



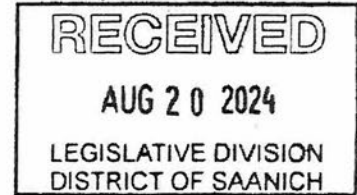
**The Corporation of the District of Saanich**

C-September-9-2024

# Report

**To:** Mayor and Council  
**From:** Lindsay Chase, Director of Planning  
**Date:** August 19, 2024  
**Subject:** Shelbourne Valley Action Plan Update  
**File:** 2310-20

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## RECOMMENDATION

That Council endorses the Terms of Reference for the Shelbourne Valley Action Plan Update (Attachment A).

## PURPOSE

The purpose of this Report is to present a Terms of Reference for updating the Shelbourne Valley Action Plan (SVAP) to Council for review and approval. The proposed 11 month process, with an expected completion date in June 2025, would deliver an updated plan which aligns with the recently adopted Official Community Plan (OCP) and addresses current planning priorities and issues in the area. The goal is to maintain the relevance and effectiveness of the updated plan in guiding development and initiatives in the Shelbourne Valley area. The updated plan will be developed through technical analysis and engagement with the public and other key stakeholders in the area.

## BACKGROUND

The Shelbourne Valley Action Plan (SVAP) was adopted on May 1, 2017. The plan outlined a comprehensive vision and implementation strategy to guide land use and transportation decisions in the Shelbourne Valley area for the next 30 years. In the seven years of the SVAP implementation, various planning initiatives and capital projects have been completed while others are still ongoing. The SVAP has also helped guide the evaluation of development projects and support the approval of over 1,000 housing units.

A core element of the Shelbourne Valley Action Plan (SVAP) was the identification of improvements on Shelbourne Street to enable its transition to a complete street with enhanced cycling, pedestrian, and transit facilities. The plan has resulted in the Shelbourne Street Improvements Project (SSIP), a multi-year endeavour aimed at improving surface and underground infrastructure on Shelbourne Street. The project, which commenced in April 2020, is currently in its second phase, with anticipated completion by July 2026. SSIP is a significant milestone and achievement of the SVAP.

While the SVAP has served to help guide growth in this area of the District of Saanich, much has changed in the seven years since it was adopted. Most significantly, a new OCP was adopted in May 2024. Additionally, demographic changes, improved housing needs information, Provincial Housing Mandates, market changes and updated master plans have all created a vastly different

context for policy development. A revision of the SVAP is necessary to ensure alignment and consistency with the OCP and address current trends and issues. The proposed process, provides an opportunity to update the plan, evaluate its effectiveness, identify areas for improvement and ensure alignment with recently adopted policies. The proposed work plan also reflects Council's Strategic Plan direction to review and assess the need for five year updates of Centre, Corridor and Village Plans.

**Study Area**

The Shelbourne Valley Action Plan (SVAP) area encompasses properties approximately 500 meters on both sides of Shelbourne Street, from near Torquay Road to North Dairy Road. For this plan update, the existing boundaries of the SVAP area will be retained (Figure 1). In the existing SVAP, land use and building height designations are mainly constrained to parcels within the first block on both sides of Shelbourne Street and close to Centres. This update will involve examining additional areas for land use change, looking to increase housing options within close walking distance of frequent transit on Shelbourne Street. The area outlined in blue in Figure 1 represents the area where land use change will be examined. Also, note that in areas where the Quadra McKenzie Plan (underway) and Shelbourne Valley Action Plan overlap, the land use designations from the Quadra McKenzie Plan will be incorporated into the Shelbourne Valley Action Plan Update.



## **PROPOSED SHELBOURNE VALLEY ACTION PLAN UPDATE TERMS OF REFERENCE**

The proposed Terms of Reference (Attachment A), for the Shelbourne Valley Action Plan Update aims to assess the progress of the existing plan, analyze current trends and policy changes, and determine necessary revisions to address any implementation issues.

### **Scope of Work**

The proposed update to the Shelbourne Valley Action Plan's Terms of Reference presents a focused work scope to be completed within 11 months. The proposed scope of work focuses on key updates, balancing an efficient timeline with sufficient opportunities for public engagement to ensure key issues are identified and input is received on proposed amendments.

Key elements of the scope of work include assessing implementation progress by evaluating completed or ongoing initiatives and conducting an inventory of development applications to review outcomes and alignment with intended directions of the Shelbourne Valley Action Plan Update. There will also be an evaluation of changes to the broader District of Saanich's policy framework that has resulted from adoption of the OCP, Housing Strategy, Climate Plan, Active Transportation Plan and other key documents.

