

ATTACHMENT B

# **Sustainable Saanich** Official Community Plan

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# Strategic Update

**Phase 2 Engagement Summary**

August 2, 2023



## ACKNOWLEDGMENTS

The District of Saanich lies within the territories of the lək'wəŋən peoples represented by the Songhees and Esquimalt Nations and the W̱SÁNEĆ peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum and Malahat Nations. The First Peoples have been here since time immemorial and their history in this area is long and rich.

The District extends gratitude to community members who shared their time and feedback on the Draft Plan.



This report was prepared by  
MODUS Planning, Design & Engagement.

MODUS is located on the unceded  
and occupied lands of the xʷməθkʷəy̓əm,  
Skwxwú7mesh and səliłwətaʔ Nations.

# TABLE OF CONTENTS

- ENGAGEMENT SNAPSHOT ..... 1
- WHY WE ENGAGED ..... 7
- WHAT WE DID & WHO WE HEARD FROM ..... 8
- WHAT WE HEARD ..... 11
- Guiding Frameworks ..... 11
- Opportunities & Challenges ..... 11
- Sustainability Foundations ..... 11
- OCP and Area Plans ..... 13
- Strategic Directions ..... 17
- Strategic Direction 2: Accommodate most new development in Primary Growth Area 17
- Corridors ..... 19
- Maximum Building Heights ..... 22
- Transitions ..... 23
- Strategic Direction 3: Expand Housing Diversity in Neighbourhoods ..... 26
- Strategic Direction 4: Work towards making Saanich a 15-Minute Community ..... 27
- Other OCP Topics ..... 32
- Climate Change ..... 34
- Natural Environment ..... 36
- Housing ..... 36
- Transportation & Mobility ..... 38
- Utility & Service Infrastructure ..... 40
- Parks, Trails, and Open Space ..... 44
- Agriculture and Food Security ..... 46
- Community Well-being ..... 46
- Economic Vibrancy ..... 48
- Schools, Knowledge Centres, and Institutional Lands ..... 48
- Implementation ..... 50
- APPENDICES ..... 51



# ENGAGEMENT SNAPSHOT

## What We Did

Through Phase 2 of the Strategic OCP Update, the District offered the following engagement opportunities:



### Public Survey

- May 31 – June 30, 2023
- Available online and in person
- 396 respondents



### Public Webinars

- May 30, 2023 | 12:00 – 1:30 pm
- June 7, 2023 | 6:00 – 7:30 pm
- 34 attendees



### Public Workshops

- June 15, 2023 | 7:00 – 9:00 pm
- 21 participants



### Public Open House Events

- June 6, 2023 | 4:00-7:30 pm
- June 17, 2023 | 11:30– 3:30 pm
- 101 attendees



### Stakeholder Workshops

- May 31 | Saanich Community Association Network (25 attendees)
- June 20 | Housing Providers / Development Industry (30 attendees)
- June 26 | Institutional lands focus (9 attendees)



### Council Committee Outreach

- May 24 | Arts, Culture, and Community Well-Being Advisory Committee
- June 8 | Natural Areas and Trails Advisory Committee
- June 19 | Housing Affordability Standing Committee
- June 21 | Sustainability and Climate Change Advisory Committee
- June 22 | Transportation Advisory Committee
- June 27 | Economic Development Advisory Committee
- Accessibility, Diversity, Equity and Inclusion Advisory Committee (Memo only)



### Other Channels

- In addition to these formal opportunities, Staff held additional conversations with three Community Associations (Mt.Tolmie/Camosun combined presentation/discussion and a meeting with Royal Oak representatives)
- 20 emails were also received providing additional feedback on the project and incorporated into the feedback analysis

*More information on how the District engaged can be found on pages 8 – 10.*

## Who We Heard From

Through Phase 2, the District engaged with stakeholders, Council Committees, and a diversity of community members. A full description of survey demographics can be found in Appendix A.

### Community Members\*

In the public survey, we heard most from:

- Saanich residents (89%), in the Gordon Head (18%), Quadra (14%), and Shelbourne (14%) neighbourhoods
- Homeowners (88%)
- Community members living in a single detached house (77%)

We also heard from:

- An equal proportion of men (48%) and women (48%)
- Community members of all ages:
  - Under 29 years old (9%)
  - 30 – 39 years old (18%)
  - 40 – 49 years old (20%)
  - 50 – 59 years old (15%)
  - Over the age of 60 (39%)
- A range of community members attended public events, including young families, new, and long-term residents

### Stakeholder Groups

- Saanich Community Association Network
- Housing Providers / Development Industry
- Institutional Organizations

### Council Committees

- Arts, Culture, and Community Well-Being Advisory Committee
- Natural Areas, Parks and Trails Advisory Committee
- Housing Affordability Standing Committee
- Sustainability and Climate Change Advisory Committee
- Transportation Advisory Committee
- Economic Development Advisory Committee
- Accessibility, Diversity, Equity and Inclusion Advisory Committee

*\*To protect privacy, demographic information was only collected through the public survey.*

## What We Heard

Phase 2 engagement surfaced differing perspectives from the community across a variety of topics. This snapshot provides a high-level summary of these perspectives, supported by a more detailed summary starting on page 11. Together, along with Council Direction and staff input, this feedback will help shape the final Plan.

### Strategic Land Use Directions

Overall, we heard strong support for the Draft Plan's four Strategic Land Use Directions. While some community members shared a preference for Saanich today, others would like to see the District take stronger action on issues like housing needs and affordability. The table below highlights the level of support from survey respondents on some of the Draft Directions and supporting elements. Key insights from across engagement are described below.

Draft Plan Topic	Somewhat or Strongly Support	Somewhat or Strongly Oppose
Accommodating most new development in Primary Growth Areas	66%	26%
Concept of Corridors	68%	23%
Location of Primary Corridors	69%	21%
Approach to transitions between Primary Growth Areas and surrounding Neighbourhoods	56%	28%
Criteria for assessing infill housing within Neighbourhoods	63%	29%
Approach for assessing the suitability of 4-storey development in Neighbourhoods	49%	43%
Make Saanich a 15-minute community	67%	21%
Concept of local hubs to achieve a 15-minute community	65%	21%
Including urban parks and plazas within the parks framework	75%	12%

### **Strategic Direction 1: Maintain the Urban Containment Boundary**

- This direction was presented at all sessions as important background information, however, was not a priority topic for consultation.
- In general, there were positive comments about protecting the Urban Containment Boundary.

### **Strategic Direction 2: Accommodate most new development in Primary Growth Areas**

- There was a high level of support from survey respondents to accommodate most new development in Primary Growth Areas, as well as support for the concept of Corridors and Primary Corridor locations.
- Most feedback recognized the need for increased housing supply in the District. Overall, participants supported planning for housing, transportation, services, and infrastructure together.
- There were mixed levels of support for the proposed maximum building heights. While some survey respondents would like to see an increase in building heights, others are concerned about changing neighbourhood character.

### **Strategic Direction 3: Expand Housing Diversity in Neighbourhoods**

- Overall, feedback highlighted the importance of addressing the District's housing needs and affordability.
- Participants identified the need to plan for adequate services and infrastructure, park space, as well as protecting existing views and neighbourhood character.
- There was a high level of support from survey respondents for the criteria assessing infill housing in Neighbourhoods and mixed support for the approach to assessing the suitability of the 4-storey development.
- Those who opposed the approach most often commented on maintaining neighbourhood character and parking. There was some concern that the approach is too restrictive and will limit new development.

### **Strategic Direction 4: Make Saanich a 15-minute community**

- Survey respondents shared a high level of support for the direction, as well as the concept of local hubs, and urban parks and plazas.
- Participants highlighted the importance of ensuring accessibility for community members of all ages, including families and seniors, as well as those with varying abilities.
- There is an opportunity to support local businesses and to protect and expand park spaces.



## Other Guiding Frameworks

### Opportunities & Challenges

Community members provided feedback on the draft opportunities and challenges and identified the following new themes:

- **Providing Good Governance** – There is a desire for Council direction to reflect the views of residents, the opportunity to improve public communications and engage with youth and to ensure strong Plan implementation.
- **Protecting Public Safety** - Community members shared a desire to enhance public safety, by addressing crime, traffic control, and street maintenance.
- **Supporting Arts and Culture** - Comments noted the opportunity to support arts, culture, and heritage initiatives.

### Sustainability Foundations

- Most survey respondents support the overall sustainability approach.
- Community members suggested there is an opportunity to reduce vehicle reliance and improve the efficiency and sustainability of housing. There was also some concern the approach lacks clarity and may be costly to achieve.

## OCP and Area Plans

- Participants identified issues with Local Area Plans, including that they are outdated and may restrict new housing.
- Overall, there was support for decoupling LAPs and the OCP. Through this process, it is important to ensure meaningful community consultation and capture local considerations.

## Key Takeaways

The following key takeaways highlight common themes that surfaced across all feedback. Saanich staff and Council will need to consider balancing the following topics, and differences in perspectives from community members, through the implementation of the Final Plan.

### Affordability

The rising cost of living is impacting current and future Saanich residents. Participants commented on the housing crisis and the need to expand the range of housing options in the District, particularly for families, youth, and those on fixed incomes. There were also suggestions to maintain affordability for current residents and to ensure cost-effective Plan implementation.

### Good Governance

Feedback highlighted the importance of a transparent planning process and engaging a diversity of residents. Plan implementation will require partnerships with other levels of government as well as community organizations, and measurable targets may help to monitor Plan progress.

Participants identified issues with Local Area Plans (LAPs), including that they are outdated and may restrict new housing. Overall, there was support for decoupling LAPs and the OCP. Through this process, it is important to ensure meaningful community consultation and capture local considerations.

### Livability

Many comments touched on maintaining and expanding a high quality of life for all residents, including services and amenities to support population growth, safe and accessible transportation options, and retaining open spaces and views.

### Mobility & Connectivity

It is important to ensure safe and accessible modes of transportation for residents and visitors of Saanich. Feedback noted the need to improve walking and cycling infrastructure, transit servicing, and the importance of private vehicle access for families, seniors, and other community members.

### Environment & Climate Change

Community members identified opportunities to build climate resilience and protect the natural environment through new development and protecting and restoring biodiversity.

*A full description of engagement feedback is found starting on page 11.*

## WHY WE ENGAGED

The District of Saanich is completing a focused update of its Official Community Plan (OCP). The update aims to respond to Saanich’s shifting population and provide alignment with recent District initiatives, Council directions, as well as provide consistent and clear policy direction to guide growth and change within Saanich.

The Strategic OCP Update project is being completed in three phases (see below), and is currently in Phase 2: Validation & Refinement. In this phase, the District sought public and stakeholder feedback on the Draft Official Community Plan (‘Draft Plan’). This feedback will be used to refine the Draft Plan, prior to bringing it forward for Council consideration in fall 2023. More specifically, the purpose of Phase 2 engagement is to:

- Inform Saanich residents and key stakeholders about the Draft Plan.
- Gather feedback from a broad cross-section of Saanich residents and stakeholders on key topic areas.
- Provide diverse opportunities for Saanich residents and stakeholders to learn about and provide input on the Draft Plan.

This document summarizes Phase 2 engagement activities and community feedback. It is not meant to be a complete reporting, but rather a summary of key themes that emerged across all engagement activities. Ultimately, the information gathered will help staff to refine the Draft Plan.



## WHAT WE DID & WHO WE HEARD FROM

Through mid-May to mid-July 2023, the District hosted several public and stakeholder engagement opportunities and meetings online and in person.

### Promotions and Outreach

A wide variety of strategies were applied to promote opportunities for engagement on the Draft Plan. These included:

- Developing a timelapse video developed in partnership with FuseLight Creative that was shared on social media, [YouTube, and when promoting events](#);
- Promoting the online webinars (May 30 and June 7), workshops (June 13 and 15) and drop-in Open House events (June 6 and 17) on the Saanich landing page, social media and in the May edition of the Spotlight;
- Promoting the Engagement Summary report for Phase 1 in the April edition of the Spotlight;
- Publishing a [Letter to the Editor](#) in the Times Colonist (June 1) on the importance of participating in the Strategic OCP Update process;
- Promoting the online workshops separately as a [news item](#) on the website;
- Promoting the OCP survey on social media [several](#) times;
- Circulating information to community associations and other stakeholder groups and requesting that they promote the events/survey through their own networks;
- Sending out regular updates through the project mailing list (Campaigner); and,
- Publishing multiple newspaper ads including in the Saanich News and Times Columnist.

### Public Webinars (Online)

District staff hosted two 90-minute webinars online via Zoom. The webinars were hosted on different days and times of the week:

- Tuesday, May 30, 2023 | 12:00 – 1:30 pm
- Wednesday, June 7, 2023 | 6:30 – 8:00 pm

The webinars provided an opportunity for the public to learn about the Strategic OCP Update and to ask questions to staff. They opened with a welcome, land acknowledgement, and background presentation by City staff, followed by a moderated Q&A. 34 community members attended the two webinars. The sessions were recorded and posted on the project website to help raise public awareness and provide important information for those that could not attend.

### Public Workshops (Online)

District staff hosted two 120-minute community conversation (workshop) events online via Zoom. The workshops were hosted on different days and times of the week:

- Tuesday, June 13, 2023 | 6:30 – 8:30 pm
- Thursday, June 15, 2023 | 7:00 – 9:00 pm

The workshops provided an opportunity for community members to learn about the OCP Update and provide their feedback on key topic areas. They opened with a welcome, land acknowledgement, and background presentation by City staff. The group then voted on the discussion topics of most interest and moved into rounds of small group discussion. At closing, participants were invited to stay for an optional 15 minutes to ask any additional questions to

staff or to contribute feedback on topics they did not discuss. In total, 21 community members participated in the online workshops.

## Public Survey (Online and Print)

A public survey was made available online and in print from May 31 – June 30, 2023. The survey sought feedback on sections of the OCP that have seen more substantial changes, including the following core concepts - Saanich's Opportunities and Challenges, Primary Growth Areas, Housing Diversity, and the 15-minute Community. The survey also asked additional optional questions about several topics covered in the OCP, including:

- Sustainability Frameworks
- Climate Change
- Natural Environment
- Housing
- Transportation & Mobility
- Utilities & Service Infrastructure
- Parks, Trails, and Open Space
- Agriculture and Food Security
- Community Well-being
- Economic Vibrancy
- Implementation

## Public Open House Events (In Person)

Two public open houses were hosted by District staff:

- Tuesday, June 6, 2023 | 4:00 – 7:30 pm (Cedar Hill Golf Course)
- Saturday, June 16, 2023 | 11:30 am – 3:30 pm (Saanich Commonwealth Place)

The open houses offered the opportunity for the public to have one-on-one conversations with project staff and to learn about the project in more detail. Information was shared through a series of [display boards](#) along with a document resource table. Attendees were encouraged to capture their input on comment forms (in some cases project staff did this as part of their conversations). The online survey also was promoted with print copies available. Light refreshments were provided at both events and childcare offered at the session on June 16. The open house display boards were hosted on the project website as a resource for those unable to attend but looking for more information.

Approximately one hundred adults attended one of the open house events (with an additional sixteen children on June 16). Attendees were a mix of primarily Saanich residents looking for more information on the project.

## Stakeholder Sessions (In Person and Online)

Three stakeholder sessions were held to solicit input from target segments of the community. The first session was a two-hour workshop held on May 31 (evening) with twenty-five representatives of Saanich's Community Associations (all associations but one attended). Invitations were sent out to the Saanich Community Association Network (SCAN) contact as well as directly to each of the community associations. The format included an overview presentation followed by a series of short topic introductions and facilitated small-group discussions. Discussion [topics covered](#) were:

- Draft Plan Overview
- Strategic Directions
  - Priority Growth Areas (#2)
  - Housing Diversity and Neighbourhoods (#3)
- Relationship between the OCP & Area Based Plans.

The second session was a two-hour workshop held on June 20 (morning) and targeted at housing providers (both market and non-market providers) and other development industry professionals. The event was promoted through the District's housing and development industry contact lists (these were expanded as part of this OCP update). There were thirty attendees at this session. The format was similar with an overview presentation followed by a series of short topic introductions and small-group discussions. The topics covered were similar to the SCAN workshop except for additional content on supporting small-scale commercial development as part of the 15-minute Community strategic direction.

Discussion [topics covered](#) were:

- Draft Plan Overview
- Strategic Directions
  - Priority Growth Areas (#2)
  - Neighbourhoods (#3 and #4)
- Relationship between the OCP & Area Based Plans

A third 1.5 hour online Webinar and Q&A session was hosted on June 26 (afternoon) with institutional landowners. There were nine attendees, including a few additional stakeholders who had missed previous opportunities (e.g., Victoria Social Planning Council, the Vancouver Island Health Authority, and a staff member from the Capital Region Board). This session provided a more in-depth overview of the project with additional content on institutional policy followed by a group discussion. This session resulted in additional one-on-one meetings with specific institutional stakeholders.

## Council Committees

Saanich staff provided a memo to seven Council Committees and presented at six of these. The memos/presentations provided both project background and content specific to each committee's mandate. Members were asked to provide input as part of their committee work as well as to consider participating on other topics as an individual and/or to promote the project within their network. Committees are generally chaired by a Councillor and made up of a mix of residents playing an advisory role to Council on specific topics (the Housing Affordability Standing Committee includes additional Council representation).

The Committees staff engaged with were:

- Arts, Culture, and Community Well-Being Advisory Committee (May 24)
- Natural Areas, Parks and Trails Advisory Committee (June 8)
- Housing Affordability Standing Committee (June 19)
- Sustainability and Climate Change Advisory Committee (June 21)
- Transportation Advisory Committee (June 22)
- Economic Development Advisory Committee (June 28)
- Accessibility, Diversity, Equity and Inclusion Advisory Committee (Memo only)

## WHAT WE HEARD

This section includes a summary of all feedback received during Phase 2 Engagement. To understand all community perspectives together, this section is organized by OCP topic and not by engagement activity. Under each topic, there is a summary of the key themes that emerged across public and stakeholder feedback as well as quantitative results from the public survey, where applicable. The most common themes in the feedback are described first.

### Guiding Frameworks

#### Opportunities & Challenges

Community members provided feedback on the draft opportunities and challenges. Most comments related to the existing opportunities and challenges, although some **new themes** emerged.

#### Cross-cutting Themes

##### Responding to Housing Supply, Diversity and Affordability Gaps

- Community members noted the opportunity to improve affordable and accessible housing in Saanich, particularly missing middle housing, and housing for those experiencing homelessness. There were suggestions to increase the housing supply by reducing barriers to development and setting targets for the number of new units.
- Community members also shared concern about growth in Saanich, and a desire to maintain single-family homes.
- There is an opportunity to maintain the Urban Containment Boundary and protect agricultural lands while building new housing supply.

##### Directing Future Growth to Build Complete Communities

- Community members shared support for maintaining and expanding access to parks and active spaces (e.g., sports fields). There were comments on the importance of access to natural areas for both people and their pets.
- Community members commented on the opportunity to reduce reliance on cars and improve safe active and public transportation connections.
- There were some concerns about a potential increase in surveillance and control.

##### Strengthening Natural Areas and Biodiversity

- Community members identified the challenge and opportunity of protecting, restoring, and expanding natural areas, biodiversity, and tree canopy cover. Suggestions included dark skies and species at risk policies.
- There were also suggestions to improve community education and involvement in environmental protection and pollution prevention.
- Some identified challenges with a lack of action towards protecting and restoring natural areas and ecosystems (e.g., species and risk, invasive species, etc.).

##### Providing Good Governance – New Theme

- There is a desire for Council direction to reflect the views of residents, and the opportunity for the District to improve public communications and to engage with youth.

- There were also suggestions to better identify how the opportunities and challenges relate to OCP goals or other Saanich initiatives. Comments also noted the importance of strong Plan implementation.

### **Ensuring Economic Prosperity**

- Community members commented on the challenge of the rising cost of living and a desire to maintain affordability. There were suggestions to attract industry to create economic opportunities, as well as to support local businesses.

### **Supporting Wellness – New Theme**

- Community members commented on the opportunity and challenge of supporting mental and physical health, including addressing substance use and the toxic drug crisis, providing active spaces for people and pets, and supporting local food security.

### **Providing Sustainable Community Services & Supporting Infrastructure**

- Comments noted the opportunity and challenge of ensuring adequate amenities, services, and infrastructure to support a growing population, including medical and utility services. There was a suggestion to work with other municipalities in providing these services.

### **Taking Action on Climate**

- Community members highlighted the importance of reducing reliance on cars, and of building resilience to extreme events like floods, fire, and heat.
- There were also comments about the need for strong Plan implementation to achieve net zero emissions and respond to climate change.

### **Creating a Diverse, Equitable and Inclusive Community**

- Community members noted an opportunity to support an equitable, diverse, and inclusive community by providing employment and affordable housing opportunities.
- There were suggestions to improve accessibility of parks, buildings, and transportation infrastructure, as well as to consider intergenerational equity and engage youth in planning decisions.

### **Adapting to Changing Demographics and Households**

- Community members noted the challenge and opportunity of aging population, including improving accessibility of new development and transportation options.

### **Protecting Public Safety – New Theme**

- Community members shared a desire to enhance public safety, by addressing crime, traffic control, and street maintenance.

### **Supporting Arts and Culture – New Theme**

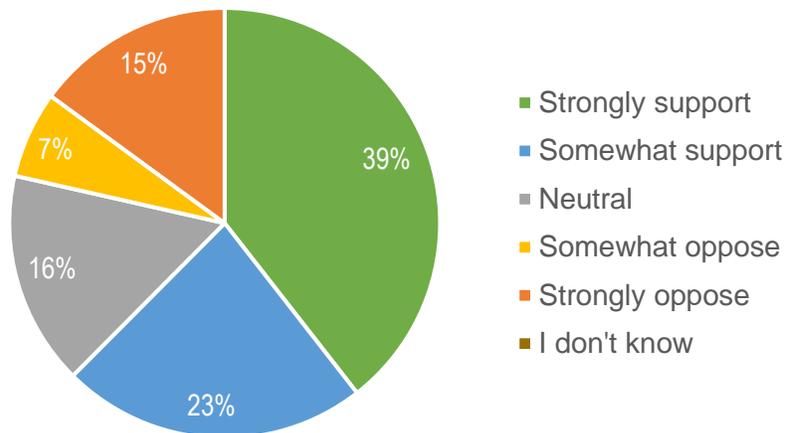
- Comments noted the opportunity to support arts, culture, and heritage initiatives.

### **Committing to Reconciliation**

- There was a suggestion to define what reconciliation means for Saanich and its commitments.

## Sustainability Foundations

### Level of support for the overall sustainability approach (public survey)



Most survey respondents (62%) support the overall sustainability approach. 22% of respondents either somewhat or strongly oppose the approach, while 16% are neutral in their level of support.

### Cross-cutting Themes

#### Transportation

- Community members emphasized the importance of reducing reliance on vehicles, improving public transit connections and servicing, as well as safe active transportation infrastructure.
- Comments noted that vehicles may still be needed for access to employment and are especially important for families and seniors.
- There were some concerns that an increase in population will result in added traffic.

#### Clarity

- Comments suggested the sustainability approach is too general. Feedback included that the language and concepts are complex and more definitions are needed.
- Community members suggested adding more information about implementation and how Saanich will balance competing goals. There was concern that added lenses may add unnecessary complexity to the direction of the OCP.

#### General Concern

- Community members expressed concern that the approach is too top down, unrealistic, and unnecessary.

#### Housing

- Comments noted the importance of higher density, energy efficient housing in addressing climate mitigation as well as affordability and social wellbeing. There is a need to emphasize missing middle housing, as well as support for higher density throughout the District.

- Some community members expressed concern about added density and its impact on existing neighbourhoods.

#### **Cost**

- Community members shared concern about the cost of Plan implementation and municipal spending in general.

#### **Environmental and climate change**

- Comments noted the impact of development on the natural environment. Community members suggested adding a species at risk policy, improving local watershed management, strengthening tree retention policies, maintaining the UCB and protecting agricultural land, as well as emphasizing climate adaptation and mitigation throughout the Draft Plan.
- Stakeholders suggested strengthening language about protecting and restoring natural assets in part of climate adaptation.

#### **Amenities & services**

- Community members commented on the need for services, schools, employment, and public spaces like libraries, recreational centres, and parks. Some noted the importance of off-leash dog parks as part of creating 15-minute communities.

