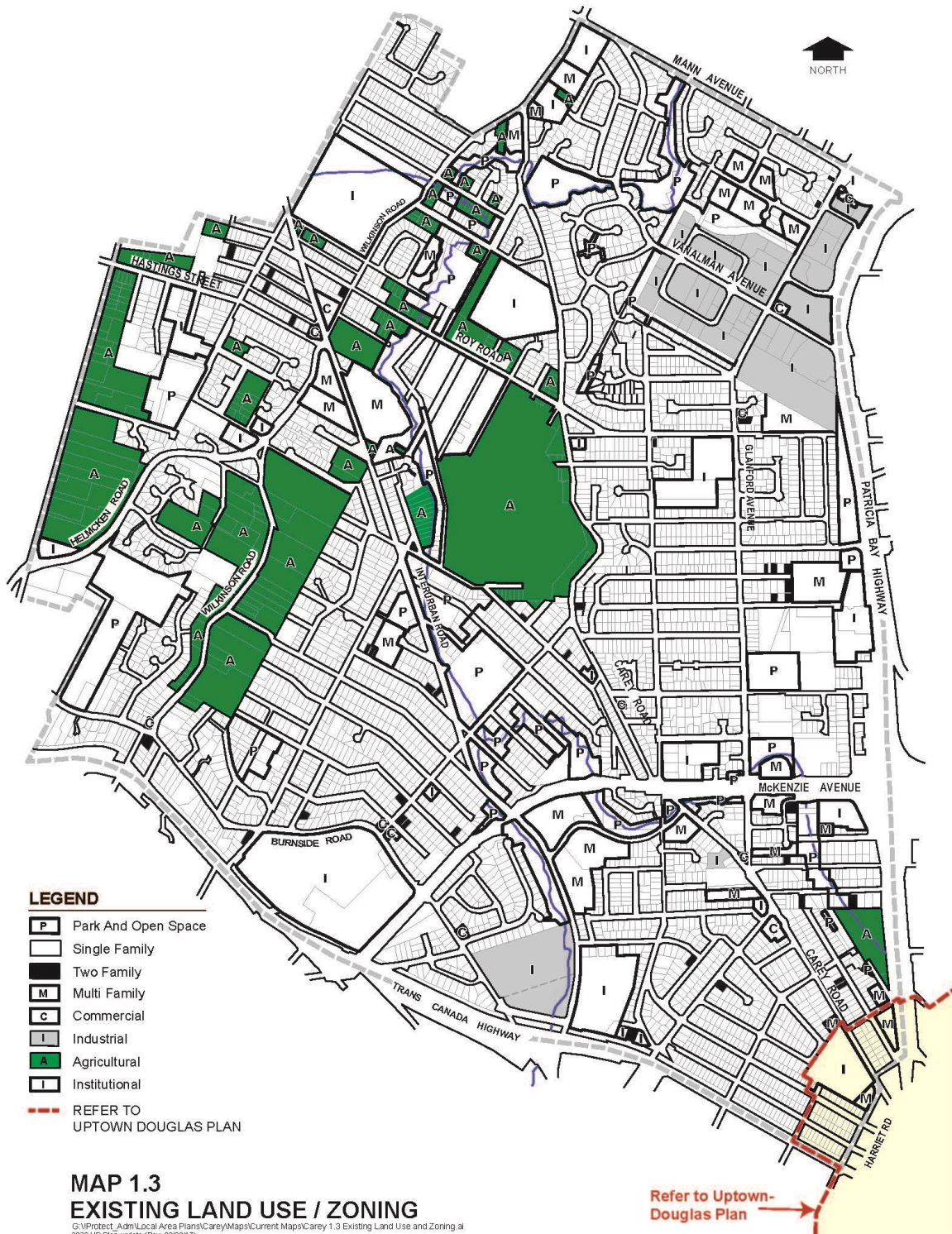
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Municipal Clerk

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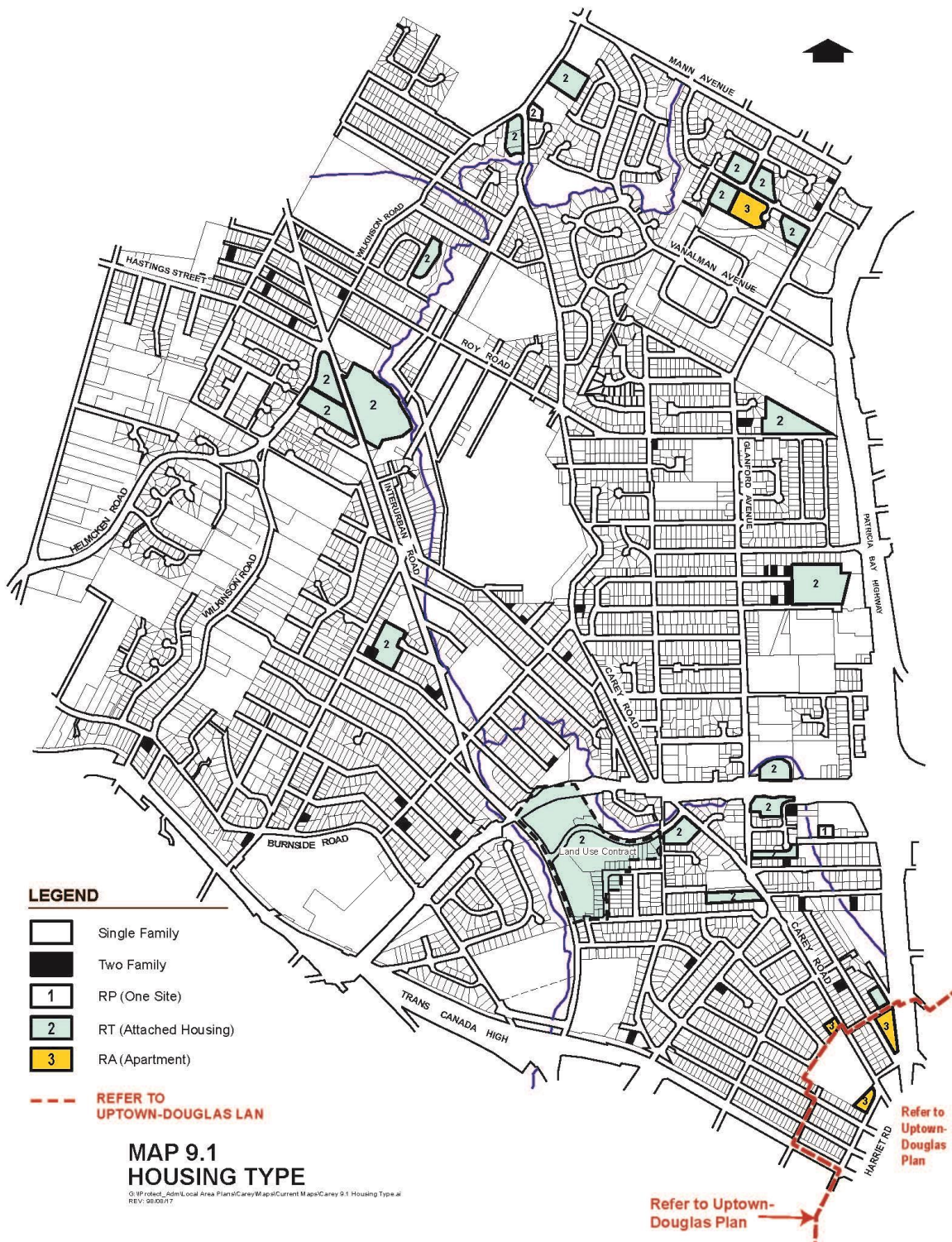
Mayor

