Welcome!

The District of Saanich is within Coast and Straits Salish territory, the traditional territories of the lək̓ʷəŋən (Lekwungen) peoples known today as Songhees and Esquimalt Nations and the W̱SÁNEĆ peoples known today as W̱JOŁEŁP (Tsartlip), BOḴEĆEN (Pauquachin), SṮÁUTW̱ (Tsawout), W̱SIḴEM (Tseycum) and MÁLEXEŁ (Malahat) Nations. The First Peoples have been here since time immemorial and their history in this area is long and rich.

RESPECTFUL ENGAGEMENT



The District of Saanich is a respectful workplace. Respectful conduct is expected from all participants at this event. We welcome everyone to participate and want to make sure that everyone has an opportunity to be heard - even when we don't agree with what they are saying. Disrespectful behaviour, including bullying, harassment or discrimination will not be tolerated.

Examples of disrespectful behaviour include, but are not limited to:

- Comments, actions, gestures, taunting, or other behaviours or jokes which are humiliating, offensive, hurtful, demeaning or belittling
- Use of profanity

DIVERSITY STATEMENT

We are committed to celebrating the rich diversity of people in our community. We are guided by the principle that embracing diversity enriches the lives of all people. We all share the responsibility for creating an equitable and inclusive community and for addressing discrimination in all forms.

TILLICUM BURNSIDE PLAN

Saanich

WELCOME!

THE DRAFT TILLICUM BURNSIDE DRAFT PLAN OPEN HOUSE

This event is meant to share the key goals, directions, and policies of the Draft Tillicum Burnside Plan and seek feedback on the plan.
The Draft Plan has been prepared in alignment with the Official Community Plan, past community engagement (2025), research, analyses, and best practices.

Tillicum Burnside Plan is in Phase 4 of the planning process. The goal of this phase is to gather feedback on the draft Plan from the community. Feedback collected will help refine the plan for consideration by Council, expected at the end of 2026.

Your Voice Matters in shaping our future!

We are here!

PHASE 1 — **Project Initiation**
December 2024 to March 2025

PHASE 2 — **Concept Development**
April to July 2025

PHASE 3 — **Plan Development**
August 2025 to March 2026

PHASE 4 — **Draft Plan Refinement**
April to October 2026

PHASE 5 — **Plan Adoption**
November to December 2026

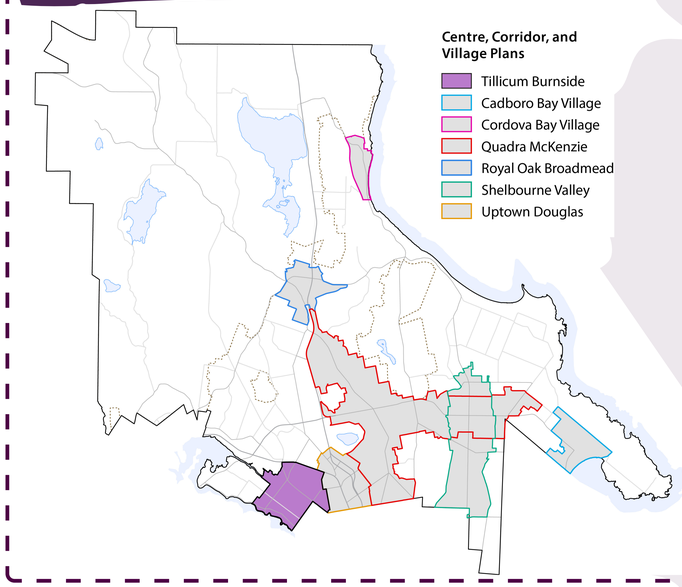
WHAT IS TILLICUM BURNSIDE PLAN?

The Draft Tillicum Burnside Plan is a guiding document that focuses on sustainable land use, transportation, and accommodating new housing and employment growth within Centres, Corridors, and Villages.