#### **Economic vibrancy**

- There was concern that a focus on economic vibrancy will promote overdevelopment.
- There is an opportunity to address the rising cost of living under this pillar.

#### **General support**

- Community members shared support for One Planet Living, and the 15-Minute Community, as well as the overall approach.

## OCP and Area Plans

Community members and stakeholders provided feedback on the transition away from Local Area Plans at engagement events. While this topic was not introduced in the survey due to its complexity, it was a key topic at the Saanich Community Association Network workshop and the Housing Providers/Development Industry workshop as well as at the public open houses. The feedback is summarized below.

### Cross-cutting Themes

#### Challenges with the planning framework

- Some community members expressed support for a transition away from Local Area Plans (LAPs), as they are outdated, onerous to update and slow much-needed housing development.
- Housing providers/development workshop attendees noted that area-based plans tend to represent the status quo and are quite prescriptive. As a result, they quickly become out of date.

#### Decision-making priority

- Housing providers/development workshop attendees expressed consensus that the OCP should take precedence over area-based plans and that area-based plans should be rescinded and removed from the planning framework. The OCP was seen as preferable as it has a broader and longer-term vision and built-in schedule for regular updates. Decoupling the plans and having a clear hierarchy of plans would provide clarity to the development community and potentially remove some barriers to non-market housing.
- Community Associations provided ideas for how to address the relationship between LAPs and the OCP, including:
  - LAPs could be strategically updated.
  - LAPs could be reviewed and condensed with larger-scale items moved over to the OCP.
  - Key policies from LAPs could be transferred to the main body of the OCP.
  - Older LAPs could be rescinded, and land use direction could be left to newer area-based plans and the OCP.
- Institutions suggested that CCVs and LAPs should not be included in the OCP bylaw.
- Community members shared mixed opinions on the best approach. Some suggested the OCP should take priority, given it is a community-wide vision and LAPs are aging. Others noted that LAPs should take priority, given the proposed increase in density.

#### Important Local Area Plan characteristics

- Community Associations workshop attendees shared general concern regarding the potential loss of LAPs but acceptance that some change from the current situation is necessary, particularly given the age of many of the LAPs and the resources required to update all of them. Key concerns regarding eliminating Local Areas Plans include:
  - They represent a significant amount of work, money, and input.
  - There may be gaps in terms of fine-grained detail and land use direction.
  - Neighbourhoods may lose their unique feel and character.
- Community members also expressed concern about the ability of District-wide plans to address local considerations, including unique biodiversity and neighbourhood

character. There was also concern that de-coupling plans could further slow implementation. There is a need for the planning framework to be more flexible to the needs of the community, and for zoning to be simplified to allow for faster development approvals.

- Community Associations also noted there should be more focus on plan implementation rather than continuing to make new plans. The community would like to see some follow-through on implementing the directions laid out in the LAPs.
- There were questions about how Community Associations and members of the public will have input on their local area going forward.

# Strategic Directions

## Strategic Direction 1: Maintain the Urban Containment Boundary

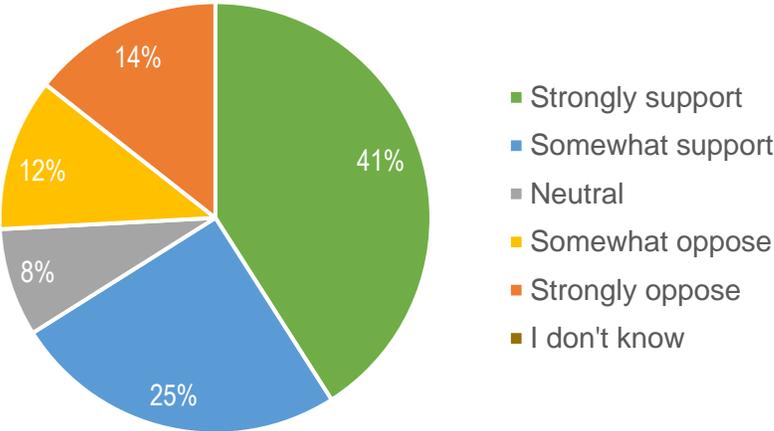
Strategic Direction 1 was not a priority topic for consultation as changes to the Urban Containment Boundary are outside the scope of the Strategic OCP Update project and have implications for the Regional Growth Strategy. However, the concept was presented at all sessions as background information and a key component in supporting the other strategic land use directions and policy areas (e.g., Agriculture and Food Security, Natural Environment).

In general, feedback was supportive of maintaining the Urban Containment Boundary to limit sprawl, support food security, and protect and enhance biodiversity/natural areas. During the workshop with Institutional landowners, questions were raised about how this Strategic Direction impacts the needs of Camosun College’s Interurban Campus and the University of Victoria’s Tech Park, both of which are located outside the Urban Containment Boundary.

## Strategic Direction 2: Accommodate most new development in Primary Growth Areas

Community members and stakeholders provided feedback on Primary Growth Areas through the survey and engagement events. This included feedback on the overall direction, Corridors, maximum building heights, and neighbourhood transitions.

Level of support for accommodating most new development in Primary Growth Areas (public survey)



Overall, there is a high level of support for accommodating most new development in Primary Growth Areas. 66% of survey respondents strongly or somewhat support the direction, while 26% somewhat or strongly oppose it.

## Cross-cutting Themes

### Housing need

- Comments suggested there is a need for increased housing supply across the District, and not only within Primary Growth Areas, to address the housing crisis.
- There were concerns that the direction is too restrictive and would increase barriers to development, including affordable options including for students and youth.
- Community members questioned if there would be up-zoning along major corridors to accelerate development.

*“Growth should be happening everywhere. The key growth areas should see building heights far in excess of what is being proposed here. The best way to house new people, reduce displacement, and make more walkable communities is to build everywhere, focus new development where densities are currently the lowest, and rezone.”*

- Survey respondent

### Neighbourhood character

- There were concerns about the pace of change, and that increased density and the approach to transitions will result in a loss of neighbourhood character. Some suggested that the growth areas are too large.
- Comments emphasized the importance of human-scale design and setbacks to soften transitions. There was a suggestion to request skyline studies from developers.
- Community members shared concerns that focusing on community character may limit much-needed new housing.
- Housing providers/development workshop attendees noted that addressing transitions in neighbourhoods and along Corridors is particularly important.

*“[This Strategic Direction] is lowering the standard of living within the community. Development is too spread out. Clustering would be more effective.”*

- Survey respondent

### Infrastructure and transportation

- Most public comments expressed support for building higher density near existing transportation infrastructure. Some expressed concern this will lead to inequities in exposure to pollution and suggested that density should be allowed across the District.
- Community Associations expressed support for PGA locations as they align with transit and active transportation routes, as well as development patterns in adjacent municipalities. The groups also noted that concentrating growth in PGAs provides infrastructure efficiencies and assurances for the community and developers regarding future growth patterns.
- Advisory Committees (Transportation and Housing Affordability) noted that areas not currently identified have limited transportation options and that new hubs and villages will need to be identified as the Plan roles out.
- Housing providers/development workshop attendees suggested that mechanisms to relax parking requirements should be embedded in policy.

- There was some public concern about the impact of new development on existing roads and parking. Community Associations shared some concerns regarding the ability of existing infrastructure to accommodate density increases.

### Environment and climate change

- Community members commented on the need to protect tree canopy cover, red-listed species, watersheds, and agricultural land.
- There were comments on the importance of constructing carbon neutral buildings, and concern that the PGAs are within areas that are vulnerable to flooding.
- Community Associations noted that in general, more emphasis should be placed on green space, environmental protection, and climate change mitigation. These are not only important for the health of the environment, but also the liveability of residents.

### Planning process

- Community members asked clarifying questions about the difference between a Centre and a Village, and the role of the Regional Growth Strategy. There were also questions about the process for determining building heights as well as the locations of Centres, Villages, and Corridors, and the role of public consultation in determining the boundaries.
- Community members made specific suggestions including:
  - Cadboro Bay to be considered a neighbourhood rather than PGA
  - Adding a Secondary corridor from Burnside-Harriett-Saanich Rd–Tattersall – Quadra
  - Allocating more area around the University of Victoria for density
- Community Associations also raised questions about the rationale for including and/or excluding certain CCV areas including:
  - The gap between Tillicum Centre and the McKenzie corridor
  - Gorge Rd and Gorge Village
  - The area between Uptown and Tillicum.
  - Boundaries and classification of Royal Oak area as Centre
- Housing providers/development workshop attendees suggested that the boundaries of Centres, Villages and Corridors are at odds with the guiding concept of 15min communities. Instead, the District could map out theoretical 15min communities and develop the land use framework from there.
- Community members suggested the District conduct transportation and environmental impact assessments, work with community groups through implementation, update zoning to match the OCP, and consider building outside the UCB. There was a question about how other municipalities in the region are responding to growth.
- There were also suggestions to improve map legibility in the Draft Plan, including clarifying boundaries and adding more road names.

### Services & amenities

- Community members noted the need to provide medical and commercial services, green and recreational space, schools, and daycares to support a growing population. There was a question about the potential for the District to work with other levels of government to provide health services.
- Community Associations raised concerns about providing amenities and improving liveability within the primary growth areas. There were comments that with increased

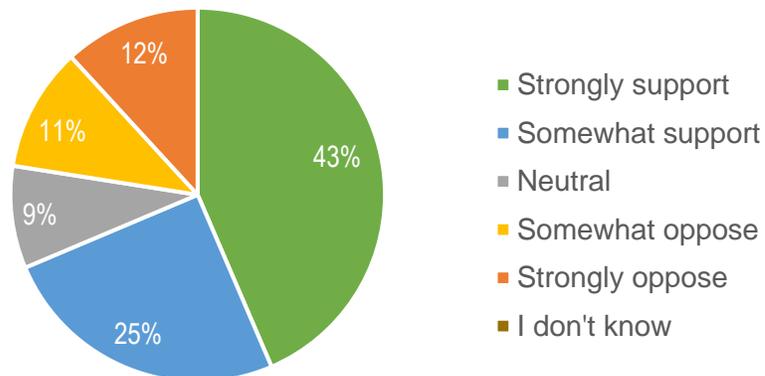
density, there needs to be commensurate increases in services and amenities. Improved transit service levels, active transportation infrastructure, health service options, green space and gathering spaces were seen as particularly important.

### General comments

- Community members shared concerns about the need for growth, the beneficiaries of new development, and the introduction of “boundaries”.
- Community Associations provided general agreement with the idea of focusing density in Centres, Corridors, and Villages and of 6-storey development along designated corridors.
- Community Associations and Housing providers/development workshop attendees provided support for parcel-based mapping for primary growth areas as it gives comfort and assurance to the community and developers.

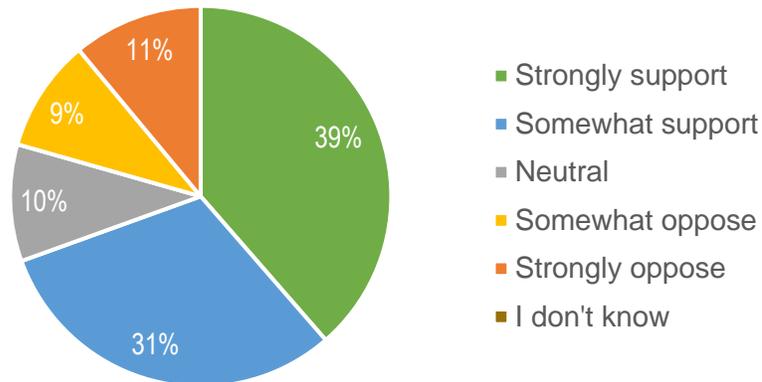
## Corridors

### Level of support for the concept of Corridors (public survey)



Most survey respondents (68%) strongly or somewhat support the concept of Corridors, while about one-quarter of respondents (23%) somewhat or strongly oppose the concept.

## Level of support for the location of Primary Corridors (public survey)



There is strong support for the location of Primary Corridors. 69% of survey respondents strongly or somewhat support the locations, while 21% strongly or somewhat oppose them.

## Cross-cutting Themes

- Community members support planning for transportation and housing hand-in-hand. There was a suggestion to connect the Corridors and develop a rapid transportation network, and a question about how the implementation of the Active Transportation Plan and new facilities will work toward the goals of the Draft Plan.
- There were some concerns from both the public and stakeholders that locating multi-unit housing on busy corridors is inequitable and that increased density is needed throughout the District.
- Housing providers/development workshop attendees noted that Corridor planning should be linked to transit routes and service levels and should acknowledge that relatively high population densities are required to support transit investments. There were lots of questions regarding the relationship between planning done by BC Transit and Saanich.

## Additional locations

- Community members suggested additional Corridors, including Foul Bay Road towards Fort St., Cadboro Bay, and Glanford Ave. There was a comment that the PGAs seem scattered and may benefit from creating a network of growth areas (e.g., connecting corridors like McKenzie, Tillicum, and Burnside). There were concerns about the need for student housing and that the University of Victoria is far from proposed corridors and PGAs.
- Housing providers/development workshop attendees also identified several gaps in the land use framework. These include:
  - Pat Bay Highway – should this be included as a Corridor?
  - Sections of Douglas and Tillicum are missing. Connect Tillicum / Burnside to other corridors.
  - Cadboro Bay Village should not be a Primary Growth Area – it is a small village with little potential for change.
  - Corridors should be inclusive of major employment lands (e.g., UVIC). The importance of UVIC and Camosun should be emphasized. These areas naturally

support the idea of 15min communities. Capitalize on this by creating a Centre at Gordon Head Rd and McKenzie.

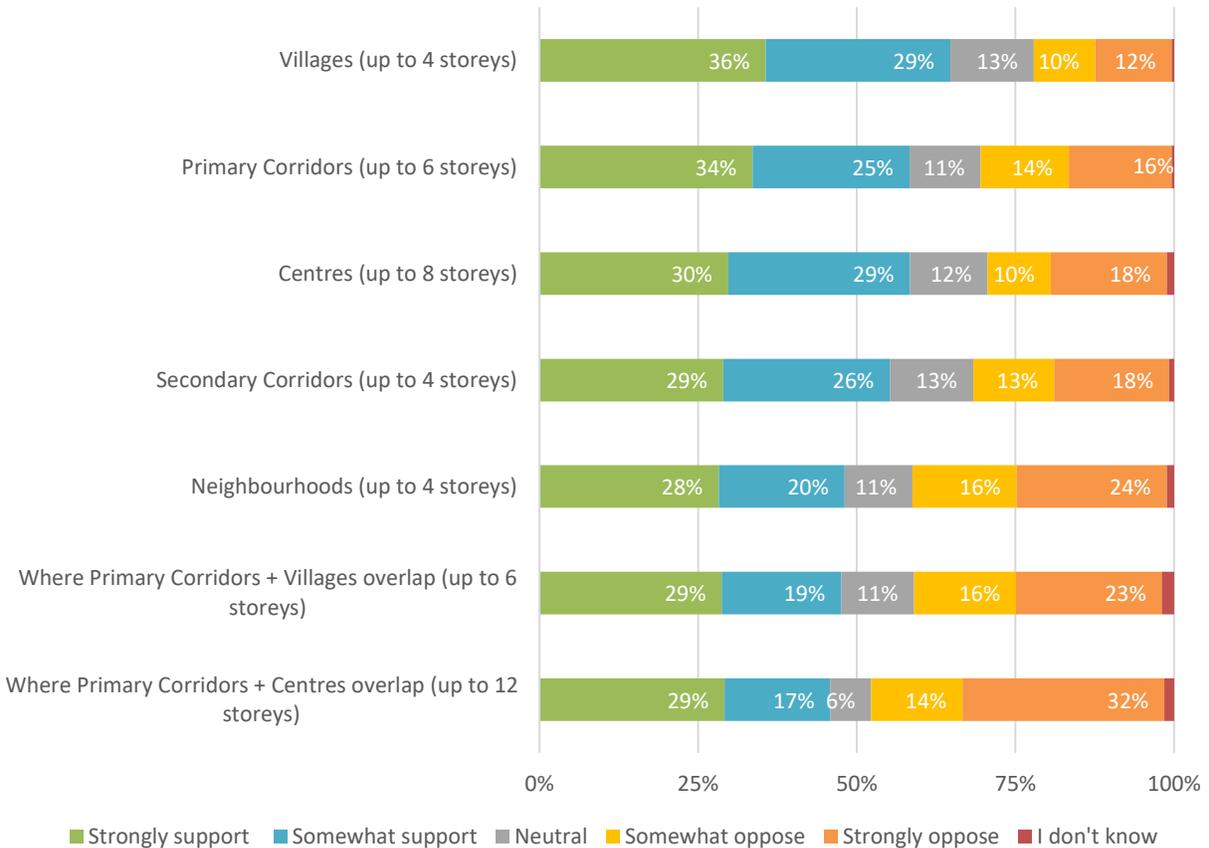
- Gordon Head has potential for more intensive land use and particularly mixed-use development. UVIC also needs more student housing. Could Feltham evolve to be part of the Shelbourne Corridor?
- Corridors should have a wider spread. It seems like a quick drop from corridor areas to single-detached housing.
- Advisory Committees (Housing Affordability) suggested that Corridors could be expanded, looking outside the Shelbourne - McKenzie Corridor for densification.

**Other comments**

- Community members asked about the width of the Corridors. There was some concern that McKenzie and other Primary Corridors are already developed or overly congested, and about the impact of growth on McKenzie Ave on the Swan Lake Watershed. The public had questions about how the development at McKenzie and Shelbourne will interact with the OCP,
- Housing providers/development workshop attendees suggested the characteristics of secondary corridors should be more clearly explained.

**Maximum Building Heights**

Level of support for the proposed maximum building heights (public survey)



There is a high level of support (strong or somewhat) for the proposed maximum heights in Villages (65%), Primary Corridors (59%) and Centres (59%). Over half of the survey respondents strongly or somewhat support the proposed heights along Secondary Corridors (55%).

Survey respondents expressed greater opposition (strong or somewhat) to the proposed maximum heights where Primary Corridors and Centres (46%) overlap, in Neighbourhoods (39%) and where Primary Corridors and Villages overlap (39%). However, there were mixed opinions from respondents who shared opposition to the proposed heights. Some noted concern about an increase in building heights and a preference for lower heights, while others noted the increase is not enough to meet housing demand.

Still, almost half of the survey respondents shared strong or somewhat support for the proposed heights (46%, 48%, and 48% respectively).

## Cross-cutting Themes

### Higher heights

- Some community members suggested a need for higher maximum building heights. Some proposed higher heights mainly within Centres and Corridors, while others suggested a need for higher heights across the District. There were comments that raising the maximum heights will improve development viability, allow for more non-market housing, and support Saanich's population over the long term.
- Housing providers/development workshop attendees also emphasized that higher heights or more flexibility around heights would alleviate design and feasibility challenges in a variety of settings. The group noted that 6-8 stories are a particularly challenging bracket given wood-frame thresholds and additional code requirements that are triggered at 8 stories.
- Housing providers/development workshop attendees suggested including mechanisms to allow additional height in the OCP. An OCP amendment should not be required to consider additional height. The groups suggested that FAR/FSR should be used instead of height as it allows for more flexibility in design. It was felt that Saanich may get less pushback from the community on developments by using FAR due to the increased flexibility in design that this method of controlling height affords.
- Specific feedback on the heights included:
  - Heights in and around Villages should be up to 6 stories. 4 is too low and will miss an opportunity to add housing diversity and mixed-uses.
  - 4 stories near the hospital and University is too low. These are major employment centres and present a unique opportunity to realize the 15min community concept.
  - Some felt up to 12 stories in Centres would be appropriate, others felt over 12 should be considered in exchange for significant amenity contributions.

### Lower heights

- Community members expressed concern with the maximum building heights, suggesting that lower buildings will help to maintain views and livability. There were mixed opinions on the desired scale, some wish for single-family homes, and others suggested up to 3, 4, or 6-stories maximum.

### Neighbourhood character

- There were community concerns that the maximum building heights will change the community character. Comments suggested it is important new build designs are consistent with the neighbourhood, protect views and limit shadowing. Some expressed concern about the impact of growth on community safety and mental health, as well as property values.

### Transportation & infrastructure

- Community members emphasized the need to ensure the infrastructure supports the added density. There were concerns about an increase in traffic, as well as parking and noise impacts. Some noted it is important to plan for density near transit connections, to reduce parking and promote active transportation.

### Environment & sustainability

- Community members shared concerns about meeting sustainability goals while supporting community growth, as well as the impact of development on trees and wildlife.
- Some noted the increase in building heights is important to prevent sprawl, and that new builds should meet green building standards.

### Amenities & services

- It is important to maintain access to green and recreational spaces and provide employment opportunities and medical services for new residents.
- There was support for mixed-use and local hubs to provide walkable access to amenities and services.

### Planning process

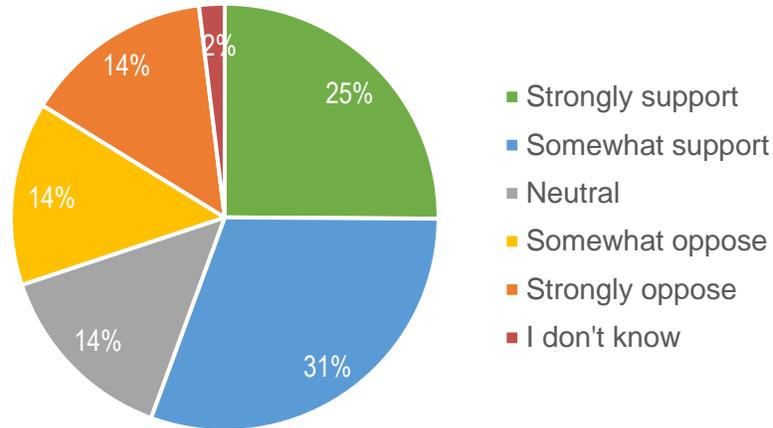
- There was some public concern about the consultation opportunities for the Draft Plan and development applications. There were questions about how the maximum building heights were determined, and future opportunities for consultation.
- Comments noted the need for zoning to reflect the Draft Plan and to remove requests for variances.

### General comments

- Some community members expressed general concern or support for the proposed heights.

## Transitions

Level of support for this approach to transition between Primary Growth Areas and the surrounding neighbourhood (public survey)

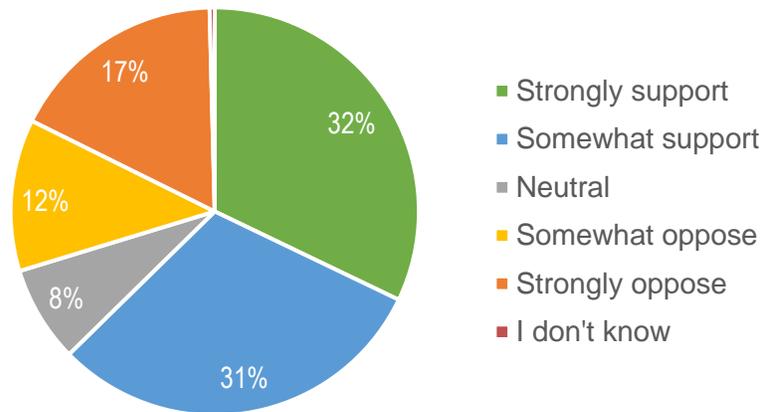


Over half of the survey respondents (56%) strongly or somewhat support the approach to transitions, while just over one-quarter (28%) strongly or somewhat oppose it. 16% of respondents are neutral or unsure of their level of support for the approach to transitions between PGAs and the surrounding neighbourhood.

### Strategic Direction 3: Expand Housing Diversity in Neighbourhoods

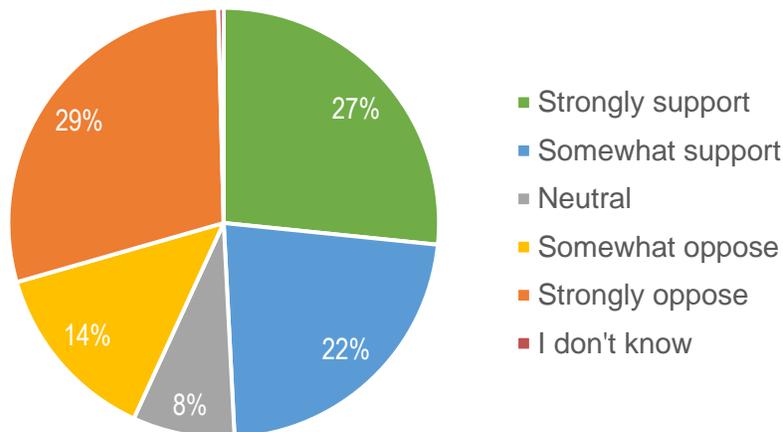
Community members and stakeholders provided feedback on expanding housing diversity through the survey and engagement events.