Additionally, the process will involve engaging the community and other stakeholders, alongside technical analysis to understand the challenges, trends and issues impacting the implementation of the updated plan.

Finally, amendments to the updated plan, including changes to land use designations and policy revisions, will be determined based on the outcomes of technical analysis and engagement with the community and other stakeholders.

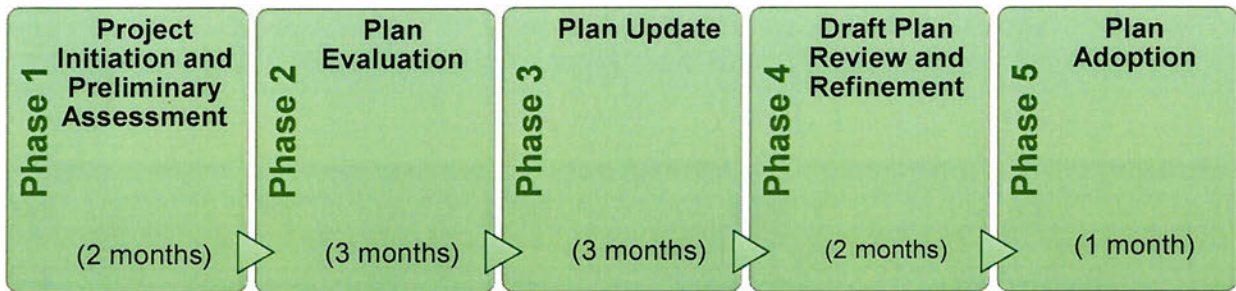
### **Out of Scope Items**

The scope of work will primarily be focused on updating the Shelbourne Valley Action Plan's land use framework and updating policy to reflect recent Council direction. Items that will not be considered as part of the update are:

- Changes to land use designations in areas of the Shelbourne Valley covered by the in-progress Quadra McKenzie Plan (QMP). Land use designations identified in the QMP process will be adopted in the Shelbourne Valley Action Plan;
- Changes to the Shelbourne Street Improvements Project; and
- Overall vision of the Shelbourne Valley Action Plan.

### **Planning Process**

The Shelbourne Valley Action Plan Update is scheduled for a 11 month period comprising five phases, including Council consideration of the proposed updated plan and OCP amendments. The timeline reflects that many components of the Shelbourne Valley Action Plan Update will not significantly change, but also acknowledges that a much larger area is being considered for land use designations, requiring an appropriate level of public engagement. A summary of the project timeline is presented in Figure 2.



**Figure 2: Project Timeline**

**Community Engagement**

Community involvement in the planning process will be available through the following avenues:

- Online feedback via “Hello Saanich” in Phase 2 and Phase 4
- Pop-Up booth at Quadra McKenzie Plan (QMP) engagement in Phase 1
- Webinar sessions in Phase 2 and 4
- Open house events in Phase 2 and 4
- Meetings with community stakeholders
- Email notifications to subscribers and receipt of inquiries throughout the planning process
- Update on the project website and “Hello Saanich” throughout the planning process
- Public hearing in Phase 5

The levels of public participation, tools, and goals of engagement during different phases of the project is described in Table 1.

**Table 1: Level of Public Engagement for Each Project Phase**

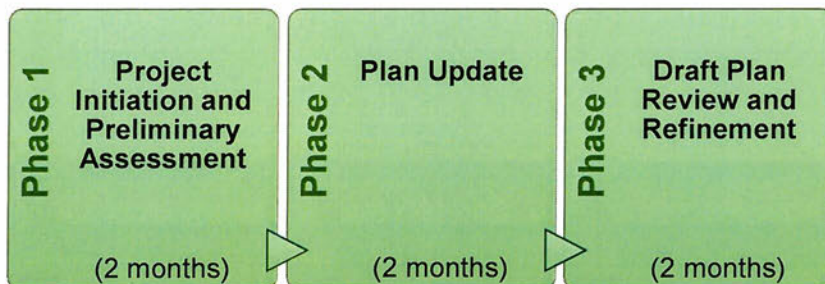
Phase	Level of Participation	Engagement Tools	Primary Engagement Goal
<b>Phase 1:</b> Project Initiation and Preliminary Assessment	Inform	Social media, project website, Hello Saanich, email notifications/ letters to community associations, property owners and other stakeholders	To raise awareness on the SVAP update and collate data on relevant issues for consideration during the planning process
<b>Phase 2:</b> Plan Evaluation	Inform Consult Involve	Online and in-person meetings with the community and other stakeholders, online feedback, in addition to Phase 1 engagement tools	To assess the SVAP discuss key issues in the area and develop ideas for potential future land use designations

