	Plan Section	Item	Proposed Edit	Rationale for Change	Source
1	Section 1.6 | How to Use This Plan p. 7	Update the "How to Use this Plan" for consistency across all LAPs, Corridor and Action Plans	**Replace** text entirely, as included below in Supplemental Details (pp. 3-4) of this document.	Text update to align with new language for this section to ensure consistent messaging amongst Local Area Plans regarding the planning hierarchy.	Staff Review
2	Section 2.4: Planning Framework – Housing Needs Report	Include reference to Housing Needs Report into "Planning Framework"	**Add** new text, as included below in Supplemental Details (p. 4) of this document.	Add new sub-section for the Saanich Housing Needs Report with a brief summary.	Staff Review
3	Section 2.4: Planning Framework – Housing Strategy	Include reference to Housing Strategy into "Planning Framework"	**Add** new text, as included below in Supplemental Details (p. 4) of this document.	Add new sub-section for the Saanich Housing Strategy with a brief summary	Staff Review
4	Section 3.4 | Neighbourhood Sub-Areas p. 29 Tennyson Industrial Quarter, Vision	Update the vision for the Tennyson Industrial Quarter, to remove rental requirement (2019 Draft change)	**Remove** "rental" in third sentence and **Replace with** "A mix of industrial, commercial and residential developments…".	The draft version of the sub-area was proposed to be rental residential only, but the edit was missed in 2020 when the Plan was endorsed.	Staff Review
5	Section 5.2: Housing p. 49	Update the introduction of the section to include reference to the Housing Strategy.	**Add** new text, as included below in Supplemental Details (p. 4) of this document	Add additional text in the introduction of the Housing Section.	Staff Review
6	Section 5.6 | Community Contributions p.56	Remove land lift analysis graphic.	**Remove** Land Lift Analysis graphic	Community contribution process being address through interim policy and CAC and Inclusionary Housing Program	Staff Review
7	Section 6 – Map 6.4 and Policy 6.3.,6	Correct label to Douglas Local Connector	**Add** "Douglas Local Connector" Label to Map 6.4. **Add** word "Local" to policy 6.3.6	Correct error and improve clarity	AT Advisory Committee
8	Section 6.3 | Cycling Policy 6.3.3, p. 85	Include additional text to support policy surrounding secure parking.	**Revise** and include 'secure' bike parking to read as follows: "…that incorporate secure indoor and sheltered outdoor bike parking…"	Strengthen policy through including reference to secure bike parking, and in keeping with subsequent policies.	Staff Review

9	Section 7 Introduction p. 94	Concern over design details of Douglas Street cross section	**Add** sentence in Section 7 Introduction indicating that "Conceptual cross-sections have been identified for a number of streets. Please note that these designs are subject to detailed design."	Comment clarifies that details of road design will be resolved through a detailed design process	Council Comment
10	Section 9 | General Urban Design Policy 9.1.8, p. 118	Ensure all reference to view corridors specifies 'public view corridors'.	**Revise** Policy 9.1.8 to reference public view corridors read as follows: "Incorporate <u>public</u> view corridors into new development including through building siting, separation and transition in massing and height. Important view corridors are identified on Map 9.1 and include:…".	Reinforce that view corridors referenced are public and not private	Staff Review
11	Section 9 | General Urban Design Map 9.1, p. 120	Ensure all reference to view corridors specifies 'public view corridors'.	**Rename** Map 9.1 to read as follows: "Public View Corridors and Gateways".	Reinforce that view corridors referenced are public and not private.	Staff Review
12	Section 9 | Building Massing & Design Guidelines 9.2.11, p. 134	Include supporting graphic for typical tall building forms.	**Revise** Figure 9.21 to 9.21A. **Add** new Figure 9.21B: "Preferred approach to built form for tall buildings" as shown in the Supplemental Details of this document (p. 5)	Visual aid to 9.2.11 for building massing and design related to tall buildings.	Staff Review
13	Section 10.2: Supportive and Affordable Housing p. 139	Revise sentence to include current status of Housing Needs Report and Housing Strategy	**Revise** the first paragraph, third sentence to read as included below in the Supplemental Details (p. 5) of this document	Update reference to the status of the Housing Needs Report and Housing Strategy	Staff Review
14	Section 12.1 | Priority Actions Transportation and Mobility Actions, p. 164	As per Council direction, include policy regarding a Memorandum of Understanding with MOTI as Priority Actions	**Add** policies 7.1.3 and 7.1.4 to the list of Transportation and Mobility Policy Actions [Section 7.1 General Design of Streets]	Include Policy 7.1.3 and Policy 7.1.4 as priority actions	Council motion
15	Section 12.2 | Monitoring and Evaluation	Revise language in Key Plan Direction introductory text	**Revise** first bullet in second paragraph from "<u>process</u> of Key Plan Directions" to "<u>progress</u>"	Update language in text to correct an error.	Staff Review

| | p. 156 | | | | |

SUPPLEMENTAL DETAILS:

Proposed Amendment #1:
Section 1.6 (p. 7)

The Uptown-Douglas (UD) Plan is intended to be used by Council, community members, staff and the development community to guide and evaluate potential change. This guidance extends to the evaluation of development applications, capital projects and community initiatives and programs. The Uptown-Douglas Plan is adopted as part of the Official Community Plan Bylaw. The Official Community Plan is made up of the General Plan (sometimes referred to as the "OCP"), Local Area Plans, and Development Permit Area guidelines. The General Plan, Local Area Plans, and Development Permit Area guidelines are used to guide and support land use decisions.

