Shelbourne Valley Plan Update

PHASE 4 ENGAGEMENT SUMMARY

August 2025 – October 2025

Saanich

DISCLAIMER

The HelloSaanich platform (Saanich's official online engagement platform) includes an AI-analysis tool. This tool was used to assist with the initial review of survey responses, including identifying trends, patterns, themes, and preliminary insights. A deep dive into the survey data, including manual review and verification of the AI-generated outcomes, and further analysis of the responses was done by District staff to produce this report.

The process complied with all applicable data privacy standards and organizational protocols regarding the handling of survey data.

CONTENTS

1. INTRODUCTION

Project Background

The process to update the Shelbourne Valley Action Plan began in September of 2024, after Council approval of the Terms of Reference. The purpose of the project is to evaluate changes since the Plan was adopted in 2017 and update land use and other policies to better align with the Official Community Plan (2024) and address current planning priorities. The Shelbourne Valley Action Plan identified a comprehensive vision and implementation strategy to guide land use and transportation decisions in the Shelbourne Valley area over a 30-year period.

Figure 1 shows the project phases. The focus of this report is on Phase 4 engagement, which allowed the public and other interested parties to review and share feedback on the updated draft Plan.

The feedback will be used to inform revisions to the Draft Shelbourne Valley Plan, which is expected to be presented to Council in February 2026 for consideration.

Purpose of the Report

The purpose of this report is to provide a summary of engagement activities and feedback received during Phase 4 (Draft Plan Review and Refinement) of the Shelbourne Valley Plan Update.

Role of Engagement – Phase 4

The objectives of the engagement activities in this phase are to:
- Inform the public and stakeholders about Phase 3 engagement outcomes
- Present the draft plan to the public and stakeholders for review
- Consult the public and stakeholders to gather feedback on the draft plan

Figure 1: Project Timeline - Shelbourne Valley Plan Update

2. ENGAGEMENT ACTIVITIES

Engagement activities included open houses, webinars, pop-up events, a survey, focus group sessions, and more. A summary of engagement activities is provided as follows:

Figure 2: Overview of Communication and Engagement Activities

Notification and Communications

7,329 postcards were mailed to residents and businesses in and around the study area. The postcards outlined project context, the purpose of the Plan update, and upcoming engagement opportunities. Letters were also mailed to large lot owners, and an ad was run in the Saanich News.

Social media posts on Facebook, LinkedIn, and X (Twitter) were used to promote upcoming engagement opportunities and Plan information. Members of the public were encouraged to follow the project page on HelloSaanich to receive email notifications on the Project. The project email svp@saanich.ca was also open for communication on the plan.

Webinars

2 online webinars were hosted on Microsoft Teams, with a total of 24 people in attendance:
- Thursday, September 25th, 2025, 12:00pm – 1:30pm
  - Attendance: 14
- Thursday, September 25th, 2025, 7:00pm – 8:30pm
  - Attendance: 10

The webinars provided context on why the Plan is being updated, what is changing, and more information about how to get involved. The webinar is available on HelloSaanich.

Open House Events

2 open house events were held, with a total of 283 attendees.
- Thursday, October 2nd, 2025, 4:00pm – 8:00pm
  - Attendance: 122
  - Location: Gordon Head Recreation Centre
- Saturday, October 4th, 2025, 12:00pm – 4:00pm
  - Attendance: 161
  - Location: Cedar Hill Recreation Centre

These sessions allowed the public to directly engage with Saanich staff to learn more about the updated draft Plan and to provide feedback. 283 sticky notes were collected from the open house boards. Summaries of this feedback can be found in the "What We Heard" section of this report.

Online Survey

An online survey was active from September 16th to October 20th, 2025, to receive feedback from the public on the updated draft Plan. 147 people completed the survey (145 completed their response online and 2 people submitted offline). A detailed summary of the survey responses can be found in the "What We Heard" section of this report.

Pop-Up Events

4 pop-up events were held to promote Plan engagement and to reach a diverse audience. Pop-up locations included:
- The University of Victoria (2x)
- Mount Tolmie Community Association Picnic (Horner Park)
- Gore Peace Memorial Park

Additional Engagement Activities

2017 Shelbourne Valley Action Plan Stakeholders Committee

Former members of the 2017 Shelbourne Valley Action Plan Stakeholders Committee were invited to participate in a focused discussion with Planning staff. 8 individuals attended the focus group discussion; a summary of this discussion can be found in the "What We Heard" section of this report.

Housing Providers Workshop

An online joint webinar with the Quadra McKenzie Plan team was held to inform and hear from local housing providers.

Community Association Meeting

Staff presented the draft Plan at the Mount Tolmie Community Association Board of Directors meeting and addressed questions raised. Other guests at the meeting included select members of the Mount Tolmie Community Association, Gordon Head Community Association and Camosun Community Association.

Emails

The public were able to submit questions, comments, and suggestions on the draft Plan through the project email at svp@saanich.ca. So far, 82 emails have been received in the project inbox, and the concerns and suggestions provided about the draft plan were considered as part of the feedback in this report.

3. WHAT WE HEARD

Phase 4 engagement focused on consulting the public and stakeholders on the draft Shelbourne Valley Plan. Key areas of exploration included assessing the Plan goals, reviewing the extent of the Plan boundary and gauging levels of support for the proposed future land use designations.

The dominant themes emerging from Phase 4 engagement are summarized as follows:

Land Use and Housing
- Land Use and Housing, particularly building heights, density, and the Plan boundary were the most frequent subject area of comment.
- Most participants did not support designations of land for high-rise developments (12+ storeys) in the Shelbourne Valley. Their concerns include obstruction of sunlight, privacy, and incompatibility with existing urban fabric.
- Although most of the feedback received from the open houses opposed the proposed future land use designations, there were almost equal levels support and opposition in survey feedback.
- Overall, participants generally supported low- to mid-rise developments (3 - 6 storeys) on Shelbourne Street and some other major roads in the area (like Feltham Road).
- Desire for more affordable and family-oriented housing.
- Land use designations were supported for their ability to boost economic vibrancy, support housing supply, and encourage Bowker Creek daylighting.

Climate Change and the Environment
- Most of the participants agreed that existing goals in the Plan remain relevant and should be retained.

- Top environmental concerns (second most discussed subjects) in the area were Bowker Creek daylighting, tree preservation, and watershed improvement.
- Nearly all the participants strongly supported the idea of daylighting Bowker Creek. But, while many participants in the survey supported various strategies and trade-offs presented to achieve this objective.

Transportation and Mobility
- Majority of the participants were pleased with the completed and on-going transportation and mobility improvements on Shelbourne Street.
- Traffic concerns noted were congestion, parking, and safety, particularly near key intersections in the Plan area.
- Many of the concerns related to details of the Shelbourne Street Improvement Project, which continue to be addressed.

Parks, Underground Infrastructure, Community Amenities, and Services
- The engagement feedback suggests that the area needs additional parks.
- The public is concerned about the capacity of existing infrastructure, amenities, and services to support future growth.
- Requests were made for a detailed framework that explains how infrastructure, amenities and services will be delivered.

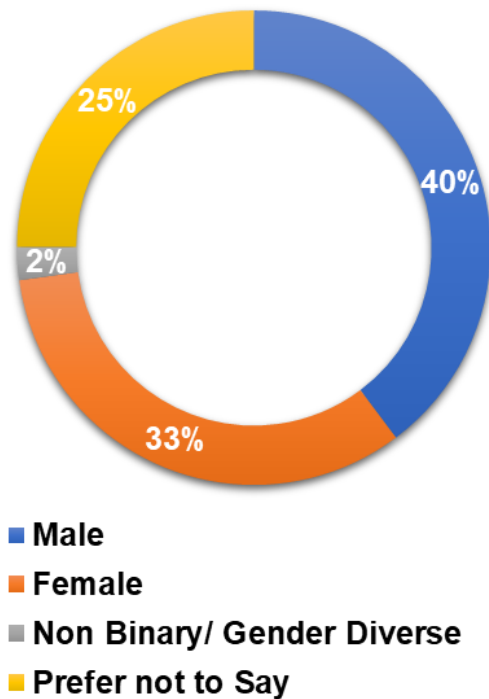## *Planning Process and Community Involvement*
- Concerns were expressed about District-wide planning processes, including adequacy of notifications, lack of clarity around some content and ideas, and rationale for some changes presented in the draft Shelbourne Valley Plan.