Phase	Level of Participation	Engagement Tools	Primary Engagement Goal
<b>Phase 3:</b> Plan Update	Inform	Project website, Hello Saanich, social media, and email notifications	To inform the public about the ongoing plan update and provide details on the engagement opportunities in Phase 4
<b>Phase 4:</b> Draft Plan Review and Refinement	Inform Consult	Online and in-person meetings with the community and other stakeholders, online feedback, in addition to Phase 1 engagement tools	To inform the public about the draft plan and obtain their feedback and suggestions
<b>Phase 5:</b> Plan Adoption	Inform	Public hearing	To inform the public of the final SVAP update.

**ALTERNATIVES**

1. That Council approve the recommendation as outlined in the staff Report.
2. That Council direct staff to update the Shelbourne Valley Action Plan through an expedited six month process.

Should Council choose not to endorse the proposed Terms of Reference for Shelbourne Valley Action Plan Update, an alternative work plan is provided for Council’s consideration. This alternative work plan aims to achieve the same objectives outlined in the proposed Terms of Reference, but within a reduced 6 month project timeline, excluding the Council adoption process. The implication of the shortened timeline is that the project scope and planning process will focus on technical analysis, with limited public engagement. Public engagement would only be focused on providing comment on proposed Shelbourne Valley Action Plan amendments, which could include significant changes to land use designations. The phases of the alternative project timeline are summarized in Figure 3 below.



**Figure 3. Alternative Project Timeline**

**Table 2: Level of Public Engagement Alternative (Alternative Project Timeline)**

Phase	Level of Participation	Engagement Tools	Primary Engagement Goal
<b>Phase 1:</b> Project Initiation and Preliminary Assessment	Inform	Social media, SVAP project website, Hello Saanich, email notifications	To raise awareness on the SVAP update and collate data on relevant issues for consideration during the planning process
<b>Phase 2:</b> Plan Update	Inform	Social media, SVAP project website, Hello Saanich, email notifications	To inform the public about the ongoing plan update and provide details on the engagement opportunities in Phase 3
<b>Phase 3:</b> Draft Plan Review and Refinement	Inform Consult	Online and in-person meeting with the community and other stakeholders, online feedback, in addition to Phase 1 engagement tools	To inform the public about the draft plan and obtain their feedback and suggestions

3. That Council provide alternate direction to staff.

Should Council provide alternate direction to staff that changes the scope of the study, amendments would be required to the Terms of Reference.

### **FINANCIAL IMPLICATIONS**

The budget allocated for this plan update is \$50,000, which was approved as part of one time funding requests in the 2024 budget process. This amount will cover the resources, technical analysis, engagement, advertising, and other contingencies involved in the Shelbourne Valley Action Plan Update process.

### **STRATEGIC PLAN IMPLICATION**

The Shelbourne Valley Action Plan Update is supported by Strategic Plan initiative 3.2.3, which is to "Review and assess the need for 5 year updates of Centre, Corridor and Village Plans and OCP document". The update will also support objectives to increase and improve the supply of diverse and affordable housing and ensure land use decisions are consistent with other community development plans. By ensuring optimal alignment with the Official Community Plan (OCP) and expanding the potential for mixed-use, pedestrian-oriented development in the Shelbourne Valley area, this plan update advances Council's Strategic Plan.

### **PLANNING IMPLICATIONS**

Updating the Shelbourne Valley Action Plan is an opportunity to align land use designations in the plan with the OCP land use framework. This update will further expand compact development opportunities, strengthen sustainable growth, and optimize infrastructure use in the area.

**CONCLUSION**

The recommended Terms of Reference (Attachment A) outlines the objectives, scope of work, planning process, and timeline for updating the Shelbourne Valley Action Plan. The plan update provides the opportunity to revise and align land use designations in the Shelbourne Valley area with provisions of the OCP, as well as to further expand the potential for growth in the area. Implementing this update within the recommended 11 month timeline provides an adequate opportunity for community participation in the process. The proposed update will enable the Shelbourne Valley Action Plan to remain a dynamic and effective tool for guiding land use and transportation decisions in the Shelbourne Valley area.