Level of support for the criteria for assessing infill housing (i.e., duplex, townhouse, etc.) within Neighbourhoods (public survey)



Almost two-thirds of survey respondents (63%) strongly or somewhat support the criteria for infill housing, while 17% strongly and 12% somewhat oppose the criteria. Those who expressed opposition most often commented on the importance of protecting mature trees and open spaces and parking access. Some who oppose the approach expressed concern the criteria are too restrictive.

Level of support for the approach to determining the suitability of 4-storey development in Neighbourhoods (public survey)



The approach to determining the suitability of 4-storey development in Neighbourhoods received lower levels of support than the infill criteria. About half (49%) strongly or somewhat support the approach, while close to half (43%) strongly or somewhat oppose it. Those who expressed opposition most often commented on the importance of the fit with the neighbourhood and parking access, as well as a need for strong community consultation. Some who oppose the approach shared concern it will limit needed development. 8% of respondents are neutral.

## Cross-cutting Themes

### Housing need & affordability

- Community members expressed concern that the infill criteria are too strict and will limit new development. There were suggestions to allow higher density throughout the District, to reduce lot sizes, incentivize infill, and use municipal-owned land for social housing.
- Community members also expressed concern about housing affordability. There were concerns that the Direction will focus on new market housing, and questions about how the District will protect and expand affordable rentals, co-operative housing, and limit the number of empty homes. There was also concern that increasing the housing supply will not achieve affordability.
- Housing providers/development workshop attendees also expressed concerns about addressing affordability and that it is likely not achievable through simply increasing the housing supply. The group suggested that other tools for affordable housing should be explored.
- Housing providers/development workshop attendees shared concern that the criteria for infill housing in neighbourhoods is too restrictive and could prevent missing middle housing from being developed. The groups noted that a greater commitment and emphasis should be placed on non-market housing, given affordability is a key issue in the region. Ideas for encouraging non-market housing included:
  - Pre-zoning
  - Allowing residential uses in more zones (particularly P zones) and having more allowances for mixed-use development.
  - Better programs and incentives for private development of affordable housing.
  - Get rid of CACs. Rising cost of CACs is a concern for housing affordability, especially among lower-density typologies where economies of scale don't exist.
  - Infrastructure costs are a concern – Saanich could lead with capital planning and infrastructure to encourage development.
  - Density bonuses.
- Advisory Committees (Housing Affordability) noted the need for workforce housing and encouraged increasing density. This could be through mixed-use throughout neighbourhoods to create complete communities. The group noted there is a need for a stronger focus on affordability throughout OCP, as well as to protect existing rental housing.

### Transportation & infrastructure

- Community members expressed concerns about the existing road capacity and emphasized the importance of planning for parking, traffic calming, and safe bike and

walking routes to accommodate new growth. There was support for planning housing and transportation together.

- There were some public concerns that parking requirements and/or that access to transit may limit or slow new development.
- Community Associations emphasized that infrastructure provision is important in neighbourhoods. Curbs, gutters, parking, and sidewalks should be provided with infill development.
- There were comments from Advisory Committees (Transportation) that secondary and garden suites have the same parking requirement.

#### Fit with neighbourhood

- Community members expressed mixed opinions on retaining neighbourhood character. Most noted the importance of maintaining privacy and limiting the shadowing of existing neighbours, while others commented that protecting neighbourhood character will limit needed development and promote inequities (i.e., affordable units on busy corridors).
- Community Associations also emphasized that privacy, shadowing, and view obstruction are concerns for existing residents where infill is proposed. Advisory Committees (Housing Affordability) commented on importance of height and ground-oriented design.

*“[The Strategic Direction] does not take into account the privacy and peaceful enjoyment current residents are entitled to.”*

- Survey respondent

*“Limiting 4 story residential to major roads is inequitable. I disagree with criteria for compatibility with existing neighbourhood. Most of Saanich was designed as car-oriented suburbs with large setbacks, it would be good to see that evolve and change to be more walkable, like Fairfield, Victoria.”*

- Survey respondent

#### 4-storey development

- Community members expressed concerns about 4-storey development in Neighbourhoods and noted that density should be restricted to Corridors.
- A few community members noted the importance of providing multi-unit housing throughout Neighbourhoods in the District.
- Community members suggested that 4-storey developments should have careful design and setbacks to ensure a fit with the existing neighbourhood.
- Community Associations expressed concern about 4 stories. For 4 stories to be accepted, design and location would be important considerations.

#### Infill housing

- Community members noted a preference for infill housing like row housing, laneways, and townhomes. There were comments about the importance of street access for seniors and promoting community connections.
- Community Associations also shared preference for townhouses, larger unit sizes, more ground-oriented housing, and up to three-stories. The group suggested that corner lots present a particularly good opportunity for infill housing given the fact that they have two street frontages. The groups suggested more emphasis be placed on accessible and adaptable infill housing to accommodate an aging population.

## Implementation

- There was public concern the criteria are too open to interpretation. There was concern that development will be developer-led and lack community consultation.
- Some community members also noted concern about the level of review for each infill application. It was suggested there is an opportunity to set targets for the number of new units and to incorporate the new Homes for People into the Draft Plan.
- Community members asked if any incentives will be provided to support homeowner infill, how Saanich will increase the efficiency of its permitting process, and the timeline for Draft Plan implementation.
- Housing providers/development workshop attendees felt that the OCP and other policy and regulatory documents in Saanich are too prescriptive and subjective in terms of its language around allowable building typologies, heights, locations, and that subjective and prescriptive criteria help create delays in approvals and may present barriers to achieving land use goals (e.g., 15min communities). There was frustration over the current timelines for development approvals.

## Climate, biodiversity, and environment

- Community members expressed concern about the loss of tree canopy cover and open space, and the ability to balance growth and achieve biodiversity targets. There were suggestions to limit light pollution (e.g., dark sky policy), protect red-listed species, and strengthen tree retention policies.
- Community Associations noted that tree retention is an important consideration for infill.

## Amenities & services

- Community members noted the importance of access to pet-friendly park spaces, health and childcare, and promoting neighbourhoods with a mix of uses. There were some concerns that new development will place too much pressure on existing services. It is important to increase amenities and services not only within the Primary Growth Areas but throughout Saanich.
- Advisory Committees (Housing Affordability) highlighted the importance of green and gathering space to support community wellbeing with increased density.
- Housing providers/development workshop attendees emphasized the role of mixed-uses and missing middle housing in realizing the walkable, 15min community. The group noted that retail spaces in Primary Growth Areas tend to be quite large and therefore not very walkable. Neighbourhood commercial presents the best opportunity for walkability and 15min communities. The idea of the 'mixing middle' was suggested with increased neighbourhood amenities as density increases.
- Housing providers/development workshop attendees noted that successfully integrating commercial uses is a challenge. Some felt that higher housing densities were needed to support neighbourhood commercial while others felt that zoning was the key barrier. The groups suggested ideas to incorporate more commercial and mixed-uses in neighbourhoods:
  - Identifying more neighbourhood hubs and doing this on a tighter timeline.
  - Including an option for small-scale commercial in all neighbourhood designations.

- Including mechanisms to convert existing housing to commercial space.
- Allowing more commercial density and mixed-uses in Villages.
- Allowing flexibility on parking, separations, etc. for small-scale commercial uses

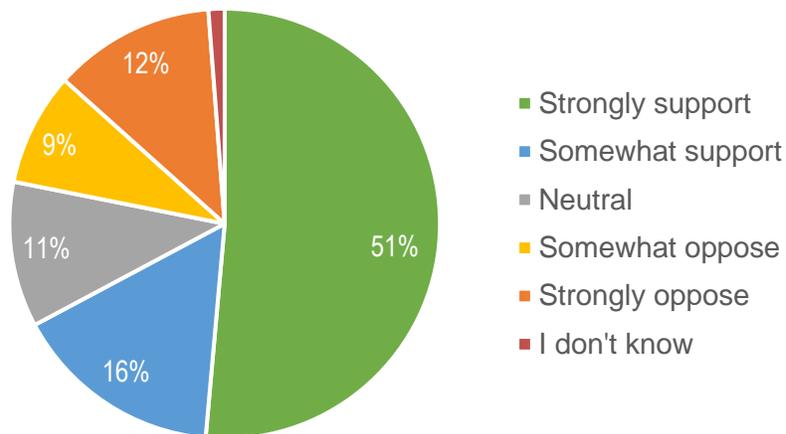
#### General comments

- Some community members suggested there is no need for growth.
- There was a question about what is considered a multi-family development.

## Strategic Direction 4: Work towards making Saanich a 15-Minute Community

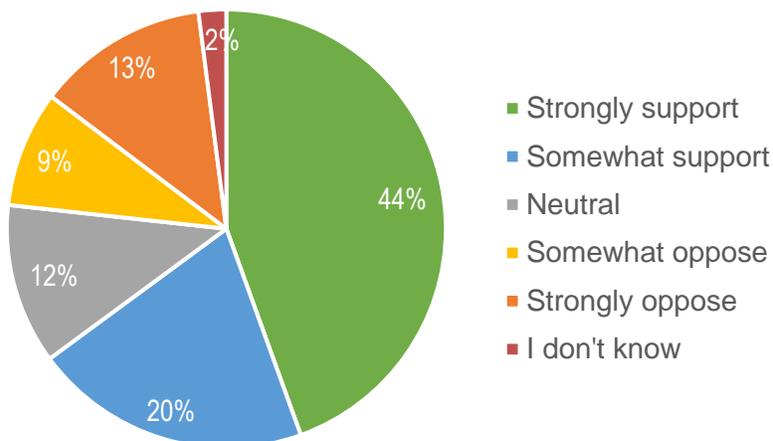
Community members and stakeholders provided feedback on making Saanich a 15-minute community through the survey and engagement events. This included feedback on the overall direction, local hubs, and parks.

### Level of support for working towards making Saanich a 15-minute community (public survey)



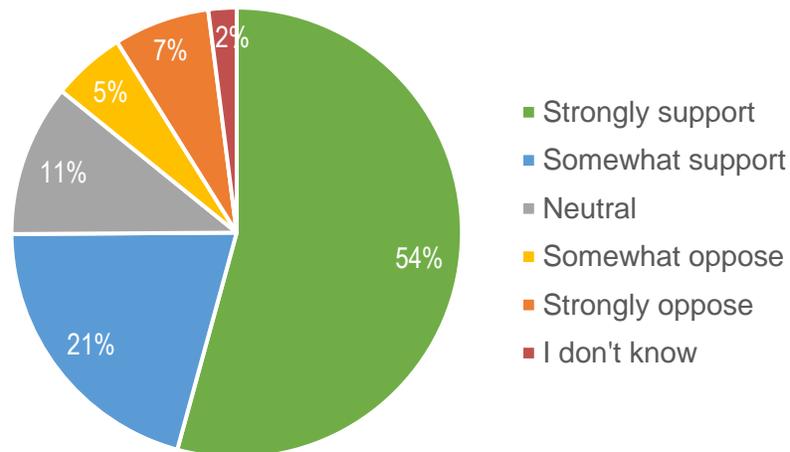
The Direction to make Saanich a 15-minute community received a high level of strong support (51%) from survey respondents. An additional 16% of respondents somewhat support the Direction, while 21% strongly or somewhat oppose it.

### Level of support for the concept of local hubs to achieve a 15-minute community (public survey)



Most respondents (65%) strongly or somewhat support the concept of local hubs, while 21% strongly or somewhat oppose it. 14% of respondents are neutral or unsure of their level of support.

### Level of support for including urban parks and plazas to complement larger-scale parks within the District's parks framework (public survey)



Over half of the survey respondents (54%) strongly support including urban parks and plazas in the District's parks framework. 21% of respondents somewhat support the approach, while few respondents (12%) somewhat or strongly oppose it.

### Cross-cutting Themes

#### Parks & green space

- Community members commented on the importance of parks, trails and green space for community health and connection, as well as climate change mitigation and adaptation. There was support for a diversity of park sizes to support density and an aging population. There was also concern about a loss of off-leash pet areas.
- Community members noted the importance of maintaining trees, protecting species at risk, and limiting light pollution. There was a suggestion to consider linear parks to promote biodiversity.

#### Amenities & services

- There was public support for walkable access to daily services (e.g., bank, coffee shop, restaurant, grocery stores) to improve livability, and a desire to support local businesses over chain stores. Community members also suggested a need for additional schools and daycares, community gathering spaces like community centres and places of worship. There were suggestions from community members to allow mixed-use zoning throughout the District rather than focusing on local hubs.
- Few community members expressed content with their existing access to services and concern that expanding commercial spaces will not be economically viable.
- Advisory Committees (Arts, Culture and Community Wellbeing) noted the Economic Development Strategy is central in realizing this Direction.

## Transportation

- There was public support for reducing reliance on cars and improving safe, enjoyable, walkable access for the community, particularly given an aging population. There were also suggestions to expand transit service hours and routes, and a focus on human-scale design.
- Other community members commented on the cost and feasibility of expanding infrastructure and noted that commuting by car will still be needed for the workforce and older people.

*“I think more accessible communities are great, I would love not to have to drive to a neighbouring municipality to go to the bank and be able to walk to a coffee shop. I think it would increase community vibrancy and connection and that folks can continue to travel further to access amenities if they wish and have the means.”*

- Workshop Participant

## Housing

- Public comments suggested that higher-density housing will be needed to support commercial spaces and to protect green space. Community members highlighted the importance of expanding housing options, including multifamily and non-marketing housing.
- There were concerns about housing affordability and questions about whether the Direction will further segregate low- and high-income neighbourhoods.

## Accessibility

- Community members expressed concern and emphasized the importance of ensuring 15-minute communities are accessible to all, including families, seniors, and those with mobility challenges.
- There was some concern the concept will limit residents' choices and lead to monitoring and controlling.

## General and clarifying questions

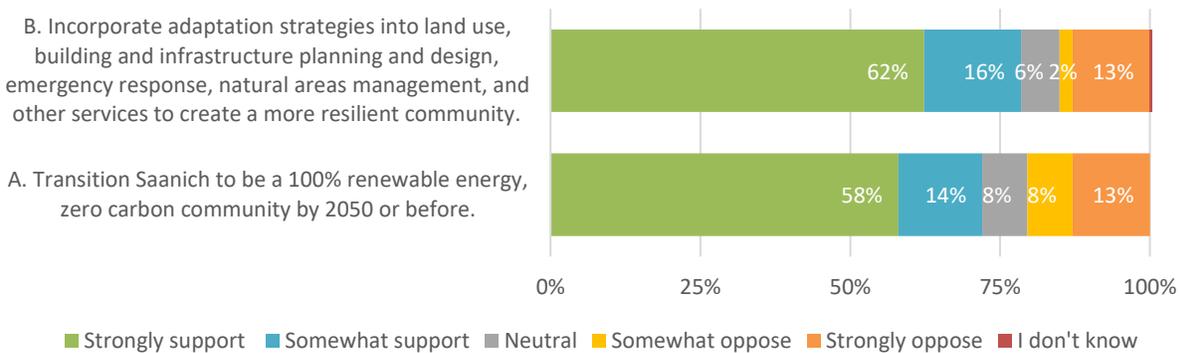
- There was mixed support from community members, some prefer Saanich remain as is and others support the goal. There were questions about if all of Saanich neighbourhoods will become 15-minutes and if there are precedent examples of 15-minute communities.
- Advisory Committees (Housing Affordability) expressed support for the Direction.

## Other OCP Topics

Through the survey, open houses, and webinars, community members had the opportunity to provide feedback on a range of other OCP topics. Some community members also shared written letter feedback. In meetings, Council Committees also shared feedback on general OCP topics.

### Climate Change

#### Level of support for each of the Climate Change Draft Objectives (public survey)



Survey respondents shared a high level of support for both climate change objectives. The graph above shows the objectives in order of most to least support. Objective B received a higher level of strong and somewhat supportive respondents (78%) and a lower level of strong or somewhat opposed respondents (15%).

#### Cross-cutting Themes

##### Development

- Public comments suggested achieving the objectives by building energy-efficient buildings and planning for housing, transportation, and amenities together. Some noted that higher building heights would allow for more green space.
- There were some concerns that community growth conflicts with the objectives.

##### Car dependency

- Community members commented on the need to improve transit options and active transportation infrastructure (e.g., bike parking), as well as to provide access to amenities throughout the District.
- Advisory Committees (Transportation) noted the transition to electric vehicles will still require parking and commented on the efforts to establish a park-and-ride along the rapid bus corridor.

*“I believe one of the biggest things we can do to mitigate climate change is to increase density, build active transportation communities and preserve our parks and agricultural land.”*

- Survey respondent

### General concerns

- There was public concern that the objectives are not evidence-based, will be costly to implement, and are not within the municipal mandate. There was a suggestion to keep Greenhouse Gas Reduction Plans separate from the OCP.

### Biodiversity

- Community members expressed a desire to protect parks and agricultural lands, as well as species at risk and tree canopy cover. There were suggestions to limit light pollution and plan for heat resilience by increasing vegetation across Saanich.
- Stakeholders also suggested it would be useful to protect and enhance biodiversity and natural areas that provide critical services to the community.

### Urgency

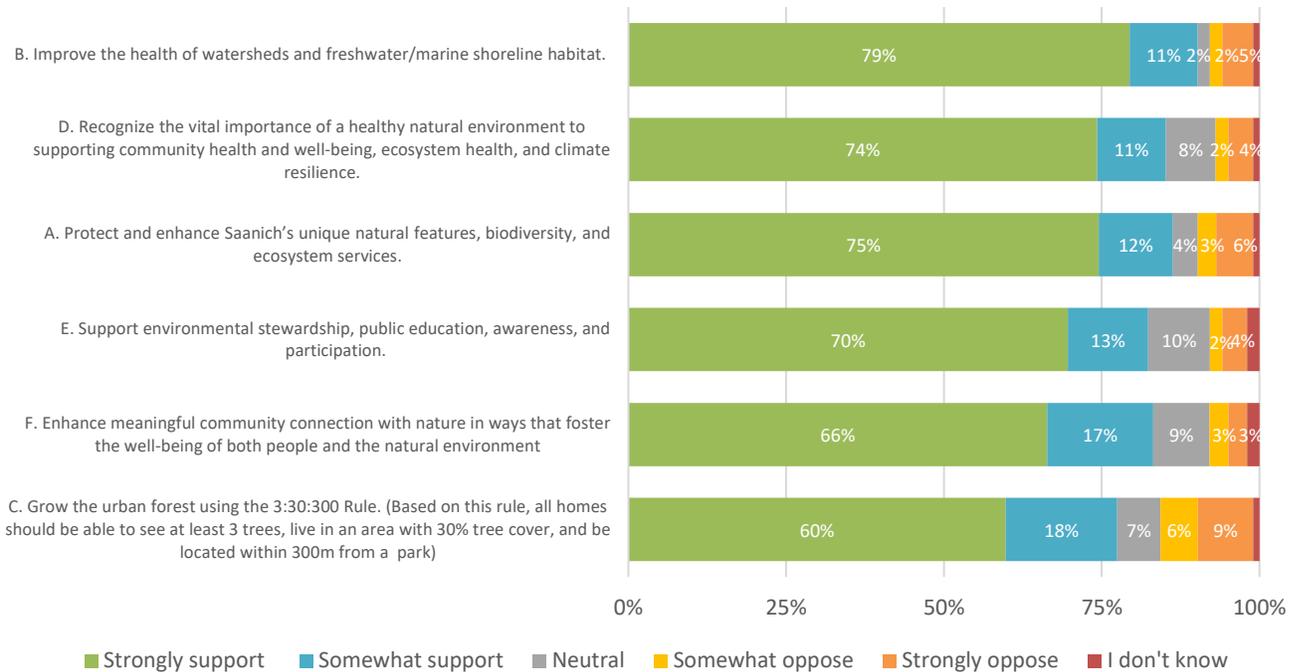
- There was public concern about a lack of climate action and that Saanich's neighbourhoods are at risk of flooding.

### Other suggestions

- Other suggestions included integrating an equity lens, ensuring a just transition for Saanich's industries, adopting a plant-based food policy for municipal procurement, and considering a zero-carbon power plant.
- Stakeholders suggested expanding on the role of natural assets in a resilient infrastructure system.
- Advisory Committees (Sustainability and Climate Change) suggested the addition of a solar shade bylaw.

# Natural Environment

## Level of support for each of the Natural Environment Draft Objectives (public survey)



The graph above shows the level of support for the draft Natural Environment objectives in order from most to least support. Overall, all objectives have a very high level of survey respondents who strongly support it (60% or more).

## Cross-cutting Themes

### Tree retention

- Community members commented on the importance of a tree retention policy, protecting native species and planting climate-resilient species, as well as implementing an overall tree strategy. It is important to recognize regeneration and not only retention.

### Development

- There were some concerns that increased density conflicts with environmental protection (e.g., species at risk, tree retention).
- It was suggested that higher density may support the goal (e.g., preventing sprawl).

### Parks & Open Space

- Community members noted the importance of protecting parks and open spaces. There were comments on the importance of ensuring parks are accessible to all, including those with pets. There was some preference for larger parks, as well as a suggestion to convert unused parking space to parks.

## Implementation

- There were suggestions to achieve the objectives through neighbourhood planning and educational signage. There were some concerns about the cost of implementation, and a lack of action to date.

## Biodiversity & wildlife

- There were public suggestions to restore and protect natural areas, streams, and wildlife, including limiting light pollution, restricting access to sensitive areas, improving connectivity between parks, and planting native species.
- Stakeholders suggested a stronger focus on natural assets that provide both critical infrastructure services such as stormwater management, flood risk reduction and protection against coastal erosion, as well as social and recreational benefits.

## Climate change

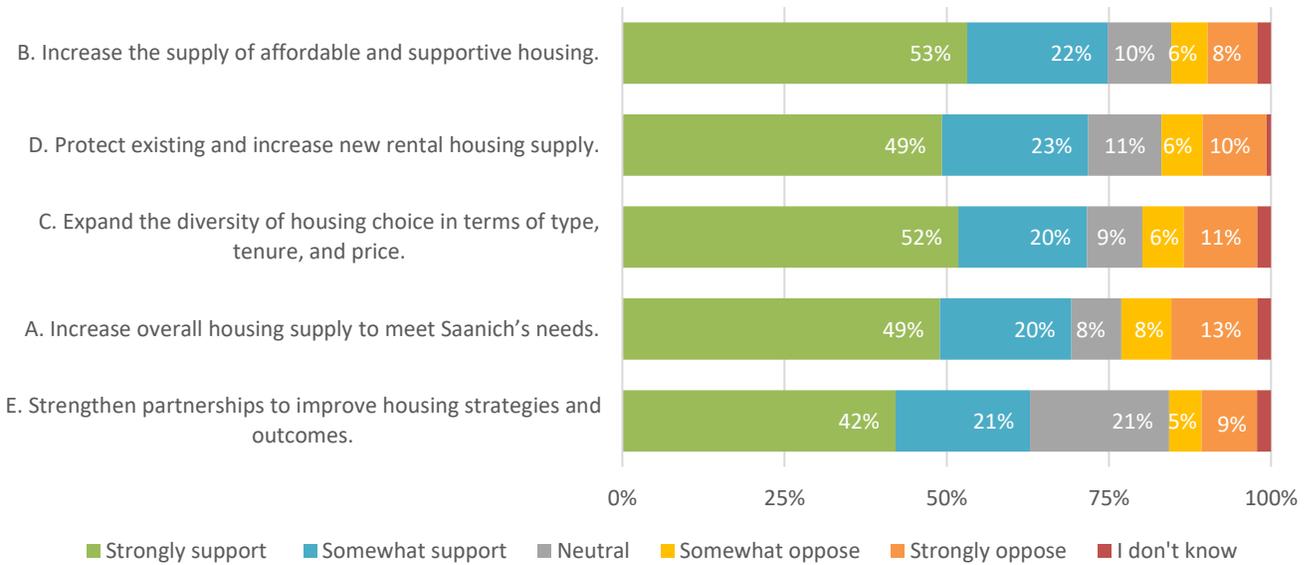
- Community members suggested a need for a stronger focus on emergency preparedness.
- Stakeholders also noted more emphasis could be placed on a changing climate.