The Draft Plan includes the following Centre, Corridor, and Village areas:

- Tillicum Burnside Centre
- Burnside Village
- Gorge Village
- Tillicum Corridor
- Burnside Corridor
- Gorge Corridor

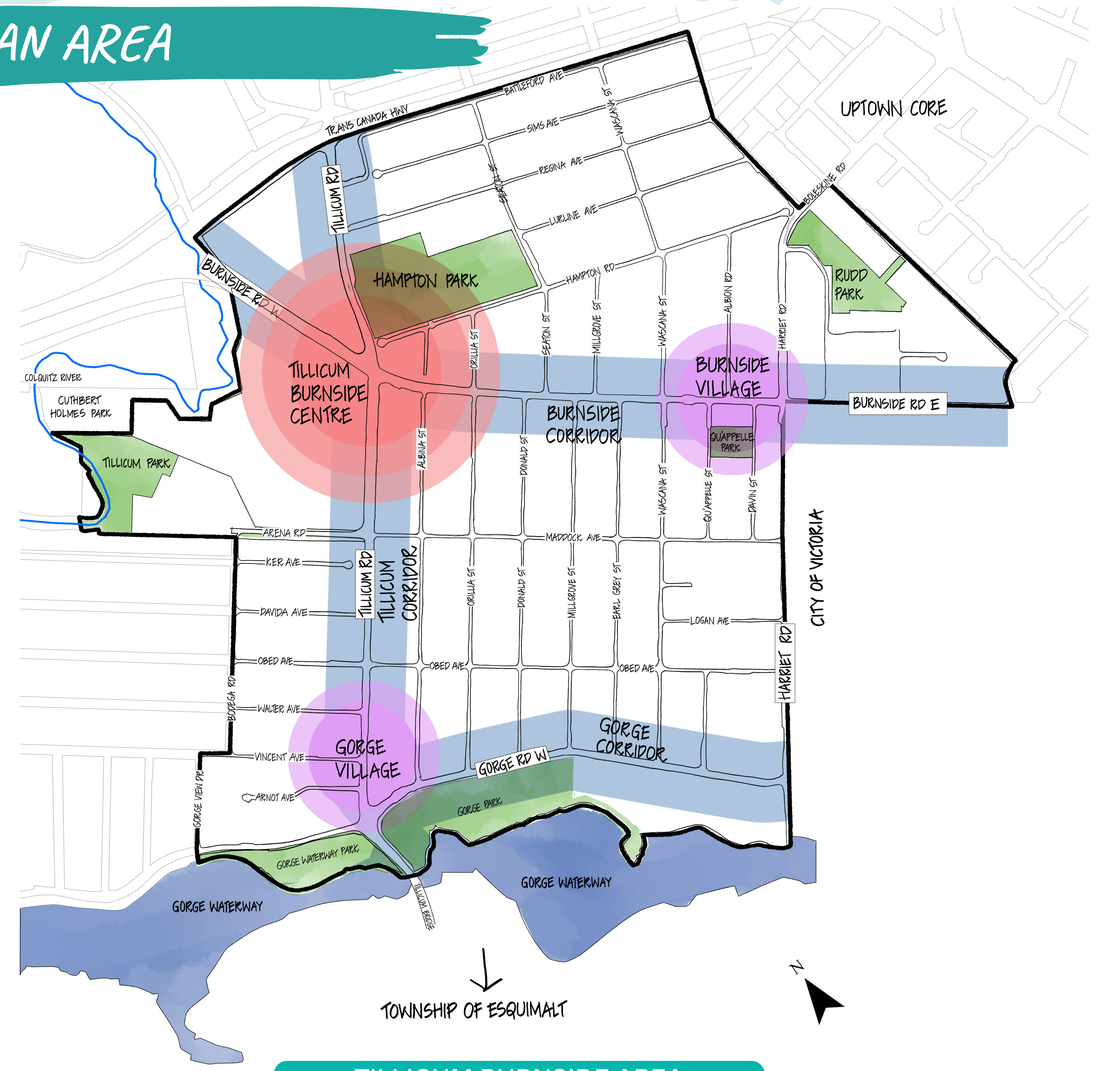
PLANNING FRAMEWORK



Primary Growth Areas are made up of Centres and Villages, which are hubs of housing and commercial activity, and are connected by Corridors, which are major transportation routes.

Grounded in the framework of the OCP, the role of the Tillicum Burnside Plan is to provide more detailed direction on future growth and change in a way that responds to local context.This map illustrates all the Centre, Corridor, and Village (CCV) plan areas in Saanich and highlights the Tillicum Burnside Plan area.

PLAN AREA



TILLICUM BURNSIDE AREA

TILLICUM BURNSIDE PLAN

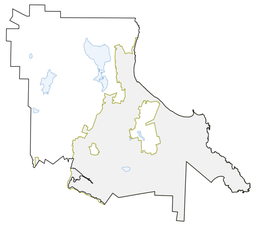
Saanich

POLICY CONTEXT AND INFLUENCES

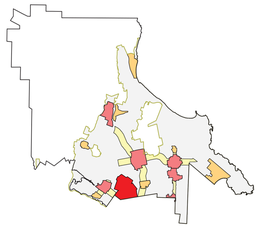
Saanich Official Community Plan

Tillicum Burnside Plan provides a clear, consistent, and actionable framework that translates the high-level Official Community Plan objectives into a localized context, offering site and area-specific land use guidance and shaping future improvements to transportation and public realm.