Prepared by: Abiola Falaye  
Abiola Falaye  
Planner

Reviewed by: Cameron Scott  
Cameron Scott  
Manager of Community Planning

Approved by: Lindsay Chase  
Lindsay Chase  
Director of Planning

AF/gp

Attachment A: Shelborne Valley Action Plan Update - Terms of Reference

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.

Brent Reems  
Brent Reems, Administrator

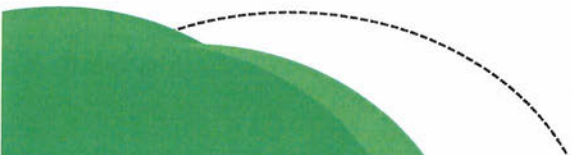
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**Attachment A:**

Shelbourne Valley Action Plan Update

**Terms of Reference**

September 9, 2024



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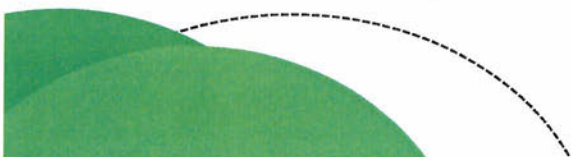
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## 1. BACKGROUND

The Shelbourne Valley Action Plan (SVAP) was adopted on May 1, 2017. The 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.

Since the adoption of the Plan, several significant developments, capital projects, and initiatives (completed and ongoing) have been implemented. The overarching Saanich policy framework has also changed considerably, with the most notable advancement being the adoption of the Official Community Plan (OCP), which provides the overall vision and policy framework to guide growth and change in Saanich. Additionally, the Provincial Government has introduced new mandates for accelerating housing development to address the growing demand. Since the Shelbourne Valley Action Plan addresses key Center, Corridor, and Village areas that are critical to the overall growth framework of the OCP, it is crucial to update the Plan to ensure consistency with the newly adopted OCP, updated housing need projections and other emerging policy priorities.

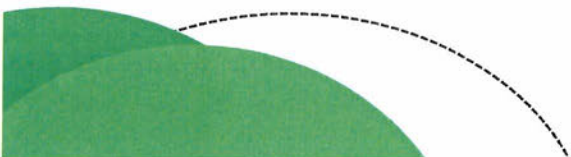
Another key element of the Shelbourne Valley Action Plan implementation is the ongoing Shelbourne Street Improvement Project (SSIP). This multi-year project started in April 2020 and is aimed at transforming Shelbourne Street into a complete street, with improved cycling, pedestrian, and transit infrastructure. The project consists of three phases and is now in its second phase, with an estimated completion date of July 2026. The Shelbourne Valley Action Plan will be updated to reflect the implementation progress of the Shelbourne Street Improvement Project.

A number of development projects have been approved and constructed under the policy framework of the SVAP since its adoption. These projects have added valuable housing to the Plan area and provided an opportunity to gather information on implementation challenges and potential areas for policy updates. One example is the University Heights redevelopment, a mixed-use project featuring residential, commercial, and community spaces that once complete will add over 600 residential units to the area.

As the Shelbourne Valley area continues to develop, a review of the SVAP is important to stay consistent with the changing trends in demography, provincial legislation, community aspirations and Saanich's overarching vision.

## 2. PURPOSE

The purpose of the Shelbourne Valley Action Plan Update is to evaluate changes since the Plan's adoption in 2017 and update land use and other policies to better align with the provisions in the Official Community Plan and address current planning priorities. The review will help ensure continued relevance and effectiveness of the plan in guiding development and initiatives in the Shelbourne Valley area by providing a framework for future growth and development that reflects current community needs, aspirations, and District-wide priorities.



### 3. STUDY AREA

The Shelbourne Valley Action Plan area encompasses properties approximately 500 meters on both sides of Shelbourne Street, from near Torquay Road to North Dairy Road.

For this Plan update, the existing boundaries of the area will be retained (Figure 1, Study Area (SVAP 2017)). In the 2017 Plan, land use and building height designations are mainly constrained to parcels within the first block on both sides of Shelbourne Street and close to Centres. This update will involve examining additional areas for land use change, looking to increase housing options within close walking distance of Frequent Transit on Shelbourne Street. The area outlined in blue in Figure 1 represents the area where land use change will be examined. In areas where the Quadra McKenzie Plan (which is currently underway) and Shelbourne Valley Action Plan overlap, the land use designations in the Quadra McKenzie Plan will take precedence.