## Schedule "A"

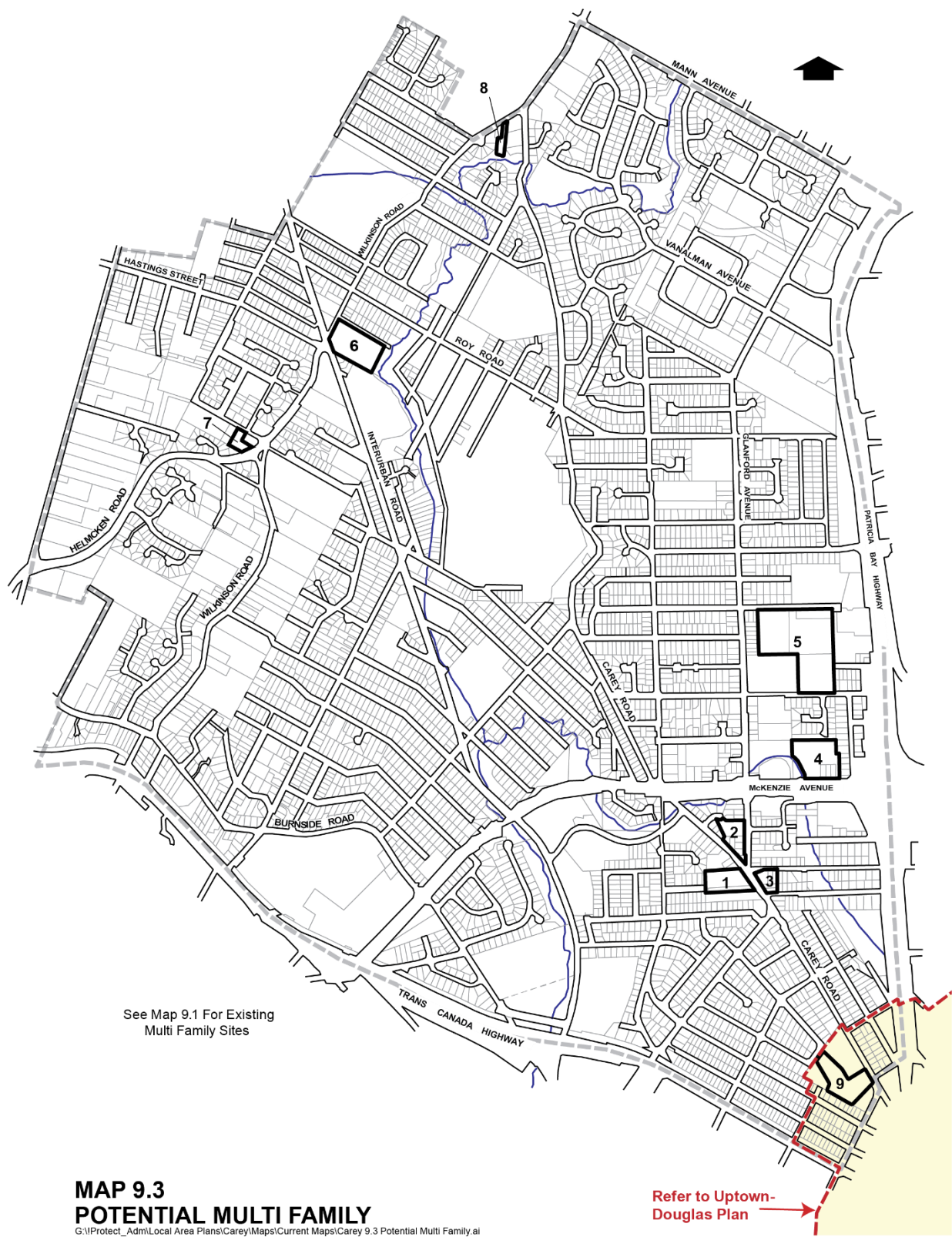




## Schedule "B"

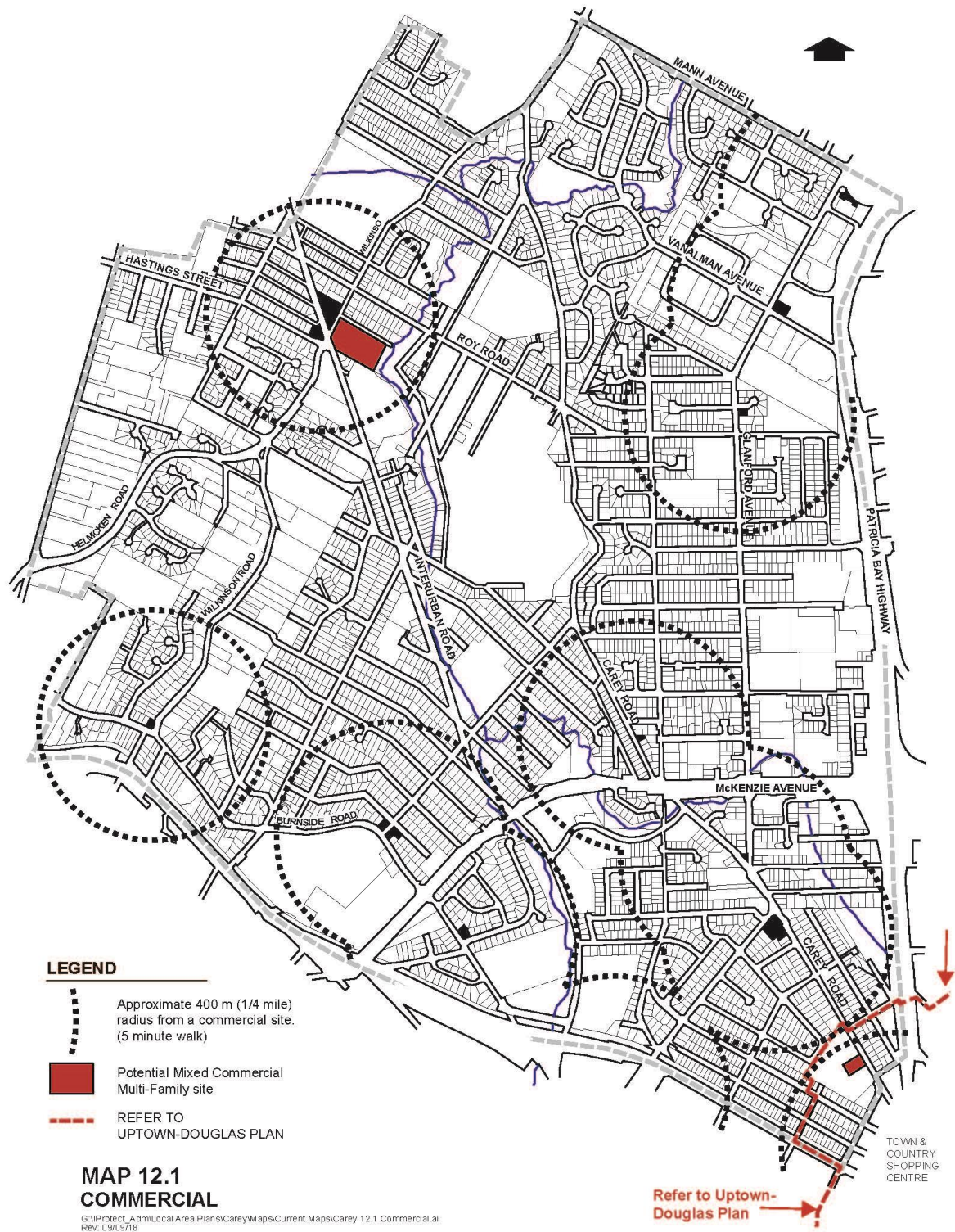


Schedule “C”

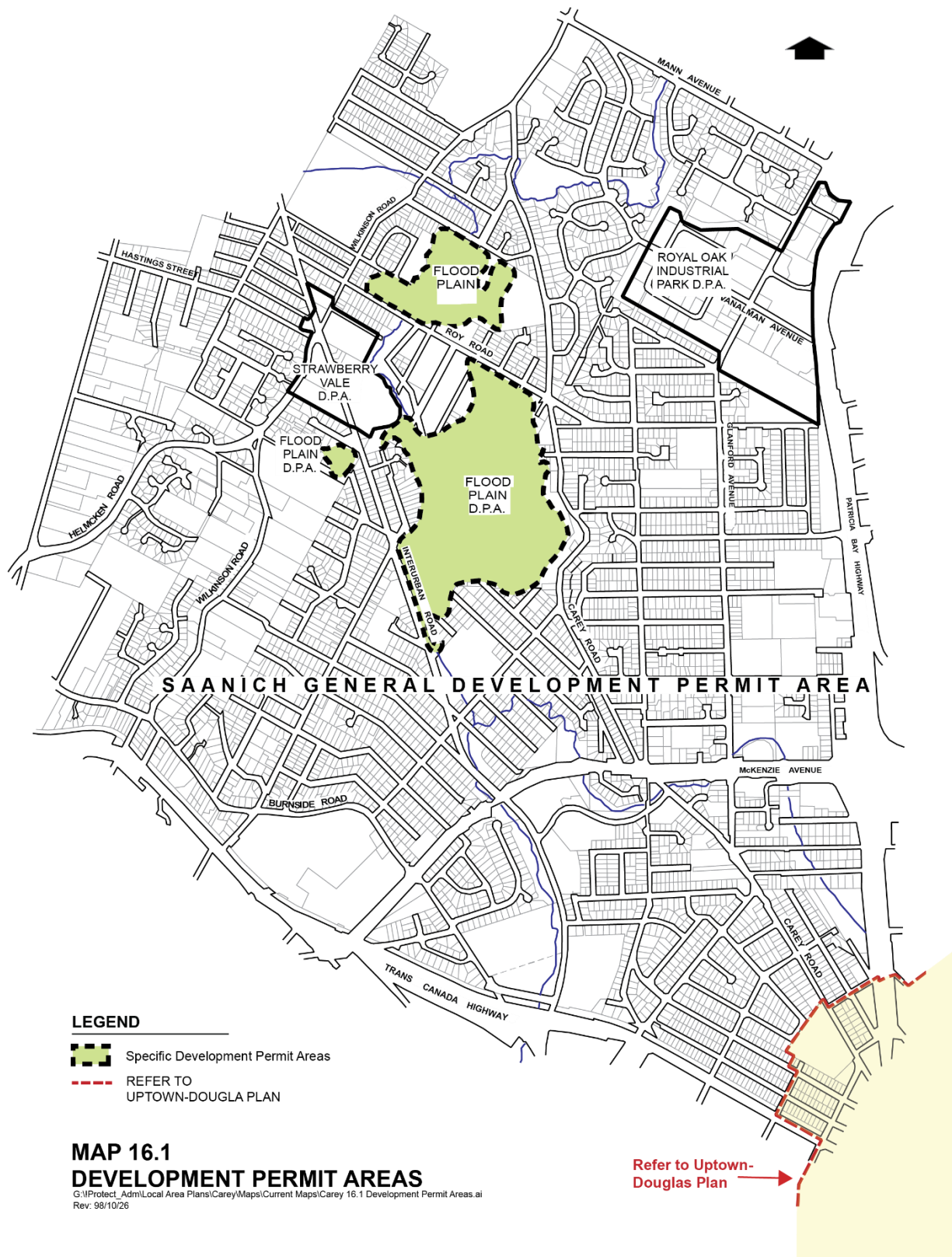




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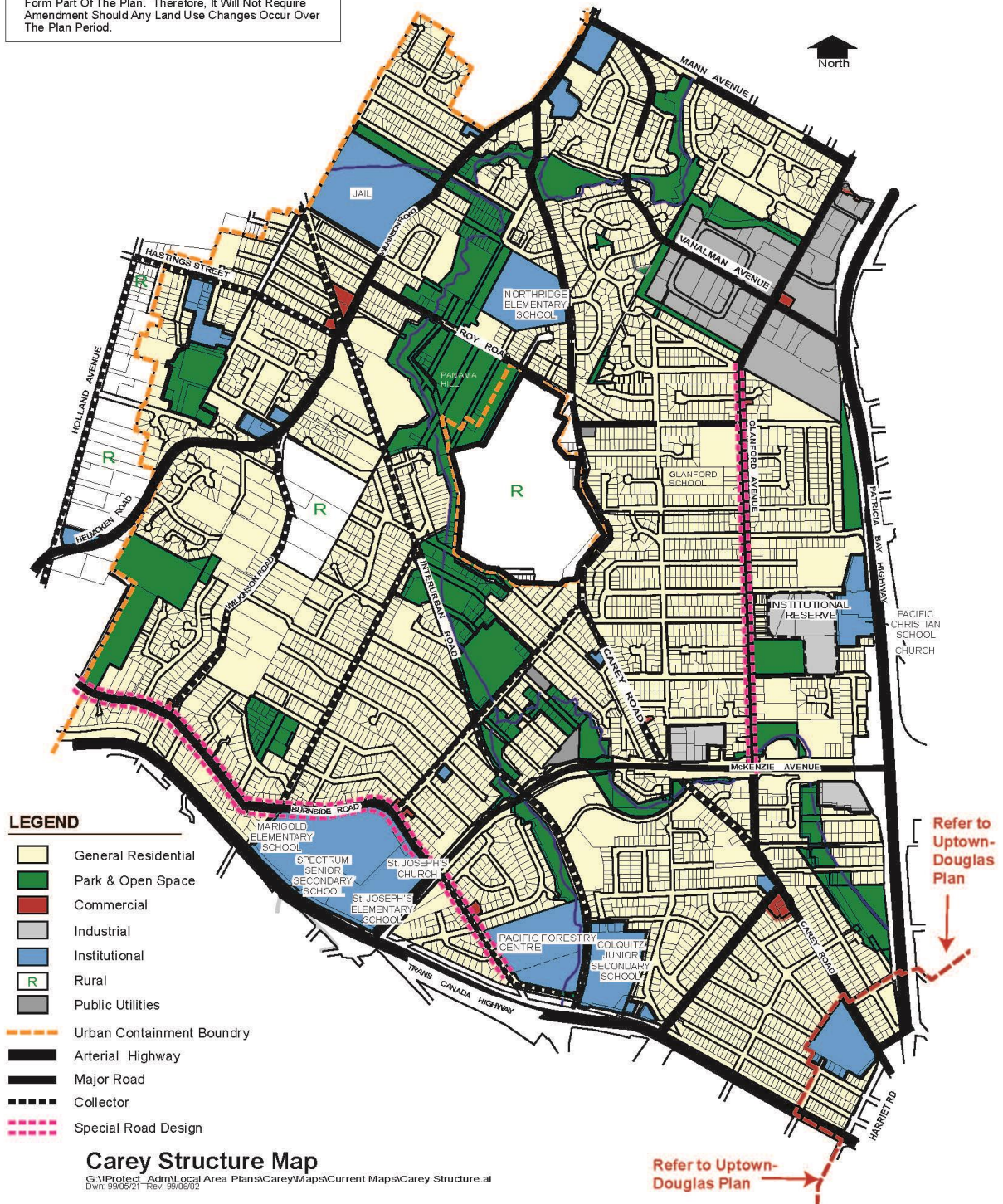
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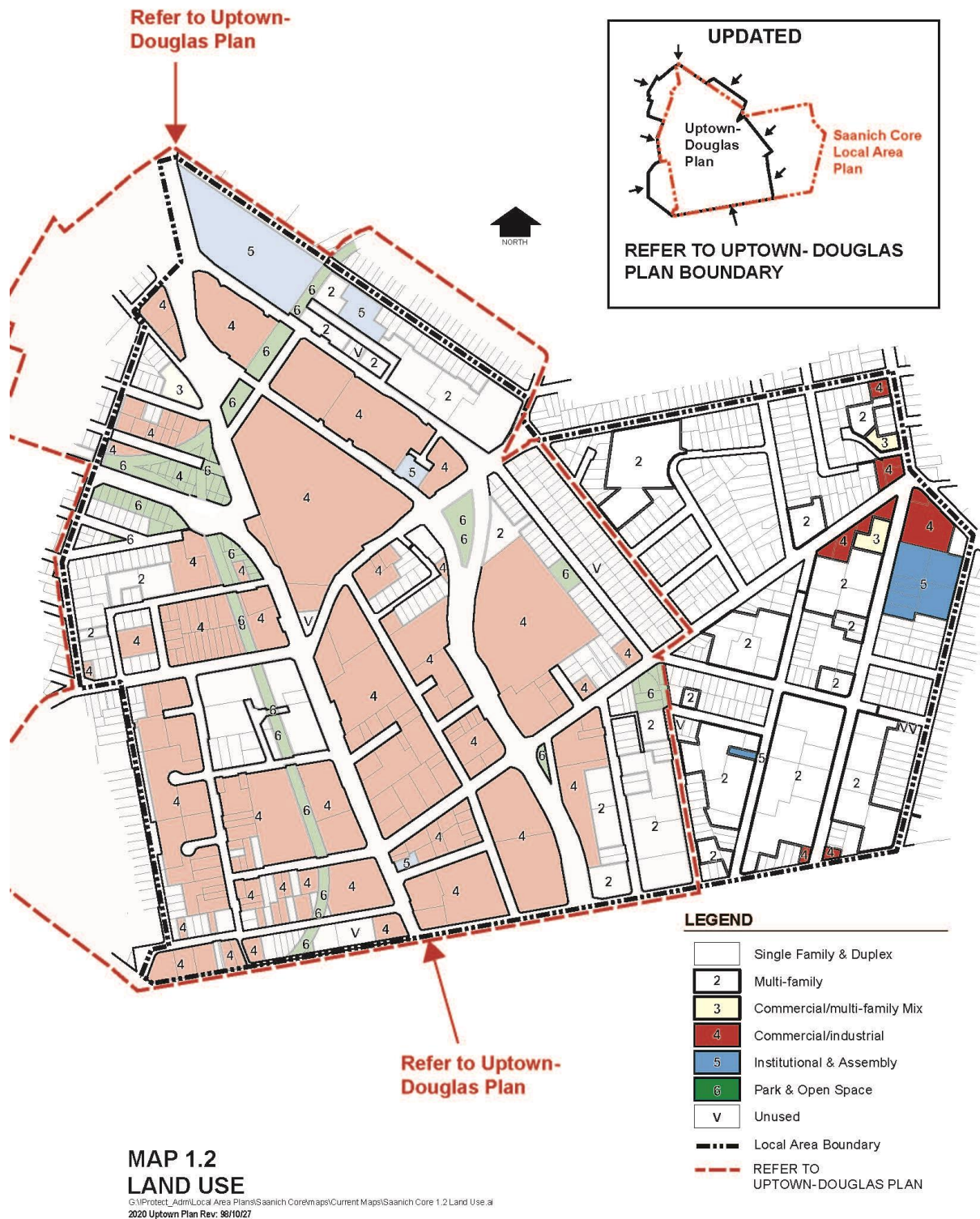