OCP LAND USE OBJECTIVES



Maintaining the Urban Containment Boundary



Future growth in Primary Growth Areas



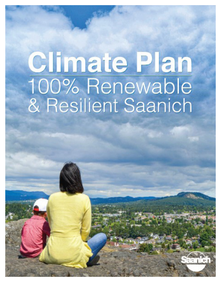
Housing Diversity in Neighbourhoods



15-minute Community

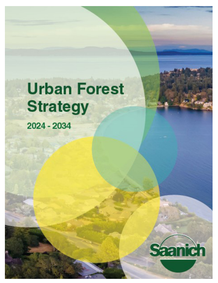
The Tillicum Burnside Plan is influenced by other strategic and policy documents, including the Active Transportation Network Plan, Housing Strategy, Biodiversity Conservation Strategy, Urban Forest Strategy, Climate Plan, and Road Safety Action Plan.

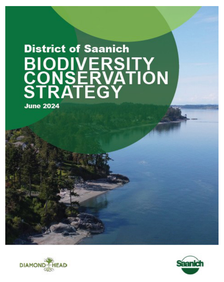


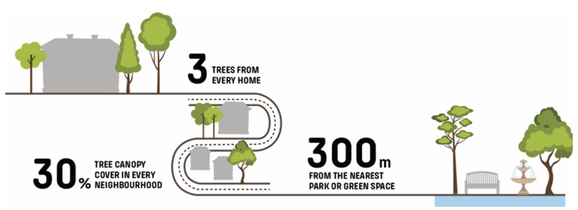












Saanich Urban Forest Strategy

HOUSING NEED IN SAANICH AND TILLICUM BURNSIDE

Saanich's Housing Needs Report provides a current assessment of existing and anticipated future housing needs within the District. It identifies the number of housing units needed for 5 and 20 years following the 2021 Census, and presents updated population and dwelling statistics; population and household projections; actions taken by the District since the last Housing Needs Report; and statements regarding key areas of housing need.

Primary Growth Areas, as identified in the OCP, are meant to accommodate much of the expected housing and employment growth. Based on future needs, nearly 30% of new units will need to be 3+ bedrooms, and 30-50% will need to be rental units.

Future Projections - Household Types

Household Types	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
2021-2041	**4,478**	**4,903**	**4,243**	**13,624**
Couple without children	1,570	1,570	0	3,141
Families with children and other families	0	1,879	3,758	5,637
Non-Family	2,907	1,454	485	4,846

Projected Housing Units for Anticipated Growth in Saanich, 2021-2041 (Housing Needs Report, 2024)

TBP:
18.5% In Core Housing Need

Saanich:
10.5%



Core Housing Need

When housing is unsuitable, inadequate or unaffordable and the household can't afford alternative housing in the local market.

The rate of Extreme Core Housing Need in Saanich is increasing, and affordability is the primary driver of Core Housing Need.