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Online Survey

The Phase 4 survey focused on understanding public perceptions and support for the proposed changes in the draft Shelbourne Valley Plan. 147 people completed the survey; respondent demographics, connection to the Plan area, and more can be found below. The following results are presented by showing the question asked in the survey and a corresponding summary of results.
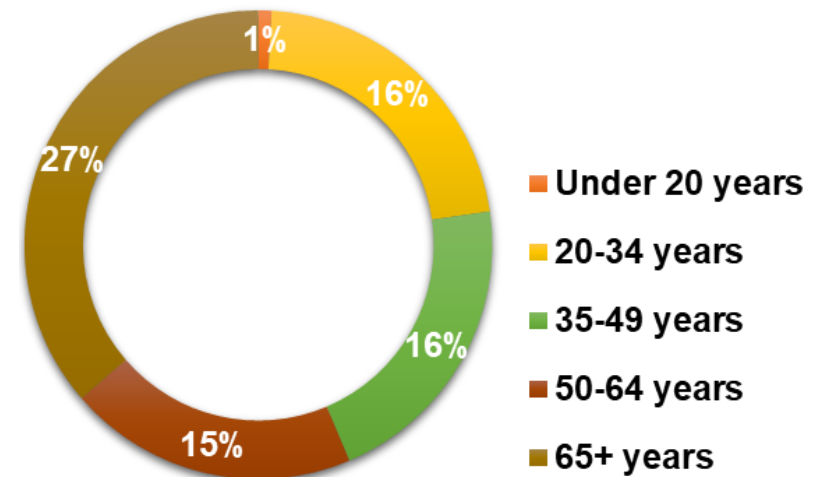
Demographics

Question 1: Gender

Figure 3: Gender of Survey Participants

Question 2: Age Group

Figure 4: Age Distribution of Survey Participants

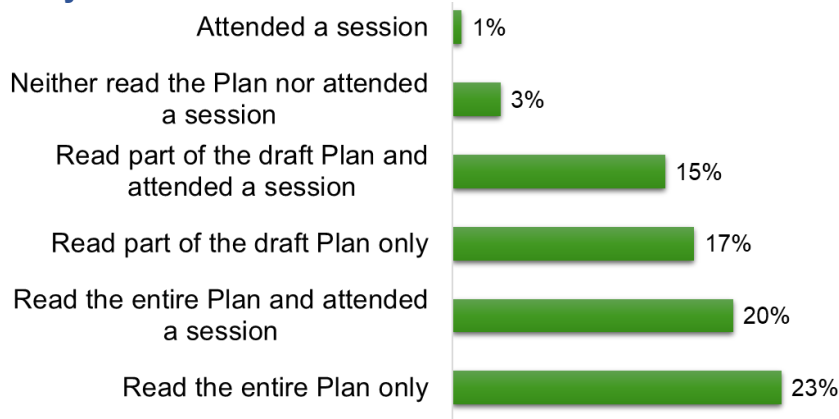### Question 3: What is your connection to the Shelbourne Valley Plan?

Respondents were asked to indicate their connection(s) to the Shelbourne Valley Area by selecting one or more of the options below.

Options	%	#
I own property in the area	69	102
I live in the area	63	93
I visit the area often for work, business, school, shopping, health services, recreation, and other activities	52	77
I represent an organization with an interest in the area	5	8
I own a business in the area	4	6
I am a housing provider/ developer	3	4
No answer	2	3
I have no connection to the area, but I am interested in community planning	1	1

Table 1: Connection to the Shelbourne Valley Plan

Question 4: How familiar are you with the draft Shelbourne Valley Plan?

Figure 5: Familiarity of Respondents with the Draft Plan

Question 5: How did you hear about this survey?

Option	%
HelloSaanich	28
Community group or event	20
Word of mouth	18
Email or other notification	18
Saanich website	15
Newspaper	15
Flyers and Posters	14
Saanich staff or event	12
Social media (e.g., Facebook, X/Twitter)	11
No answer	8

Table 2: How Respondents Learned About the Plan

Question 6: Given the changes that have occurred over the past eight years, are there any changes you feel are needed to the Plan Goals?

- Most respondents believe the existing goals are still relevant while the opinion of others was split between either focusing on development or climate action.

- Concern about the scale and extent of the designated areas.
- Comments on the lack of adequate infrastructure and amenities to support the growth.
- Some opposition to mid- and high-rise developments, with some support if affordability, infrastructure, and community amenities are addressed.
- Calls to ensure that the Plan upholds true housing diversity by supporting all building forms, to allow residents, especially seniors, to age in place.
- Emphasis on affordability, balancing growth, and infrastructure capacity.
- More focus on tree protection and preserving the neighbourhood character.
- Broad support for more land uses to support commerce and services in the Centres and Village.

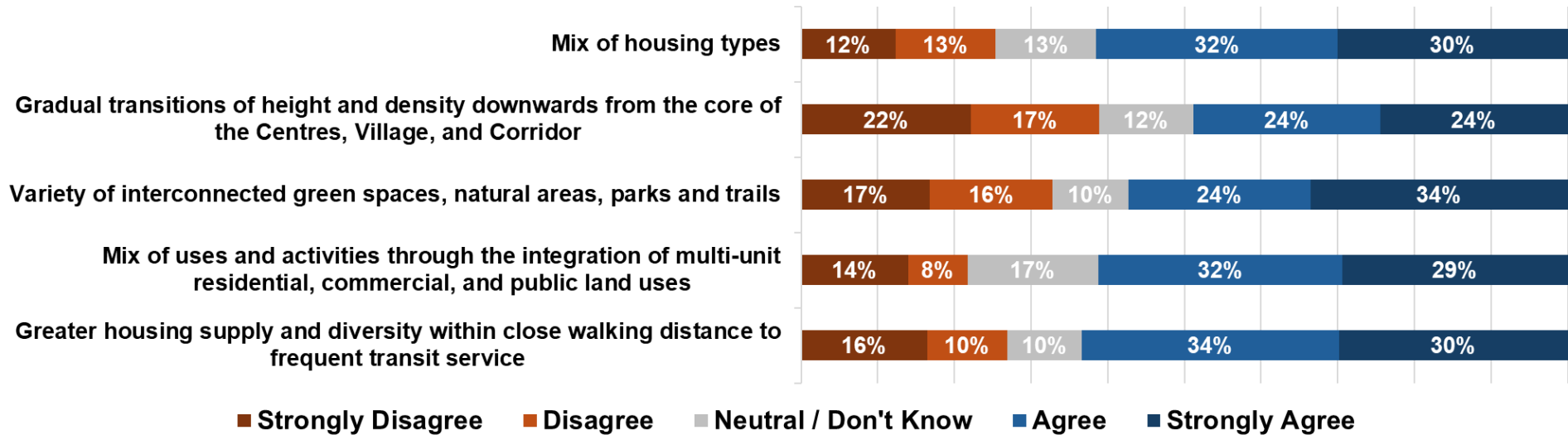## Question 7: Do you have any suggested changes to plan area boundaries?

Respondents were shown a map of the proposed Plan boundary area and were asked to suggest changes if needed.

Overall, there was mixed feedback regarding the extent of the boundaries of the draft Plan. Some say the boundaries extend too far into single-family neighbourhoods and echoed limited infrastructure concerns.