## Schedule "F"

This Map Illustrates The Land Use Policies Contained In The Plan. It Is For Information Only And Does Not Form Part Of The Plan. Therefore, It Will Not Require Amendment Should Any Land Use Changes Occur Over The Plan Period.



# Schedule "G"





[illegible]

G:\Protect\_Adm\Local Area Plans\Saanich Core\maps\Current Maps\Saanich Core 3.1 Commercial Industrial.ai  
Rev: 98/07/08

## Schedule "I"



**MAP 3.2**  
**COMMERCIAL-INDUSTRIAL**  
**DOUGLAS STREET WEST**

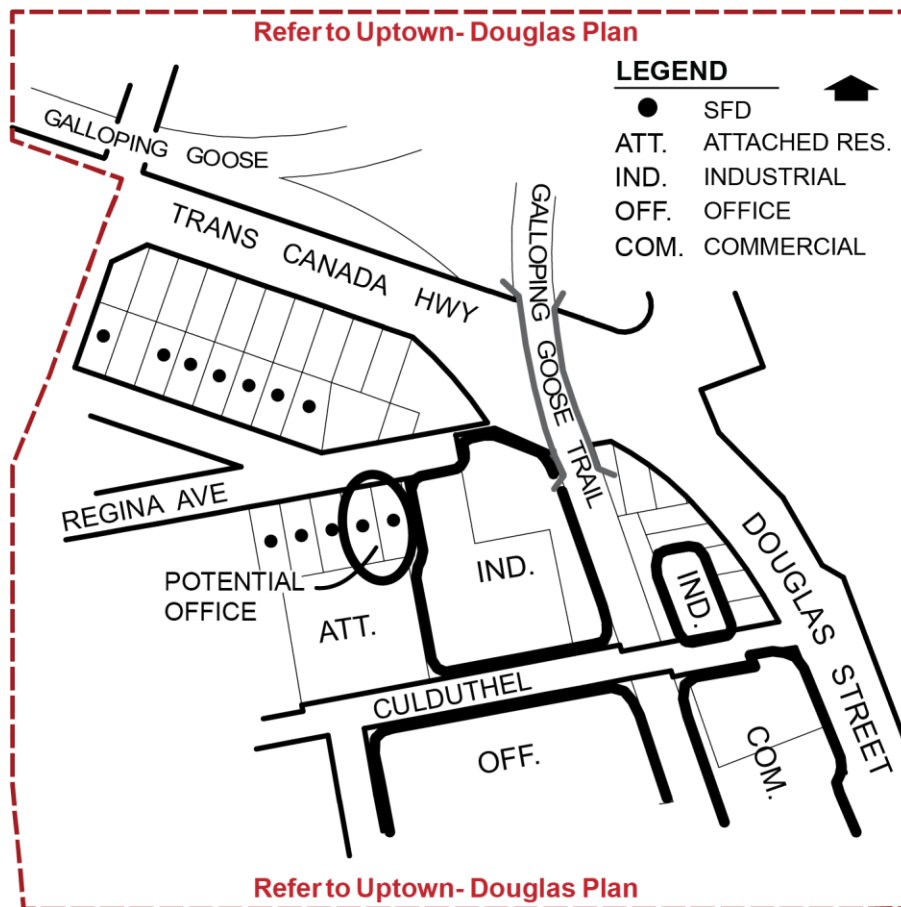
© VProtest\_Adm Local Area Plans/Saanich Core Maps/Current Maps/Saanich Core 3.2 Commercial Industrial Douglas St  
 Rev: 0004/01

### LEGEND

1	Commercial
1R	Commercial/apartment
2	Industrial
3	Potential Commercial/industrial
4	Potential Commercial/residential
5	Potential Office/research

--- REFER TO  
 UPTOWN-DOUGLAS PLAN

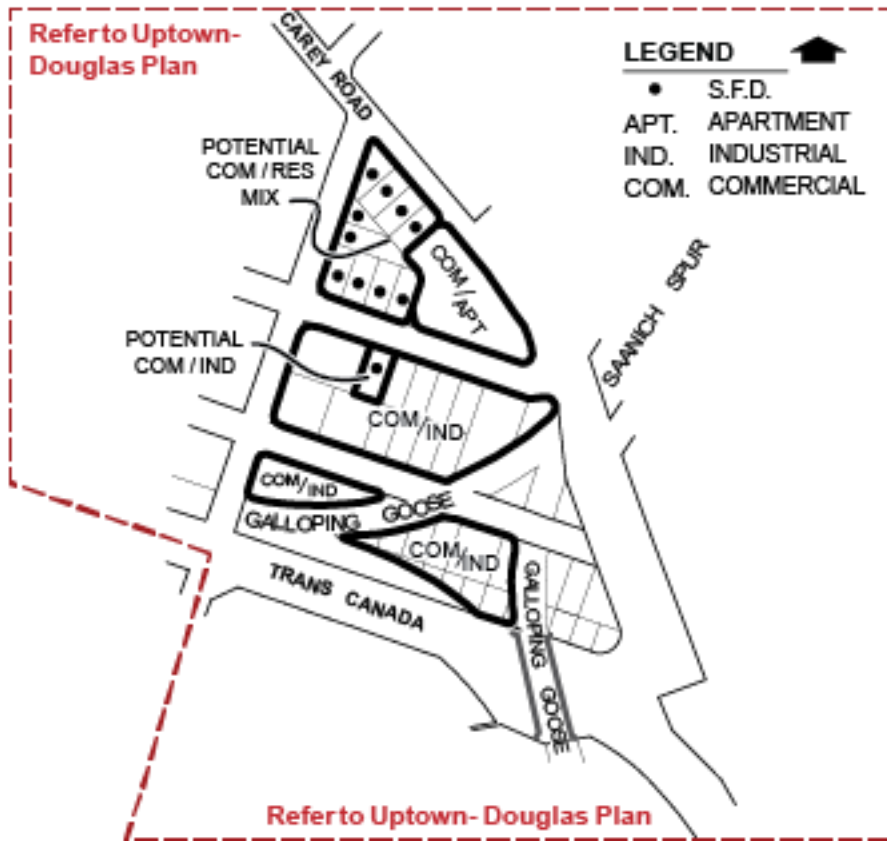
## Schedule "J"



Map 3.3

REGINA AVENUE

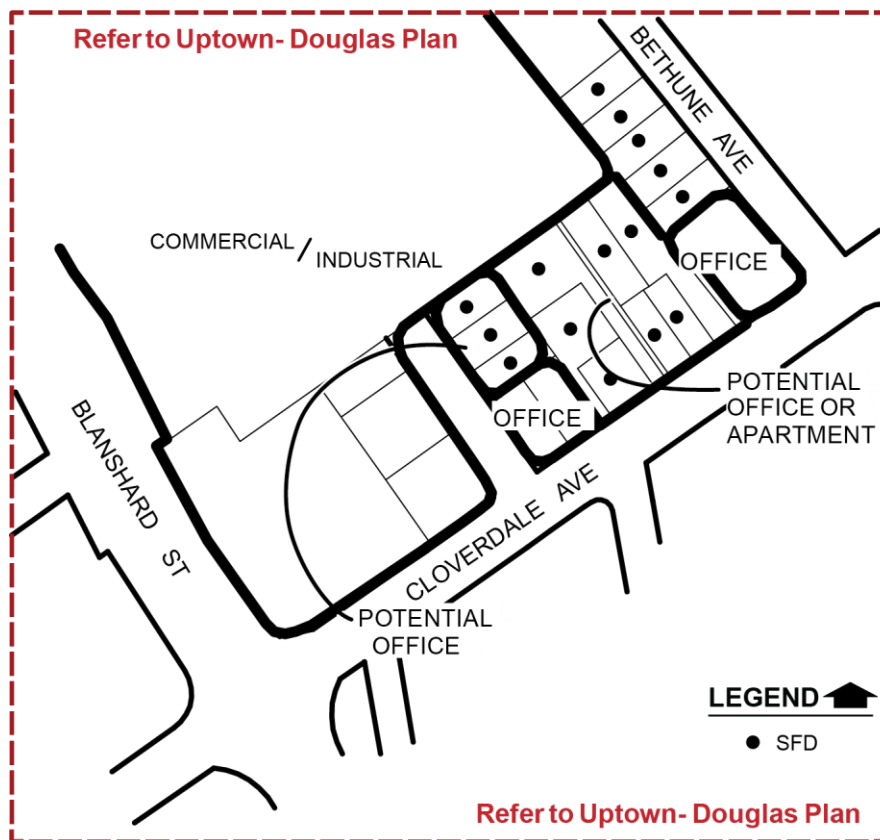
## Schedule "K"