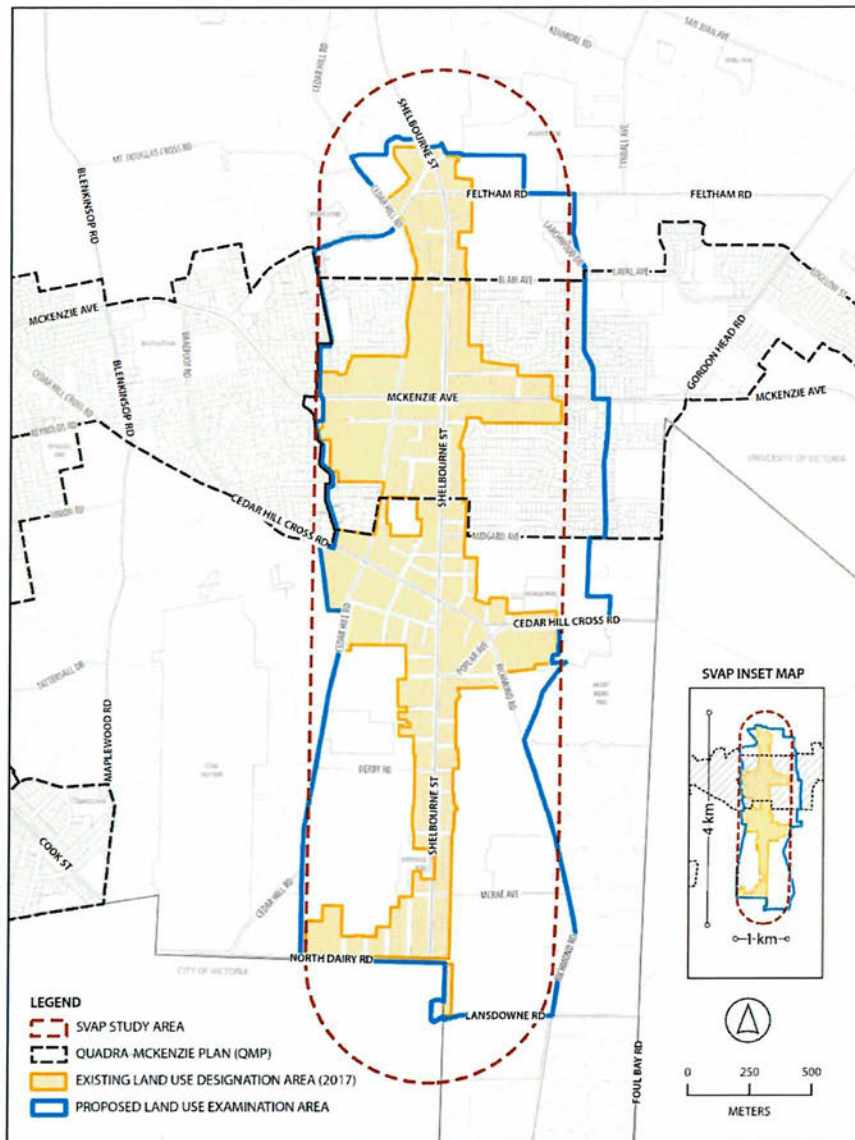


Figure 1: Map Showing Boundaries for the Study Area

## 4. PROJECT OBJECTIVES

The Shelbourne Valley Action Plan update process seeks to:

- A. Assess implementation progress towards the Plan's goals, objectives, and policies.
- B. Identify trends, issues and policy/ regulatory changes impacting plan implementation.
- C. Determine changes to the Plan that are required to address implementation issues and ensure that it is consistent with recently adopted, updated, or ongoing planning initiatives.

## 5. SCOPE OF WORK

The update focuses on land use within the Shelbourne Valley area. The Plan will be revised to incorporate recent changes, improvements and initiatives in Saanich since its adoption.

### 5.1. In-Scope

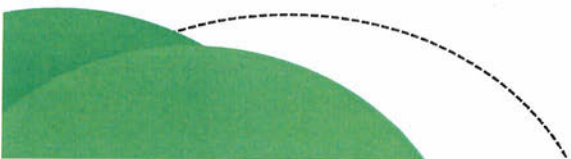
The tasks required to identify necessary amendments to optimize policy alignment and address other implementation issues are as follows.