## Other suggestions and general comments

- Community members suggested working with local conservation organizations to achieve the objectives. There was a suggestion to provide public bathrooms.
- Community members expressed concern that the objectives are too general, not evidence-based, and not within the mandate of the municipality. There was also general support for the objectives.

# Housing

## Level of support for each of the Housing Draft Objectives (public survey)



All the draft Housing objectives received over 60% of strong or somewhat support from survey respondents. Objective A received the highest level (21%) of strong or somewhat opposition, whereas Objective E had the highest level of neutral responses (21%).

## Cross-cutting Themes

### Affordability and housing need

- There was public concern about a lack of affordable housing options. Most comments supported building more non-market, cooperative, purpose-built rentals, and missing middle housing. Some shared concerns about a loss of existing rental stock and a need to reduce short-term rentals.
- Comments noted the ongoing housing crisis and that more sustainable housing solutions are needed.
- A few public comments suggested that increasing supply will not achieve affordability. One comment suggested that recent developments will provide enough of the housing needed.

### Development process

- Overall, there were public suggestions to improve the development process, including pre-zoning and reducing steps for approval and building a cooperative culture between Saanich and developers.
- Some public comments emphasized the importance of community consultation and expressed concern the Draft Plan is developer-led.
- Advisory Committees (Economic Development) also expressed concern about the length of the development process, and a need to streamline approvals.

### Livability

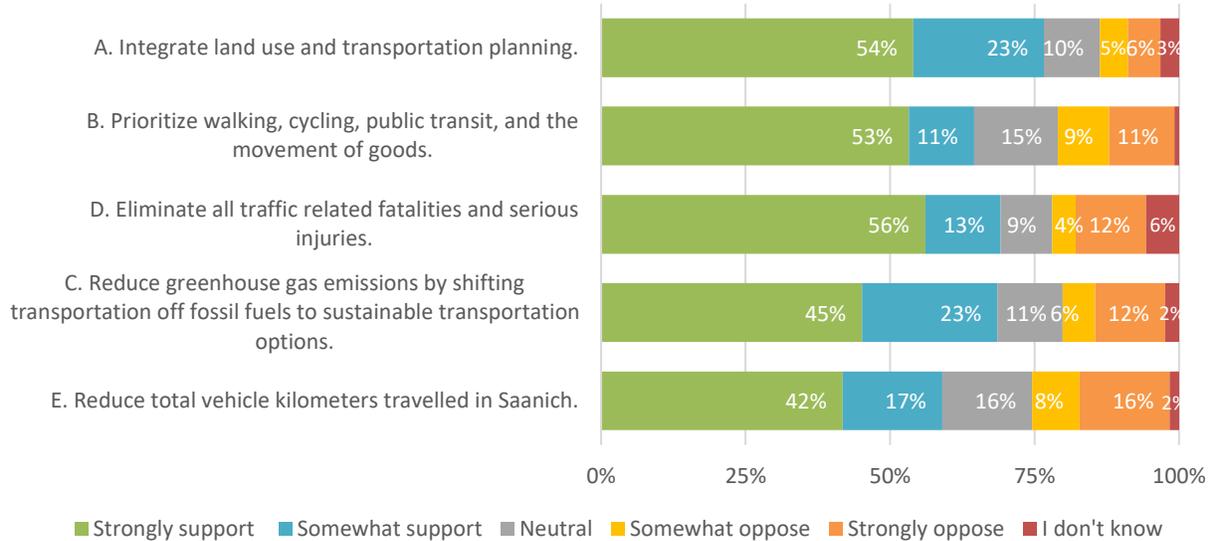
- Most comments expressed a need for healthy places to live and play, including accessible new buildings, access to services (e.g., health), infrastructure support, and outdoor space. There was a suggestion to ensure an equity lens and climate mitigation and adaptation are integrated into the housing directions.
- Few public comments shared concerns that new density will increase traffic and reduce neighbourhood livability.

### General concern

- Public comments noted a need for more details, concerns about the cost of implementation, and that the directions are outside of municipal mandate.

## Transportation & Mobility

### Level of support for each of the Transportation & Mobility Draft Objectives (public survey)



The graph shows the objectives in order from the highest to lowest levels of support. Overall, the draft Transportation & Mobility objectives received a high level of strong or somewhat supportive respondents (59% or more). Objectives E and D received the highest level of strong or somewhat opposed respondents (18%).

### Cross-cutting Themes

#### Car dependency

- Most public comments support reducing reliance on private vehicles to achieve sustainability goals. There were suggestions to increase transit frequency, improve multi-mode connections (e.g., bike storage at transit terminals), wayfinding, and connectivity with other municipalities. There was also support for ongoing bike lane efforts.
- Some public comments expressed concern about reducing vehicle use and noted the importance of car access for seniors, families, and those with mobility challenges.

#### General Concern

- Public comments noted the directions are not specific enough. Comments suggested the goals are unrealistic and expensive to realize.

#### Accessibility & safety

- Public comments suggested a need for safe walking and rolling infrastructure and lower speed limits. There was some concern about the accessibility of active transportation for those with mobility challenges.

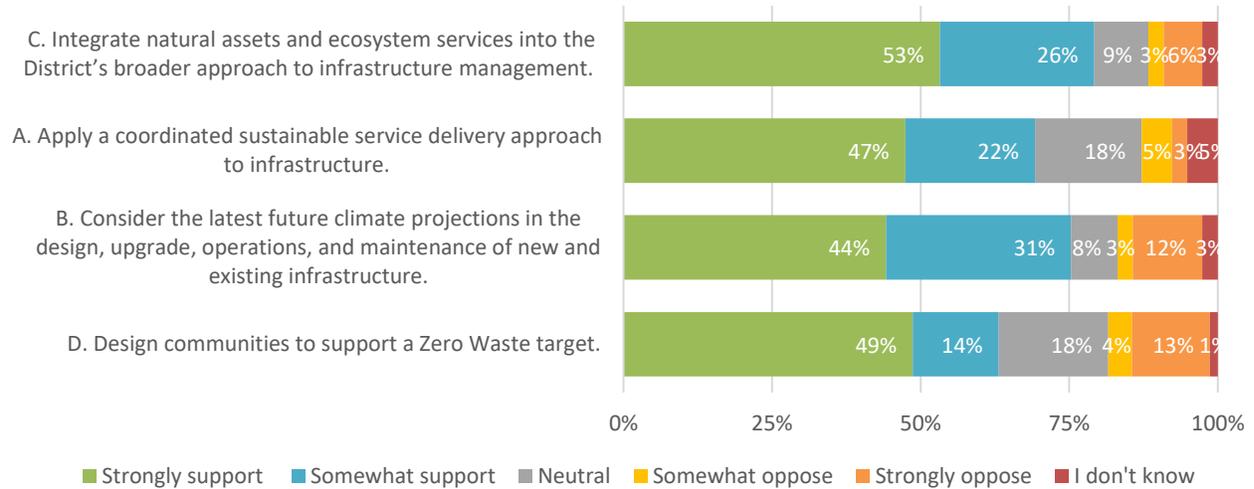
- Some community members noted that Objective D, achieving zero traffic fatalities, is unrealistic.

#### Other suggestions

- Community members suggested maintaining the movement of trades workers and equipment while limiting large trucks in urban centres.
- There was some support for the transition to electric vehicles as well as concerns about their sustainability.
- There was some concern about existing traffic given recent development (e.g., Shelbourne) and a question about re-aligning the intersection of Feltham & Gordan Head Rd.

## Utility & Service Infrastructure

Level of support for each of the Utility & Service Infrastructure Draft Objectives (public survey)



Survey respondents shared mixed levels of support for the objectives. Overall, all the draft Utility & Service Infrastructure objectives received over 63% of respondents who strongly or somewhat support them.

### Cross-cutting Themes

#### Implementation

- Community members noted there is an opportunity to work with the Regional District in providing infrastructure and services. There were concerns about the cost of implementation.

#### General concern

- Public comments suggested the focus area requires more detail and conflicts with proposed growth.

#### Other suggestions

- Community members suggested limiting lighting, addressing major GHG emitters, ensuring positive climate resilience communication, and turning public lands (lawns) into parklands.
- Stakeholders suggested that restoration and acquisition may need to take place to connect biodiverse ecosystems and natural assets.

#### Water & sewage

- There were public suggestions to integrate rain gardens and 'slow water' approaches to stormwater management, as well as to ensure sufficient water as part of building climate resiliency.
- There was public concern about the existing sewage system.

## Waste

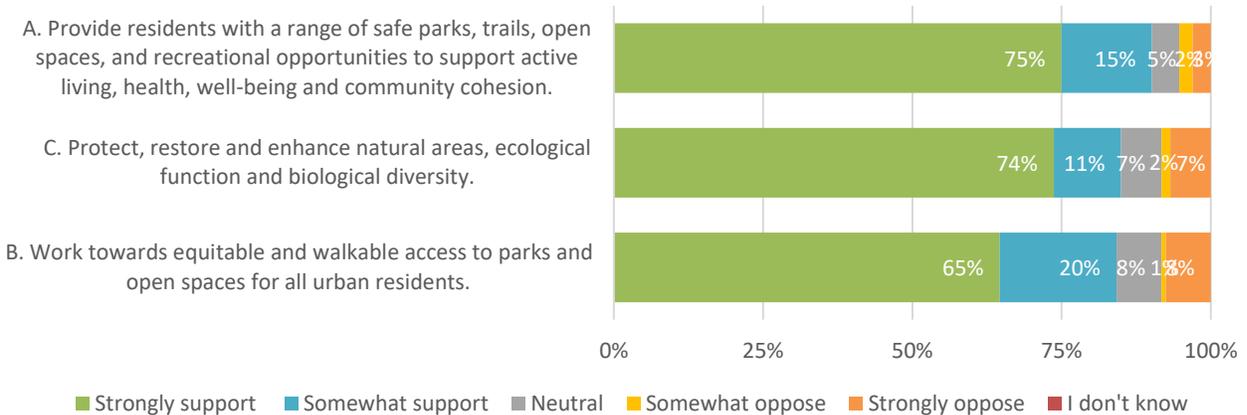
- Community members suggested exploring home composting and expanding recycling services (e.g., large items, soft plastics, and hazardous waste pick-up).
- There was some concern that the zero-waste target is costly and unrealistic.

## General support

- There was general support for the directions and the integration of natural assets and ecosystem services.

## Parks, Trails, and Open Space

### Level of support for each of the Parks, Trails, and Open Space Draft Objectives (public survey)



The draft Parks, Trails and Open Space objectives received a very high level (65% or more) of strong support. In general, there was little opposition (9% or less) to the objectives.

### Cross-cutting Themes

#### Off-leash areas

- Community members commented on the recently adopted People, Pets and Parks Strategy. Some expressed the importance of access to large open spaces for pets and their owners, and others suggested a need for enforcement of recent restrictions.

#### Accessibility & connectivity

- Public comments noted a need for improved connections and accessible pathways, including from Saanich Commonwealth Place to Beaver Lake. There were comments about the safety of shared pedestrian and cyclist pathways.

#### Trees & open space

- Community members commented on the importance of trees and open space for community health and tourism. There was some concern about the impact of development on open space.

#### General concern

- Community members expressed a desire for Saanich to remain the same. Comments suggested the objectives lack meaning and will bring too many restrictions.

#### Development

- Public comments identified a need for higher density and more park space to support growth.
- There was some concern that population growth will impact park user experience.

### Other suggestions

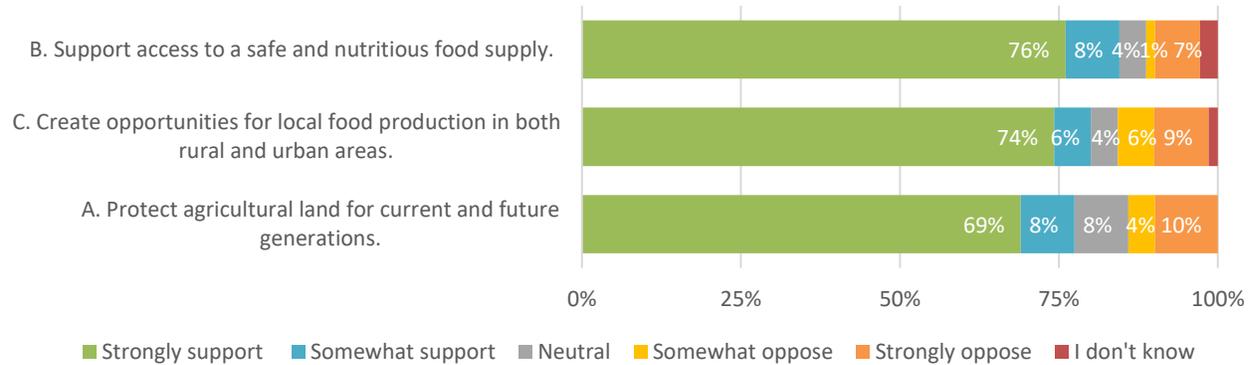
- Comments noted a need for restoration efforts in parks as well as on private lands to protect wildlife and habitat.
- There was a suggestion for an additional ice rink and to address parking, waste and noise issues while increasing beach access.

### General support

- Community members expressed general support for the direction.

## Agriculture and Food Security

### Level of support for each of the Agriculture and Food Security Draft Objectives (public survey)



The graph shows the draft objectives in order from most to least support. Overall, the draft Agriculture and Food Security objectives received a very high level of strong support (69% or more). Objective C received the most opposition (15%) while Objective A received the most respondents unsure (3%) about their level of support.

### Cross-cutting Themes

#### Food production & sales

- Community members shared support for local food production on agricultural land as well as municipal and private lands.
- There were comments on the importance of promoting food security for future generations and some concerns about the impacts of climate change. There were also concerns that cannabis production and recreational uses on agricultural land limit food production.
- There were suggestions to support young farmers and provide opportunities for food sales like farmers' markets and farm stands.
- Advisory Committees (Sustainability and Climate Change) noted the importance of protecting land for farm uses.

#### Housing

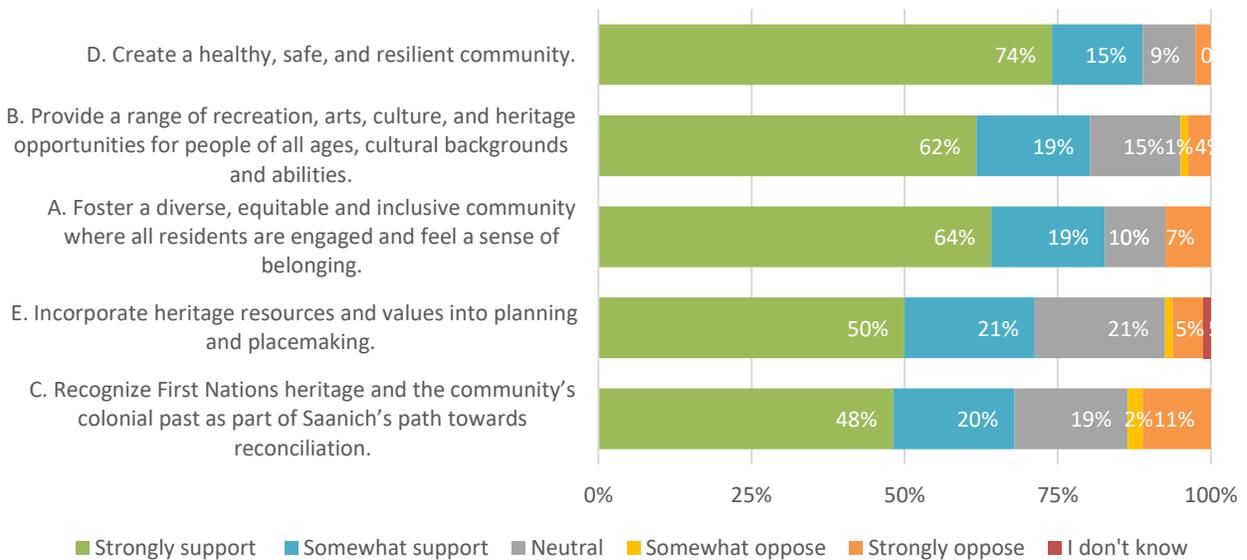
- Community members shared mixed opinions about residential development on agricultural lands. Some suggested a need for accessory dwellings or higher density, and others noted a need to protect lands from any development.

#### General comments and other suggestions

- There were general concerns about the objectives and the cost to implement them, alongside general support for the direction.
- There was a suggestion to integrate an equity and climate resilience lens. A comment noted the importance of preserving wetlands, trees, and open spaces.

## Community Well-being

### Level of support for each of the Community Well-being Draft Objectives (public survey)



Overall, the draft Community Well-being objectives received a high level of strong or somewhat support (68% or more). Objective D received the highest level of strong support (74%), while Objective C received the least strong support (48%). Objective E received the most respondents that were unsure of their level of support (21%).

### Cross-cutting Themes

#### Recreation, arts, and culture opportunities

- Community members suggested a need for performance and event spaces, health facilities, libraries, and off-leash outdoor areas.

#### Reconciliation & heritage

- There was public support for introducing place names, and suggestions to engage, partner with, or hire Indigenous community members as well as people of colour. There was some concern that commitments to reconciliation are hollow, and a suggestion to consider the return of lands.
- Community members also noted it is important to recognize multiple histories and celebrate Saanich's heritage.

#### Governance

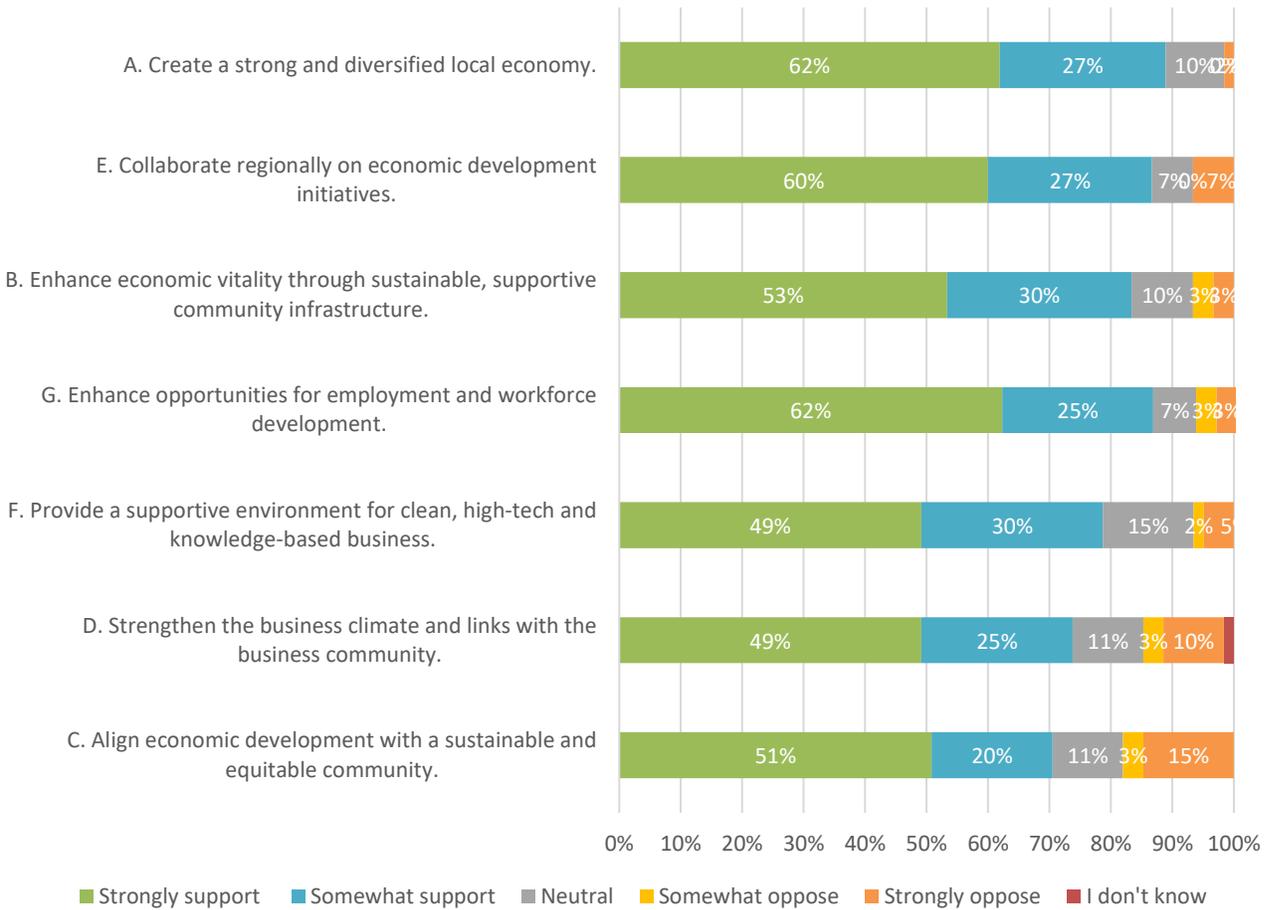
- There were public concerns that the Plan does not reflect residents' feedback and that it is trying to accomplish too much.

#### Other comments

- Community members commented on the need to protect trees and support affordable housing.

## Economic Vibrancy

### Level of support for each of the Economic Vibrancy Draft Objectives (public survey)



The draft Economic Vibrancy objectives are well supported. Objective A has the highest level of strong (62%) and somewhat (27%) support, followed by objective E. Objective C has the highest level of participants somewhat (3%) or strongly (15%) opposed.

### Cross-cutting Themes

#### Local businesses & workforce development

- Community members noted support for small businesses across the District.
- There were suggestions to provide local jobs to reduce vehicle use. There is a need for both short-term (e.g., construction) as well as long-term jobs, and housing to support workers and service providers.
- Attracting technology and clean energy industries was also suggested.

### Infrastructure

- Public comments suggested improving telecommunications and active transportation infrastructure to support businesses.

### Environment

- There was some support for a transition to clean businesses, while others suggested this may push industry to marginalized communities.
- There was concern that the objectives conflict with environmental goals.

### Other comments

- Other public comments noted the focus area must include affordability, is too general, or unnecessary.
- Advisory Committees (Economic Development) suggested adding an objective that Saanich is an attractive and competitive place to invest. The group noted the importance of protecting smaller light industrial land and questioned if a bottle depot is considered industrial.

## Schools, Knowledge Centres, and Institutional Lands

Institutional organizations shared feedback in meetings and via written correspondence.

### Key Themes

- Institutions noted that the Interurban Campus is a growing centre with a mix of uses and services (e.g., residential, commercial, and community services) and should be recognized as part of the urban structure. It is also important to recognize student housing uses in the Draft Plan.
- Institutions also suggested that major employment centres, like Jubilee Hospital, should be better integrated with PGAs to support walkable access and housing.
- There was a question about creating a new Knowledge/Health Centre land use designation and suggestions for parcels under this designation.
- Institutions suggested re-framing the section to look long-term into the future, and questions about how certain policies fit with the Housing Strategy and development of a university district.

## Implementation

Through the public survey, community members reviewed the draft indicators framework that will support the monitoring and evaluation of OCP implementation. At public events and Council Committee meetings, there was also feedback on general Plan implementation. See page 13 for a summary of feedback related to the relationship of the OCP Bylaw to Local Area Plans and Centre, Corridor and Villages plans, as it relates to implementation.

### Plan Implementation

- Community members expressed the importance of Plan implementation when responding to specific topic areas. There were suggestions to shorten the review period, include measurable indicators, integrate a strong focus on equity, address how Saanich will balance competing priorities, and to ensure stronger community consultation. There were also questions about how the OCP will conform with the RGS, enhance design guidelines, and if Development Permit Areas will also be updated.
- Housing providers/development industry groups commented that current Saanich processes are a barrier to implementation.
- Advisory Committees (Economic Development, Housing Affordability, Transportation) also commented on the need for aspirational goals, actionable objectives, and measurable indicators to assess progress. Transportation noted the need to work across jurisdictions through Plan implementation and addressing the demands of new growth.

### Additional Indicators

Survey respondents suggested the following additional indicators.