Map 3.4

TRANS CANADA NORTH

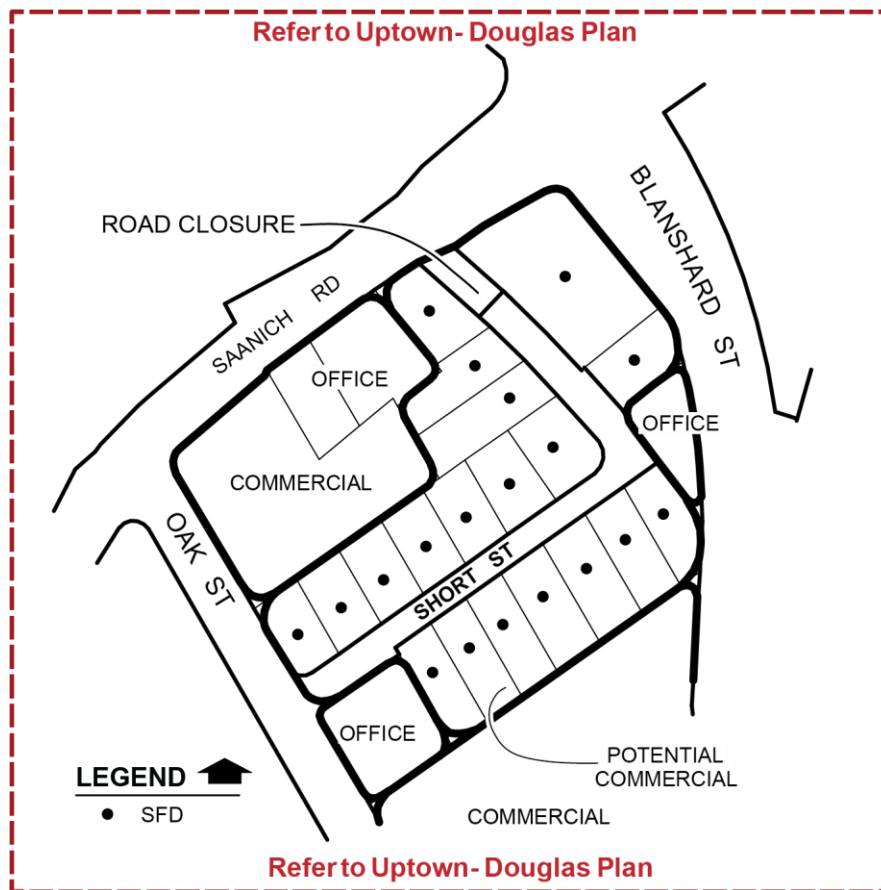
## Schedule "L"



