

ATTACHMENT H: POTENTIAL MINOR AMENDMENTS

The minor amendments identified below seek to enhance the Plan's content through strengthening policy and direction. These amendments require Council consideration, and any supported changes will be amended/included in the UD Plan prior to the scheduling a Public Hearing.

	Plan Section	Potential Minor Amendment	Analysis	Source	Recommended by Staff
1	Policy 4.1.2	Change Policy 4.1.2 to increase canopy cover target from 20% to 30%.	The target of 20% has been selected as it is consistent with standard/best practices for other urban areas of this scale and density, and for this reason do not support increases to the target.	Council comment	No
2	4.2	Add new policy in Section 4.2 "Encourage adaptive reuse of existing buildings or where that is not feasible, the deconstruction and re-use of building materials."	This is an important component of sustainable resource use and the UD Plan could benefit from policy that bolsters direction on this item.	Council Comment	Yes
3	5.1	Add new policy in Section 5.1 supporting achievement of minimum building heights, as follows: "Generally do not support rezoning or variance applications for projects that have building heights that are significantly lower than the Base building height designations identified in this Plan."	Achievement of building heights/densities consistent with designations is important to achieving the longer term plan vision. The underbuilding of sites has the potential to create inconsistencies in the urban fabric and reduce opportunities for new housing and jobs. On the other hand, there will be a period of transition as the areas experiences widespread land use change and some building forms are financial challenging to develop in the short term (i.e. multi-storey industrial). Providing flexibility to enable properties, particularly industrial and employment uses, to pursue more incremental investments help enhance shorter term stability.	Housing Task Force	Yes

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			Therefore, staff recommend a policy supporting achievement of the Designation's building height, but with some flexibility to enable a transition period.		
4	5.1	<p>Increase building height in Neighbourhood Apartment designation to 6 storeys for not for profit affordable housing:</p> <p>Add notation to Figure 5.1, Neighbourhood Apartment Residential designation description that states “*Not for profit affordable housing projects up to 6 storeys may be permitted on all properties designated Neighbourhood Apartment Residential”.</p>	<p>Feedback received indicated a desire to provide more explicit support for affordable housing projects. There was also a desire to assess the possibility of six storeys in some apartment residential areas.</p> <p>The proposed change provides the potential to improve the viability of not for profit projects and clearly prioritize the creation of affordable housing options.</p> <p>Additionally, by not increasing all Neighbourhood Apartment Residential to six storeys, it helps promote a greater diversity of housing forms in this designation, including ground-oriented units more suitable to families with children. Six storey buildings forms will be a common typology in Mid-Rise Residential designation.</p>	Housing Task Force	Yes
5	5.1	Amend Policy 5.1.5 by adding new third bullet to read: Generally, permit increased building heights for new industrial units at grade, between 5.4m -7.3m, above finished floor.	<p>The protection and enhancement of the industrial lands in the Tennyson Industrial Quarter is a key plan direction in the Uptown-Douglas Plan. The proposed amendment involves adding new text that will support the development of new industrial buildings and will align with emerging trends and criteria for industrial developments/designs.</p> <p>Staff are supportive of adding new general language to enable ground level units for a diverse range of industrial developments to be</p>	Staff Review	Yes

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			greater than those for commercial buildings, in keeping with emerging building standards and trends.		
6	New Policy Section 5.2	<p>Add policy in Section 5.2</p> <p>“Support the retention of existing purpose built rental apartments and tenants, including through:</p> <ul style="list-style-type: none"> • Providing incentives for renovations and energy upgrades; • Consideration of the replacement of rental units at similar unit types (# of bedrooms) and price points in the new development; and • Developing a tenant assistance policy to support displaced tenants. 	<p>Existing purpose built rental housing is an important supply of more affordable housing and offers lower rents than comparably sized new build rental units. It is important that these properties are revitalized and if considered for redevelopment that necessary steps are taken to evaluate options and support existing tenants.</p> <p>This item will be addressed in the Housing Strategy, but staff feel it is important to emphasize the importance of the retention of this housing stock in the Uptown-Douglas Plan.</p>	Housing Task Force	Yes
7	New Policy 5.2.12	<p>Add policy in Section 5.2</p> <p>“Support implementation of Housing Strategy “missing middle” housing initiatives through implementation of the land use designation and buildings heights in this Plan.”</p>	The new policy is intended to support the implementation of the recently adopted Housing Strategy. A the time the Plan was previously brought to council for consideration of endorsement, the Housing Strategy was underway.	Staff Review	Yes
8	Policy 5.6.6	Remove Policy 5.6.6, which requires a land lift analysis for development proposals above 18 storeys.	<p>This policy was included as an interim measure to help address development that where substantial extra height is being realized.</p> <p>Amenity contribution guidelines a will be formalized when long-term CAC Program (in progress) is adopted.</p>	Council Comment	No