Some suggested changes include:
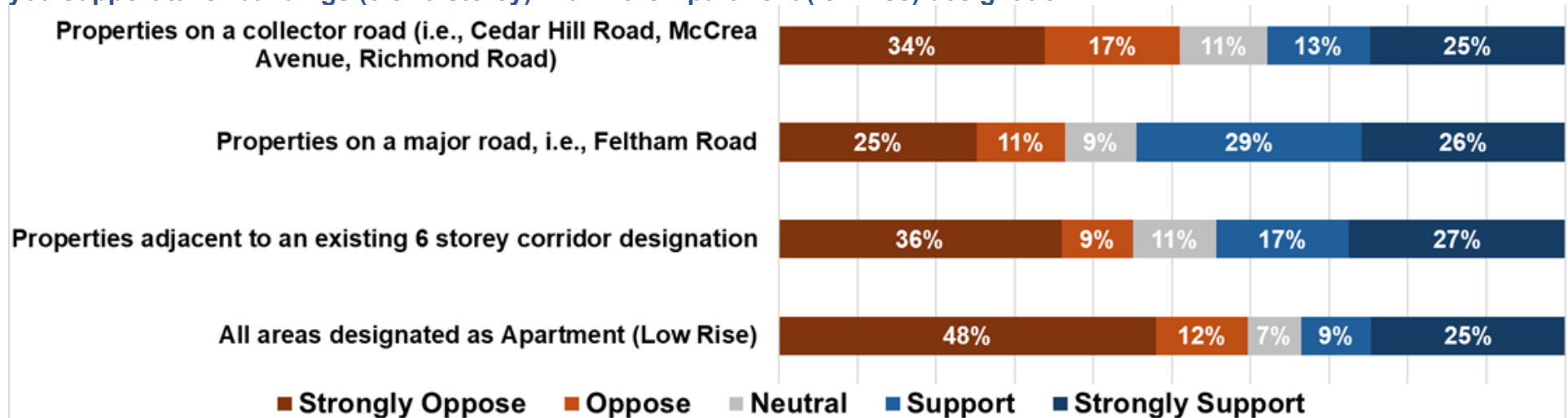- Eliminate the Shelbourne Valley Centre due to its proximity to the Shelbourne McKenzie Centre.
- Extend the Plan boundaries to include nearby parks and commercial areas like Cedar Hill Park, areas north of Torquay Drive, east Richmond Road, and the panhandle south of Lansdowne.
- Include the areas of overlap with the Quadra McKenzie Plan in the future land use designation map for clarity.

Question 8: Do you agree that the proposed land use designations support the following land use objectives?
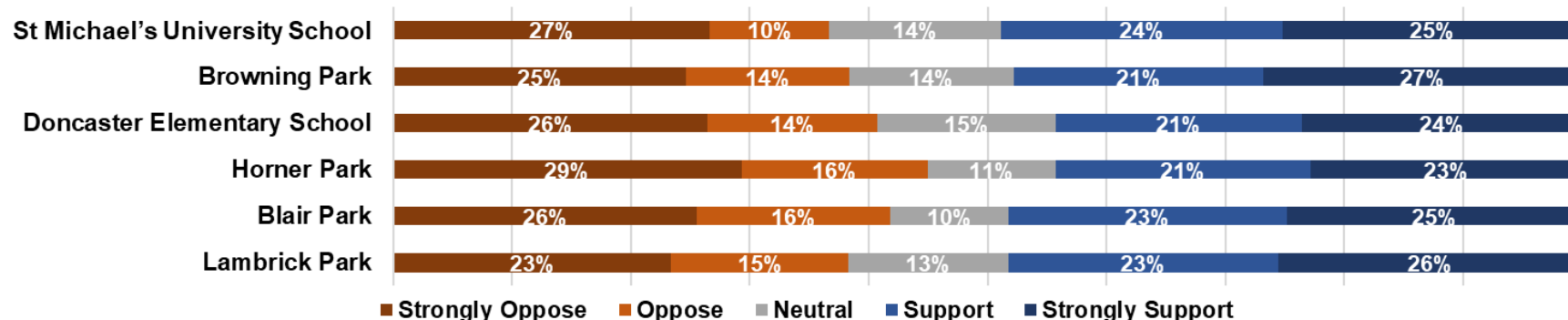
	Strongly Disagree	Disagree	Neutral / Don't Know	Agree	Strongly Agree
Mix of housing types	12%	13%	13%	32%	30%
Gradual transitions of height and density downwards from the core of the Centres, Village, and Corridor	22%	17%	12%	24%	24%
Variety of interconnected green spaces, natural areas, parks and trails	17%	16%	10%	24%	34%
Mix of uses and activities through the integration of multi-unit residential, commercial, and public land uses	14%	8%	17%	32%	29%
Greater housing supply and diversity within close walking distance to frequent transit service	16%	10%	10%	34%	30%

■ Strongly Disagree ■ Disagree ■ Neutral / Don't Know ■ Agree ■ Strongly Agree

Figure 6: Level of Support for the Proposed Land Use Designations

Question 9: Given that 4-storey developments are economically challenging to develop, in what scenarios or locations would you support taller buildings (5 or 6-storey) within the Apartment (low rise) designation?

	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
Properties on a collector road (i.e., Cedar Hill Road, McCrea Avenue, Richmond Road)	34%	17%	11%	13%	25%
Properties on a major road, i.e., Feltham Road	25%	11%	9%	29%	26%
Properties adjacent to an existing 6 storey corridor designation	36%	9%	11%	17%	27%
All areas designated as Apartment (Low Rise)	48%	12%	7%	9%	25%

■ Strongly Oppose ■ Oppose ■ Neutral ■ Support ■ Strongly Support

Figure 7: Level of Support for Additional Storey in Apartment Low-Rise

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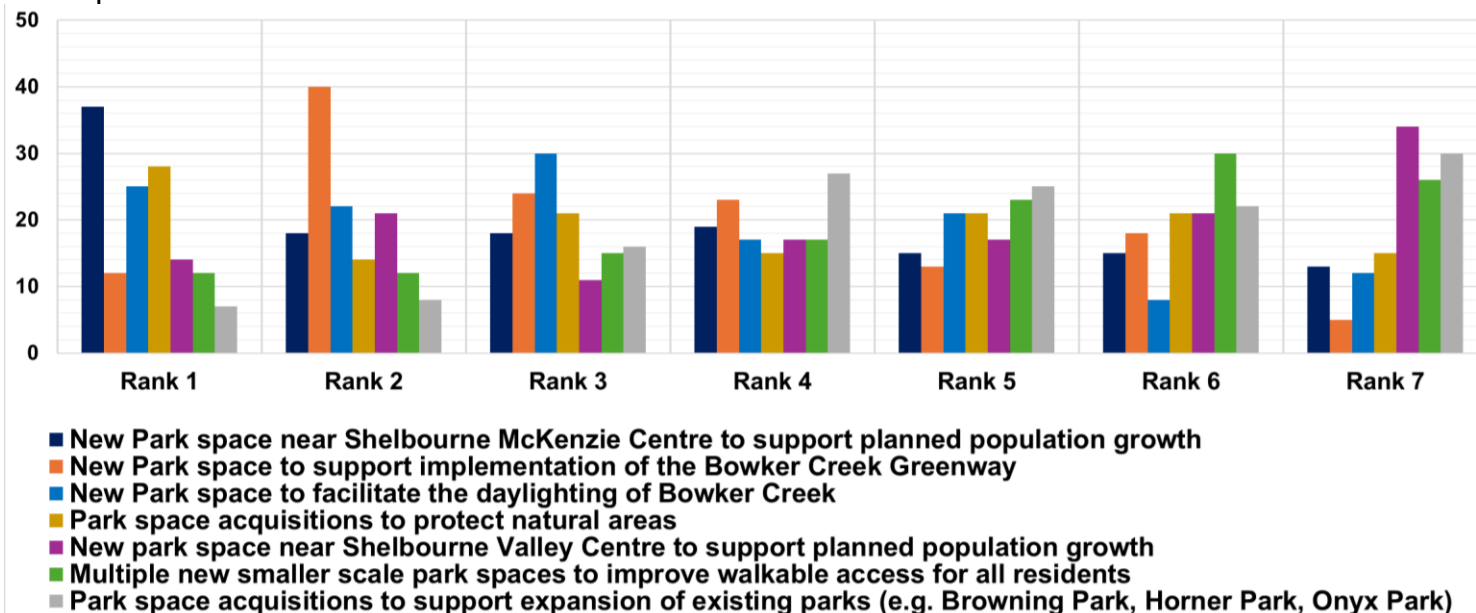**Question 10: To increase green space accessibility and equity, do you support more Apartment (low-rise) designation around the amenities below?**