Map 3.5

### CLOVERDALE OFFICE PRECINCT

## Schedule "M"



Map 3.6

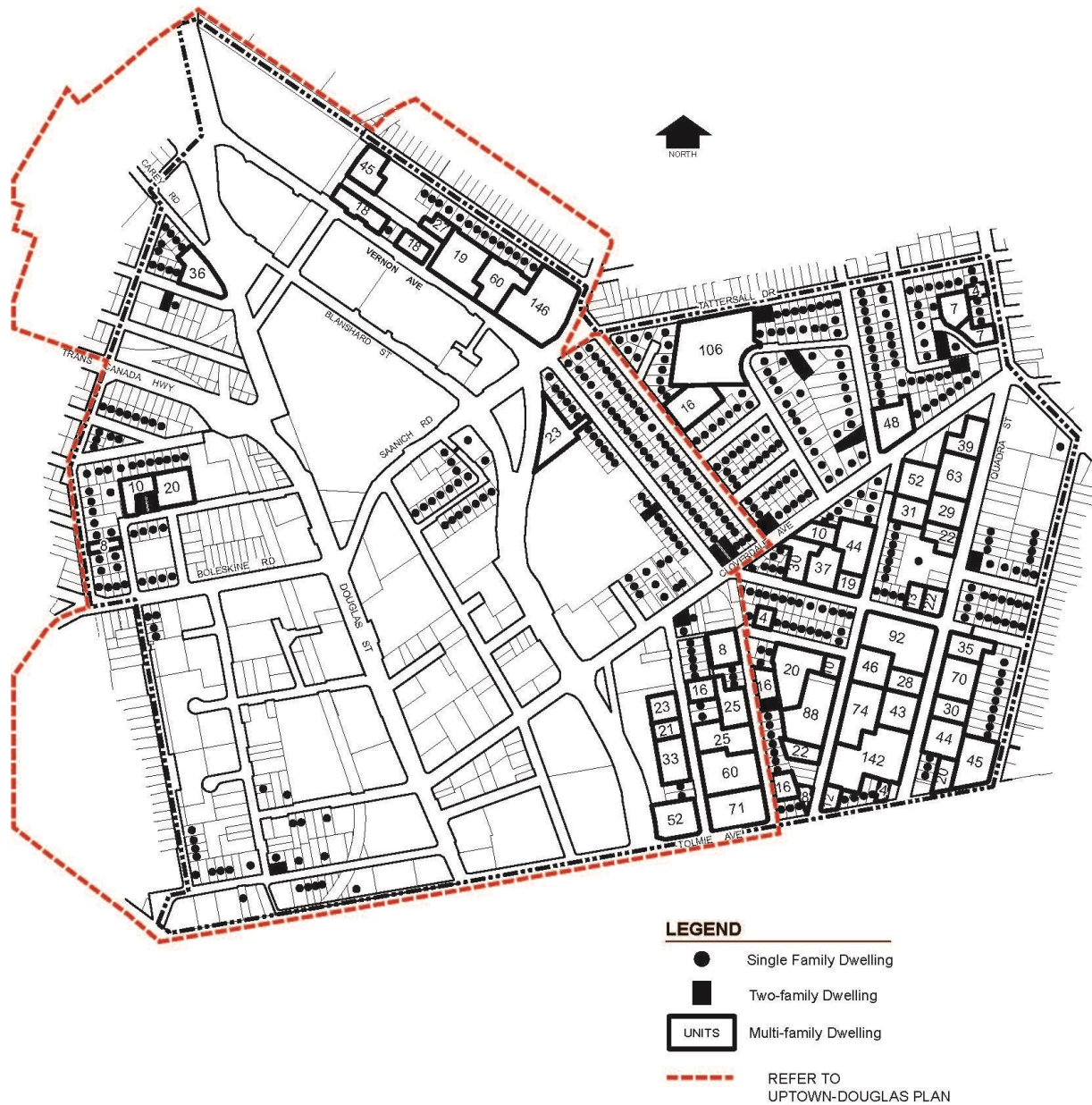
## SHORT STREET



## Schedule "N"



## Schedule “O”

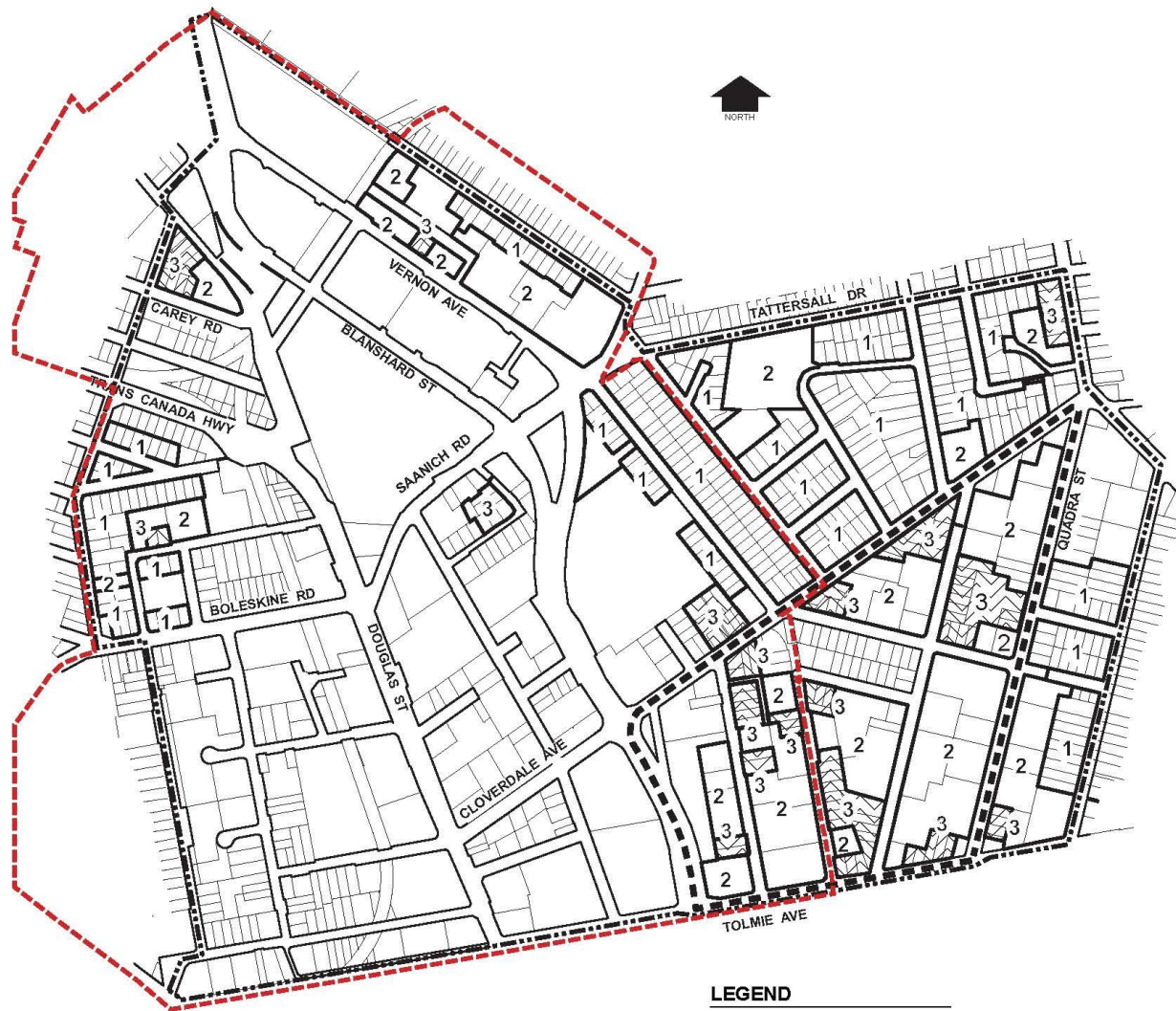


## MAP 4.1 EXISTING RESIDENTIAL

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Rev: 98/11/01



## Schedule "P"



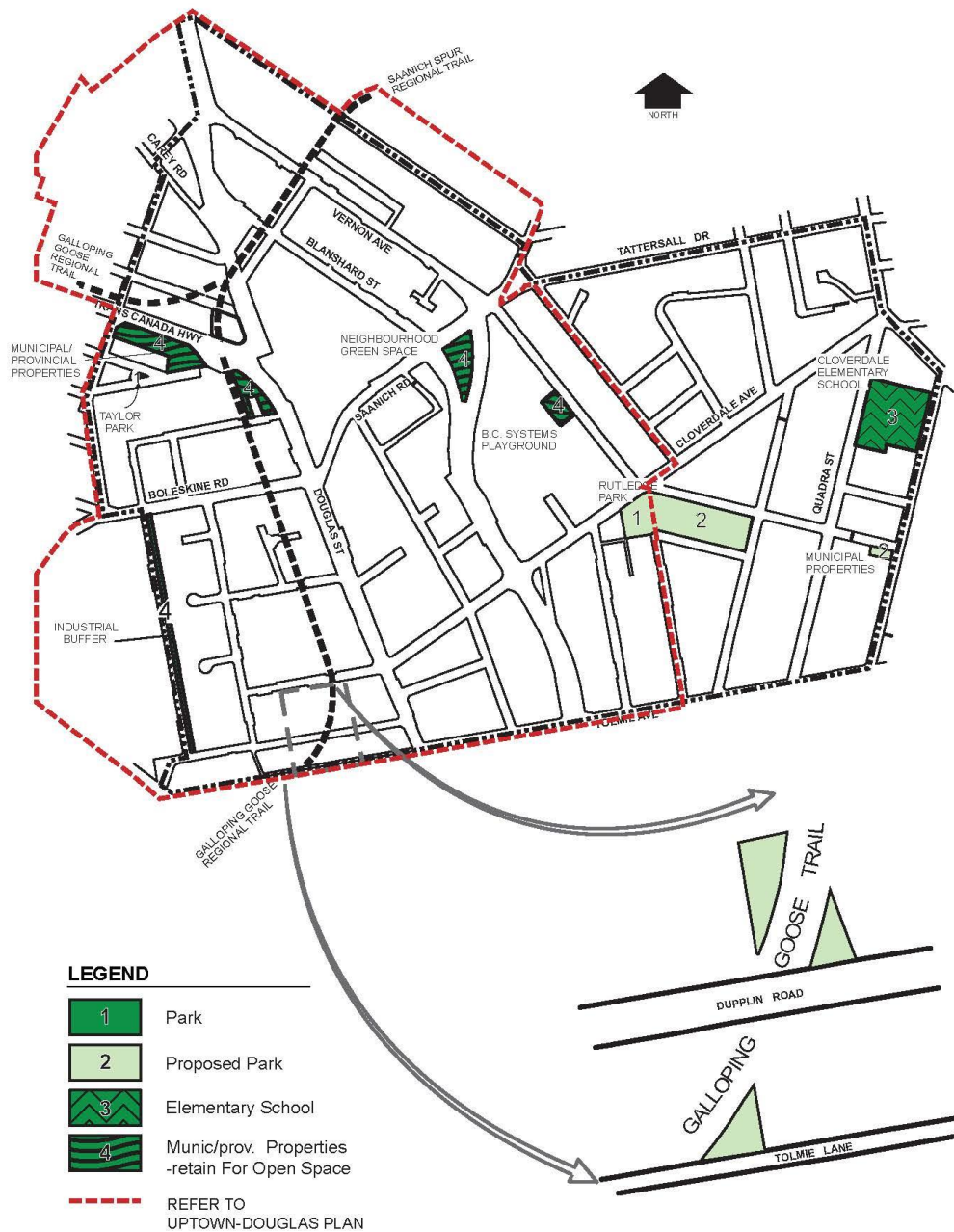
### LEGEND

- 1 Single-Family & Duplex
- 2 Multi-family
- 3 Potential Multi-Family
- Cloverdale Triangle
- REFER TO UPTOWN-DOUGLAS PLAN

### MAP 4.2 HOUSING CONCEPT

© 1997, Admin Local Area Plans/Saanich Core/Current Maps/Saanich Core 4.2 Housing Concept/ai  
Rev: 04/1/02

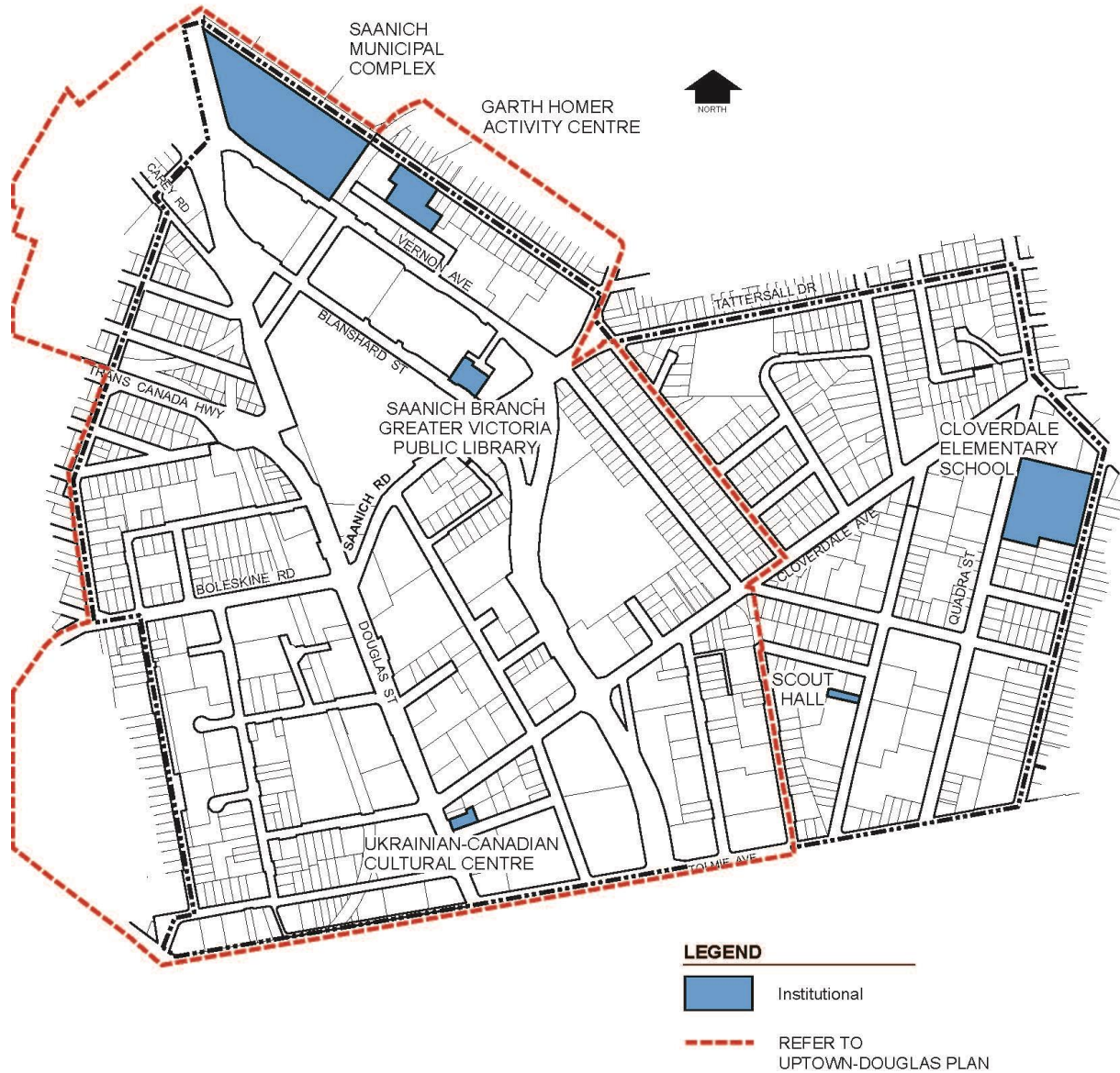
## Schedule "Q"



**MAP 5.3**  
**PARKS AND OPEN SPACE**

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Rev: 99/11/01

## Schedule "R"

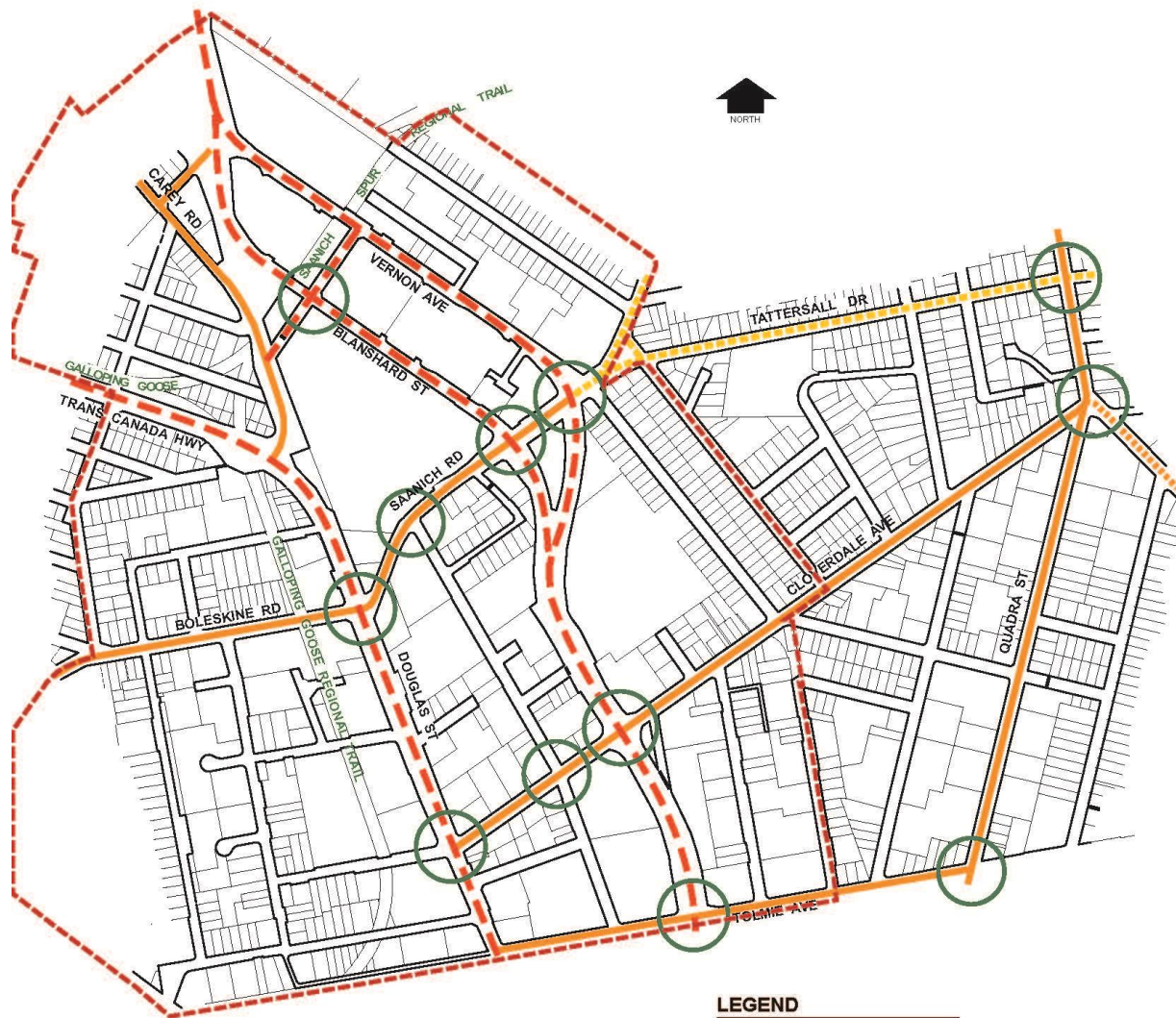


**MAP 7.1**  
**INSTITUTIONAL AND ASSEMBLY**

G:\Protect\_Adm\Local Area Plans\Saanich Core\maps\Current Maps\Saanich Core 7.1 Institutional.ai  
Rev. 98/11/03