#### Natural Environment

- More attention to freshwater conservation, habitat protection and biodiversity
- Percentage of green space and tree canopy cover

#### Housing

- Homeless count
- Housing prices
- Number of short-term rentals
- Housing starts
- Vacancy rate

#### Transportation

- Car ownership
- Vehicle miles travelled
- Traffic counts
- Kilometres of bike lanes and proportion of neighbourhoods with sidewalks
- Traffic calming measures
- Parking spaces
- Amenities within walking distance

#### Community Well-being

- More attention to mental health
- Crime incidents, police force

- Poverty reduction
- Happiness scoring

#### **Economic Vibrancy**

- Property taxes

#### **Agriculture and Food Security**

- Tonnes of local food purchased
- Percentage of agricultural land used for food production

#### **Parks, Trails, and Open Space**

- Number of swimmable areas
- Number of park users
- Area of park space

## **APPENDICES**

Appendix A: Public Survey

Appendix B: Public Workshops

Appendix C: Stakeholder Workshops

# Appendix A: Public Survey



## District of Saanich Strategic OCP Update

### Introduction

#### Welcome!

The District of Saanich is reviewing and updating its Official Community Plan (OCP), which was last updated in 2008. We want to hear your perspectives on the [Draft Plan](#)! Your input will help inform changes to the Draft before it is presented to Saanich Council for consideration.

#### What's an OCP?

The OCP is a District-wide document that sets out a long-term vision for the community and guides decisions on important topics like land use, transportation, parks, and housing.

#### Why update our OCP?

We want to ensure Saanich is prepared to respond to current challenges and provide a high quality of life for all residents. The 2023 OCP Update has a strategic focus that retains Saanich's 2008 vision and builds on recent work to address new issues related to community livability, housing, and climate change.

These updates aim to strengthen the existing OCP by:

- Enhancing walkability and access to parks,
- Integrating housing and transportation along corridors,
- Providing more direction for neighbourhood infill,
- Incorporating new strategic priorities,
- Strengthening plan evaluation and monitoring, and
- Improving document accessibility and navigation.

#### About the survey

The survey will take between 15 and 45 minutes to complete, depending on the sections you choose to participate in.

The survey focuses on sections of the OCP that have seen more substantial changes or topics that the District would like community feedback on. This includes the following core concepts:

- Saanich's Opportunities and Challenges
- Land Use: Primary Growth Areas
- Land Use: Housing Diversity
- Land Use: 15-minute Community

The survey also asks additional optional questions about several topics covered in the OCP, including:

- Sustainability Frameworks
- Climate Change
- Natural Environment
- Housing
- Transportation & Mobility
- Utilities & Service Infrastructure
- Parks, Trails, and Open Space
- Agriculture and Food Security
- Community Well-being
- Economic Vibrancy
- Implementation

Throughout the survey, there will be links to relevant pages in the Draft Plan for your reference. If you would like to provide feedback on any topic that was not included, please send your feedback to [amber.walker@saanich.ca](mailto:amber.walker@saanich.ca).

#### **Privacy Statement**

The District of Saanich will not collect, use or disclose personal information using SurveyMonkey. Please be aware however that IP addresses are collected by SurveyMonkey itself, and these IP addresses and other information collected will be stored on SurveyMonkey's servers located outside of Canada. This survey is voluntary and a response is encouraged, not required. Please do not provide any third-party information (i.e. talk about others) in your responses to the survey. Please direct any questions to District of Saanich Privacy Officer, (250) 475-1775, [foi@saanich.ca](mailto:foi@saanich.ca). 770 Vernon Avenue, Victoria BC, V8W 2W7.



## District of Saanich Strategic OCP Update Opportunities and Challenges

The following draft **opportunities and challenges** provide the foundation for the objectives and policies of the Draft Plan.

- Committing to Reconciliation with Indigenous peoples
- Taking Action on Climate
- Responding to Housing Supply, Diversity and Affordability Gap
- Directing Future Growth to Build Complete Communities
- Providing Sustainable Community Services & Supporting Infrastructure
- Adapting to Changing Demographics and Households
- Strengthening Natural Areas and Biodiversity
- Creating a Diverse, Equitable and Inclusive Community

1. Are there **opportunities or challenges** we need to prioritize as a community that are not included in this list?



## District of Saanich Strategic OCP Update Sustainability Foundations

The Draft Plan weaves together three frameworks to create an **overall sustainability approach** that will guide policy and related evaluation and monitoring.

2. Would you like to provide feedback on the overall sustainability approach?

Yes

No



## District of Saanich Strategic OCP Update Sustainability Foundations

The 2023 Strategic Update recommits to the 2008 OCP vision, which is formed around three pillars: environmental integrity, social well-being and economic vibrancy. To support the vision's implementation, the 2023 Update incorporates two additional policy lenses: One Planet Living and 15-Minute Community. Please review the frameworks (pg. 21 - 27 in the [Draft Plan](#)) and Table 1 below, and answer the following questions.

<b>Component</b>	<b>Role</b>	<b>Description</b>
Three Pillars of Sustainability	Guiding Framework	Core sustainability approach guiding the OCP vision. It integrates three pillars - Environmental Integrity, Social Well-being, and Economic Vibrancy – into overall policy direction and decision making.
One Planet Living	Policy Lens + Engagement Tool	Based on the three pillars, One Planet Living expands these into ten principles which support living within the capacity of the planet's resources. It provides a policy lens and engagement tool to assess global impacts of individual actions and local policy decisions. It recognizes global inequities with regards to access and use of resources.
15 Minute Community	Policy Lens + Implementation Tool	Planning approach to make Saanich a 15-minute community where all households within the Urban Containment Boundary are within a 15-minute walk (or 1.2 km) of key amenities that support daily living. Where these amenities do not exist, long-term planning to guide land use change will occur to meet community needs. Integrates One Planet Living and three pillar principles at a local scale.

3. What is your level of support for the **overall sustainability approach**?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

4. Is there anything else you would like to add?



## **District of Saanich Strategic OCP Update Strategic Land Use Directions: Background**

Four strategic land use directions guide the OCP. Together, they support efficient infrastructure delivery, protection of rural and agricultural lands, and the development of livable communities close to services, amenities and jobs, supported by transit and active transportation options.

The Strategic Land Use Directions are:

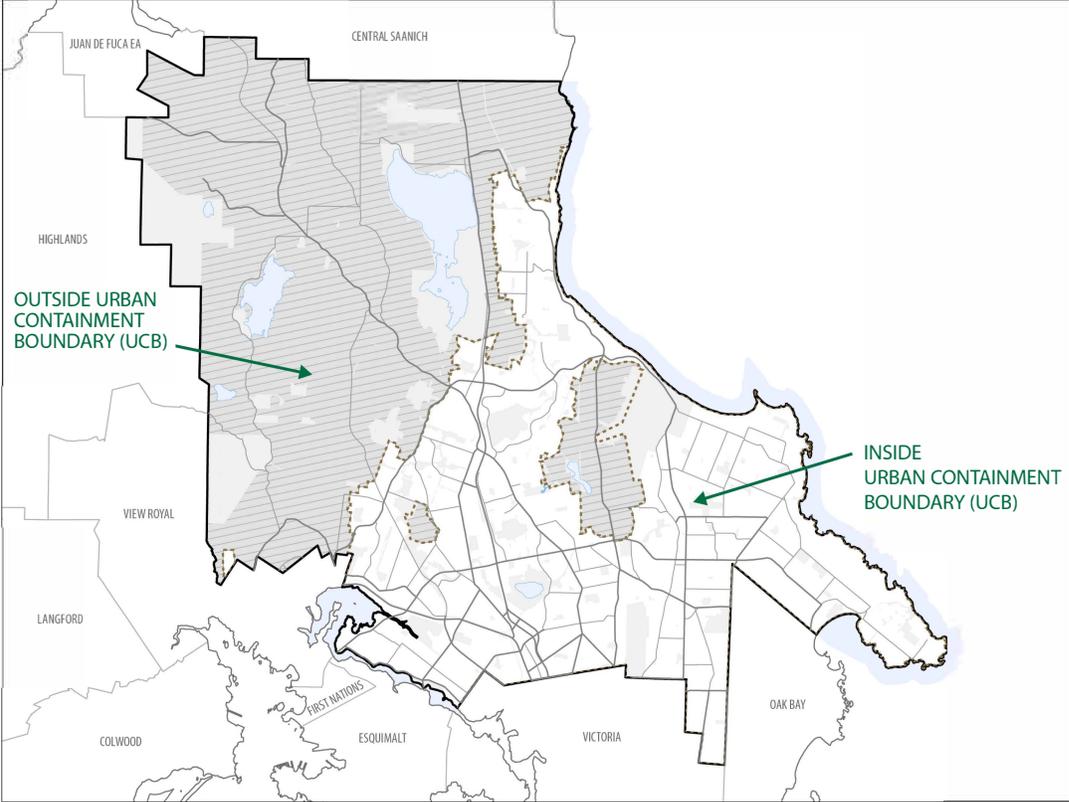
1. Maintain the Urban Containment Boundary
2. Accommodate most new development in Primary Growth Areas
3. Expand housing diversity in neighbourhoods
4. Make Saanich a walkable, 15-minute community

The following sections will provide some background and ask for your feedback on Strategic Directions 2-4. For more information, please review the [Strategic Land Use Directions](#) (pg. 46-47).

### **Strategic Direction 1: Maintain the Urban Containment Boundary**

Saanich will continue to support the retention of rural and agricultural land and natural areas while also reducing urban sprawl. See Figure 1. Urban Containment Boundary below.

Figure 1. Urban Containment Boundary



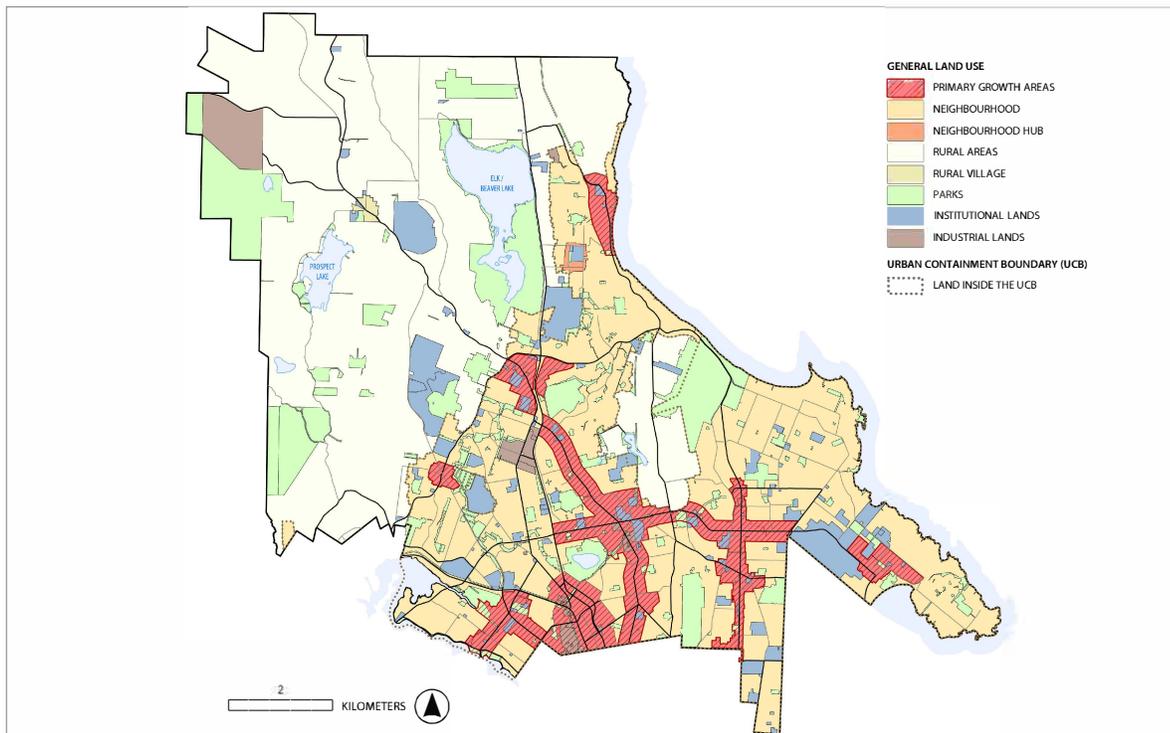
## District of Saanich Strategic OCP Update

### Strategic Direction 2: Accommodate Most New Development in Primary Growth Areas

**Primary Growth Areas (PGAs)** are areas in the District where most new housing and employment growth will be accommodated. PGAs are vibrant, walkable Centres and Villages linked by Corridors with frequent transit service, and All Ages and Abilities cycling infrastructure. These areas include a range of services, amenities, active transportation connections, and higher density housing and employment opportunities.

In 2008, the OCP identified Centres and Villages. The Draft Plan adds the concept of Corridors to the Primary Growth Areas.

Figure 2. Primary Growth Areas



5. What is your level of support for accommodating most new development in **Primary Growth Areas** (Centres, Corridors and Villages)?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

**Corridors** are segments of major or collector roads that link together Centres, Villages and major destinations, and connect Neighbourhoods to services and amenities.

Corridors integrate higher density housing options, frequent transit service, and active transportation infrastructure. They are primarily residential in nature but include small-scale hubs with local amenities. This approach is designed to provide access to local services while still concentrating most of the employment, services and amenities in vibrant Centres and Villages.

The Draft Plan identifies Primary Corridor locations (survey question 7) and introduces Secondary Corridors. Secondary Corridors will be identified through future planning in consultation with the community.

6. What is your level of support for the concept of **Corridors**?

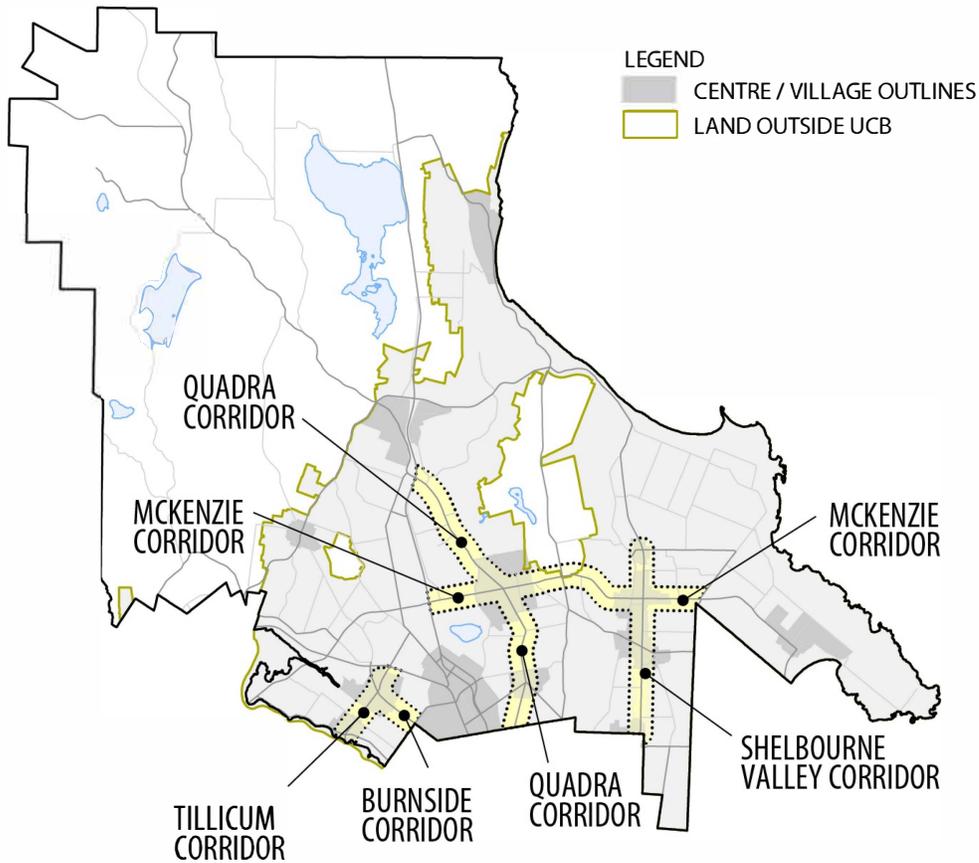
- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

**Primary Corridor Locations** are mapped in the Draft Plan as shown in Figure 3. Primary Corridors are identified along the segments of the following roads:

- Shelbourne Street
- McKenzie Avenue
- Quadra Street
- Tillicum Road
- Burnside Road

The map shows a planned boundary for corridors where detailed planning work has occurred (e.g., Shelbourne). The map also shows a conceptual boundary where detailed planning has not yet occurred (e.g., Tillicum Road/Burnside Road area). “Significant Streets” that support additional height and density beyond what is supported in Primary Corridors are located within the Uptown Core Centre and discussed through the Uptown Douglas Plan (e.g., Douglas Street, Blanshard Street).

Figure 3. Corridor Locations



7. What is your level of support for the location of Primary Corridors?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

The Draft Plan identifies **maximum building heights** for Centres, Villages, Neighbourhoods, and Primary and Secondary Corridors as shown in Table 2 below (pg. 52-55 in the [Draft Plan](#)). The 2008 OCP maximum building heights are retained for Centres, Villages, and Neighbourhoods. However, the Strategic Update adds maximum building heights for Corridors, and for areas where Primary Corridors intersect with Centres and Villages. Map 2. Future Land Use Designations (pg. 50) in the Draft Plan illustrates these areas.

**Table 2. Maximum Building Heights**

Land Use	Maximum Building Height
Centres	Up to 8 Storeys <i>No changes from 2008</i>
Villages	Up to 4 Storeys <i>No changes from 2008</i>
Neighbourhoods	Up to 4 Storeys <i>No changes from 2008</i>
Primary Corridors	Up to 6 Storeys
Secondary Corridors	Up to 4 Storeys <i>Consistent with Neighbourhoods</i>
Where Primary Corridors + Centres overlap (Mckenzie Quadra, University Centre, Shelbourne Valley Centre, Hillside Centre, Tillicum Centre)	Up to 12 Storeys
Where Primary Corridors + Villages overlap (Four Corners, Feltham Village, Gorge Village)	Up to 6 Storeys

Several factors are assessed when determining the suitability of a specific parcel for increased height / density as part of the rezoning process. Area-specific plans (e.g., Uptown Douglas Plan, Shelbourne Valley Action Plan, and Cordova Bay Local Area Plan) provide additional guidance on desired future land use on a lot-by-lot basis within the OCP.

8. What is your level of support for the proposed **maximum building heights** in each of the following designations?

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	I don't know
Centres (up to 8 storeys)	<input type="radio"/>					
Villages (up to 4 storeys)	<input type="radio"/>					
Neighbourhoods (up to 4 storeys)	<input type="radio"/>					
Primary Corridors (up to 6 storeys)	<input type="radio"/>					
Secondary Corridors (up to 4 storeys)	<input type="radio"/>					
Where Primary Corridors + Centres overlap (up to 12 storeys)	<input type="radio"/>					
Where Primary Corridors + Villages overlap (up to 6 storeys)	<input type="radio"/>					

9. Are there any other thoughts you would like to share with us about the proposed **maximum building heights**?

The OCP suggests that the greatest density within Centres or Villages should be located near the middle or focal area, with lower densities located near the periphery. This should ensure a **more sensitive transition** between Centres or Villages and the surrounding neighbourhood.

Where development applications do not follow this general transition pattern, applications will be assessed on the following contextual considerations:

- Site access and road classification;
- Size of site (preference for large sites and/or land assemblies);
- Adjacency to services/amenities (either existing or planned in future);
- Proximity and suitable access to a frequent transit route; and,
- Compatibility with the desired future uses for the area.

10. What is your level of support for this **approach to transition** between Primary Growth Areas (i.e., Centres, Villages, Corridors) and the surrounding neighbourhood?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

11. Are there any other thoughts you would like to share with us about **Strategic Direction 2: Accommodate Most New Development in Primary Growth Areas?**



## District of Saanich Strategic OCP Update

### Strategic Direction 3: Expand Housing Diversity in Neighbourhoods

The Draft Plan supports a broader range of housing choices in Neighbourhoods to better meet community needs and provide housing opportunities for all stages of life. For examples of potential options for expanding housing choices, please see this [resource on infill housing forms](#). Please note these are illustrative examples only.

While the Draft OCP provides an enhanced framework to evaluate infill, the upcoming [Neighbourhood Homes study](#) will build on the OCP to provide more detailed guidance for infill applications.

In our earlier engagement, we heard what factors are important to residents when infill projects are considered. This input was used to inform the criteria and draft policies in the Draft OCP. Please review the proposed approach to expanding housing diversity in the Draft OCP and respond to the questions below.

Applications for residential infill (**up to 3-storeys**) in Neighbourhoods, will be assessed based on the following criteria:

- Proximity to transit, services, amenities, community facilities and the Active Transportation Network;
- Size and orientation of the parcel and ability to provide sustainable transportation options (i.e., travel modes with low to zero carbon emissions per person such as transit, electric car-share programs, walking and biking), maintain mature trees and provide adequate open space to enable livability and privacy;
- Compatibility with existing neighbourhood context in terms of setbacks, massing, building materials, and access;
- Provision of a mix of unit sizes and types; and,
- Underground infrastructure service capacity.

12. What is your level of support for the **criteria** for assessing infill housing (i.e., duplex, townhouse, etc.) within Neighbourhoods?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

**4-storey** residential or mixed-use forms will be considered in limited locations in Neighbourhoods, based on the following factors:

- The site meets one of the following locational criteria:
  - Along a Major Road or a frequent transit route;
  - Within a 800-m (ten minute walk) of the core of a Centre;
  - Within a 400-m (five minute walk) of the core of a Primary Corridor or a Village; or
  - Within a Neighbourhood Hub or on a Secondary Corridor, as identified through detailed planning.
- The site is large enough to accommodate the proposed use, as well as required access, open space/green infrastructure, parking, and design guideline considerations;
- The site has convenient access to a Major or Collector Road; and,
- Underground service capacity exists or can be provided.

13. What is your level of support for the approach to determining the suitability of **4-storey** development in Neighbourhoods?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

14. Are there any other thoughts you would like to share with us about **Strategic Direction 3: Expand Housing Diversity in Neighbourhoods?**

## District of Saanich Strategic OCP Update

### Strategic Direction 4: Make Saanich a 15-minute Community

A **15-minute community** means that all households are within a 15-minute (or 1.2 km) walk of key amenities that support daily living.

The Draft Plan builds on the existing network of Centres and Villages, with the aspiration of working towards making Saanich a walkable 15-minute community for all households within the Urban Containment Boundary. This is a long-term goal, and where these amenities do not exist today the OCP guides future planning for land use change to meet community needs.

Figure 4. 15-minute community



15. What is your level of support for working towards making Saanich a **15-minute community**?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

**Local Hubs** support a 15-minute community by providing access to a small range of amenities for daily living. For example, it could include a small cluster of gathering places, like a park, plaza, or community facility, and/or commercial shops or services.

There are two types of local hubs, Corridor Hubs and Neighbourhood Hubs. Within each hub, buildings are at a scale consistent with the adjacent area (i.e., up to 6-storeys on Primary Corridors and up to 4-storeys in Neighbourhoods). They are a key network location for sustainable transportation infrastructure.

The Draft Plan directs future detailed planning (area plans) to identify **local hubs** with the community. Local hubs would develop gradually over time through long-term land use changes.

16. What is your level of support for the concept of **local hubs** to achieve a 15-minute community?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don't know

**Plazas and small urban parks or parkettes** play an important role in providing open space access for residents. The Draft Plan suggests an update to the Parks, Recreation and Culture Master Plan to incorporate “urban park/plaza” into the District’s overall parks planning framework, which currently focuses on larger scale park spaces.

17. What is your level of support for including **urban parks and plazas** to complement larger scale parks within the District’s parks framework?

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose
- I don’t know

18. Are there any other thoughts you would like to share with us about **Strategic Direction 4: Make Saanich a 15-minute Community?**



## District of Saanich Strategic OCP Update

### OCP Focus Areas

This section asks questions about several topics covered in the OCP. Please let us know if you are interested in providing feedback on any of the following topics. If not, you will be advanced to the final section of the survey.

\* 19. Which of the following OCP Focus Areas you would like to learn more about and provide feedback on?

- Climate Change
- Natural Environment
- Housing
- Transportation & Mobility
- Utilities & Service Infrastructure
- Parks, Trails, and Open Space
- Agriculture and Food Security
- Community Well-being
- Economic Vibrancy
- Implementation
- None of the above (move to the next section of the survey)



21. Are there any other thoughts you would like to share with us about this focus area?



area with 30% tree cover, and be located within 300m from a park)

D. Recognize the vital importance of a healthy natural environment to supporting community health and well-being, ecosystem health, and climate resilience.