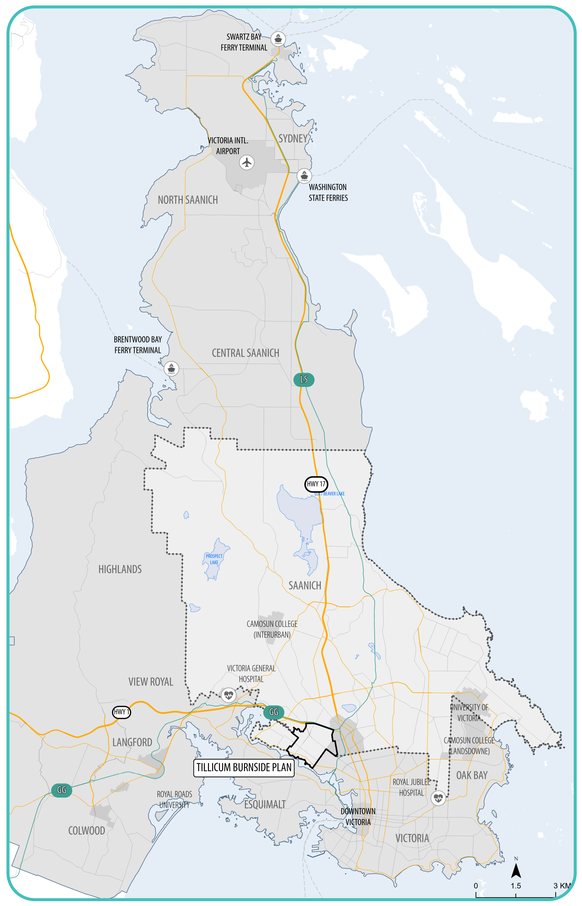


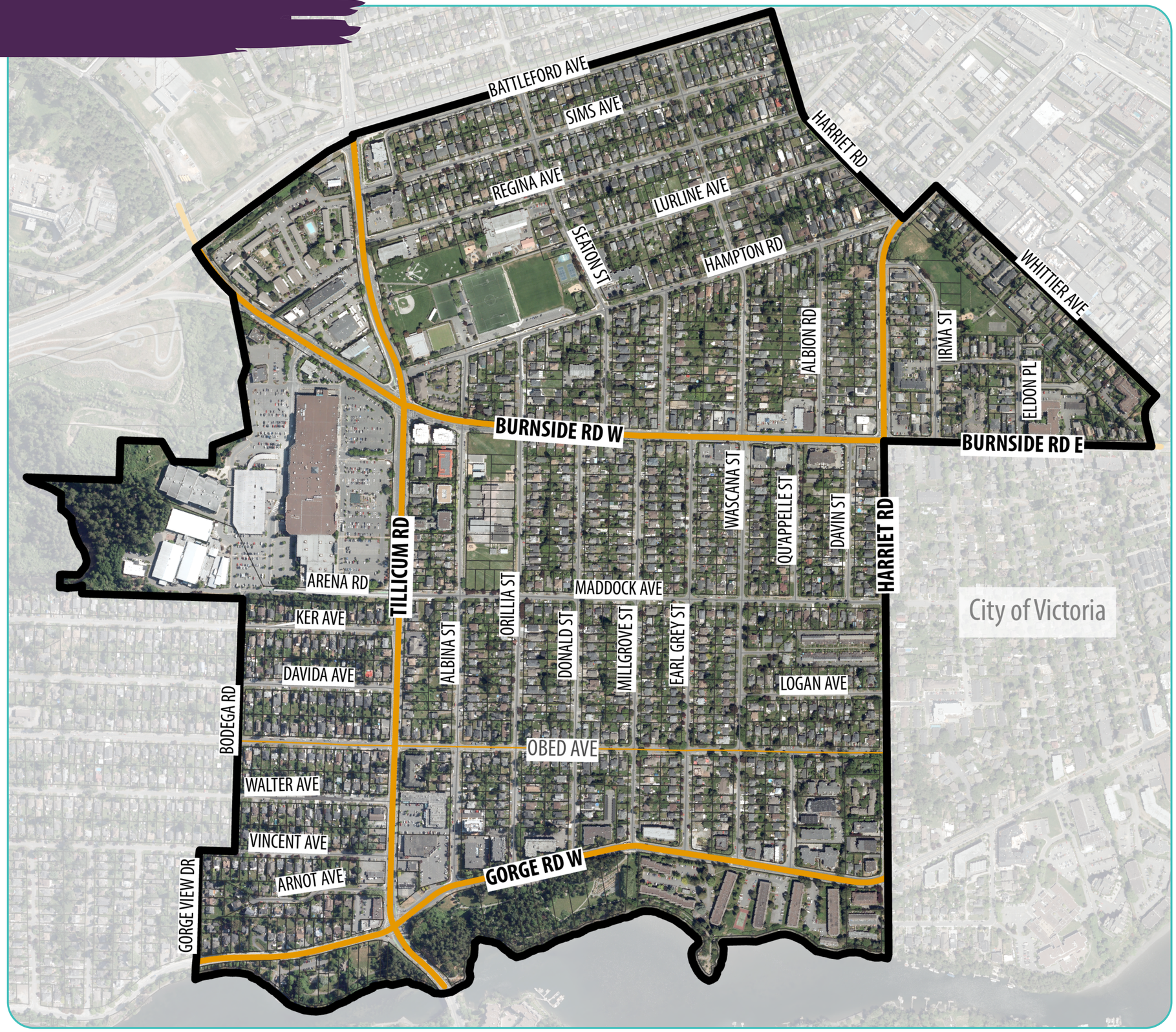
PLANNING AREA

PLAN AREA BOUNDARY

Tillicum Burnside is located in the southwest portion of the District of Saanich. It is bound by the Trans-Canada Highway to the north and the Gorge Waterway to the south, and positioned at the interface with Saanich's Uptown Core, the City of Victoria, and the Township of Esquimalt.