	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
St Michael's University School	27%	10%	14%	24%	25%
Browning Park	25%	14%	14%	21%	27%
Doncaster Elementary School	26%	14%	15%	21%	24%
Horner Park	29%	16%	11%	21%	23%
Blair Park	26%	16%	10%	23%	25%
Lambrick Park	23%	15%	13%	23%	26%

Figure 8: Level of Support for Apartments near Parks and Amenities

Question 11: Given these constraints to acquiring parks, what future park space acquisition(s) are most important to you?
Respondents were asked to rank various park acquisition options from 1 (most important) to 7 (least important). Figure 9 shows the frequency distribution of the choices across the ranks. The frequency of each option across the seven ranks were weighted and averaged: the lower the average score, the higher the community priority. Table 3 shows the average scores and level of importance of the park acquisition options.

- New Park space near Shelbourne McKenzie Centre to support planned population growth
- New Park space to support implementation of the Bowker Creek Greenway
- New Park space to facilitate the daylighting of Bowker Creek
- Park space acquisitions to protect natural areas
- New park space near Shelbourne Valley Centre to support planned population growth
- Multiple new smaller scale park spaces to improve walkable access for all residents
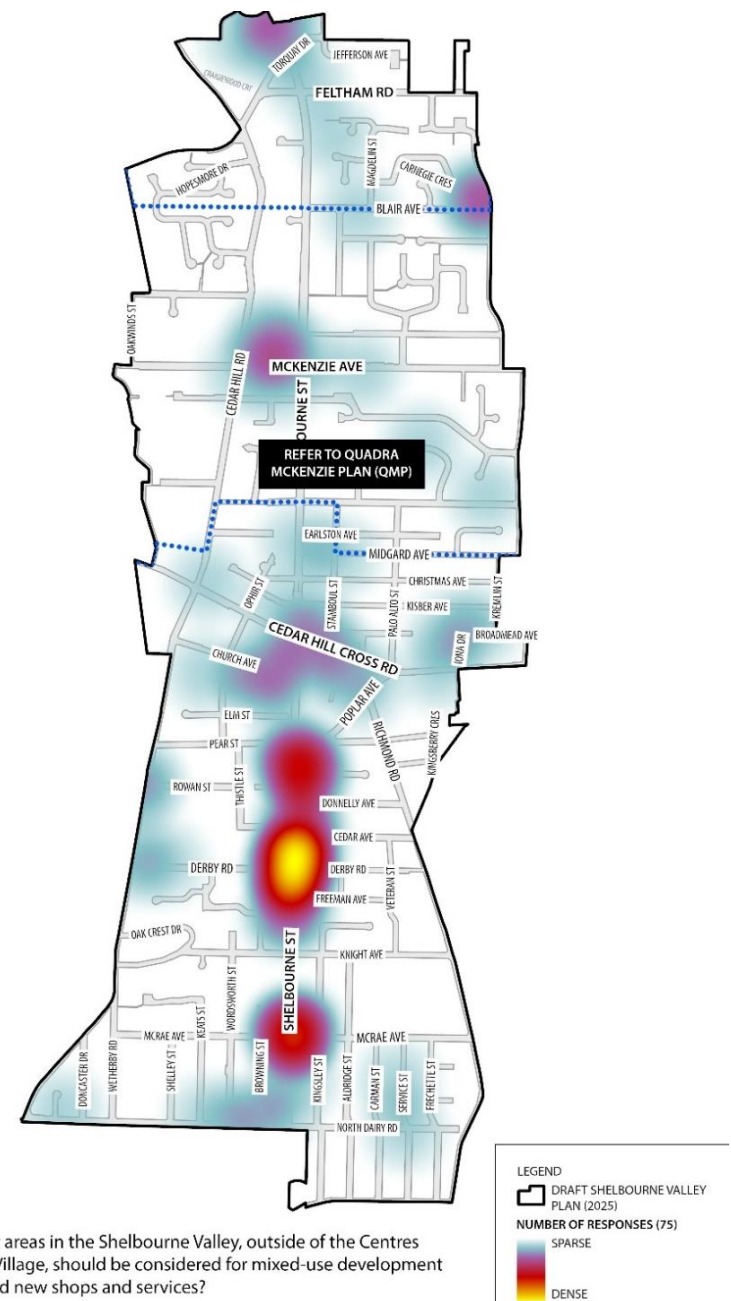- Park space acquisitions to support expansion of existing parks (e.g. Browning Park, Horner Park, Onyx Park)

Figure 9: Distribution of Park Acquisition Options

Park Acquisition Option	Average	Importance
New Park space near Shelbourne McKenzie Centre	3.4	High
New Park space to support Bowker Creek Greenway	3.4	High
New Park space to facilitate the daylighting of Bowker Creek	3.4	High
Park spaces to protect natural areas	3.8	Medium
New Park space near Shelbourne Valley Centre	4.5	Medium
Multiple new smaller scale park spaces to improve walkable access	4.6	Low
Park space acquisitions to support expansion of existing parks	4.8	Low

Table 3: Priority Park Acquisition in the Shelbourne Valley

Commercial Land Uses

During Phase 2 engagement, the need for more commercial space to support small businesses was identified. Question 12 involves identifying locations outside the Plan's Centres and Village where mixed-use development to add new shops and services should be considered.

Question 12: What areas in the Shelbourne Valley, outside of the Centres and Village, should be considered for mixed-use development to add new shops and services?

With yellow indicating the highest number of respondent selection, Figure 10 shows the spatial distribution of the locations that the respondents selected for additional mixed-use (commercial). Most of the new potential locations identified are along Shelbourne Street.
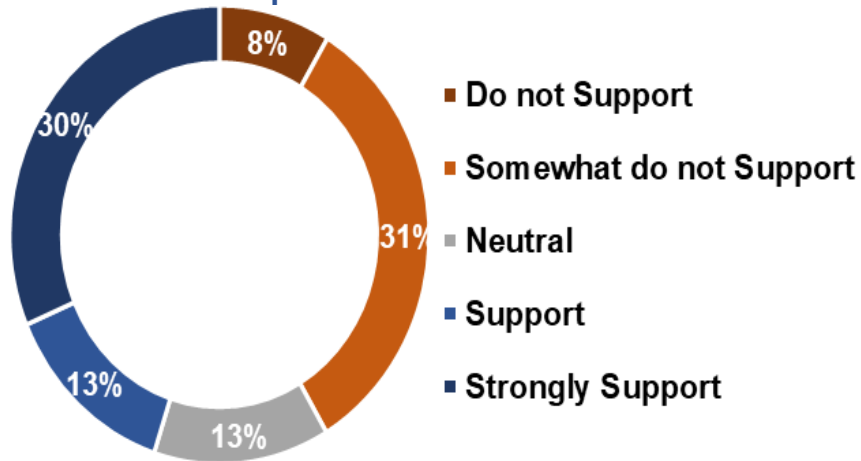

What areas in the Shelbourne Valley, outside of the Centres and Village, should be considered for mixed-use development to add new shops and services?