E. Support environmental stewardship, public education, awareness, and participation.

F. Enhance meaningful community connection with nature in ways that foster the well-being of both people and the natural environment

23. Are there any other thoughts you would like to share with us about this focus area?



25. Are there any other thoughts you would like to share with us about this focus area?



## **District of Saanich Strategic OCP Update Transportation & Mobility**

Sustainable and equitable transportation networks are critical to achieving climate change goals, ensuring livability and enabling residents to function and thrive in a community. The updated OCP focuses on easy and efficient travel by active forms (e.g., walking, cycling, rolling) and public transit, while also planning for personal vehicles, and commercial vehicles. Electric mobility options are increasing in popularity as the District transitions off fossil fuels to zero-emission vehicles.

Conventional development patterns, based predominantly on vehicle use, have created several challenges including: costly low-density suburban sprawl; air, noise, and visual pollution; the loss of environmentally and culturally significant areas; and, for some (particularly people who do not drive or own a car), social and economic isolation. Compounding this, transportation is the largest source of greenhouse gas emissions in Saanich.

The updated OCP aligns with Saanich's Active Transportation Plan, Road Safety Action Plan and Climate Plan. Please review the Draft Objectives for Transportation and Mobility and answer the following questions.

If you would like to read more, this focus area can be found on pages 96 - 111 of the [Draft Plan](#).

26. What is your level of support for each of the **Transportation & Mobility Draft Objectives?**

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	I don't know
A. Integrate land use and transportation planning.	<input type="radio"/>					
B. Prioritize walking, cycling, public transit, and the movement of goods.	<input type="radio"/>					
C. Reduce greenhouse gas emissions by shifting transportation off fossil fuels to sustainable transportation options.	<input type="radio"/>					
D. Eliminate all traffic related fatalities and serious injuries.	<input type="radio"/>					
E. Reduce total vehicle kilometers travelled in Saanich.	<input type="radio"/>					

27. Are there any other thoughts you would like to share with us about this focus area?



## **District of Saanich Strategic OCP Update Utility & Service Infrastructure**

Infrastructure services and utilities such as sanitary sewers, storm drainage, potable water, solid waste, and energy utilities are essential elements of a community's physical fabric. As part of its climate mitigation and adaptation response, the District recognizes the increasing role of natural assets and ecosystem services in utility and service infrastructure. Please review the Draft Objectives for Infrastructure and answer the following questions.

If you would like to read more, this focus area can be found on pages 112 - 123 of the [Draft Plan](#).

28. What is your level of support for each of the **Utility & Service Infrastructure** Draft Objectives?

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	I don't know
A. Apply a coordinated sustainable service delivery approach to infrastructure.	<input type="radio"/>					
B. Consider the latest future climate projections in the design, upgrade, operations, and maintenance of new and existing infrastructure.	<input type="radio"/>					
C. Integrate natural assets and ecosystem services into the District's broader approach to infrastructure management.	<input type="radio"/>					
D. Design communities to support a Zero Waste target.	<input type="radio"/>					

29. Are there any other thoughts you would like to share with us about this focus area?



## **District of Saanich Strategic OCP Update Parks, Trails, and Open Space**

Saanich is fortunate to have a broad range of parks, open spaces, and trails. This includes over 170 municipal, community and neighbourhood parks, supplemented by the regional park network, and more than 100 km of trails. Beyond parks, open spaces include urban plazas, beaches, woodlands, pastures, working landscapes, gardens, play areas, golf courses, multi-use trails, and viewpoints. The updated OCP emphasizes walkable access to a diversity of parks and open space. It relates to the Saanich Parks, Recreation and Culture Master Plan, Active Transportation Plan and the Recreation Market Analysis Study. Please review the Draft Objectives for Parks, Trails and Open Space and answer the following questions.

If you would like to read more, this focus area can be found on pages 124 - 133 of the [Draft Plan](#).

30. What is your level of support for each of the **Parks, Trails and Open Space** Draft Objectives?

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	I don't know
A. Provide residents with a range of safe parks, trails, open spaces, and recreational opportunities to support active living, health, well-being and community cohesion.	<input type="radio"/>					
B. Work towards equitable and walkable access to parks and open spaces for all urban residents.	<input type="radio"/>					
C. Protect, restore and enhance natural areas, ecological function and biological diversity.	<input type="radio"/>					

31. Are there any other thoughts you would like to share with us about this focus area?



33. Are there any other thoughts you would like to share with us about this focus area?



## **District of Saanich Strategic OCP Update**

### **Community Well-being**

Strong communities are vibrant, livable places which provide the essential social infrastructure necessary for all residents to attain health and well-being. The updated OCP recognizes the importance of providing a diverse range of opportunities for recreation, arts, culture, and heritage, as well as supporting civic engagement and volunteerism in the community. The updated OCP draws on several of Saanich's initiatives, including the Parks, Recreation, and Culture Master Plan, Arts and Culture Strategy, Diversity, Equity Inclusion Strategic Report and Action Plan and Recreation Market Analysis. Please review the Draft Objectives for Community Well-Being and answer the following questions.

If you would like to read more, this focus area can be found on pages 140 - 150 of the [Draft Plan](#).

34. What is your level of support for each of the **Community Well-being Draft Objectives?**

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	I don't know
A. Foster a diverse, equitable and inclusive community where all residents are engaged and feel a sense of belonging.	<input type="radio"/>					
B. Provide a range of recreation, arts, culture, and heritage opportunities for people of all ages, cultural backgrounds and abilities.	<input type="radio"/>					
C. Recognize First Nations heritage and the community's colonial past as part of Saanich's path towards reconciliation.	<input type="radio"/>					
D. Create a healthy, safe, and resilient community.	<input type="radio"/>					
E. Incorporate heritage resources and values into planning and placemaking.	<input type="radio"/>					

35. Are there any other thoughts you would like to share with us about this focus area?



## **District of Saanich Strategic OCP Update**

### **Economic Vibrancy**

A sustainable economy provides diverse and viable economic opportunities to meet the social needs of present and future generations, support a livable, high-quality built environment, and reduce/limit negative impacts on the natural environment. The updated OCP aims to build on opportunities and address challenges related to sustainable local economic development. There may be opportunity for further alignment with the Economic Development Strategy currently under development. Please review the Draft Objectives for Economic Vibrancy and answer the following questions.

If you would like to read more, this focus area can be found on pages 152 - 157 of the [Draft Plan](#).

36. What is your level of support for each of the **Economic Vibrancy Draft Objectives**?

	Strongly support	Somewhat support	Neutral	Somewhat oppose	Strongly oppose	I don't know
A. Create a strong and diversified local economy.	<input type="radio"/>					
B. Enhance economic vitality through sustainable, supportive community infrastructure.	<input type="radio"/>					
C. Align economic development with a sustainable and equitable community.	<input type="radio"/>					
D. Strengthen the business climate and links with the business community.	<input type="radio"/>					
E. Collaborate regionally on economic development initiatives.	<input type="radio"/>					
F. Provide a supportive environment for clean, high-tech and knowledge-based business.	<input type="radio"/>					
G. Enhance opportunities for employment and workforce development.	<input type="radio"/>					

37. Are there any other thoughts you would like to share with us about this focus area?



## **District of Saanich Strategic OCP Update Implementation**

For an OCP to be effective, its objectives and policies must be implemented.

The indicators framework will support the monitoring and evaluation of OCP implementation. Every five years, the District will use the indicators framework to report on progress being made across the Plan Foundations and Focus Areas. The draft indicators seek to complement other District and Regional monitoring programs (e.g., Climate Plan, Housing Strategy, Annual Report, Regional Growth Strategy). Please review the draft indicators (Table 3) and respond to the questions below. More information on the draft indicators can be found in the [Preliminary Indicators Framework](#).

Table 3. Draft Indicators	
OCP Foundation and Focus Area	Draft Indicators (see Preliminary Indicators Framework for full descriptions of indicators)
Sustainability Foundations and Climate Change	Ecological footprint
	Community GHG inventory
	Transition to renewable energy
Land Use	Urban Containment Boundary stability
	Net new housing units in Primary Growth Areas
	Access to amenities
Housing	Housing diversity
	Core housing need
	Net change in primary market rental units
Transportation & Mobility	Sustainable transportation
	Building and prioritizing active transportation infrastructure
Utilities & Service Infrastructure	Underground infrastructure
	Solid waste disposal
Parks, Trails, and Open Space	Access to parks
Agriculture & Food Security	Amount of land in food crop production
	Age of farmer
Community Well-Being	Sense of belonging
	Access to recreational programming
Economic Vibrancy	Jobs to population ratio
	Retail, office, industrial vacancies

\*Indicators for the Natural Environment will be identified through the Resilient Saanich, Biodiversity Conservation Strategy, and Urban Forest Strategy processes which are currently underway.

38. Is anything missing from the **Draft Indicators**?

**Local Area Plans** (LAP) and **Centre, Corridor and Village** (CCV) Plans are types of plan document that establish land use directions and policy that apply only to a specific neighbourhood (e.g., Cordova Bay). Under the current structure, the OCP Bylaw consists of:

- The Official Community Plan;
- Area-specific plans (i.e., Local Area Plans and Centre, Village and Corridor Plans); and
- Design guidelines.

As part of this OCP update process, we are examining options to ensure the OCP works well with these other plan documents and clarity is provided to Council, the community and property owners on how land use decisions are made. We look forward to engaging with the community as we move through this transition. If you wish to be a part of this conversation, please join us at one of the following events:

- Open House - Tuesday, June 6, 4:00-7:30 pm, Cedar Hill Golf Course, 1400 Derby Road
- Online Workshop - Tuesday, June 13, 6-8 pm ([Pre-register](#))
- Online Workshop - Thursday, June 15, 7-9 pm ([Pre-register](#))
- Open House - Saturday, June 17, 11:30-3:30 pm, Saanich Commonwealth Place, 4636 Elk Lake Dr



## District of Saanich Strategic OCP Update

### Demographics

If you feel comfortable, please tell us a little bit about you. Your information will help us understand if we are reaching a diversity of community members and to help inform how the District can meet community needs.

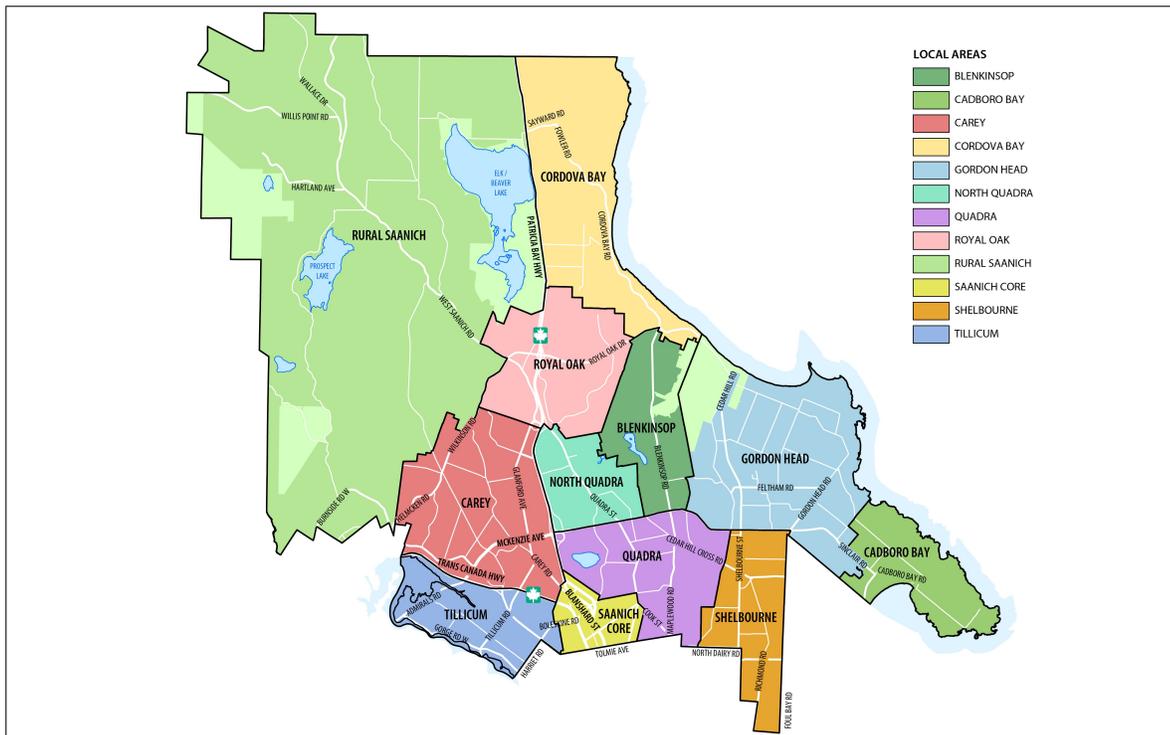
39. Please select the descriptions that best suit you. (Select all that apply)

- I live in Saanich
- I work in Saanich
- I own a business in Saanich
- I visit Saanich

Other (please specify)



## District of Saanich Strategic OCP Update



40. What neighbourhood do you live in?

- Blenkinsop
- Cadboro Bay
- Carey
- Cordova Bay
- Gordon Head
- North Quadra
- Royal Oak
- Rural Saanich
- Saanich Core
- Shelbourne
- Tillicum
- Quadra
- I do not live in Saanich

41. Please select the description that best suits you.

- I am a renter
- I am a homeowner
- I belong to a housing co-op
- I live in supportive housing

Other (please specify)

42. What type of housing do you currently live in?

- Detached house (single-family home)
- Suite in a house
- Garden suite
- House-plex (duplex, three-plex, four-plex)
- Townhouse or rowhouse
- Apartment or condo

Other (please specify)

43. How well does your current housing meet the needs of the people living in your household? Housing needs might include considerations like the size, number of bedrooms, privacy, and maintenance, among other things.

- Does not meet my household's needs at all
- Does not meet most of my household's needs
- Meets some of my household's needs
- Meets most of my household's needs
- Completely meets my household's needs

44. Do you or anyone in your household require special assistance? (e.g., for seeing, hearing, mobility etc.)

- Yes
- No
- I don't know

45. Do you have children under the age of 18 living in your household?

- Yes
- No - no children living at home
- No - only children over the age of 18 living at home



## District of Saanich Strategic OCP Update Demographics

46. What is your gender?

- Woman
- Man
- Non-binary / gender diverse

None of the above, I identify as:

47. What is your age?

- Under 20
- 20-29 years
- 30-39 years
- 40-49 years
- 50-59 years
- 60-69 years
- 70-79 years
- 80 years or older

48. What language(s) do you speak on a regular basis at home? (Select all that apply)

Cantonese

English

French

Korean

Mandarin

Punjabi

Spanish

Tagalog

Other (please specify)

49. What were the ethnic or cultural origins of your ancestors? (Select all that apply)

- Canadian
- Chinese
- Dutch
- English
- Filipino
- First Nations
- French
- German
- Indian
- Inuit
- Irish
- Italian
- Métis
- Norwegian
- Polish
- Scottish
- Ukrainian

Other (please specify)

50. How did you hear about this survey? (Select all that apply)

- Social media
- Saanich website
- Online notification from Saanich
- Flyer in the mail
- Newspaper
- Email from Saanich
- Poster in the community
- Community Association
- Word of mouth

Other (please specify)



## **District of Saanich Strategic OCP Update**

**Thank you!**

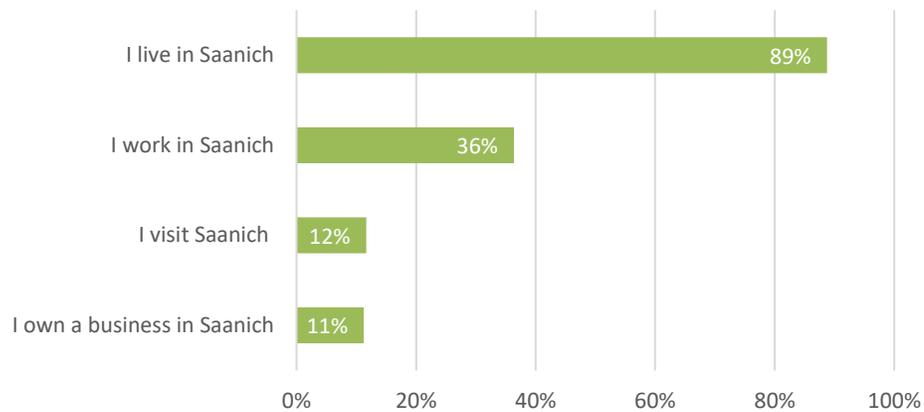
Thank you for taking the time to share your thoughts with us!

For more information please visit [our website](#). Be sure to sign up for project updates and check out our engagement opportunities.

## Survey Demographic Results

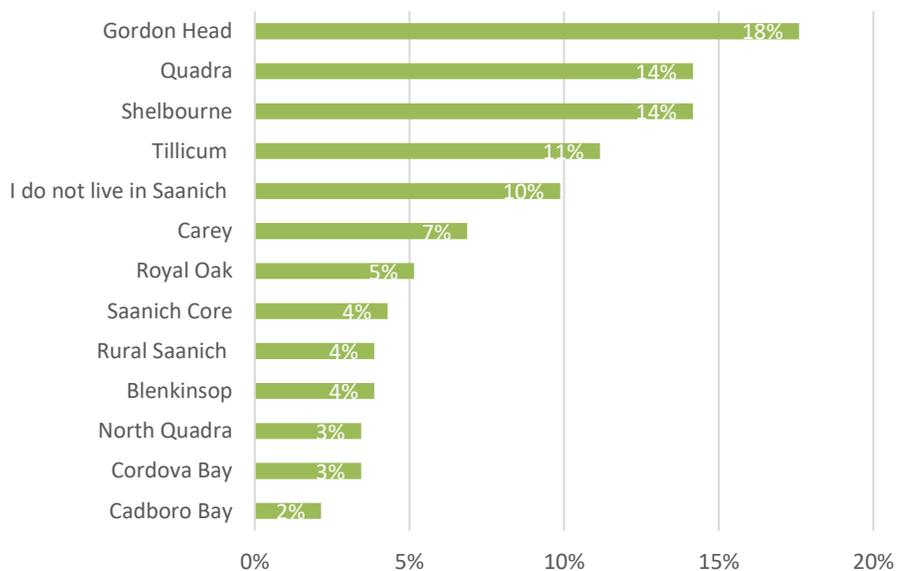
Demographic questions were asked of online survey participants to get a sense of who engaged in Phase 2. Demographic questions were not asked at online or in-person engagement events to maintain participants' privacy. This section summarizes demographic information from survey respondents.

Please select the descriptions that best suit you. (Select all that apply)



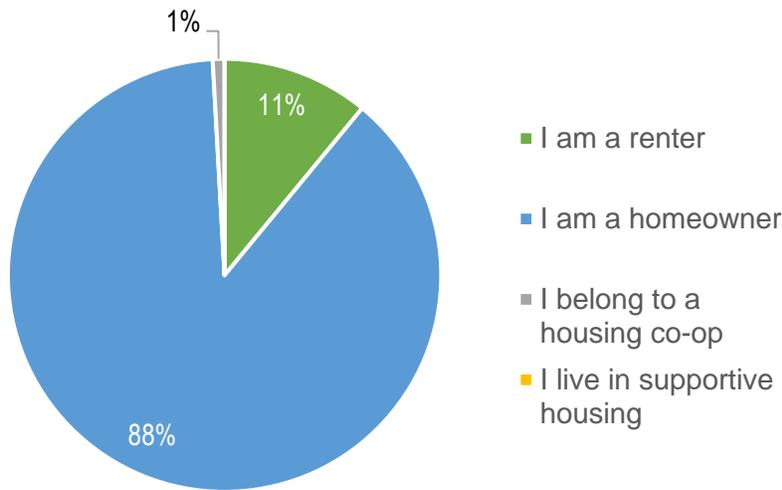
Most survey respondents (89%) live in Saanich. We also heard from those who work in the District (36%) or own a business in Saanich (12%), as well as those who visit (12%). Participants also noted they are former residents, have family in Saanich or visit, work and have lived in Saanich long-term.

What neighbourhood do you live in?



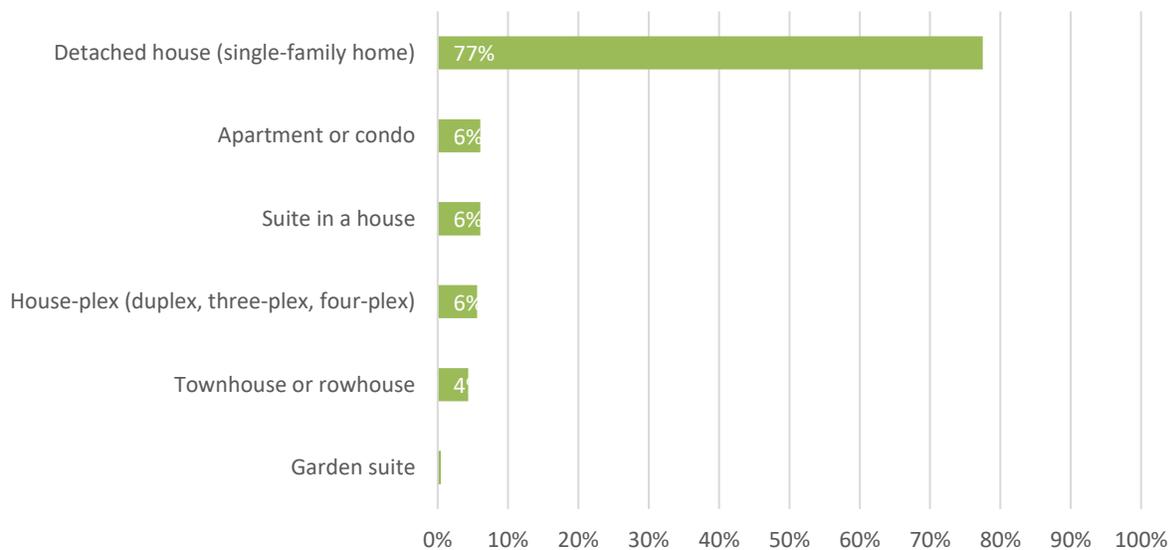
We heard most from residents who live in Gordon Head (18%), Quadra (14%) and Shelbourne (14%). Few survey respondents live in Cadboro Bay (2%), Cordova Bay (3%) or North Quadra (3%).

Please select the description that best suits you.



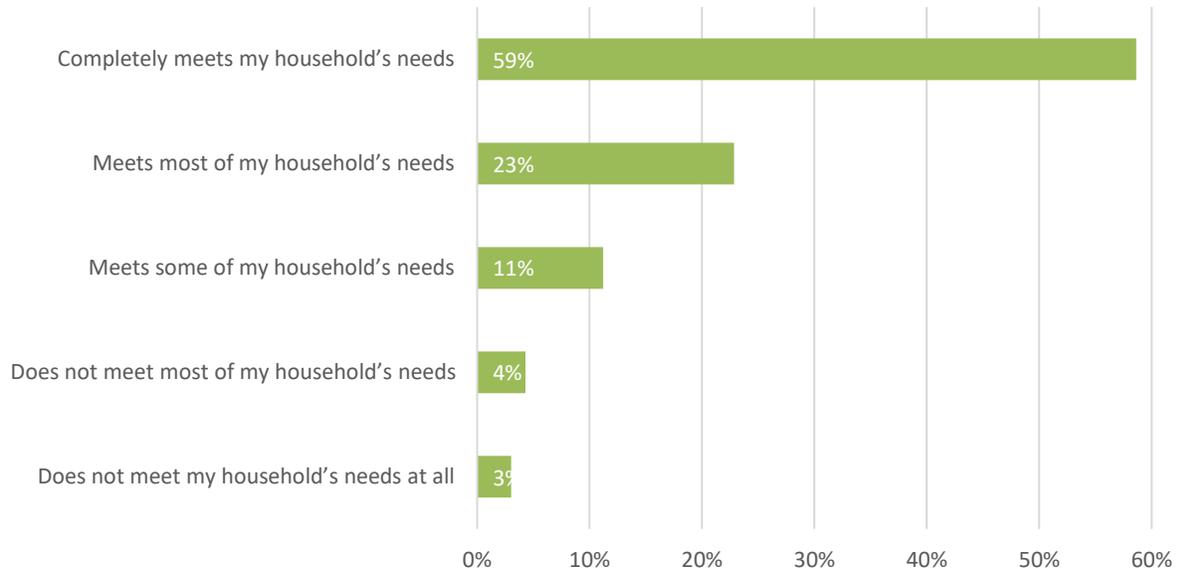
Most survey respondents (88%) are homeowners. We also heard from renters (11%) and residents who belong to a housing co-op (1%).