The document itself is intended to guide and inform evaluation of development applications but it must not be considered independently of other municipal and regional planning documents. General OCP policies establish the broad vision and framework for growth and change in the community. Plans that focus on smaller geographic areas, such as the UD Plan and Local Area Plans, provide more detailed guidance at the local level, aligning with and building on the broad directions of the OCP.

The Local Area Plan will provide a greater amount of certainty on future change, but circumstances will arise that were not anticipated or where competing objectives need to balance. In these situations, the vision and objectives of the General Plan and LAP will provide principled guidance and insight into how the situation would be addressed and trade-offs balanced to achieve the best outcome.

Planning Framework
- While the General Plan, LAPs and Development Permit Area design guidelines are referred to as distinct parts of the Official Community Plan Bylaw, they form an integrated whole and act as a comprehensive planning framework
- The General Plan provides broad guidance on potential land use change, with the LAP providing more detailed direction at the local level within the Official Community Plan framework
- Development Permit Area design guidelines have a narrower focus (typically form and character of development) and, as guidelines, inherently have a greater level of flexibility in their application
- Council may, at any time, support proposals that do not align with specific General Plan or LAP provisions. In instances where a proposal gives rise to a direct conflict with the provisions of an LAP or the General Plan, a statutory process with public input would be required to amend the LAP and/or General Plan.

The Uptown-Douglas Plan, as with all Local Area Plans, should be considered alongside other plans, policies, and regulations that may have an impact on each area. These include the Active Transportation Plan, BC Transit plans, Housing Strategy, Climate Plan, Urban Forestry Strategy, Regional Housing Affordability Strategy, and the Parks, Recreation and Culture Master Plan. Initiatives that arise with the other governments, including First Nations, will also need to be considered.

The UD Plan area overlaps with three Local Areas. In instances where there is direct conflict between this Plan and an existing Local Area Plan, the more recent plan will take precedence. A comprehensive range of subject matter is included in the UD Plan that will be used to guide decisions that require the contemplation of many different factors. In fact, the integrative analysis of multiple factors is essential to ensuring community priorities are addressed in a thoughtful and holistic manner. For example, the design of a new park space would draw on multiple sections of this Plan to ensure it is supported by land use and urban design, well connected to transportation networks and major streets, contributes to natural systems and ecological performance and is part of an overall framework to support social wellbeing and economic development.

Proposed Amendment #2
Saanich Housing Needs Report – Add new text section with title:

Saanich has developed a Housing Needs Report (2020) which was completed as part of a joint Housing Needs Report project for 11 Capital Regional District (CRD) communities. The Report provides detailed information on housing conditions in the municipality while providing a regional context, and looks to the needs across the housing continuum, now and into the future. Key areas of local needs identified include affordable housing, housing for seniors, rental housing, housing for families, housing for peoples with disabilities, and homelessness.

Proposed Amendment #3
Saanich Housing Strategy – Add new text section with title:

The recently adopted Saanich Housing Strategy provides direction on how the municipality plans to contribute to improving housing opportunities and outcomes and address the urgent need to increase housing supply, diversity, and affordability. The Housing Strategy builds on existing Saanich and Regional plans, policies, and initiatives and looks to support and expand the work done to date. The Saanich Housing Needs Report, which will be updated on a regular basis, highlights key community housing issues and projected demand and served as a vital tool to inform the development of the Housing Strategy.
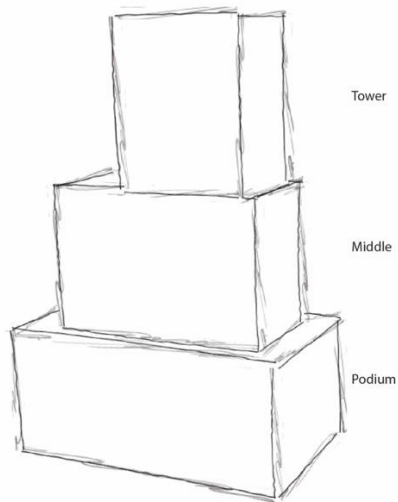
Proposed Amendment #5
"Housing" Introduction – Add new text into introduction section:

Saanich's Official Community Plan and Housing Strategy encourage a range of housing types to address community housing needs and to help build a complete community. Lack of housing supply and diversity are evident in the Uptown-Douglas area, including rental units, affordable units, family-oriented housing, smaller units, and ground-oriented attached housing units. Section 10.2 addresses affordable and supportive housing.

Proposed Amendment #12
Building Massing & Design Guidelines for Tall Buildings – New Figure

Proposed Amendment #13
Supportive and Affordable Housing Introduction – revision to paragraph one, sentence three:

Saanich undertook a Housing Needs Report in 2020. The report shows a shortage of housing for "very low" and "low to moderate" income levels. The need is particularly acute for renters. In 2021 Saanich completed a Housing Strategy to address challenges in the availability and cost of housing in Saanich within the next ten years.