The Plan area is compact (1.9 km^2), and home to approximately 7,000 residents - about 6% of Saanich's population.





TILLICUM BURNSIDE PLAN OVERVIEW

PLAN GOALS

LAND USE: Implement the Centre, Corridor and Village growth management framework to build complete communities that foster sustainable, walkable, well-used and connected places.

TRANSPORTATION AND MOBILITY: Deliver complete streets in the Tillicum Burnside area and improve connections for all modes with an emphasis on car-light living, safety, enjoyment, and efficiency.

HOUSING SUPPLY, DIVERSITY AND AFFORDABILITY: Provide opportunity for new housing within well-serviced areas with a focus on meeting the needs of the community and providing a diversity of housing options.

PUBLIC REALM AND OPEN SPACE: Enhance overall liveability through providing community amenities, a safe and connected network of open spaces and distinct public realm areas.

KEY PLAN DIRECTIONS











Design Welcoming & Connected Public Places
Prioritize public realm and design community gathering places recreation facilities to foster social connection, identity, cultural expression and everyday enjoyment.

Revitalize Gorge and Burnside Villages
Support the revitalization of Gorge and Burnside Villages into dynamic local hubs that offer a diverse mix of housing, shops, services and public amenities that serve the needs of residents and showcase high-quality urban design.

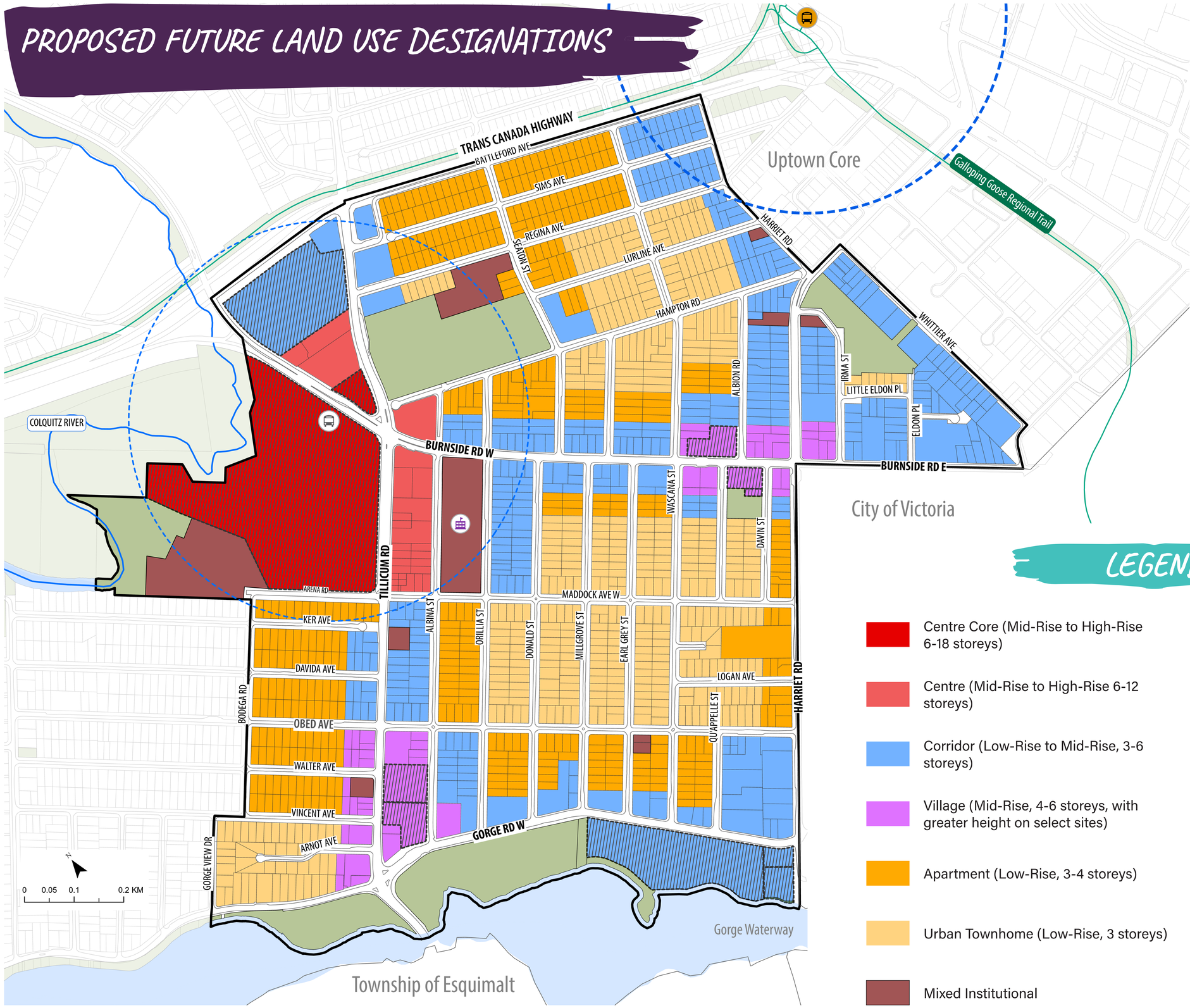
Revitalize Tillicum Burnside Centre as a Community Anchor
Strengthen the role of the Tillicum Burnside Centre as a focal point for community life by enhancing public facilities, expanding services, promoting local employment, and creating new housing and inclusive spaces that bring the community together.