## Schedule "S"



### LEGEND

- Arterial Highway
- Major Road
- - - - - Major Road (Special Design)
- - - - - Collector Street
- Local Street
- Traffic Signals
- REFER TO UPTOWN-DOUGLAS PLAN






**MAP 9.1  
ROAD NETWORK**

G:\Protect\_Adm\Local Area Plans\Saanich Core\maps\Current Maps\Saanich Core 9.1 Road Network.ai  
Rev: 9/9/1/01

## Schedule "T"



### LEGEND

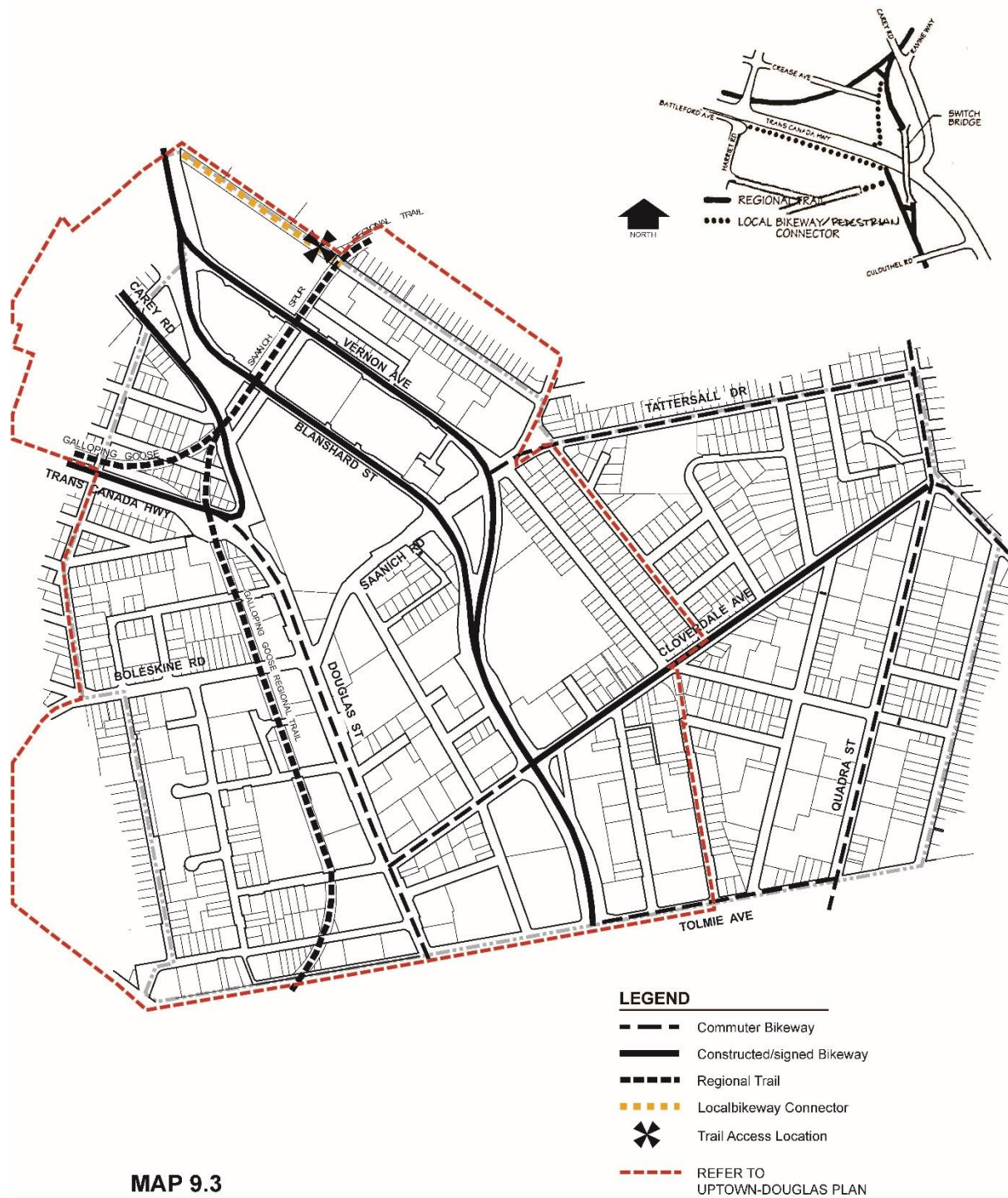
- |   |   |
|---|---|
|  | Existing Sidewalk                           |
|  | Consider Sidewalk Construction/improvements |
|  | Regional Trail                              |
|  | Consider Improved Pedestrian Crossing       |
|  | REFER TO<br>UPTOWN-DOUGLAS PLAN             |

## MAP 9.2 PEDESTRIAN NETWORK

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Rev. 99/05/21



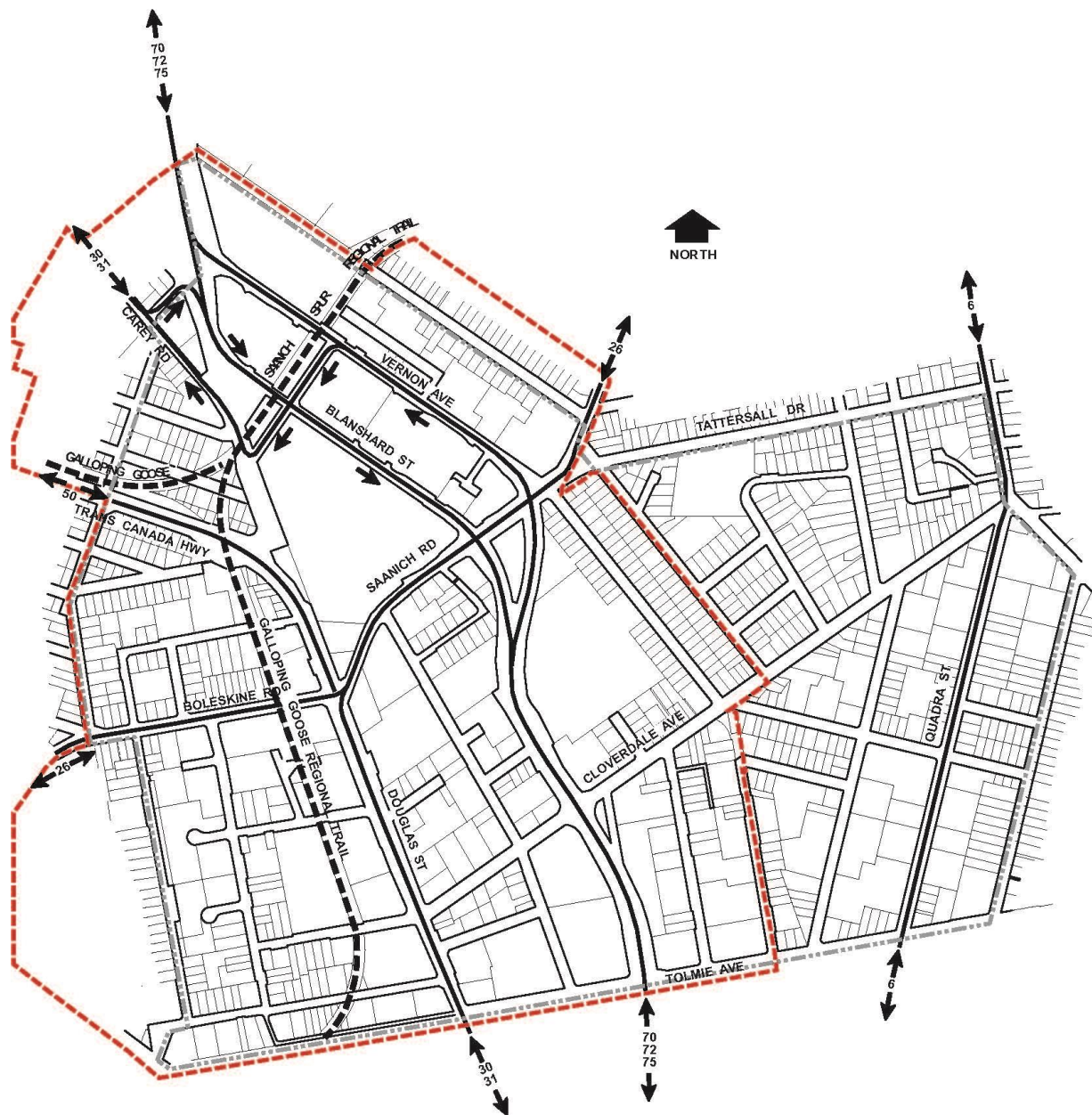
# Schedule "U"



**MAP 9.3  
BICYCLE NETWORK**

Q:\Project\_Adm\Local Area Plans\Saanich Core\maps\Current Maps\Saanich Core 9.3 Bike Network.sld  
Rev: 55/05/21

## Schedule "V"



### LEGEND

- Transit Routes
- REFER TO UPTOWN-DOUGLAS PLAN

**MAP 9.4**  
**PUBLIC TRANSIT**

G:\Protect\_Adm\Local Area Plans\Saanich Core\maps\Current Maps\Saanich Core 9.4 Public Transit.ai  
Rev: 99/05/21



## Schedule "W"



**MAP 10.1**  
**DEVELOPMENT PERMIT AREAS**

G:\Protect\_Adm\Local Area Plans\Saanich Core\maps\Current Maps\Saanich Core 10.1 Development Permit Areas.ai  
Rev: 98/11/04



## Schedule "X"

This map illustrates the land use policies contained in the plan. It is for information only and does not form part of the plan. Therefore, it will not require amendment should any land use changes occur over the plan period.