#### A. Assess implementation progress towards the Plan's goals, objectives, and policies.

- Compile and evaluate key capital projects, plans and initiatives completed or in progress, particularly focusing on their relevance to the core content outlined in Sections 4-7 of the SVAP. These include but are not limited to the following:
  - Official Community Plan;
  - Active Transportation Plan;
  - Climate Plan;
  - Community Amenity Contribution and Inclusionary Housing Policy;
  - Quadra McKenzie Plan (QMP) (in progress);
  - Development Permit Area Guidelines;
  - Shelbourne Street Improvements Project;
  - Bowker Creek feasibility study;
  - Biodiversity Conservation Strategy; and
  - Capital projects like transportation infrastructure, parks, etc.
- Conduct an inventory of development applications (approved or in progress) and evaluate their housing outcomes, community amenity contributions and alignment with applicable SVAP policies.
- Review existing SVAP policies for necessary updates to align with the OCP land use framework.

#### B. Identify trends, issues and policy / regulatory changes impacting plan implementation.

- Review assumptions and data in the SVAP to ensure up to date context is provided.
- Assess the implications of recent Municipal and Provincial policy and regulatory changes on the Plan's implementation.



- Engage with the community, developers, and stakeholders to understand implementation challenges.
- Assess the economic viability of land use designations, including through updating pro-forma analysis and analyzing factors that influence viability.

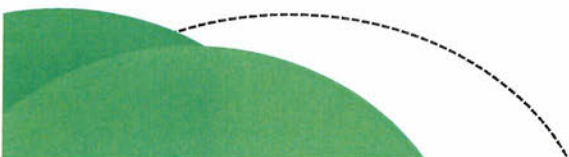
**C. Determine changes to the Plan that are required to address implementation issues and align with recent planning initiatives.**

- Revise the Shelbourne Valley Action Plan to align with recent initiatives and incorporate current information identified in task A. This includes but is not limited to:
  - Exploring changes to SVAP land use designations to align with the OCP land use framework.
  - Adopting the Quadra McKenzie Plan land use designations in areas where the Shelbourne Valley Action Plan (SVAP) overlaps with the ongoing QMP.
  - Updating the Urban Design and Accessibility chapter of SVAP to reflect new Development Permit Area Design Guidelines.
- Identify additional amendments to the Plan based on the outcomes and gaps identified in the assessment conducted by tasks A and B.
- Examine existing Plan policies and propose necessary changes to increase the likelihood of reaching the Plan's goal and objectives.
- Update the SVAP document to include all amendments and new policy directions.

**5.2. Out of Scope**

The following issues are not within the scope for the plan update.

- **Quadra McKenzie Plan (in progress):** Revisions or inputs to the ongoing Quadra McKenzie Plan are not included. The Shelbourne Valley Action Plan will incorporate decisions and recommendations from the Quadra McKenzie Plan in areas where both plans overlap, most notably in the University Centre area.
- **Shelbourne Street Improvements Project (SSIP):** Although this project is within the Shelbourne Valley area, the Plan update will not consider changes to this implementation project. The SVAP will only be updated to reflect progress made on SSIP implementation.
- **Plan Vision:** The current vision for the Shelbourne Valley Action Plan will not be reviewed or revised during this update process. The vision was collaboratively decided during the plan development, and it reflects the community's aspirations for the next 30 years.

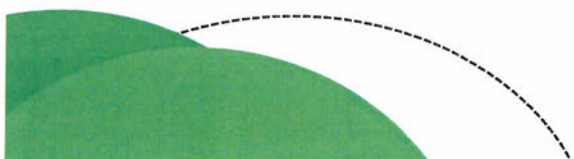


## 6. PLANNING PROCESS AND TIMELINE

The update of the Shelbourne Valley Action Plan is anticipated to span eleven (11) months. The final project deliverable is the presentation of a Proposed Updated SVAP to Council. Details of the planning process, including phases, activities and deliverables are summarised in Table 1.