Expand Housing Diversity
Support housing options to meet the needs of residents across all life stages and abilities, with a focus on diversity, accessibility, and housing choice.

Honour First Nations and Urban Indigenous Peoples
Continue to foster relationships with First Nations and Urban Indigenous Peoples and work collaboratively with a focus on reconciliation and honouring traditional knowledge and history, arts and culture.

Celebrate the Gorge Waterfront
Ensure that development along the Gorge Waterfront prioritizes public access, ecological integrity and placemaking while preserving its natural beauty, increasing its flood resiliency and reinforcing its role as a defining feature of the area's identity.

PROPOSED FUTURE LAND USE DESIGNATIONS



LEGEND

- Centre Core (Mid-Rise to High-Rise 6-18 storeys)
- Centre (Mid-Rise to High-Rise 6-12 storeys)
- Corridor (Low-Rise to Mid-Rise, 3-6 storeys)
- Village (Mid-Rise, 4-6 storeys, with greater height on select sites)
- Apartment (Low-Rise, 3-4 storeys)
- Urban Townhome (Low-Rise, 3 storeys)
- Mixed Institutional
- Special Site
- Uptown Core TOA (400m)
- Transit Oriented Area
- Plan Boundary
- Public Park
- Tillicum Community School
- Uptown Core Transit Oriented Area (400m)
- Tillicum Burnside Transit Oriented Area (400m)
- Colquitz River
- Regional Trail

TILLICUM BURNSIDE PLAN

Saanich

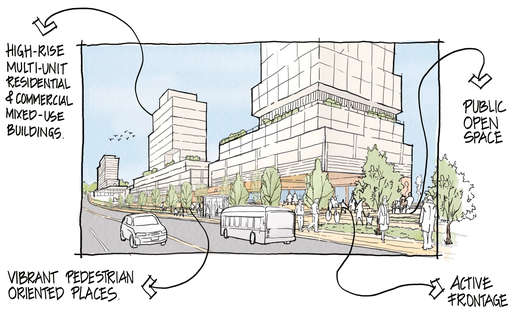
PROPOSED LAND USE DESIGNATIONS

CENTRE CORE

Intended to meet a broad range of community and regional commercial and service needs.

Predominantly Multi-unit residential and commercial mixed-use, including retail, office, hospitality, and public assembly, with significant park/public open spaces.

Building Height: 6-18 storeys (Mid-Rise to High-Rise).

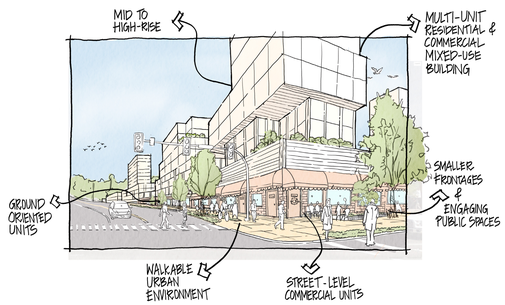


CENTRE

Provides a gradual transition between the Centre Core, where the greatest density is envisioned, to Corridor and other lower density designations.

Multi-unit residential and commercial mixed-use, including retail, office, and hospitality, with consideration of live/work units at grade, and integration of public open spaces on-site.

Building Height: 6-12 storeys (Mid-Rise to High-Rise).