What type of housing do you currently live in?



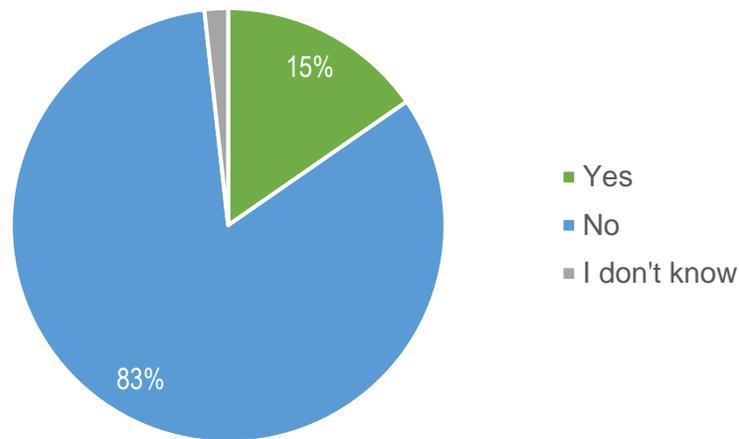
Most survey respondents (77%) live in a single-family home. We also heard from residents who live in an apartment or condo (6%), suite in a house (6%), house plex (6%) or townhouse/rowhouse (4%).

How well does your current housing meet the needs of the people living in your household?



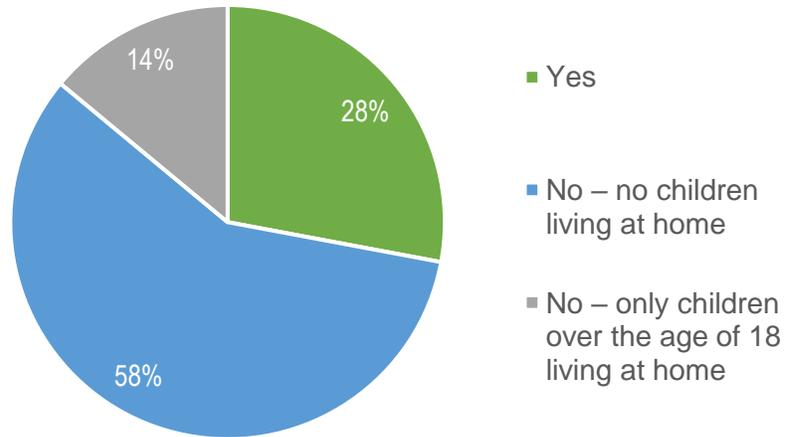
Most respondents (59%) feel their current housing completely meets their household needs. 7% of respondents feel their housing does not meet most or any of their household needs.

Do you or anyone in your household require special assistance? (e.g., for seeing, hearing, mobility etc.)



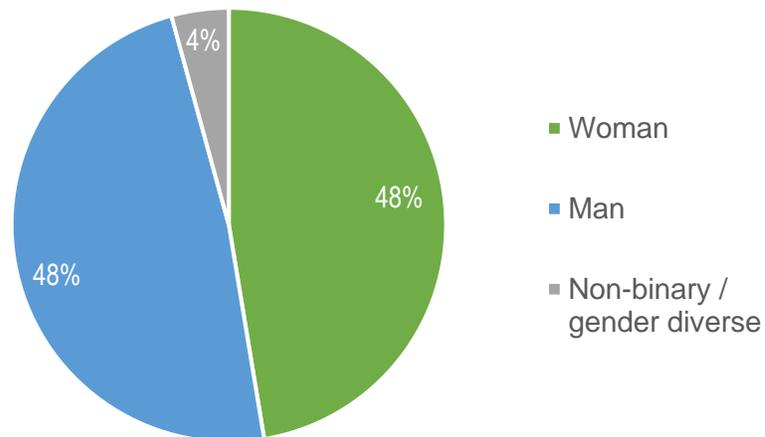
Most respondents (83%) do not have anyone in their household who requires special assistance.

Do you have children under the age of 18 living in your household?



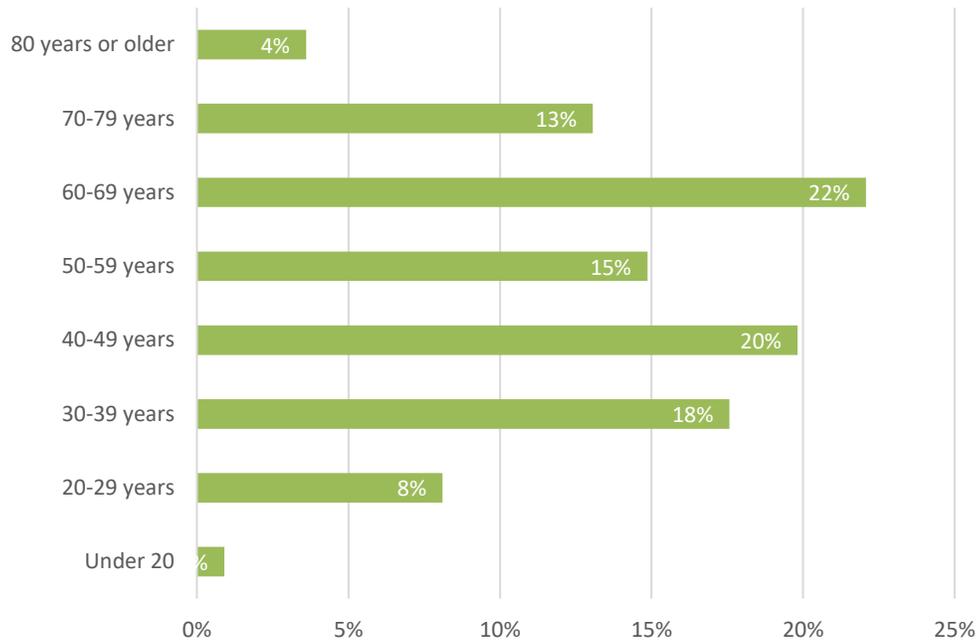
We heard most from households without children living at home (58%). 28% of respondents have children living at home, while 14% have children over the age of 18 living at home.

What is your gender?



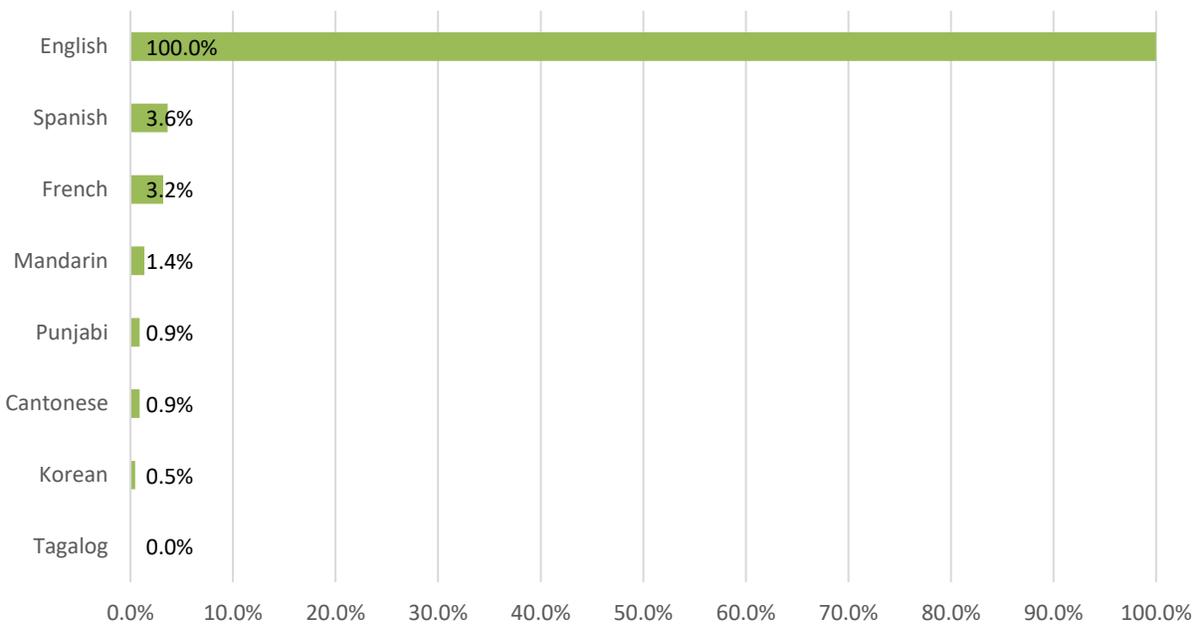
We heard from community members who identify as a woman (48%), man (48%) as well as non-binary / gender diverse (4%).

## What is your age?



We heard from community members of all ages. 9% of survey respondents are under the age of 29. Most respondents (52%) are between 30 and 60 years, and 39% are over the age of 60.

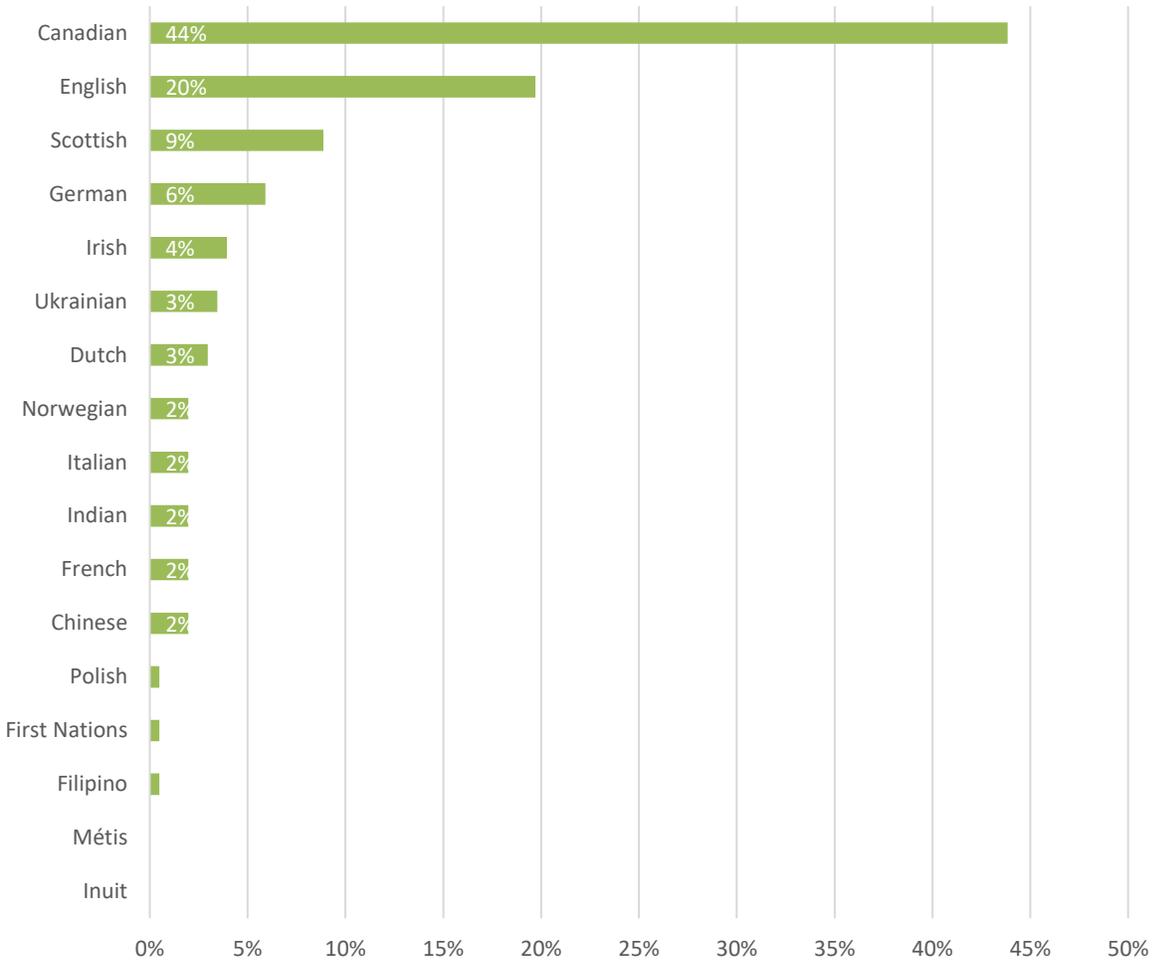
## What language(s) do you speak on a regular basis at home? (Select all that apply)



All survey respondents (100%) speak English at home. Some respondents also speak Spanish (4%), French (3%), Mandarin (1%), Punjabi (1%), and Cantonese (1%). Others noted they speak Arabic, Croatian, Hebrew, Farsi, Japanese, German and Spanish.

## What were the ethnic or cultural origins of your ancestors? (Select all that apply)

We heard from community members with diverse ethnic and cultural origins. Most respondents



have Canadian (44%), English (20%) or Scottish (9%) backgrounds. Others noted Danish, Dutch, Croatian, First Nations, French, Hungarian, Icelandic, Israeli, Italian, Irish, Jamaican, Jewish, Metis, Norwegian, Polish, Romanian, Russian, Scandinavian, Scottish, Slovenian, Swiss, Ukrainian, and Welsh ancestry.

# Appendix B: Public Workshops

# Topic: Opportunities & Challenges

## Reference Materials

## Discussion Questions

### Draft Opportunities & Challenges

-  Committing to Reconciliation with Indigenous peoples
-  Taking Action on Climate
-  Responding to Housing Supply, Diversity and Affordability Gaps
-  Directing Future Growth to Build Complete Communities
-  Providing Sustainable Community Services & Supporting Infrastructure
-  Adapting to changing Demographics and Households
-  Strengthening Natural Areas and Biodiversity
-  Creating a Diverse, Equitable and Inclusive Community

Do the opportunities and challenges resonate with you?  
If so, in what ways?

Empty green box for response to the first discussion question.

Are there opportunities or challenges we need to prioritize as a community that are not included in this list?

Empty green box for response to the second discussion question.

# Topic: Primary Growth Areas

## Reference Materials

### Background

#### **Strategic Direction 2: Accommodate most New Development in Primary Growth Areas**

**Primary Growth Areas (PGAs) are areas in the District where most new housing and employment growth will be accommodated.**

- PGAs are vibrant, walkable Centres and Villages supported by transit Corridors.
- PGAs expand the range of services, amenities, active transportation connections, higher density housing and employment opportunities.

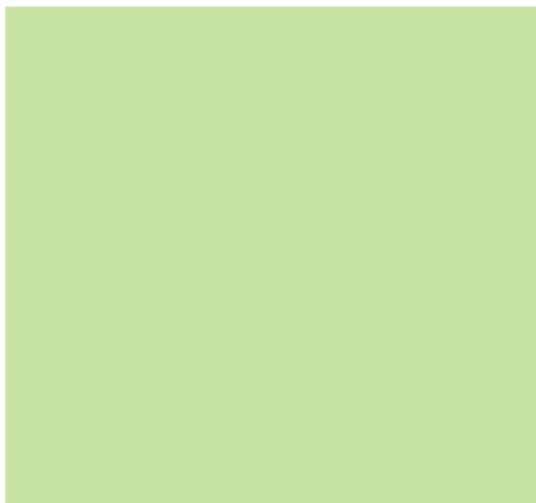
*In 2008, the OCP identified Centres and Villages. The Draft Plan clarifies the boundaries of existing centres and villages, and adds the concept of Corridors to the Primary Growth Areas.*

#### **Corridors:**

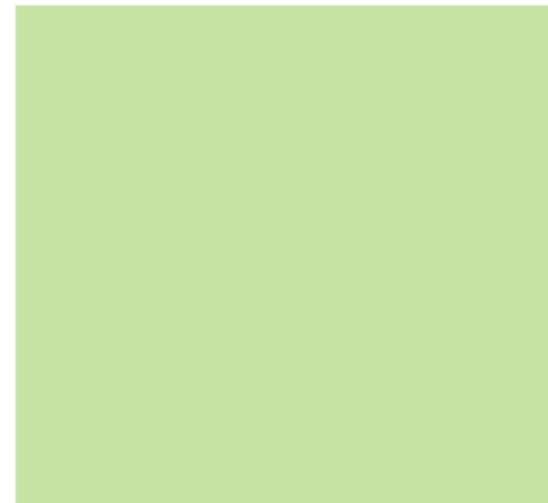
- Link together Centre, Villages, and major destinations, and connect Neighbourhoods to services and amenities with sustainable transportation forms.
- Are primarily residential, supported by limited mixed-use development.
- Primary Corridors are mapped conceptually in the Draft Plan and Secondary Corridors will be identified in future area planning.
- Higher maximum building heights will be considered where Primary Corridors overlap with Centres and Villages.
- Primary Corridors include segments of:
  - McKenzie
  - Quadra
  - Tillicum
  - Shelbourne
  - Burnside > New

## Discussion Questions

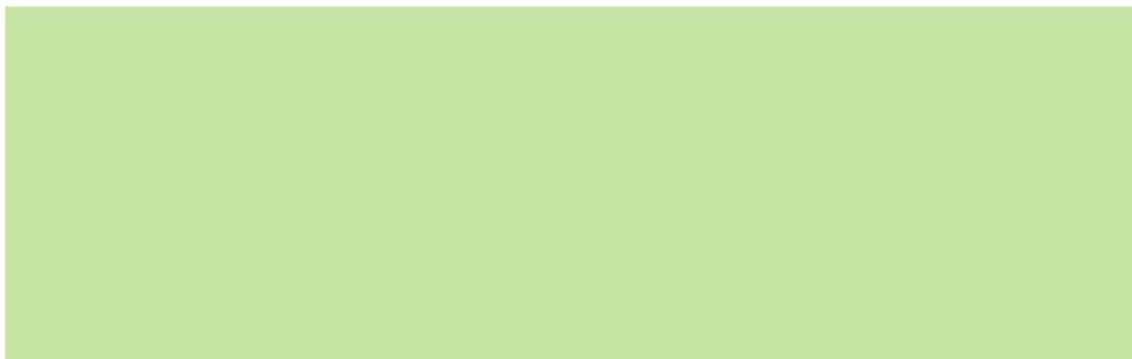
What do you like about the direction to accommodate most growth in Primary Growth Areas? What questions or concerns do you have?



What do you like about the proposed Primary Corridor locations? What questions or concerns do you have?



Other questions & comments



# Topic: Housing Diversity

## Reference Materials

## Discussion Questions

### Background

#### Strategic Direction 3: Expand Housing Diversity in Neighbourhoods

- To better meet community needs and provide housing opportunities for all stages of life.
- Supports a broader range of housing choices through Neighbourhood infill - this includes a mix of ground-oriented and low-rise houseplexes, apartments, and townhouses offering different tenure types and affordability levels.
- Infill applications will be assessed based on criteria in the OCP and more detailed guidance in the upcoming Neighbourhood Homes study.
- Criteria has been drafted based on community feedback (see draft criteria slide).

Some infill examples (illustrative only):



### Draft Infill Criteria

Applications for residential infill (up to 3-stories) in Neighbourhoods, will be assessed based on the following criteria:

- Proximity to transit, services, amenities, community facilities and the Active Transportation network;
- Size and orientation of the parcel;
- Ability to provide sustainable transportation options;
- Maintain mature trees and provide adequate open space to enable livability and privacy;
- Compatibility with existing neighbourhood context in terms of setbacks, massing, building materials, and access;
- Mix of unit sizes and types; and,
- Underground infrastructure service capacity.

4-storey residential or mixed-use forms will be considered in limited locations in Neighbourhoods, based on the following factors:

- The site meets one of the following locational criteria:
  - Along a Major Road or a frequent transit route;
  - Within a 800-m (ten minute walk) of the core of a Centre;
  - Within a 400-m (five minute walk) of the core of a Primary Corridor or a Village; or
  - Within a Neighbourhood Hub or on a Secondary Corridor, as identified through detailed planning.
- The site is large enough to accommodate the proposed use, as well as required access, open space/green infrastructure, parking, and design guideline considerations;
- The site has convenient access to a Major or Collector Road; and,
- Underground service capacity exists or can be provided.



What do you like about the direction to housing diversity in neighbourhoods? What questions or concerns do you have?

What is important to consider when assessing development applications in Neighbourhoods? Are there other considerations that are not included in the draft criteria?

Other questions & comments

# Topic: 15-minute Community

## Reference Materials

### Background

#### Strategic Direction 4: Make Saanich a 15-minute Community

- Provides guidance for long-term planning
- All households within the UCB\* are within a 15-minute (or 1.2km) walk of key amenities to support daily living
- Build on the existing network of Centres and Villages
- Where these amenities do not exist today, the OCP guides long-term planning for land use change to meet community needs.



\*Urban Containment Boundary (UCB): The line which separates urban from rural land uses.

## Discussion Questions

What do you like about the direction to make Saanich a 15-minute community? What questions or concerns do you have?

What attributes of a 15-minute community are most important to you?

# Topic: OCP and Area Plans

## OCP & Area Plans: Reference Materials

### Background

The **OCP (General Plan)** outlines the community's values, vision and goals and establishes a long-term policy framework. **Area-based plans** (i.e., Centre, Corridor, and Village Plans, Local Area Plans), are developed within the framework of the OCP, and capture issues unique to each area. These plans provide a higher level of detail and articulate how the broader OCP vision is implemented at the local level.

Under the current **planning framework**, the OCP Bylaw includes:

- Official Community Plan (General Plan)
- Centre, Corridor and Village Plans
- Local Area Plans
- Design Guidelines

Other Saanich and Regional Plans also inform decision-making.

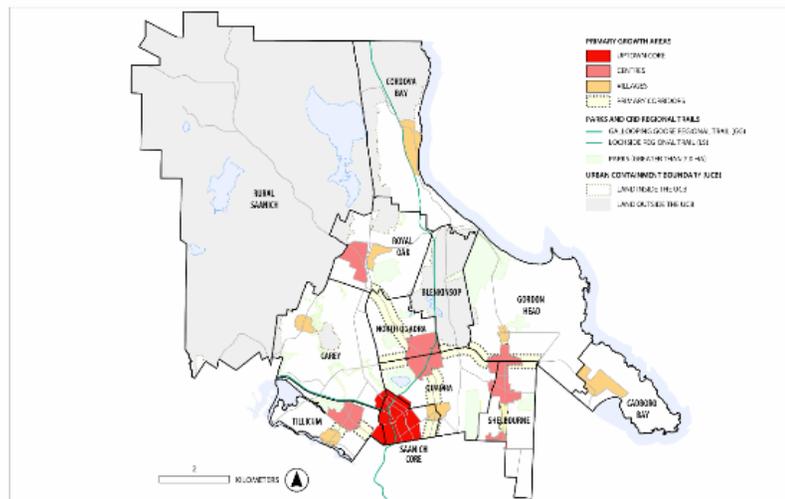
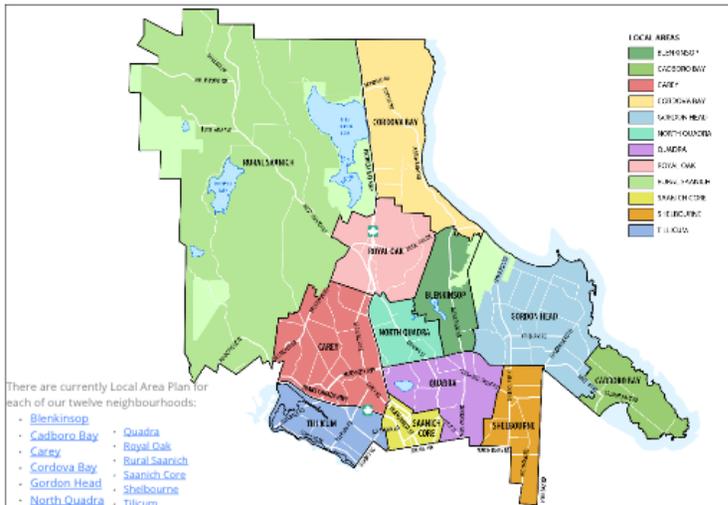
The planning context in Saanich has changed greatly in the past 15 years:

- Recent plans and strategies have been adopted to deal with issues like transportation, parks, environment and housing. These plans have reduced the need to have comprehensive plans at the local level.
- Council has also shifted planning from Local Area Plans to Centre, Corridor and Village Plans. This means there are no plans to update Local Area Plans, some of which have not been updated since 1997.