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			Staff believe this policy still has value to help inform complex negotiations on a limited number of projects. Policy could be amended / removed when the CAC and Inclusionary Housing Program is adopted (currently underway).		
9	6.2	Add policy in section 6.2 that states "Explore the introduction of a pedestrian scramble design at high activity intersections as a way to enhance pedestrian priority."	As intersection redesigns are undertaken, these types of improvements can be considered as part of detailed design processes. Pedestrian scrambles may be suitable in areas of high pedestrian volumes Staff recommend including this policy to highlight this technique as a way to support pedestrian priority.	Council Comment	Yes
10	8.1	Add new policy in Section 8.1 as follows: "Consider using undeveloped road rights-of-way to further enhance the park network and overall network connectivity".	Enhancement of undeveloped right of ways provide an opportunity to expand functional park space and also provide benefits for active transportation by reducing travel distances between destinations.	Staff Review	Yes
11	9 (policy 9.2.11 iii)	Revise the Urban Design Guidelines for Building Massing and Design Guideline specific to tower floor plates (Section 9.2.11(iii)) as follows: <ul style="list-style-type: none"> Adjust floor plate maximums for residential and mixed-use buildings to <u>650 m2 (7,000 sq.ft)</u>; and Adjust floor plate maximum for commercial buildings to <u>836 m2 (9,000 sq.ft)</u> .	Floor plate limits are in place to limit the bulk of towers and maximize livability of residents. Recent BC Building Code and Step Code changes have impacted building design and the level of usable floor area in high rise projects. Concerns were expressed whether the amount of buildable area per floor was sufficient to support the viability of projects. Staff recommend some increase in these maximums while respecting the intended 'point	Housing Task Force	Yes

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			tower' form. Increases would address livability considerations and are in line with maximums identified in other jurisdictions for tall buildings.		
12	New Policy 10.2.15	Add new policy in Section 10.2 as follows: "Support implementation of the Housing Strategy to address housing priorities in the Uptown-Douglas area."	The new policy is intended to support the implementation of the recently adopted Housing Strategy. At the time the Plan was previously brought to council for consideration of endorsement, the Housing Strategy was underway.	Staff Review	Yes
13	10.2	Add new policy surrounding retention, replacement and/or enhancement of supportive and cooperative housing.	Issue will be addressed through implementation of the Saanich Housing Strategy which identifies a range of actions to address supportive and cooperative housing projects.	Housing Task Force	No
14	10.2	Consider the inclusion of additional policies to support the viability of affordable and supportive housing projects and protect existing affordable units.	Issue is addressed through policies 5.2.3 and 10.2.4 in the UD Plan. Additional measures to further support the viability of affordable housing projects will be addressed through implementation of the Saanich Housing Strategy and creation of a Community Amenity Contribution and Inclusionary Housing Program (currently underway).	Housing Task Force	No
15	11	Add additional Policy 11.1.6 and a new implementation item (medium priority) in Section 12 to read: "Support the development of an Economic Development Strategy, on a District or Regional scale, to support the ongoing implementation of the Uptown-Douglas Plan, and include: <ul style="list-style-type: none"> Analysis for existing and future employment lands. 	There is strong interest for the development of an economic development strategy, as heard by Council as well as the Planning, Transportation and Economic Development Advisory Committee and the Housing Task Force. Many of the directions in the Uptown-Douglas Plan would benefit from more focused economic analysis to assist in understanding how best to implement the Plan's objectives and policies.	PTED Committee and Housing Task Force	Yes

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		<ul style="list-style-type: none"> Development of an Industrial Land Strategy. Assessment of Uptown-Douglas objectives and policies to ensure they align with the economic development vision. Consideration of Saanich-specific solutions, with a focus on looking at the balance of employment and housing ("Made in Saanich" solution). 			
16	12	Adjust priority level of district energy feasibility study from low to medium.	Given competing priority of implementation items and existing high priority actions, staff do not support the adjustment in priority level for the undertaking of a feasibility study to explore a district energy system for the UD Plan area at this time. This is a highly complex, multi-jurisdictional project that would be challenging to move forward in the shorter term.	Council Comment	No
17	12	Add development of a Memorandum of Understanding (MOU) with Ministry of Transportation and Infrastructure for design of Ministry-owned roads (policy 7.1.3) as a high priority item.	Important change to ensure a consistent approach is taken to implementation. Supported by staff to add to Section 12 as a high priority item.	Council	Yes
18	12	Add exploring options for Saanich to gain control of MOTI roads (policy 7.1.4) as a medium priority implementation item.	This approach would allow Saanich maximum control to implement a complete street design approach. Supported by staff to add to Section 12 as a medium priority item, as the MOU would be a logical first step.	Council	Yes