Figure 10: Locations for Additional Mixed-Use (Commercial)
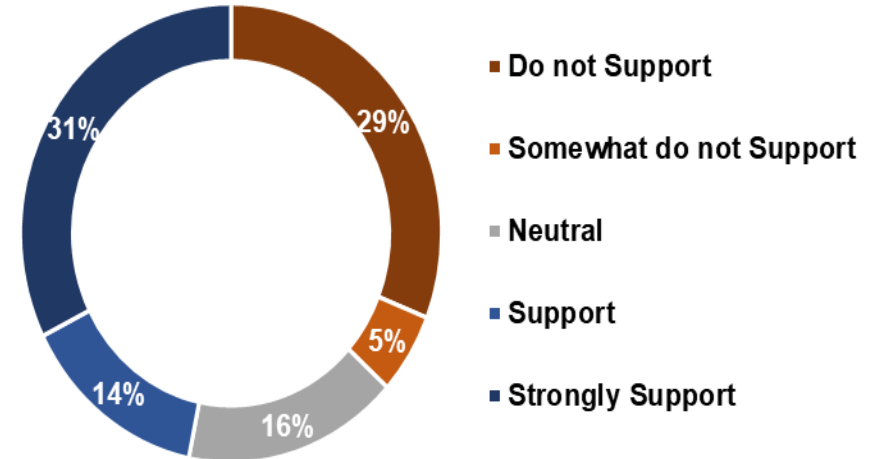
Centres, Corridor and Village

Question 13: Do you support extending the village (purple area on map) to Lambrick Park to give opportunities for more commercial spaces and housing, and to improve connections to the park and Recreation Centre?

Figure 11: Level of Support for Feltham Village Expansion

Question 14: Do you support extending the planning area boundary to the north to capture the area between Shelbourne Street and Lambrick Park Secondary School? This could allow for additional low-rise housing (apartments and/or townhomes) close to Feltham Village?

Figure 12: Level of Support for Extending the North Boundary of the Plan

Question 15: Do you have any comments about future land use in Feltham Village and Shelbourne Corridor (north)?

- Broad support for moderate densification and proposed development forms in Feltham Village and Shelbourne Corridor (north).
- Support for expanding commercial opportunities beyond the current Village designation.
- Some support for additional density near transit, Lambrick Park, and Lambrick Park School to increase housing supply and affordability.
- Concerns about congestion, speeding, and unsafe crossings at the intersection of Shelbourne Street and Feltham Road, and near Lambrick Park School.
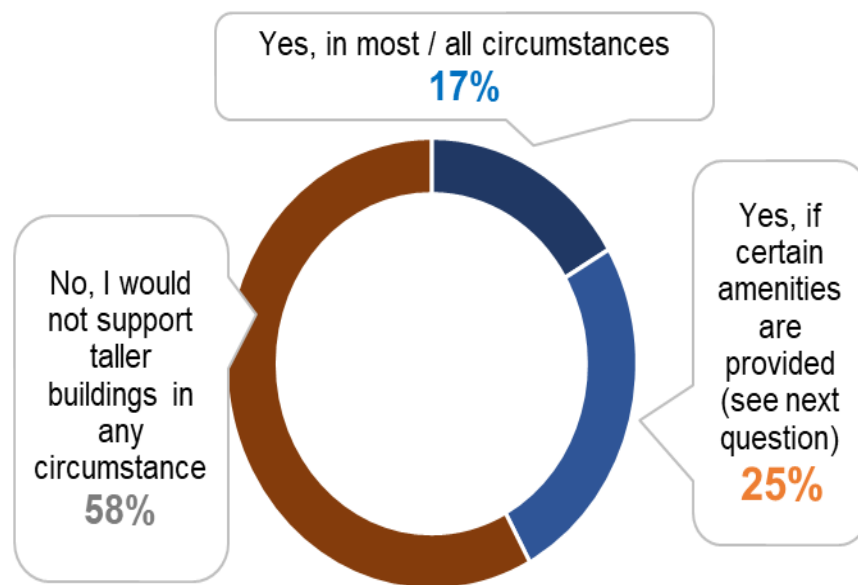
- Suggested improvements in the area include:
    - Traffic calming and raised pedestrian crossings at key intersections.
    - Enhanced cycling infrastructure, bike parking, and better connections between Feltham, Lambrick Park, PKOLS, and Mount Tolmie Park.
    - Retention of existing mature trees, especially London Plane and Garry Oaks.
    - Support for existing local businesses and opportunities for new enterprises.

Question 16: Do you have any other comments about future land use in Shelbourne Valley Centre?

- Many respondents believe 12-storeys is too tall and out of context with surrounding areas.
- Concerns with high-rise developments include overshadowing, blocked views of Mount Tolmie, and loss of neighbourhood character.
- Preference for focusing densification along major corridors (e.g., Shelbourne Street, Cedar Hill Cross Road).
- General support for a maximum height of 6 storeys to preserve views, sunlight, and character.
- Some respondents support taller buildings (12+ storeys) if they provide additional green spaces, amenities, and are affordable.
- A few respondents suggested rezoning to facilitate development.
- Concerns about traffic congestion on Shelbourne, Richmond, and Cedar Hill Cross Road.
- Requests for more parking in large developments, better pedestrian crossings, and traffic calming, especially near Church Avenue and Pear Street.

- Preference for duplexes, triplexes, townhouses, "missing middle" and co-op housing over high-rises, to protect homeowners, seniors, privacy, and heritage.
- Requests to retain existing rental housing while adding new mixed-use developments with spaces for small-scale retail and services.
- Concern about the area being a wetland with steep-slope (e.g. 1544 Christmas Avenue).
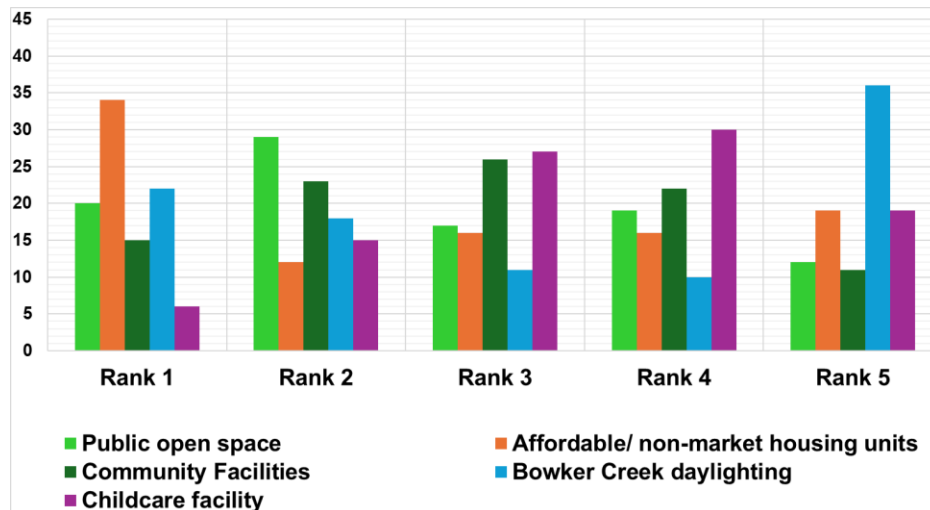- Additional consideration for environmentally sensitive areas.

Question 17: Would you support taller buildings (up to 18 stories) on the Shelbourne Plaza site?

Yes, in most / all circumstances 17%

Yes, if certain amenities are provided (see next question) 25%

No, I would not support taller buildings in any circumstance 58%

Figure 13: Distribution of Support for Taller Buildings on the Shelbourne Plaza Site

Question 18: In considering an increase in height to allow developments up to 18-storeys on Shelbourne Plaza, rank the following potential community benefits in order of preference.

Question 18 is a follow-up to Question 17. Among proponents of taller buildings on the Shelbourne Plaza site, the top three preferred community benefits were public open space, affordable housing, and community facilities.