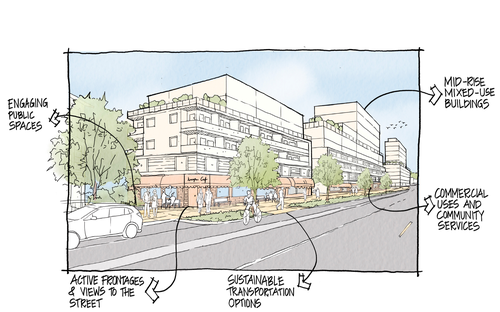


VILLAGE

Intended to provide residents with a variety of commercial and community services, while being supported by a diversity of housing options and active transportation connections.

Predominantly a mix of low and mid-rise residential and commercial mixed-use buildings with active commercial at grade.

Building Height: 5-6 storeys (Mid-Rise). Considerations of 6-8 storeys on Burnside Village special sites, and 4-11 storeys on Gorge Village special sites.



CORRIDOR

Primarily residential areas that offer a variety of housing options within walking distance of frequent transit that connect residents and visitors to destinations within and outside of the Tillicum Burnside area.

Predominantly Mid-Rise Residential with ground-oriented residential and limited commercial. Multiple building forms including apartments, townhouses and stacked townhouses are supported.

Building Height: 3-6 storeys (Low-Rise to Mid Rise)



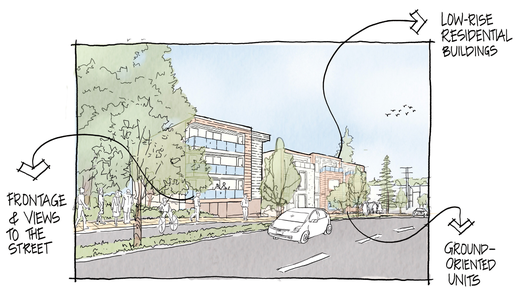
PROPOSED LAND USE DESIGNATIONS

APARTMENT

Low-rise apartments provide housing opportunities along the edges of Corridors and Villages, providing strong access to transit, parks, villages, and centres.

Multi-unit residential buildings including apartment, townhouse, stacked townhouse, rowhouse, courtyard housing, and limited neighbourhood commercial at grade.

Building Height: 3-4 storeys (Low-Rise).

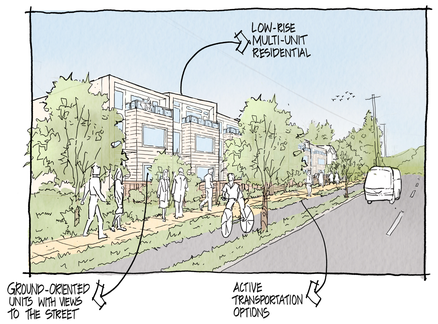


URBAN TOWNHOME

Generally found in low-rise transition areas near Corridors and are well connected to urban services and transit, but in locations that are primarily residential and less impacted by busy transportation corridors.

Predominantly multi-unit residential with consideration of live/work units at grade.

Building Height: 3 storeys (Low-Rise).

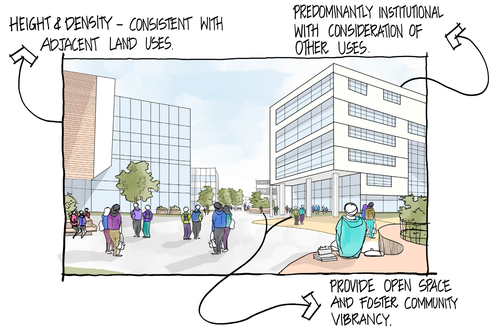


MIXED-INSTITUTIONAL

Intended to provide residents with the necessary services to support local and regional growth through education, public services, and recreation.

Predominantly mixed-institutional, including education, public assembly, recreation, and public utilities/services. Non-market housing and parks, with consideration for commercial and social enterprise as ancillary uses.

Building Height: dependent on function and in consideration of adjacent land uses.

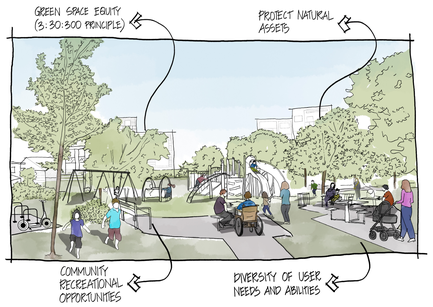


PARKS

Parks protect natural assets, support community recreation and programming opportunities, and foster interaction with community and nature.