Table 1: Planning Process

Phase	Activities	Deliverables
<p>Phase 1:</p> <p><b>Project Initiation and Preliminary Assessment</b></p> <p>Sep. - Oct. 2024 (2 months)</p>	<ul style="list-style-type: none"> <li>• Prepare a project charter</li> <li>• Public awareness and notifications</li> <li>• Research and technical analysis</li> <li>• Update all data in SVAP to align with recent studies and projections</li> <li>• Evaluate planning initiatives and projects relevant to SVAP</li> <li>• Evaluate the approved development applications in SVAP area since 2017</li> <li>• Organize public engagement events</li> <li>• Internal consultations</li> </ul>	<ul style="list-style-type: none"> <li>• Project charter</li> <li>• Engagement strategy</li> <li>• Updated demographic and area profile</li> <li>• SVAP implementation progress report</li> </ul>
<p>Phase 2:</p> <p><b>Plan Evaluation</b></p> <p>Nov. - Jan. 2025 (3 months)</p>	<ul style="list-style-type: none"> <li>• Online and in-person engagement with the community and other stakeholders to assess the SVAP and examine potential changes to land use</li> <li>• Prepare an engagement summary</li> </ul>	<ul style="list-style-type: none"> <li>• Engagement summary</li> </ul>
<p>Phase 3:</p> <p><b>Plan Update</b></p> <p>Feb. - Apr. 2025 (3 months)</p>	<ul style="list-style-type: none"> <li>• Align SVAP with recent initiatives and projects</li> <li>• Explore changes to land use designations within the SVAP land use examination boundary</li> <li>• Evaluate the economic viability of the proposed SVAP land use designations</li> <li>• Align the SVAP land use designations with the OCP land use framework and Quadra McKenzie Plan</li> <li>• Address other planning/community issues</li> <li>• Identify priority implementation activities</li> <li>• Prepare the draft updated plan</li> </ul>	<ul style="list-style-type: none"> <li>• Summary of SVAP gaps and preferred policy amendments</li> <li>• Draft Updated SVAP</li> </ul>



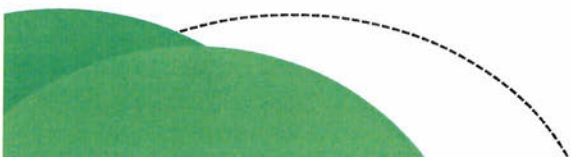
<p><b>Phase 4:</b></p> <p><b>Draft Plan Review and Refinement</b></p> <p>May. - Jun. 2025 (2 months)</p>	<ul style="list-style-type: none"> <li>• Internal draft review</li> <li>• Online and in-person engagement to seek feedback on the Draft Updated SVAP</li> <li>• Refine the proposed amendments to the SVAP and OCP</li> </ul>	<ul style="list-style-type: none"> <li>• Engagement summary</li> <li>• Revised Draft Updated SVAP</li> <li>• Draft OCP Bylaw amendments</li> </ul>
<p><b>Phase 5:</b></p> <p><b>Plan Adoption</b></p> <p>Jul. 2025 (1 month)</p>	<ul style="list-style-type: none"> <li>• Prepare council report</li> <li>• Formal adoption process</li> </ul>	<ul style="list-style-type: none"> <li>• Council report</li> <li>• Proposed Updated SVAP</li> <li>• Proposed OCP Bylaw amendments</li> </ul>

## 7. COMMUNITY ENGAGEMENT

Community involvement in the planning process will be available through the following avenues:

- Online feedback via “Hello Saanich” in Phase 2 and Phase 4
- Pop-Up booth at Quadra McKenzie Plan engagement in Phase 1
- Webinar sessions in Phase 2 and 4
- Open house events in Phase 2 and 4
- Meetings with community stakeholders
- Email notifications to subscribers and receipt of inquiries throughout the planning process
- Update on the project website and “Hello Saanich” throughout the planning process
- Public hearing in Phase 5

The levels of public participation, tools, and goals of engagement during different phases of the project is described in Table 2.



**Table 2: Level of Public Engagement for Each Project Phase (International Association of Public Participation (IAP2) spectrum)**

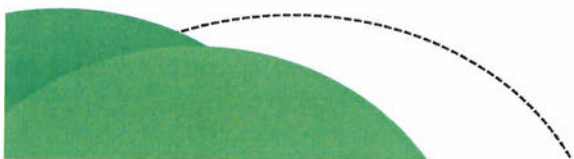
Phase	Level of Participation	Engagement Tools	Primary Engagement Goal
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<b>Phase 2:</b> Plan Evaluation	Inform Consult Involve	Online and in-person meetings with the community and other stakeholders, online feedback, in addition to Phase 1 engagement tools	To assess the SVAP, discuss key issues in the area and potential future land use designations
<b>Phase 3:</b> Plan Update	Inform	Project website, Hello Saanich, social media, and email notifications	To inform the public about the ongoing plan update and provide details on the engagement opportunities in Phase 4
<b>Phase 4:</b> Draft Plan Review and Refinement	Inform Consult	Online and in-person meetings with the community and other stakeholders, online feedback, in addition to Phase 1 engagement tools	To inform the public about the draft plan and obtain their feedback and suggestions
<b>Phase 5:</b> Plan Adoption	Inform	Public hearing	To inform the public of the final updated SVAP

## 8. DIVERSITY, EQUITY, AND INCLUSION

The engagement activities and policy design principles that will be applied in the Shelbourne Valley Action Plan update process will ensure that the engagement environment is welcoming and the voices of all participants, particularly those from underrepresented, marginalized and vulnerable groups are heard and valued.