Part of the **OCP update involves assessing the role of the OCP (General Plan), Centre, Corridor and Village Plans and Local Area Plans**. Currently all of these documents are adopted as a component of the OCP Bylaw and have equal status in decision-making.

Some of the **Key Questions & Challenges** we aim to address through this process include:

- Challenges with the age of LAPs and their ability to respond to District-wide goals and changes.
- How does the District reconcile newer more general policy and older more specific policy?
- Providing greater clarity on how plans work together.
- Does the current planning framework achieve the desired outcomes?



## Discussion Questions

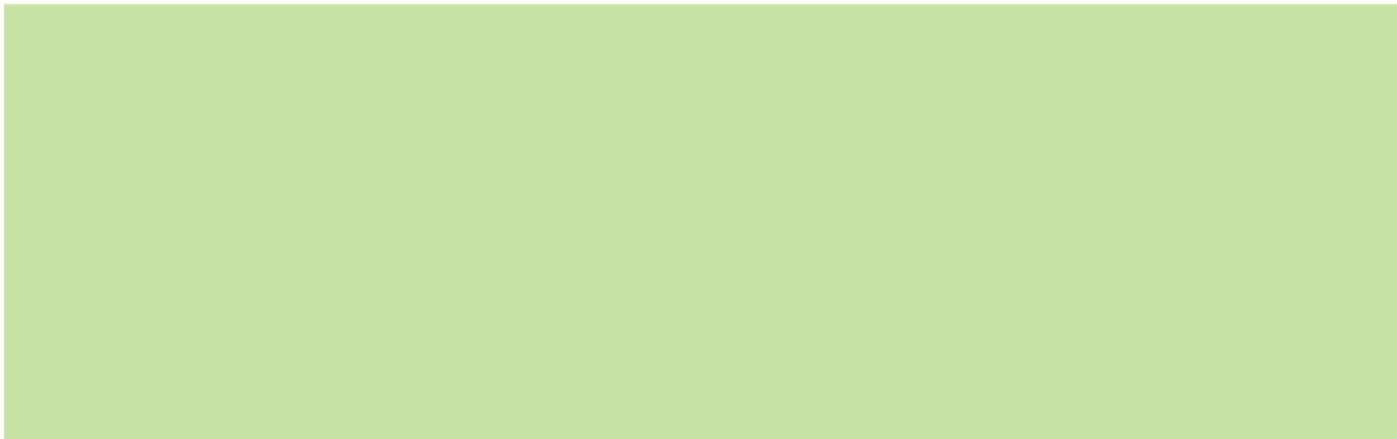
What other key questions do you have about the planning framework? Are there any other challenges?



What is important to preserve from the Local Area Plans?  
What Plans should be priority in decision-making?



Other questions & comments



# Appendix C: Stakeholder Workshops

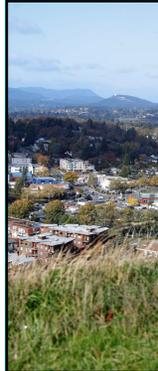


**Sustainable Saanich** | Strategic Update  
 Official Community Plan

**DRAFT PLAN COMPONENTS**  
 Saanich Community Associations Network Workshop  
 May 31, 2023



1



**Workshop Agenda**

1. Welcome & Housekeeping
2. Draft Plan Overview
3. Strategic Land Use Directions
  - #2 - Priority Growth Areas
  - #3 - Housing Diversity in Neighbourhoods
4. Relationship between OCP and Area-based Plans
5. Next Steps



2



**Project Background**

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Strategic OCP Update



3



**Why a “Strategic” Update**

- Majority of plan content still relevant
- Build on recent processes and adopted policy/Council direction
- Effective use of limited resources
- Make priority updates in a short time frame



4



**Project Scope – Administrative**

- Update OCP to incorporate recent Council work and District-wide processes
- Integrate new demographic data/relevant statistics
- Refine sustainability framework
- Strengthen monitoring/implementation



5

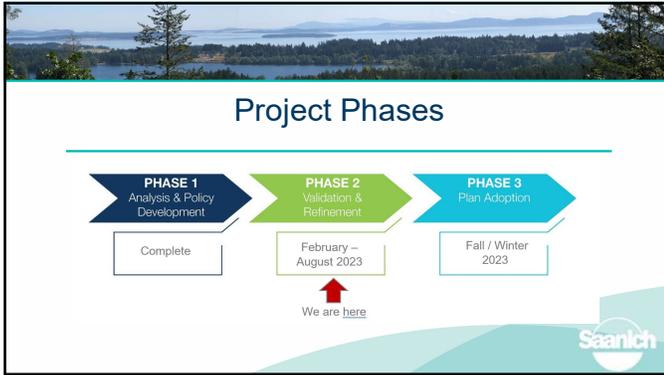


**Project Scope – New Areas**

- Add “Corridor” policies and designation
- Expand on “missing middle” housing/infill policies
- Update guidance on parks for complete communities
- Further enhance walkable neighbourhoods
- Provide more clarity on maps



6



7

### Complementary Initiatives

- Centre, Corridor and Village Plans
- Community Amenity Contribution and Inclusionary Housing Program
- Update of Design Guidelines
- Neighbourhood Homes Study
- Resilient Saanich / Biodiversity Conservation Strategy and Urban Forest Strategy
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Reframing from 3-pillar structure to functional areas

More graphics to explain concepts and section objectives to guide policy

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Saanich is a sustainable community where a healthy natural environment is recognized as paramount for ensuring social well-being and economic vibrancy for current and future generations.

- No Change in Vision
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### Sustainability Foundations

**Three Pillars**

- Environmental Integrity
- Social Well-Being
- Economic Vibrancy

**One Planet Living**

- Health and happiness
- Equity and local economy
- Culture and community
- Land and nature
- Sustainable water
- Local and sustainable food
- Travel and transport
- Materials and products
- Zero waste
- Zero carbon energy

**15-Minute Community**

Complementary frameworks guiding our policy direction

12





## First Nations

- Territorial acknowledgement
- Revised history section
- First Nations reconciliation
- Indigenous Relations section
- Policies woven throughout document
- Consultation planned for Spring



19



## Implementation and Evaluation

- Identified several priority actions
- 5-year evaluation cycle, observe trends/progress
  - Status of the implementation of priority actions
  - Progress of Strategic Land Use Directions
  - Update demographic, housing, and census data
  - Alignment with other policy documents and initiatives
  - Indicator framework (20-25 key indicators)
- More frequent housekeeping amendments
- Relationship of OCP to LAPs / CCV plans



20



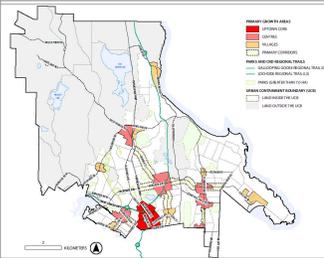
## Priority Growth Areas

### Discussion Topic # 1



21

## 2. Accommodate most New Development in Primary Growth Areas

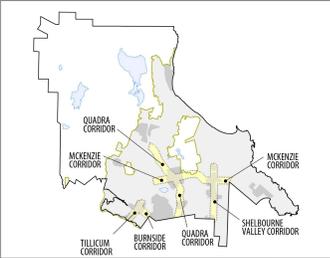


- Plan for majority of new growth
- Create vibrant Centres and Villages supported by transit Corridors
- Recognize primacy of Uptown
- Expand the range of services, amenities, active transportation connections, higher density housing and employment opportunities.



22

## 2. Primary Growth Areas - Overview of Corridors



- Residential oriented, supported by limited mixed use
- Linked with sustainable transportation forms
- Primary Corridors mapped conceptually in OCP
- Secondary Corridors to be identified in area planning
- Higher heights considered where Primary Corridors overlap with Centres and Villages



23

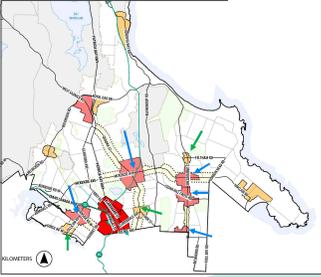
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Primary Corridors + Centres	Up to 12 Storeys	New Policy
Primary Corridors + Villages	Up to 6 Storeys	New Policy
Neighbourhoods	Up to 4 Storeys	No Change



24

### Primary Corridor Overlap Areas



- **Centres** →
  - Quadra McKenzie
  - Tillicum
  - Shelbourne
  - Hillside
  - University
- **Villages** →
  - Four Corners
  - Gorge
  - Feltham

25

### Parcel Boundaries | Centres and Villages

- Mix of mapping approach depending on level of planning
- Recently detailed planned areas > hard boundaries
  - Uptown Core Centre
  - Cordova Bay Village
  - Cadboro Bay Village
  - Shelbourne Valley (Feltham Village, University Centre, Shelbourne Centre, Feltham Village, Shelbourne Corridor)
- Quadra McKenzie Study draft conceptual boundaries
  - Quadra McKenzie Centre (University Centre is under review)
  - Four Corners Village

26

### Areas with Criteria- Approach

- Start with basic buffer approach, include if 50% of parcel inside
  - Centres – Royal Oak, Tillicum (400-m buffer, down from 500-m)
  - Villages – Broadmead, Strawberry Vale (250-m)
  - Primary Corridors – 200-m from road centre line (conceptual only)
- Refine based on natural breaks, e.g., major land use, highways, block-lines/streets, rural areas
- Adjust for overlap (Broadmead and Royal Oak)
- Apply a logic check – does this make sense?

27

### Discussion Questions

1. What do you like about the approach to Primary Growth Areas?
2. What concerns do you have about the Primary Growth Area approach?
  - a. General concerns?
  - b. Specific areas?
3. What initial thoughts do you have on the general approach for the parcel-based mapping of Centres and Villages?

28



### Housing Diversity in Neighbourhoods

Discussion Topic #2

29

### 3. Expand Housing Diversity in Neighbourhoods



- Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs
- Provide housing opportunities for all stages of life
- Include a mix of ground-oriented and low-rise houseplexes, apartments, and townhouses offering different tenure types and affordability levels

30

## Housing Forms Examples



Small lot Single Detached



Garden Suites



Houseplexes



Townhouses



Stacked Townhouses



Low-Rise Apartments

New Design Guidelines to Provide Guidance



31

## Criteria – Suitability up to 3-storeys

Assess suitability of applications for increased residential density up to 3-storeys in Neighbourhoods:

- Proximity to transit, amenities, and Active Transportation infrastructure
- Size and orientation of parcel
- Ability to provide sustainable transportation options
- Maintain mature trees and provide adequate open space to enable livability and privacy
- Compatibility with existing neighbourhoods in terms of setbacks, massing, building materials, and access
- Mix of unit sizes and types
- Underground service capacity



32

## Criteria – Suitability up to 4-storeys

Consider 4-storey residential or mixed-use forms in **limited locations** in Neighbourhoods (in addition to 3-storey):

- Locational criteria (one of)
  - Major Road/Frequent Transit Route
  - Within 800-m of the core of a Centre/400-m of the core of a Village
  - Neighbourhood Hub or Secondary Corridor
- Site is large enough to accommodate the proposed use, as well as required access, open space/green infrastructure, parking and design guideline considerations
- Convenient access to a Major or Collector Road



33

## Neighbourhood Homes Study



**Starting soon!**

- Terms of Reference going to Council (target June)
- Sign-up for project updates
- [Housing Division | District of Saanich](#)
- Project lead: Carley Friesen



34

## Discussion Questions

1. What key questions or thoughts do you have about the proposed building forms?
2. In Neighbourhood areas, typically we would consider smaller-scale infill housing forms up to 3-storeys. With regards to Draft Plan criteria:
  - a) What do you like?
  - b) What is missing?
3. Consistent with the 2008 OCP, up to 4-storeys is considered in limited locations. Additional criteria for this housing form is included in the Draft Plan:
  - a) What do you like?
  - b) What is missing?



35



## Relationship Between Plans

### Discussion Topic # 3



36



### Relationship of Plans

Current OCP Bylaw includes:

- General Plan (also referred to as OCP)
- Centre, Corridor and Village Plans (Shelbourne valley Action Plan, Uptown Douglas Plan)
- Local Area Plans
- Development Permit Area Design Guidelines

Other Saanich and Regional plans also inform decision making



37



### Relationship of Plans

- Intention is that plans work together as a whole to provide guidance for decision-making
- Currently limited policy to express plan hierarchy or resolve potential conflicts between plans



38



### Why are we discussing this?

- Desire for improved clarity on how various plans inform decision-making
- Identified in earlier internal and external engagement
- Recommendation in Development Process Review (2021) to update key policies to provide greater clarity and address conflicting policy
- Direction from Council to include this item as part of OCP review process



39



### Context – Other jurisdictions

- Range of approaches to adopting area plans – many communities adopt area plans by resolution
- Plans adopted by resolution are still valid policy documents, but don't have bylaw status
- Often amendments to OCP bylaw to include key directions of area plans that are adopted by resolution



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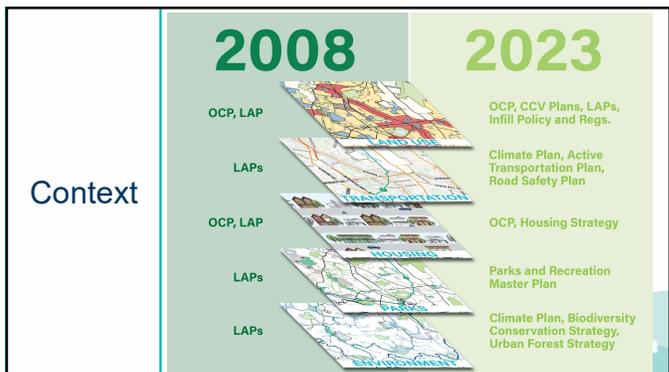


### Context – Planning Framework

- Fundamentally different planning context now vs. 2008
- Much more comprehensive suite of plans and strategies to deal with issues like transportation, parks, environment, housing, etc.
- Imperatives of climate change and housing necessitate a more responsive policy framework
- Council has directed staff to move from Local Area Planning to Centres, Corridors and Village Planning



41



### Context

42



## Key Concerns / Issues

- Concern about age of Local Area Plans and their ability to respond to changes / District-wide goals
- Are we getting desired outcomes?
- A desire to have greater clarity on how plans work together to guide decision-making
- How to deal with conflicts between newer more general policy and older more specific policy
- Concern about how LAPs will remain relevant as they become out of date more
- Desire to have area plans followed more closely, particularly those that were recently adopted

43



## Question 1

1a. Are there any other key issues or concerns we should be aware of regarding the planning framework?

1b. What is the key content in older Local Area Plans?

44

## Planning Framework



General Plan (OCP)

Centre Corridor and Village Plans

Post-2008 LAPs

Pre-2008 LAPs

Master Plans

45



## Potential Options

1. Equally prioritize OCP, CCV Plans and Local Area Plans in decision making
2. Prioritize the OCP in decision making
3. Prioritize OCP and recent area plans (post 2008) in decision making

46

## 1. Prioritize all plans equally



General Plan (OCP)

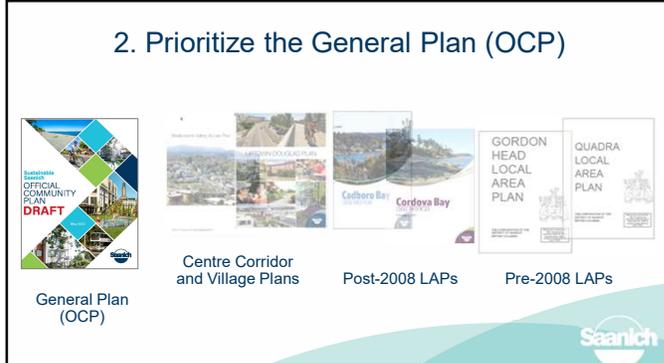
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Post-2008 LAPs

Pre-2008 LAPs

47

## 2. Prioritize the General Plan (OCP)



General Plan (OCP)

Centre Corridor and Village Plans

Post-2008 LAPs

Pre-2008 LAPs

48

### 3. Prioritize General Plan (OCP) and recently adopted Plans

General Plan (OCP)

Centre Corridor and Village Plans

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Pre-2008 LAPs

49

### Question 2

2a. What are the pros and cons of each of the options?

2b. Do you have a preferred option?

50

## Wrap-Up and Next Steps

---

### Strategic OCP Update

51

## We Want Your Feedback!

- General public
  - Webinars/Q&A – May 30, June 7
  - Open Houses – June 6, June 17
  - Digital Workshops – June 13, June 15
  - Survey – launched! (Closes June 30)
- Targeted workshops
  - Saanich Community Association Workshop – May 31
  - Housing Providers/Industry Workshop – June 20
- Sign-up for a workshop/mark your calendar

52

## Thank-you!

- Amber Walker
- Project Lead
- t. 250-475-5494 x3452
- e. [amber.walker@saanich.ca](mailto:amber.walker@saanich.ca)
- web: [www.saanich.ca/ocp](http://www.saanich.ca/ocp)

53



**Sustainable Saanich** | Strategic Update  
Official Community Plan

**DRAFT PLAN COMPONENTS**  
Housing Providers & Development Industry Workshop  
June 20, 2023



1



**Workshop Agenda**

1. Welcome & Housekeeping
2. Draft Plan Overview
3. Strategic Land Use Directions
  - Priority Growth Areas (#2)
  - Neighbourhoods (#3 and #4)
4. Relationship between OCP and Area-based Plans
5. Next Steps



2



**Project Background**

---

Strategic OCP Update



3



**Why a “Strategic” Update**

- Majority of plan content still relevant
- Build on recent processes and adopted policy/Council direction
- Effective use of limited resources
- Make priority updates in a short time frame



4



**Project Scope – Administrative**

- Update OCP to incorporate recent Council work and District-wide processes
- Integrate new demographic data/relevant statistics
- Refine sustainability framework
- Strengthen monitoring/implementation



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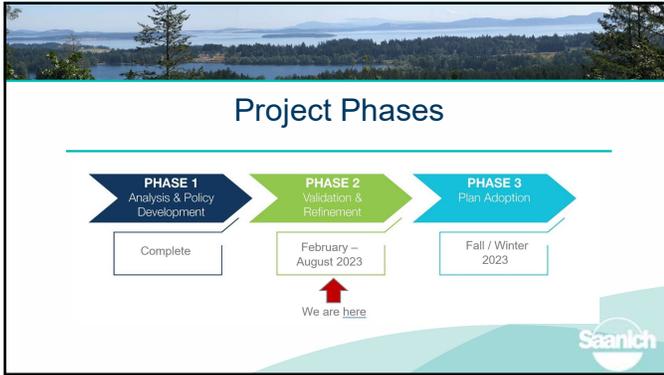


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**15-Minute Community**

Complementary frameworks guiding our policy direction

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## Sustainable Transportation

- Plan reinforces sustainable transportation modes to achieve Climate Plan/ATP targets
- Integrating land use with transportation
- Prioritizing walking, cycling, and public transit infrastructure as well as goods movement
- Supporting multi-modal connections

Saanich

19

## Priority Growth Areas

### Discussion Topic # 1

Saanich

20

## 2008 OCP – Centres & Villages

- 2008 OCP identified concept of Centres and Villages
- Lack of clarity to how these are captured on a parcel-by-parcel basis

Saanich

21

## 2. Accommodate most New Development in Primary Growth Areas

- Plan for majority of new growth
- Create vibrant Centres and Villages supported by transit Corridors
- Recognize primacy of Uptown
- Expand the range of services, amenities, active transportation connections, higher density housing and employment opportunities.

Saanich

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## Overview of Corridors

- Residential oriented, supported by limited mixed use
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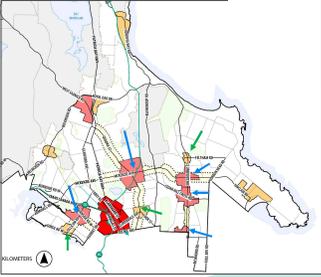
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### Primary Corridor Overlap Areas



- **Centres** →
  - Quadra McKenzie
  - Tillicum
  - Shelbourne
  - Hillside
  - University
- **Villages** →
  - Four Corners
  - Gorge
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### Parcel Boundaries | Centres and Villages

- Mix of mapping approach depending on level of planning
- Recently detailed planned areas > hard boundaries
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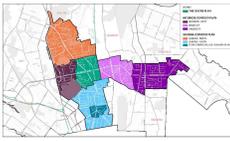
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### CCV Planning Next Steps



- Primary Growth Areas
  - Quadra-McKenzie Study
  - Tillicum-Burnside-Gorge
  - Shelbourne Valley Update
- Secondary Corridors/Hubs/New Villages
  - Gordon Head Area
  - Glanford Area
  - Strawberry Vale Village/Interurban Rd

28

### Discussion Questions

1. What do you like about the approach to Primary Growth Areas?
2. What concerns do you have about the Primary Growth Area approach?
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3. What initial thoughts do you have on the general approach for the parcel-based mapping of Centres and Villages?

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### Neighbourhoods

#### Discussion Topic #2

30

### 3. Expand Housing Diversity in Neighbourhoods



- Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs
- Provide housing opportunities for all stages of life
- Include a mix of ground-oriented and low-rise houseplexes, apartments, and townhouses offering different tenure types and affordability levels



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### Neighbourhood Homes Study



#### Starting soon!

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- Sign-up for project updates
- [Housing Division | District of Saanich](#)
- Project lead: Carley Friesen



35

### 15-Minute Community + Corridors/Hubs



- Secondary Corridors + Neighbourhood Hubs and/or new Villages are key component of realizing this
- Concepts introduced now but to be identified through future detailed work
- Areas targeting higher density (up to 4-storeys) into Neighbourhoods



36

## Discussion Questions

1. What do you like about the direction to increase housing diversity in Neighbourhoods? What concerns do you have?
2. What is important to consider when assessing development applications in Neighbourhoods? Are there other considerations that are not included in the draft criteria?
3. What's needed to enable small-scale commercial or mixed-use in Neighbourhood areas?



37



## Relationship Between Plans

### Discussion Topic # 3



38



## Relationship of Plans

Current OCP Bylaw includes:

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### Context – Planning Framework

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- Imperatives of climate change and housing necessitate a more responsive policy framework
- Council has directed staff to move from Local Area Planning to Centres, Corridors and Village Planning



43

### Context

2008	2023
OCP, LAP	OCP, CCV Plans, LAPs, Infill Policy and Regs.
LAPs	Climate Plan, Active Transportation Plan, Road Safety Plan
OCP, LAP	OCP, Housing Strategy
LAPs	Parks and Recreation Master Plan
LAPs	Climate Plan, Biodiversity Conservation Strategy, Urban Forest Strategy



44



### Key Concerns / Issues

- Concern about age of Local Area Plans and their ability to respond to changes / District-wide goals
- Are we getting desired outcomes?
- A desire to have greater clarity on how plans work together to guide decision-making
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### Planning Framework



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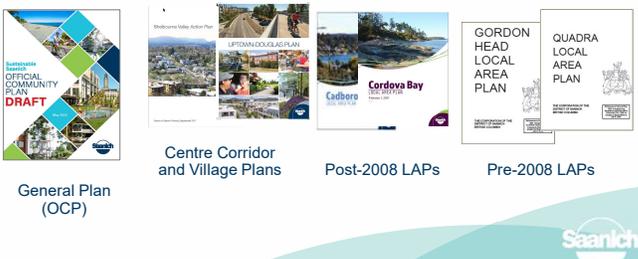
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General Plan (OCP)

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Pre-2008 LAPs



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## 2. Prioritize the General Plan (OCP)



General Plan (OCP)
Centre Corridor and Village Plans
Post-2008 LAPs
Pre-2008 LAPs



49

## 3. Prioritize General Plan (OCP) and recently adopted Plans



General Plan (OCP)
Centre Corridor and Village Plans
Post-2008 LAPs
Pre-2008 LAPs



50



## Discussion Questions

1. What other key questions do you have about the planning framework? Are there any other challenges?
2. What Plans should be the priority in decision making?



51



## Wrap-Up and Next Steps

---

### Strategic OCP Update



52



## We Want Your Feedback!

- Info video – [Saanich.ca/ocp](http://Saanich.ca/ocp)
- General public
  - Webinars/Q&A – May 30, June 7 - Posted on website
  - Open Houses – June 6, June 17 + online display boards
  - Digital Workshops – June 13, June 15
  - **Survey – Open until June 30**
- Targeted workshops
- Council Advisory Committees
- Formal stakeholder referrals/meetings, First Nations outreach



53



## Thank-you!

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54