



ATTACHMENT I: POTENTIAL MAJOR PLAN AMENDMENTS

#	Plan Section	Potential Major Amendment	Analysis	Source	Recommended by Staff
1	Entire Plan	Revise Plan Area Boundary	<p>Boundaries as shown in the UD Plan are based on the OCP, and the UD area is largely within the Uptown Major Centre. The boundary was endorsed by Council in 2017 through the Plan Framework.</p> <p>Future work could inform a corridor study, for the extension of Douglas Street.</p> <p>Changes to UD boundaries now would require additional public consultation and a potential restart of the process.</p>	Council comment	No
2	5	Add Densities (FSRs) for Land Use Designations	<p>The Plan provides land use and building height designations and urban design guidelines to inform building form and massing. Flexibility provided in design, with density (FSR) seen as more of a design outcome.</p> <p>Densities could be added for each designation, but this would involve additional consultation to determine appropriate levels.</p> <p>Staff believe building height and design policies provide effective guidance for building form. A good segment of community input also supports a more design based approach.</p>	Council Comment	No



#	Plan Section	Potential Major Amendment	Analysis	Source	Recommended by Staff
3	Section 5	Remove/Increase maximum height limit in Core designation	<p>Including maximum heights provides a degree of certainty about future urban form and was based on analysis and community input. Maximum height in the Uptown Centre has been adjusted upward in the OCP from 18 to 24 storeys. The heights in the UDP will be the tallest permitted in any area of Saanich, and comparable in scale with most new developments in Victoria.</p> <p>Staff would recommend that should Council wish to expand height beyond 24 storeys that community consultation be involved. Exceptional projects above 24 storeys could also be considered through an OCP Amendment process.</p>	Council Comment / Housing Task Force	No
4	5	Increase Maximum height provisions throughout the study area	<p>Widespread changes to building height designations would require additional public process, as they would change the fundamentals of the Plan</p> <p>Staff do not recommend this change.</p>	Housing Task Force	No
5	5, Figure 5.1	Add minimum building heights for land use designations in Figure 5.1	<p>General intention of the Plan is to support developments that have a significantly higher density than currently exists on the majority of sites. Prescriptive minimum heights may have potential impacts on existing businesses that may want to incrementally grow/enhance their businesses.</p> <p>Council could add a policy that supports achievement of minimum heights, as opposed to a blanket change to all designations.</p>	Housing Task Force	No