To ensure a diverse and inclusive process, the process will adopt the following principles:

- **Inclusive Invitations:** Invite a diverse range of people to participate in the engagement events.
- **Accessible Venues:** Hold events in places that are easy to get to for everyone (of all ages and abilities); preference for locations with convenient walking, cycling and transit access.



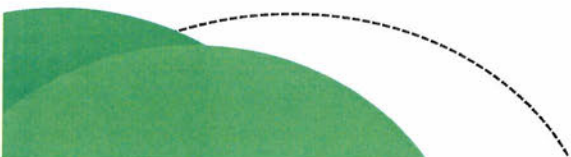
- **Flexible Formats:** Offer meetings at different times with a mix of online and in-person options to accommodate varying schedules and preferences.
- **Accessible Communication:** Use simple language and illustrations for easy understanding of the information being communicated. Information will be available both in digital and in print format.
- **Diverse Needs:** Recognize and accommodate the diverse barriers, needs, and priorities of different community segments.
- **Performance Evaluation:** Collect public feedback on the success and inclusivity of events through short surveys. Conduct staff debriefs to review and assess the effectiveness of the engagement efforts and make improvements. Prepare an Engagement Summary highlighting the success and areas for improvement in the equity, diversity, and inclusion strategies.

## 9. BUDGET

In addition to staff resources, the budget for updating the Shelbourne Valley Action Plan is \$50,000. This budget will cover expenditures for technical studies, public engagement, and contingencies.

## 10. DELIVERABLES

1. Proposed updated Shelbourne Valley Action Plan
2. Proposed Official Community Plan Amendments
3. Identification of priority implementation activities



**Preet Chaggar**

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**From:** Victoria Shannon [REDACTED]  
**Sent:** Wednesday, September 11, 2024 11:05 AM  
**To:** Mayor Dean Murdock  
**Cc:** [REDACTED]  
**Subject:** (External Email) proposed cell tower in Feltham Village (Shelbourne Valley Corridor)

**This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.**

Good morning Mayor Murdoch,

I hope this letter finds you well!

As you know, Hansbraun and our affiliate companies have been working diligently through Saanich to operate stellar commercial centres while carefully planning for future mixed-use development within the District of Saanich. A majority of our parcels are strategically located within villages, centres and corridors which have been identified in the District's newly adopted Official Community Plan for growth which will work to meet the District's social, environmental and economic objectives. Our property, located at 4085 Shelbourne Street is immediately adjacent to the subject of the Freedom Mobile Tower application at 4701 Shelbourne and will be significantly impacted by their recent application to the CRTC to add a cell phone tower. The Hansbraun team has engaged with Island View Land Management as we have been contemplating the feasibility of this site. They have outlined concerns about the conflict in uses between this proposed tower and the Mixed-Use Village designation identified in the District's Official Community Plan (2024). Not only will this tower create a challenge in the future lot-consolidation which will facilitate a new mixed-use development; the tower will also be rendered useless in the event that a mixed-use development is constructed on our property.

Today we are writing to appeal to you, as the Mayor of our community, to consider writing to the CRTC as an addendum to your staff letter outlining the lack of compatibility between land-use objectives in this location. We acknowledge that all levels of government are speaking about the need to address the housing crisis and we applaud Saanich for their recent and bold steps in working to provide housing. We maintain that this decision to erect a cell tower within a 5-minute walk radius of the Feltham Village and the Shelbourne Valley Corridor is contrary to the Districts plans and progress. Anything you can do to urge reconsideration is greatly appreciated.

Thank you for your time and consideration,



**Victoria Shannon** (she/her)  
 President & COO  
 Hansbraun Investments Ltd.

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*Hansbraun Investments Ltd. gratefully acknowledges that we live, work and play within the traditional, unceded territories of the ləkʷəŋən and WSÁNEĆ peoples*