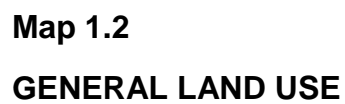


**MAP 11.1**  
**SAANICH CORE STRUCTURE MAP**

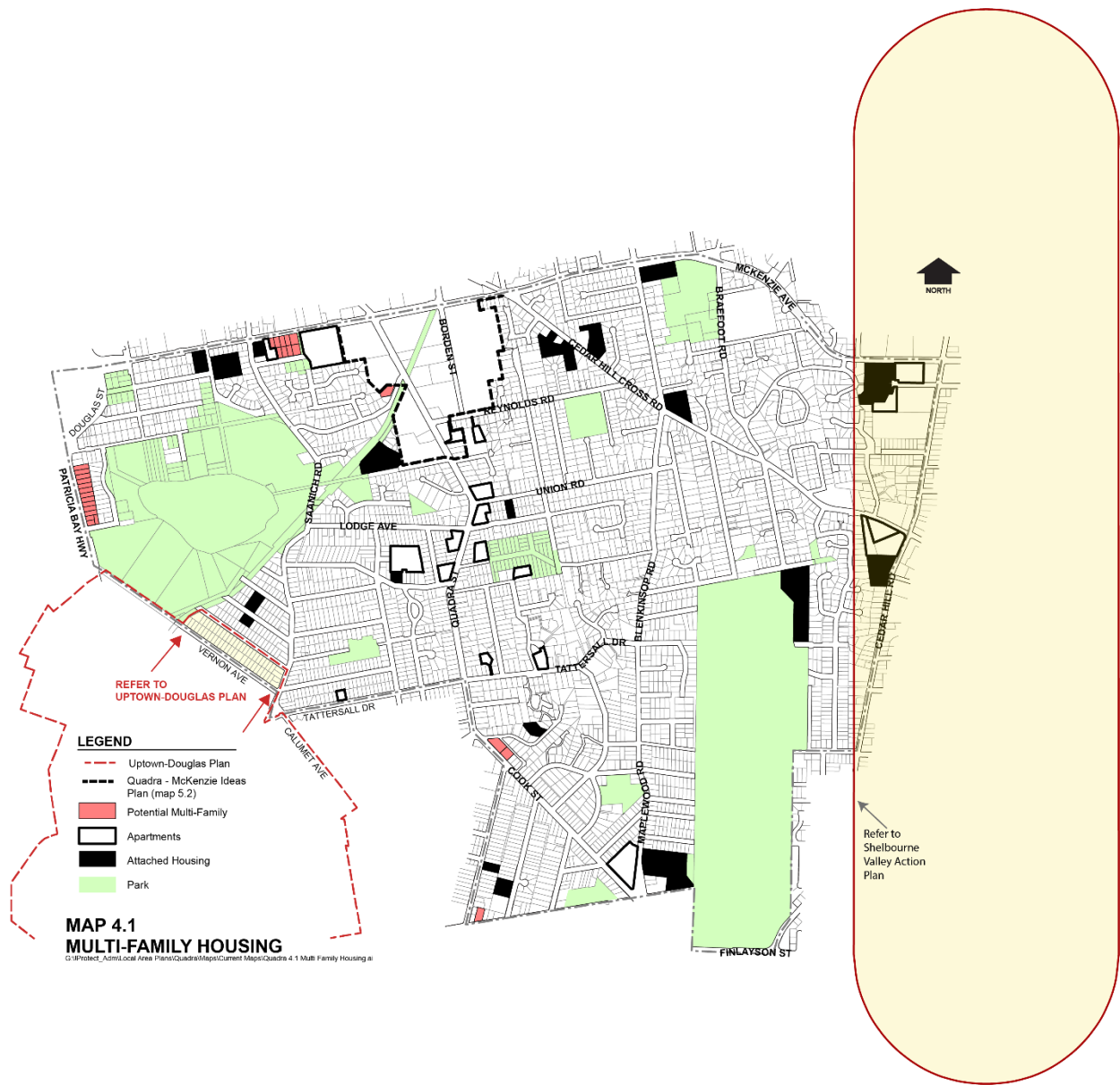
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Rev. 9/9/25

## Map 1.2

### GENERAL LAND USE

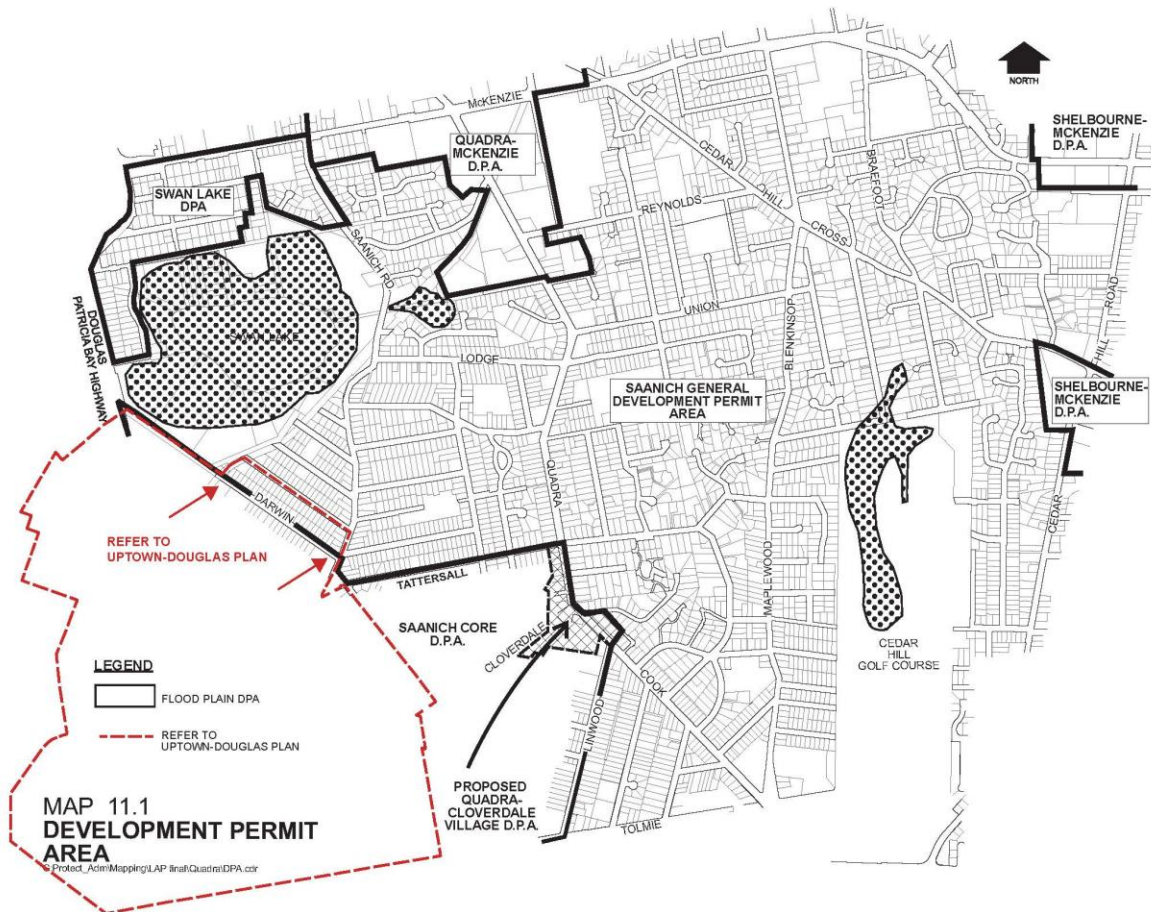


Schedule “Z”





## Schedule "AA"



MAP 12.1  
STRUCTURE MAP

Refer to Uptown-Douglas Plan

Refer to Shelbourne Valley Action Plan

LEGEND

- GENERAL RESIDENTIAL
- COMMERCIAL OR INDUSTRIAL
- PARK OR OPEN SPACE
- INSTITUTION OR ASSEMBLY
- ARTERIAL HIGHWAY
- MAJOR ROAD
- COLLECTOR STREET
- REGIONAL TRAIL

QUADRA LOCAL AREA PLAN - MARCH 2001

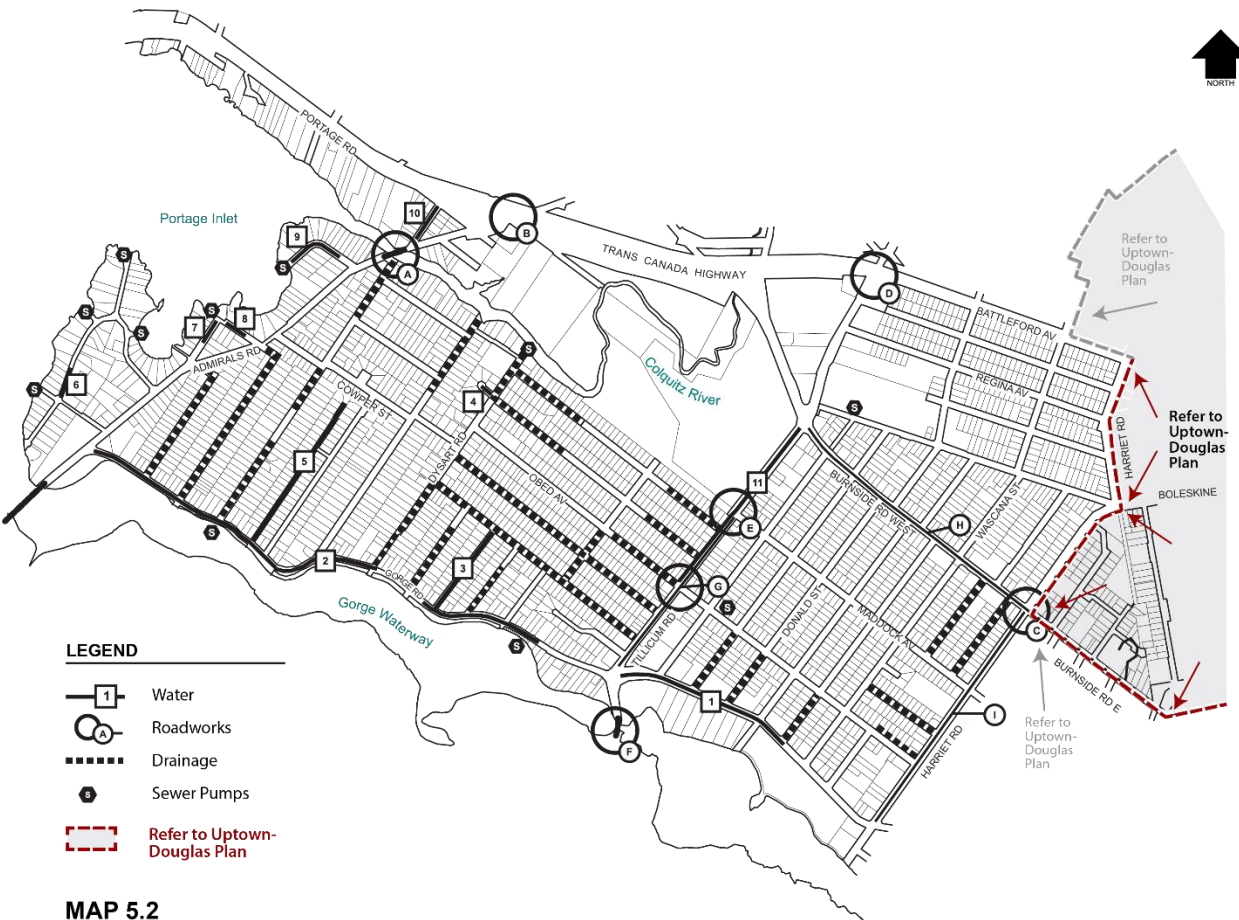
47

## Schedule "CC"





Schedule “DD”



**MAP 5.2**  
**PROPOSED INFRASTRUCTURE IMPROVEMENTS**  
G:\Project\Admin\Local Area Plans\Tillicum\Maps\Current Maps\Tillicum 5.2 Infrastructure Improvements.ai  
Rev: 03 Nov 99

Schedule “EE”