Figure 14: Priority Community Amenity on Shelbourne Plaza

Community Benefit	Average	Preference
Public open space	2.7	High
Affordable/ non-market housing	2.7	High
Community Facilities	2.9	High
Bowker Creek daylighting	3.2	Medium
Childcare facility	3.4	Medium

Table 4: Priority Community Benefit for Shelbourne Plaza

Question 19: Do you have any comments about future land use in Hillside Centre and Shelbourne Corridor (south)?

- Some respondents supported additional density along major roads (Shelbourne Street, North Dairy and Richmond Road), especially due to the proximity of the area to Hillside Shopping Centre.
- Some respondents opposed the proposed designations, stating that it will overwhelm existing single-family dwellings, constrain existing infrastructure and result in overcrowding.
- General support for mixed-use developments with spaces for small-scale commercial uses along Shelbourne Street and other major transit corridors.
- Thoughtful transition of building heights from Shelbourne Street, North Dairy and Richmond Road into the inner streets could mitigate concerns about the proposed land use designations.
- Strong support for daylighting Bowker Creek and overall watershed management.
- Traffic concerns around the intersection on Shelbourne Street at North Dairy Road and Knight Avenue.

Bowker Creek

Bowker Creek is an important natural feature in the Shelbourne Valley that was considered in the drafting of the updated Plan. Survey question 20 allowed respondents to select multiple strategies they support for daylighting the Creek.

Question 20: What strategies would you support to enable the daylighting of Bowker Creek?

Options	%	Choices
Using tax revenue / other funding sources to purchase land for daylighting	48	70
Allowing taller buildings on a smaller portion of a site to allow the remainder to be dedicated to creek daylighting	37	55
Modifying environmental best practices / standards to allow daylighting, but with a narrower creek channel / smaller riparian area	31	45
Modifying development standards to permit things such as reduced building setbacks or road dedication requirements	29	43
Providing incentives to developers, such as tax exemptions for a period of time	25	36
I do not support daylighting of Bowker Creek	12	18
No answer	10	14
Other	12	17

Table 5: Strategies for Bowker Creek Daylighting

Other Sections of the Plan

Question 21: Do you have any suggestions or changes for these sections? Climate Change and Environment; Transportation and Mobility; Urban Design and Accessibility.
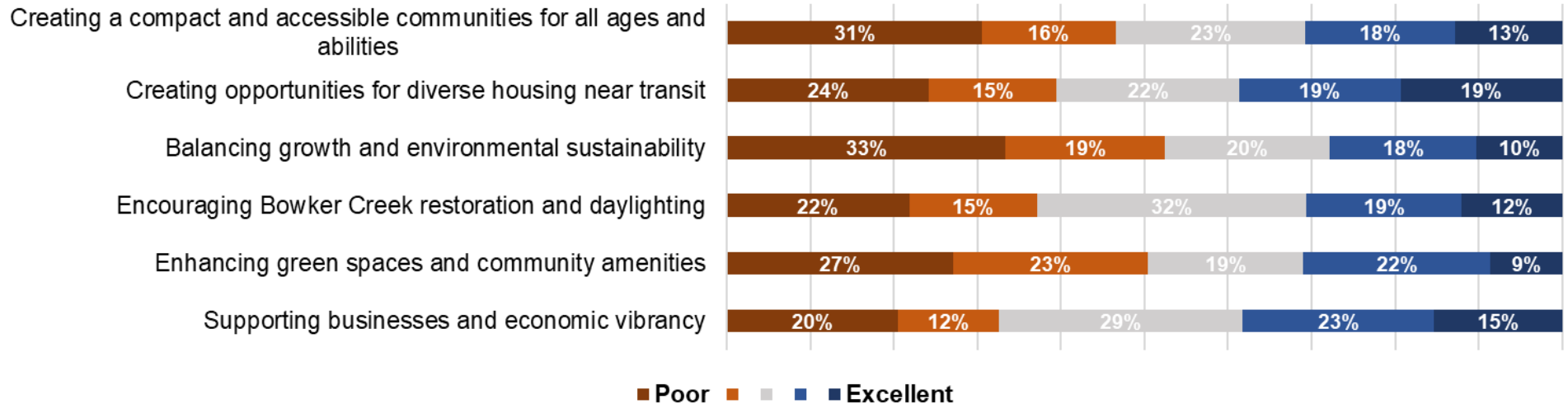
Additional comments received are summarized below:

- Growth must balance affordability, livability, and environmental impact.
- Urban design should incorporate better environmental performance standards (e.g., "Built Green" or passive buildings) to mitigate urban heat island.
- Tree retention and the expansion of green and open spaces as well as low-to-mid-rise developments must be prioritized to foster human-scale development and solar access. Safe and accessible sidewalk design must support folks with all levels of mobility.
- Public education campaigns on traffic safety and road sharing should be implemented.

Question 22 - 27. Overall Rating of the Draft Updated Shelbourne Valley Plan
Respondents were asked to rate the draft updated Plan from 1(poor) to 5 (excellent) in terms of the categories below.

Category	Poor				Excellent
Creating a compact and accessible communities for all ages and abilities	31%	16%	23%	18%	13%
Creating opportunities for diverse housing near transit	24%	15%	22%	19%	19%
Balancing growth and environmental sustainability	33%	19%	20%	18%	10%
Encouraging Bowker Creek restoration and daylighting	22%	15%	32%	19%	12%
Enhancing green spaces and community amenities	27%	23%	19%	22%	9%
Supporting businesses and economic vibrancy	20%	12%	29%	23%	15%

■ Poor ■ ■ ■ ■ Excellent

Figure 15: Rating of the Draft Plan

The chart visualizes public assessment of how well the Plan addresses the key community actions. The Plan has the highest percentage of low ratings for "Balancing growth and environmental sustainability". The highest percentage of positive rating relates to "Supporting businesses and economic vibrancy" and creating opportunities for diverse housing near transit.

Question 28: What implementation items should be prioritized in the Shelbourne Valley to support future growth?

Respondents were asked to rank the following implementation items from 1 (most preferred) to 7 (least preferred). Greenway, pedestrian and cycling improvements, new park space and community facilities are the most preferred items for implementation, with road safety improvements being the least.

Figure 16: Ranking of Priority Implementation Items in the Plan Area

Implementation Item	Average	Preference
Greenway improvement	3.4	High
Pedestrian & cycling improvements	3.5	High
New Park space	3.6	High
Community facilities	3.6	High
Affordable and supportive housing	4.3	Medium
Improved public spaces i.e., plazas	4.4	Medium
Road safety improvements	5.2	Low

Table 6: Priority Implementation Items

Question 29: Is there anything else that should be considered as part of the Shelbourne Valley Plan Update?

Written responses to Question 29 are summarized by thematic category below:

Planning Process
- Concerns regarding the adequacy of community engagement, including overall communications and the impact of feedback on planning decisions.
- The draft Plan was criticized for lacking clear information on the rationale for the proposed level of densification and issues relating to pre-zoning, and how infrastructure and services will be delivered to support the proposed growth.
- The use of the term 'diverse housing' was criticized for excluding single-family dwellings, with suggestions that this housing form should be incorporated in the Plan.
- Many view the plan as politically driven and top-down, expressing distrust and fear of imposed change.

Proposed Land Use Designations
- There are concerns that the plan favours developers over residents, focusing on growth rather than livability, affordability, temporary and transient residents instead of long-term residents and property owners.
- Many respondents opposed the idea that increasing housing supply would lead to affordability.
- Willingness to support additional density if there is more clarity on where and how additional green spaces and parks, improved infrastructure and services will be provided, in addition to guarantees on affordability particularly for seniors.

Other suggested revisions include:
- Update land use designations to avoid unsustainable growth and overpopulation.

