

Additional Changes

Shelbourne Valley Plan (Draft, July 2025)

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Proposed Updated Shelbourne Valley Plan

Chapter 1 | Plan Overview

- Minor revisions to the introduction and preamble for more concise details and improved clarity.
- Added a new Map 1.2. Points of Interest, to provide additional context to the plan area including key natural and built environment features
- Updated Section 1.4. Plan Development Process to reflect recently completed activities.

Chapter 2 | Planning Context

- Revised Section 2.2. History of the Shelburne Valley, to better acknowledge the presence and influence of the First Nations in the area and provide additional historical account on the evolution of human settlement and development in and around Plan boundary.
- Updated Section 2.3. Demographic and Socioeconomic Profile to include up to date information and better illustrations. These changes further align the Plan with other CCV plans and the OCP.

Chapter 3 | Vision and Goals

- Minor housekeeping changes including new photos to better support the plan outlook and content.

Chapter 4 | Climate Change and Environment

- Removed Map 4.1. Building Vulnerability Index.

Rationale: The Plan focused how the land use framework and policies address extreme heat in the Shelburne Valley and provides reference to the CRD (Capital Regional District) Heat Portal for details.

- Added policy 4.1.8 Encourage the retention of existing trees for shading and cooling benefits.

Rationale: Previously policy 4.4.7 under Section 4.4. Urban Forest, this policy has been determined to be more relevant to issues under Section 4.0. Climate Change and Environment.

- Revised introductory text in Section 4.2. Natural Features.

Rationale: The introductory text was revised for data accuracy and clarity.

- Revised introduction in Section 4.4. Urban Forest

Rationale: Improves the clarity of content and simplifies the technical details in this section.

- Revised Tree Equity Map to include more than two scoring levels.

Rationale: *Improved depiction of the distribution of tree equity scores and clarity of Tree Equity rating in the plan area.*

- Revised policy 4.4.4 as follows: Identify High Value trees for retention in the planning phase of municipal projects and in the early stages of the application for private projects.

Rationale: *Improved scope, clarity and policy intent.*

Chapter 5 | Land Use

- Revised the building form and type in the Centre Designation to not require commercial on the ground floor.

Rationale: *Improves the flexibility and practicability of what can be developed in the Centre. Additional guidance on the integrating of commercial is provided on the land use map by highlighting the frontages where commercial use is either required or encouraged.*

- For context, added the land use designations for properties in the Shelbourne McKenzie Centre (formerly known as the University Centre).

Rationale: *Responds to public feedback and provides a wholistic view, clearer perspective, and better understanding of the relationship between the Shelbourne Valley Plan and the Quadra McKenzie Plan*

- Redesignated 1550 Church Avenue, a property originally designated as an Apartment, as a Centre.

Rationale: *This property is the only site designated as an Apartment (Low-Rise) in the block. Its size, adjacency to other Centre-Designated lots and proximity to establish commercial centre makes it an ideal candidate for the Centre Designation.*

- Redesignated 1539 Church Avenue, from Corridor to Park and surrounding parcels to Townhouse

Rationale: *Represents a recent acquisition. Additional changes enable sensitive interfaces for surrounding property.*

- Redesignated 1514, 1520 & 1538 Cedar Hill Cross Road and 3801 & 3811 Cedar Hill Road from Centre to Corridor

Rationale: *This is a direct response to public feedback and staff analysis. Scaling back future development on these properties is consistent with the OCP's direction on building height transition (OCP Policy 7.3.12) since the parcels are near the periphery of the plan.*

- Revised Map 5.7 to highlight frontages where commercial use is either required or encourage.

Rationale: *Provides better clarity on the desired locations for commercial development.*

- Updated the boundaries of lots 1753 – 1769 Broadmead Avenue.

Rationale: The July 2025 Draft Plan incorrectly mapped these lots as a single property. The revision helps to corrects this anomaly.

- Deleted policy 5.2.7h – “Support redevelopment of SS-02 (3667 Shelbourne Street - Shelbourne Plaza) that: Includes a range of building heights up to 18 storeys where significant community amenities and larger scale public open spaces are provided.”

Rationale: Limiting height to 12-storeys in the Shelbourne Valley Centre aligns with OCP; The OCP only considers height up to 18-storeys where a Centre is located along two Primary Corridors and this is not the case in the Shelbourne Valley Centre.

Also, the policy was significantly opposed during public engagement, and the revision is a direct response to public feedback.

- Updated the legend of Map 5.3, Map 5.4, Map 5.5, and Map 5.6 to include the range of height supported in each designation.

Rationale: This provides better clarity and transparency about the Land Use Designations.

Other changes in the Land Use chapter include:

- Changed the title of section 5.1, “General Land Use” to “Future Land Use Framework” to align with the language of the OCP and other CCV Plans.
- Minor revisions to the preamble to improve the clarity of the content
- Added a new map (Map 5.12) showing the Significant Trees in the plan area.
- Added photos to the land use designation table to provide better context and clarity. This also aligns with the OCP format.
- Added an updated CCV map to provides a more detailed context of the plan area and highlight the connection of the plan to other CCV plans.
- Revised some of the existing numbering, map title, and introduced new sections and map numbers to improve user experience.
- Minor revisions to the introductory text in Section 5.4. Housing, for better clarity.

Chapter 6 | Transportation and Mobility

- Revised introductory text for improved clarity
- Updated all occurrence of “Bowker Creek Blueprint 2.0.” to “updated Bowker Creek Blueprint (in-progress)” to align the terminology with the on-going CRD work.
- Revised the content, including illustrations in Section 6.6. Shelbourne Street to better explain the transformation of Shelbourne Street, past, on-going and future activities to be completed through the Shelbourne Street Improvements Project.

Chapter 7 | Urban Design and Accessibility

- Revised policy 7.4.3 as follows “Ensure that transit use is facilitated, by designing pick-up/drop-off zones, sidewalks, corners, intersections, crosswalks, pathways and entrances to buildings thoughtfully, to allow safe, convenient, reliable, and comfortable access to transit for all.”

Rationale: *Removed the reference to the outdated “Access to Transit Report (2007)” and aligned the policy direction with the actions and objectives of outlined in Saanich’s Active Transportation Plan and the Official Community Plan.*

Chapter 8 | Implementation

Referred to as “Tracking Progress” in the Shelbourne Valley Action Plan 2017, this section has been revised to reflect up-to-date information on the completed, on-going as well as new action items within the scope of the Proposed Updated Shelbourne Valley Plan.