## Schedule "FF"



## Schedule “GG”

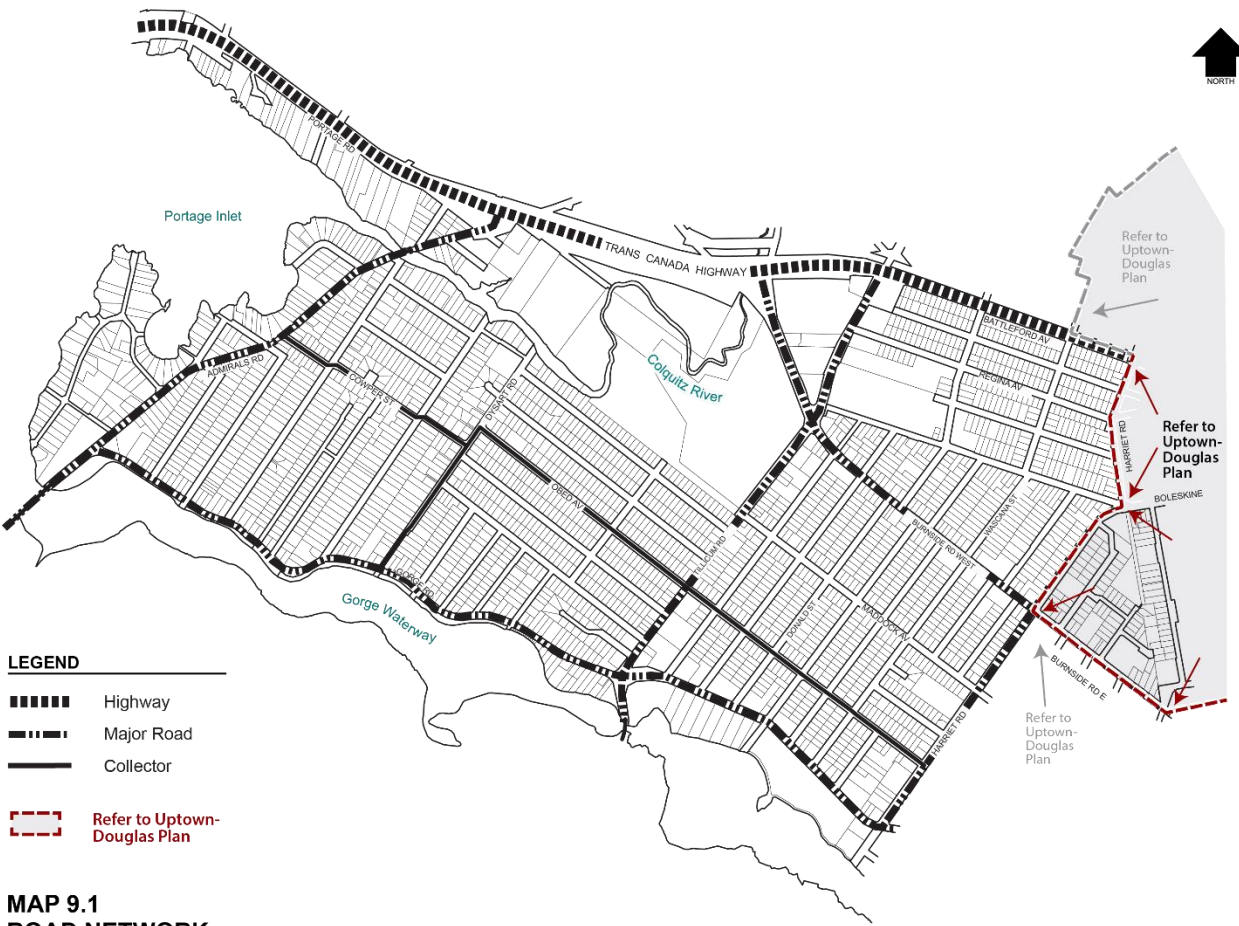


## MAP 8.1

### PARKS AND OPEN SPACE

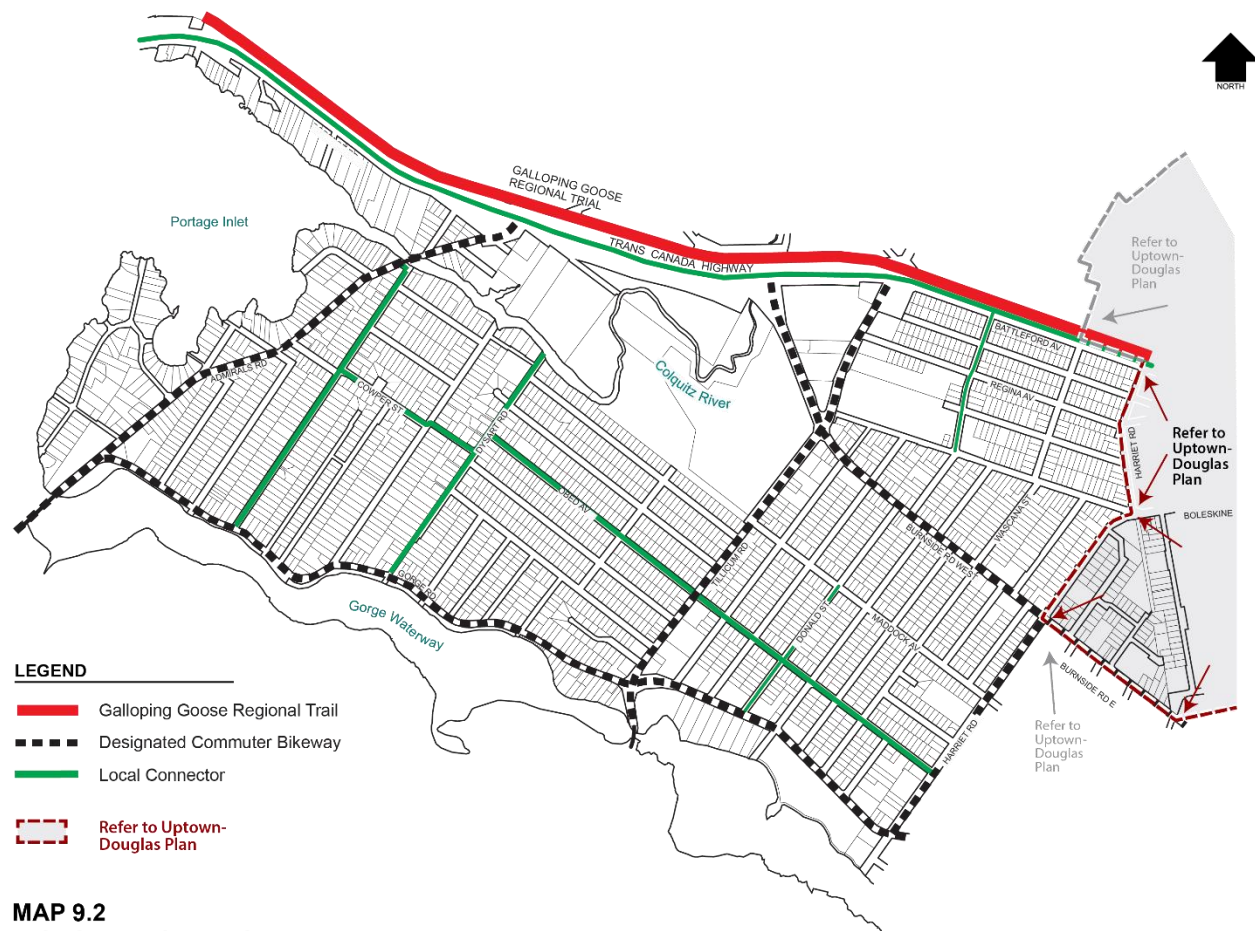
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Schedule “HH”



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## Schedule “II”

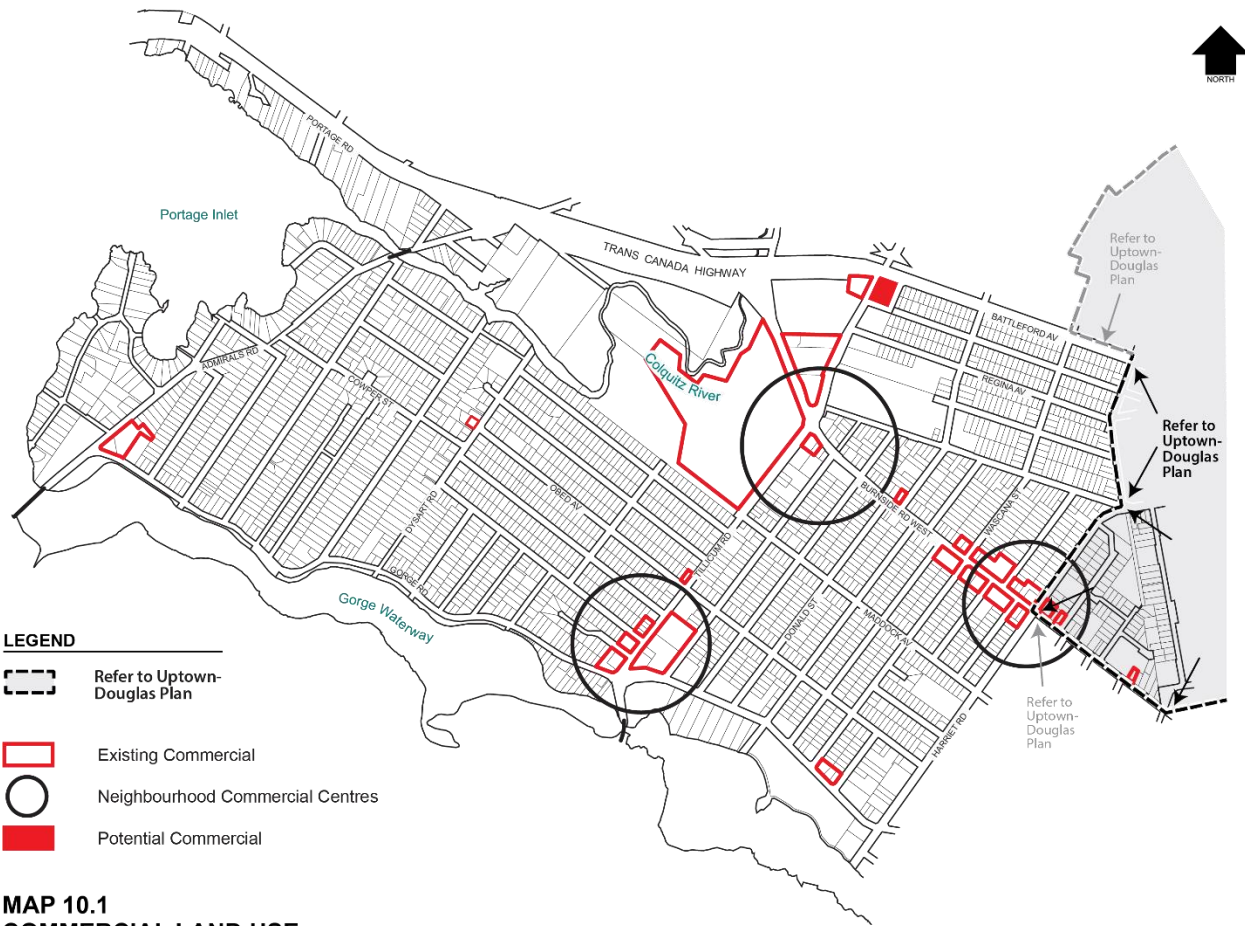


## MAP 9.2 BICYCLE FACILITIES

C:\Protect\_Admin\Local Area 1\ensi\Tillicum\Maps\Current Maps\Tillicum 9.2 Bike Facilities.ai



## Schedule "JJ"



## Schedule “KK”



## Schedule "LL"



**MAP 14.1**  
**TILlicum STRUCTURE MAP**

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