- Require environmental and hydrological assessments before approving large developments.
- Recognize that many individuals and households will still rely on cars for mobility and should reconsider limitations to parking.

Open House Feedback

What we heard at the open house events is summarized under the following themes as they appear in the updated draft Shelbourne Valley Plan.

Climate Change and Environment

Support

- A level of support for increasing biodiversity protections and greater species diversity in parks.
- Support for stronger tree protections for Garry Oak trees and increasing tree canopy cover.
- Strong support for more parks and green space, especially along Shelbourne Street, near Cedar Hill Cross Road and Church Avenue, and in the centres where density will increase.
- Strong support for daylighting Bowker Creek and improving watershed health and drainage.

Concerns

- A level of concern about increasing urban heat island effect due to loss of canopy cover, notably, mature trees and southern exposures.

Suggestions

- Increase public parkland and small accessible green spaces near densifying centres.
- Prioritize senior-friendly park and open space at Cedar Hill Cross Road and Church Avenue.
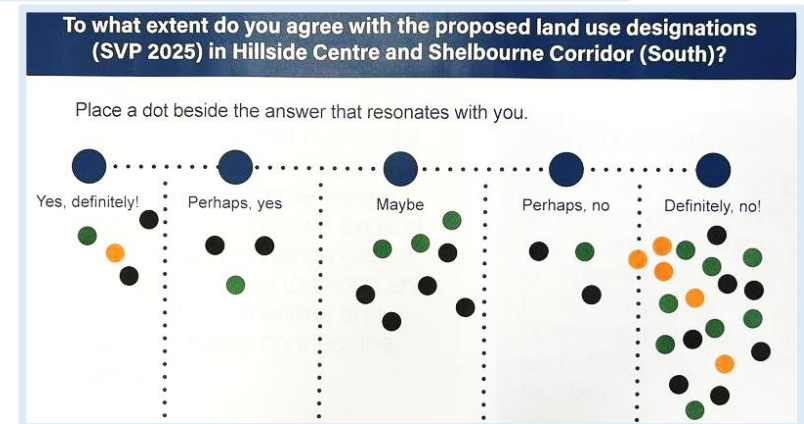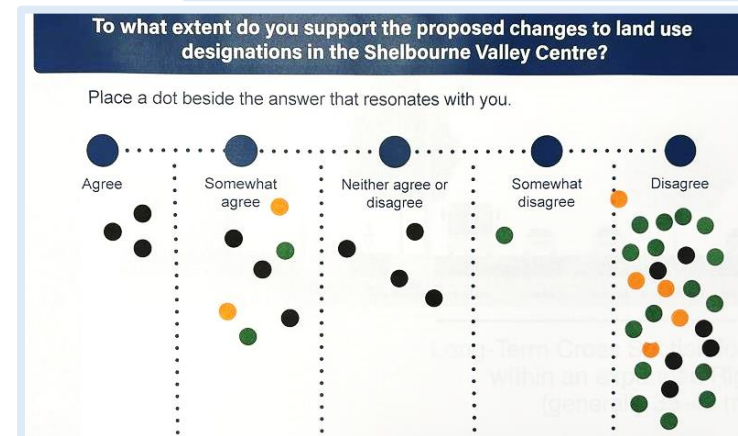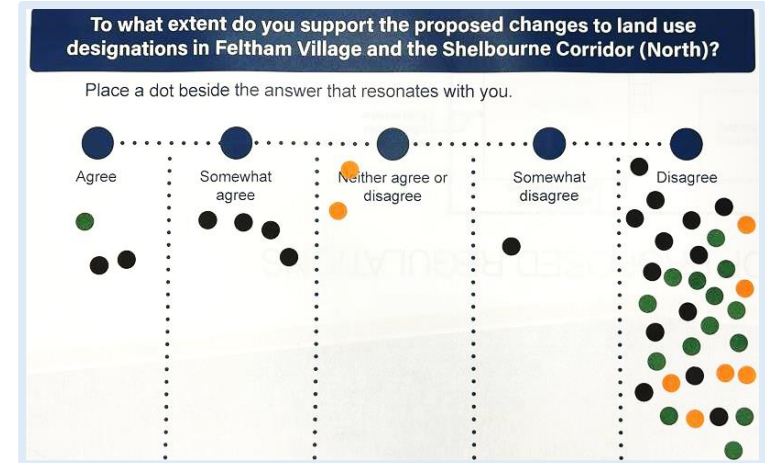
Land Use and Housing

Support
- Mixed views on densification with some support for a broader allowance for low-rise apartments in more locations and significant opposition due to character loss, livability, and developer pressure.

Concerns
- Concern about developments above 6 storeys, with opposition to building heights 12 storeys and above.
- A preference for human-scale building interfaces—with preference for single family homes and urban townhomes over multi-unit low-rise or high-rise apartments.
- A level of skepticism about whether private development will deliver affordable housing; calls for public-owned rentals, co-operative housing, and housing on public land instead of relying on market solutions.

Suggestions
- Pursue public-owned affordable housing, co-ops, and use of public land; slow density increases until provincial/federal commitments and infrastructure plans are secured.
- Increase public parkland and small accessible green spaces near densifying centres; prioritize senior-friendly open space at Cedar Hill Cross and Church Avenue.
- Prioritize townhomes and low-rise family housing; explicitly include single family options within "diverse housing."
- Limit heights to 3–6 storeys in most neighbourhoods; allow limited exceptions for institutional or seniors' complexes.

To what extent do you support the proposed changes to land use designations in Feltham Village and the Shelbourne Corridor (North)?

Place a dot beside the answer that resonates with you.

Agree | Somewhat agree | Neither agree or disagree | Somewhat disagree | Disagree

To what extent do you support the proposed changes to land use designations in the Shelbourne Valley Centre?

Place a dot beside the answer that resonates with you.

Agree | Somewhat agree | Neither agree or disagree | Somewhat disagree | Disagree

To what extent do you agree with the proposed land use designations (SVP 2025) in Hillside Centre and Shelbourne Corridor (South)?

Place a dot beside the answer that resonates with you.

Yes, definitely! | Perhaps, yes | Maybe | Perhaps, no | Definitely, no!

Saanich

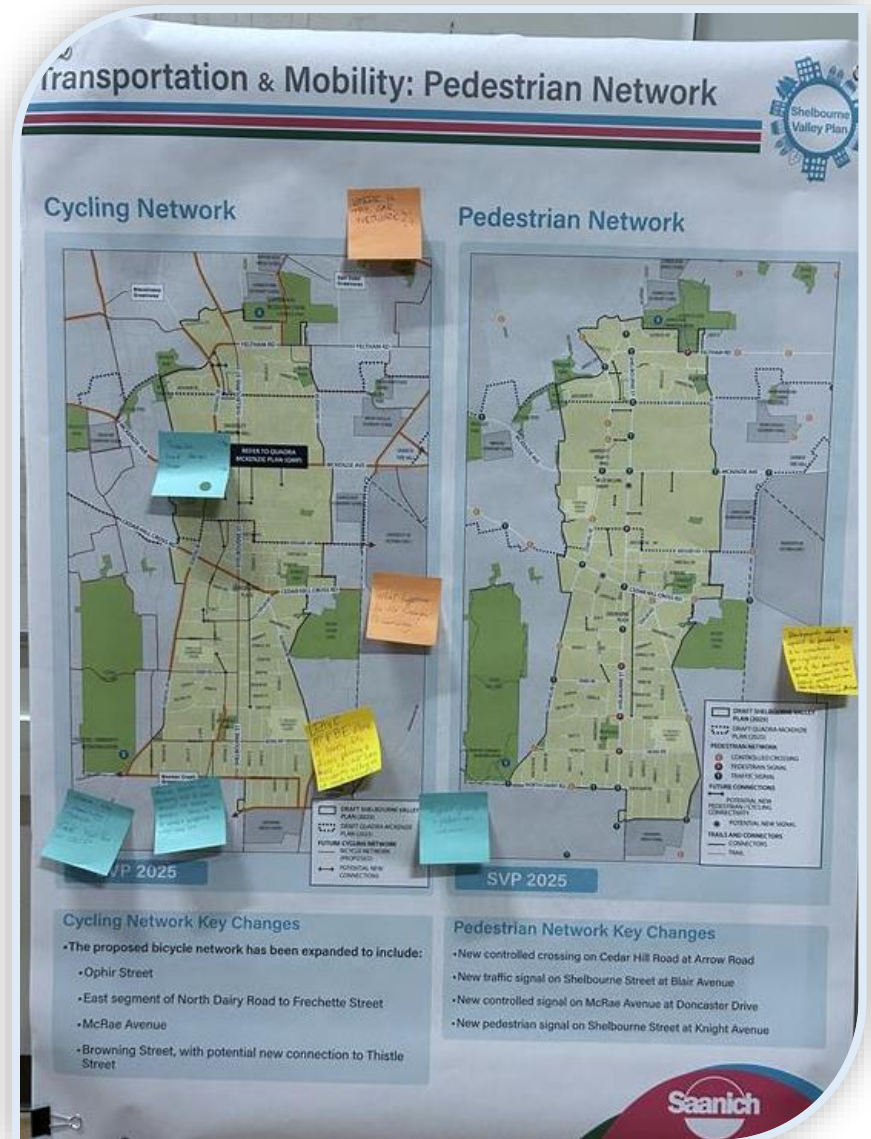## *Transportation and Mobility*

Support
- Strong backing for walking, cycling, greenways, and continued sidewalk improvements; a mostly positive reaction to new Shelbourne bike lanes.
- Localized street calming and closures (e.g., Service St) to create safe play and walking spaces for children.
- Interest in reallocating roadway space to transit, cycling, and micro-mobility on appropriate corridors.

Concerns
- Road network capacity, emergency access, parking, and evacuation routes may not support proposed density.
- Narrow streets and design conflicts (McRae Avenue, Cedar Hill Road, Service Street), make adding bike lanes or turning lanes unsafe.

Suggestions
- Publish clear maps and routing rationale for car networks, greenways, and active-transport corridors.
- Implement localized closures/green turnarounds, add turning lanes where needed, and fix bike lane bumps and problematic curbs.
- Produce a Transportation Management Plan demonstrating capacity, emergency access, and how modes will be balanced with density.

Community Spaces and Social Inclusion

Support
- Updating Lambrick Park recreation facilities and adding an ice arena welcomed as needed community amenities.
- General agreement that additional recreational spaces and services are required alongside increased housing density.

Concerns
- Current recreation facilities (Gordon Head Recreation Centre and others) are aging and may not meet growing demand.
- Worries that proposed density will outpace availability of services and amenities, including medical care (doctors) and affordable grocery options.

Suggestions
- Invest in new or upgraded recreation infrastructure (Lambrick Park upgrades, ice arena, additional recreation centres).
- Ensure service capacity scales with density: more doctors, low-cost grocers, and community amenities.

Urban Design and Sense of Place

Support

- Maintain village feel while allowing increased density through human-scale design, street-level activation, and generous public green spaces.
- Use European-style examples for compact, family-oriented urban design that combines green space, walkability, and mixed uses.
- Protect Bowker Creek with increased setbacks and green buffers to preserve ecological and recreational values.

Concerns
- Tall buildings and high-rises threaten the village character and do not serve seniors with mobility issues.
- Encroachment on natural features and reduced setbacks around Bowker Creek risk ecological damage and loss of public amenity.
- Lack of accessibility in new residential developments could exclude visitors and residents with mobility needs.

Suggestions
- Prioritize human-scale design: limit tower heights in village areas, require active ground floors, and use materials and massing that respect local character.
- Formalize green buffers and setbacks for Bowker Creek and incorporate daylighting, native plantings, and continuous public pathways.
- Require accessibility standards for new residential developments including visitor-accessible wheelchair features, universal design elements, and senior-friendly ground-floor units.

Additional Engagement

2017 Shelbourne Valley Action Plan Stakeholders Committee
A focus group discussion with former contributors to the 2017 Shelbourne Valley Action Plan was held on October 7, 2025. This discussion was facilitated by Saanich planners and alternated focus between reflection on the 2017 Plan and hopes for the 2025 Plan update. Summary notes were transcribed during the meeting and presented in Figure 17 below.
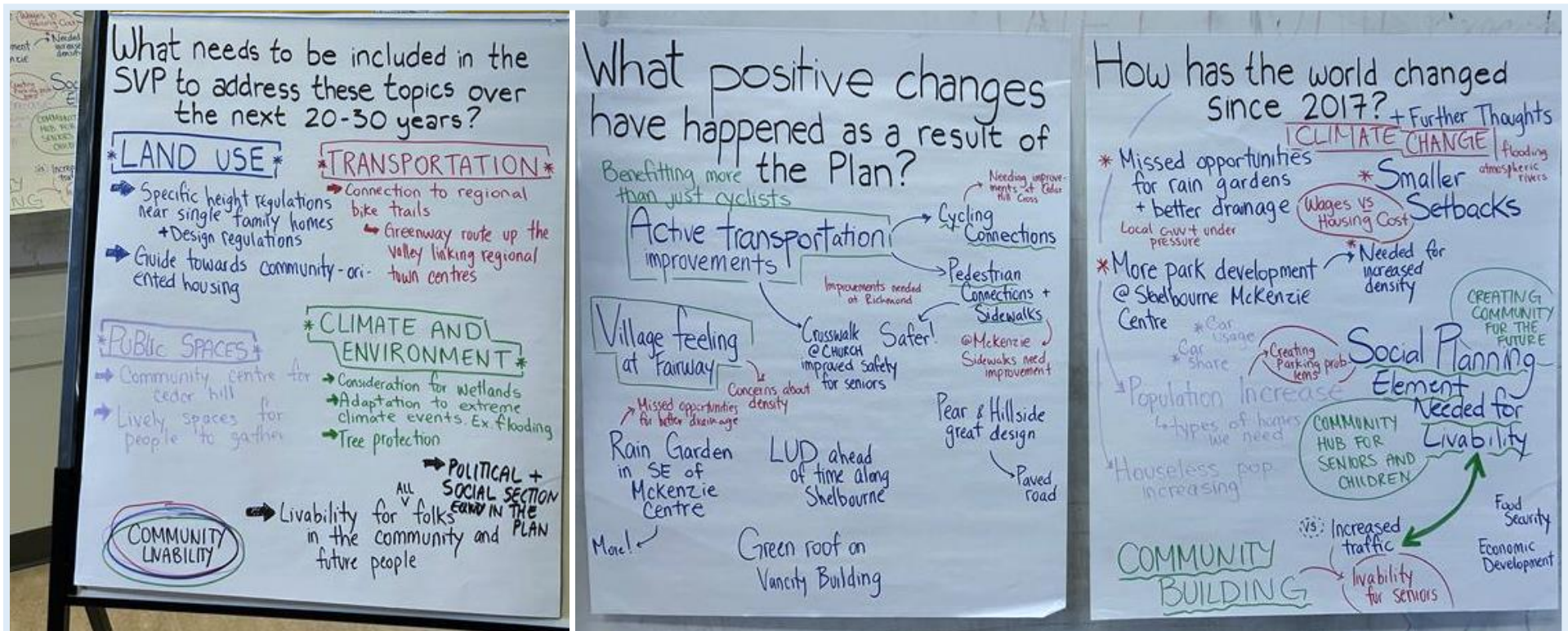

Figure 17: Summary of Meeting with Former Contributors to the Shelbourne Valley Action Plan

4. NEXT STEPS

Staff will consider the feedback received in Phase 4 to refine the draft Shelbourne Valley Plan. A refined Plan will be submitted to Council for consideration in early 2026.

Saanich