Park, Recreation, Accessory Small-Scale Commercial/Retail, Accessory Agriculture, Public Utility.

Building Height: Site-specific up to 2.5 storeys.



TILLICUM BURNSIDE CENTRE

Future redevelopment within this Centre offers a chance to enhance the uses that already exist, with policies that support diverse housing options, expand employment opportunities, and enhance community-serving amenities and public spaces.

The Tillicum Burnside Centre, anchored by the Tillicum Centre Mall and G.R. Pearkes Recreation Centre presents opportunities for significant new residential and employment growth, supported by transit infrastructure improvements.

Key Policies:

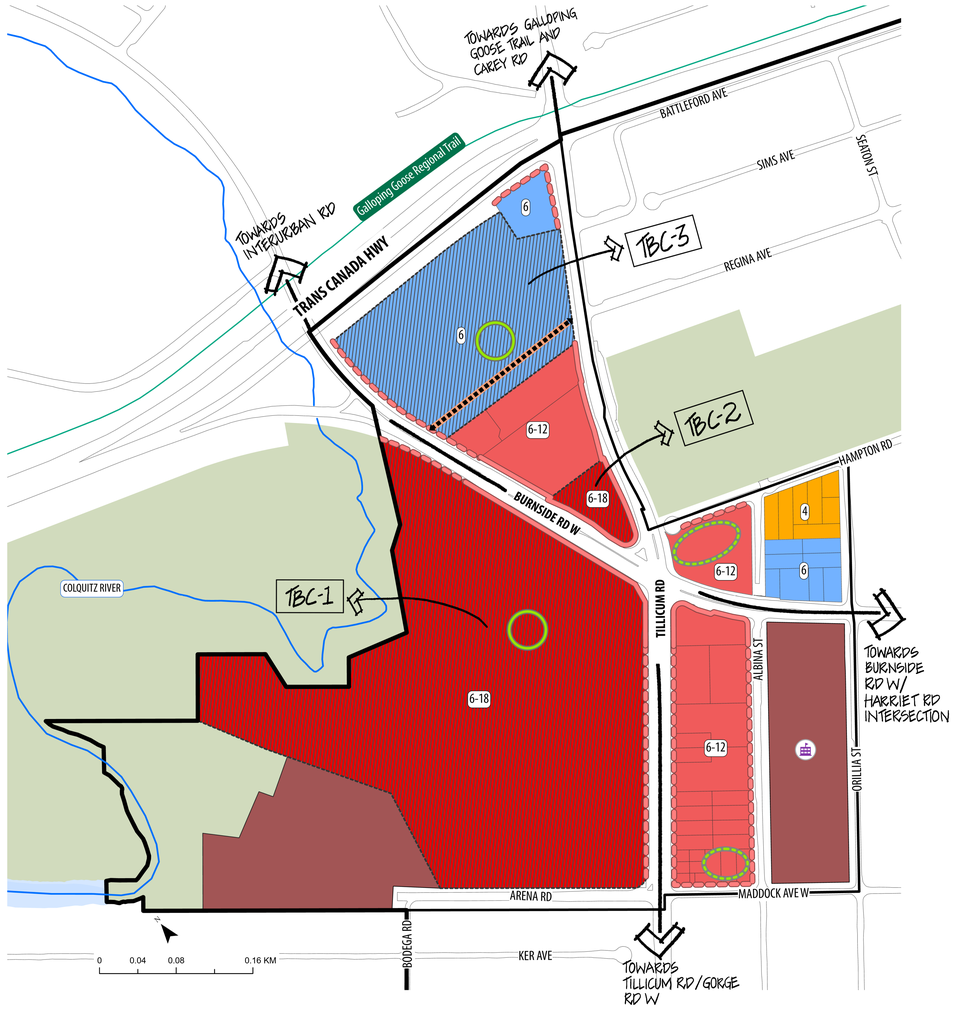
- Support a range of building heights, up to 18 storeys, on designated sites fronting Tillicum Road or Burnside Road
- Support mixed-use developments with diverse housing and employment options near transit.
- Encourage family-oriented housing in proximity to Tillicum Community School
- Support redevelopment projects that deliver priority transportation and land use investment within the Tillicum Burnside Centre Transit Oriented Area
- Ensures development adjacent to Cuthbert Holmes Park and Colquitz River is context-sensitive, protects environmental features, has enhanced setbacks, and provides welcoming private-public interfaces
- Support new hotel developments











POST ANY COMMENTS YOU MAY HAVE ABOUT THIS AREA.

TILLICUM CORRIDOR

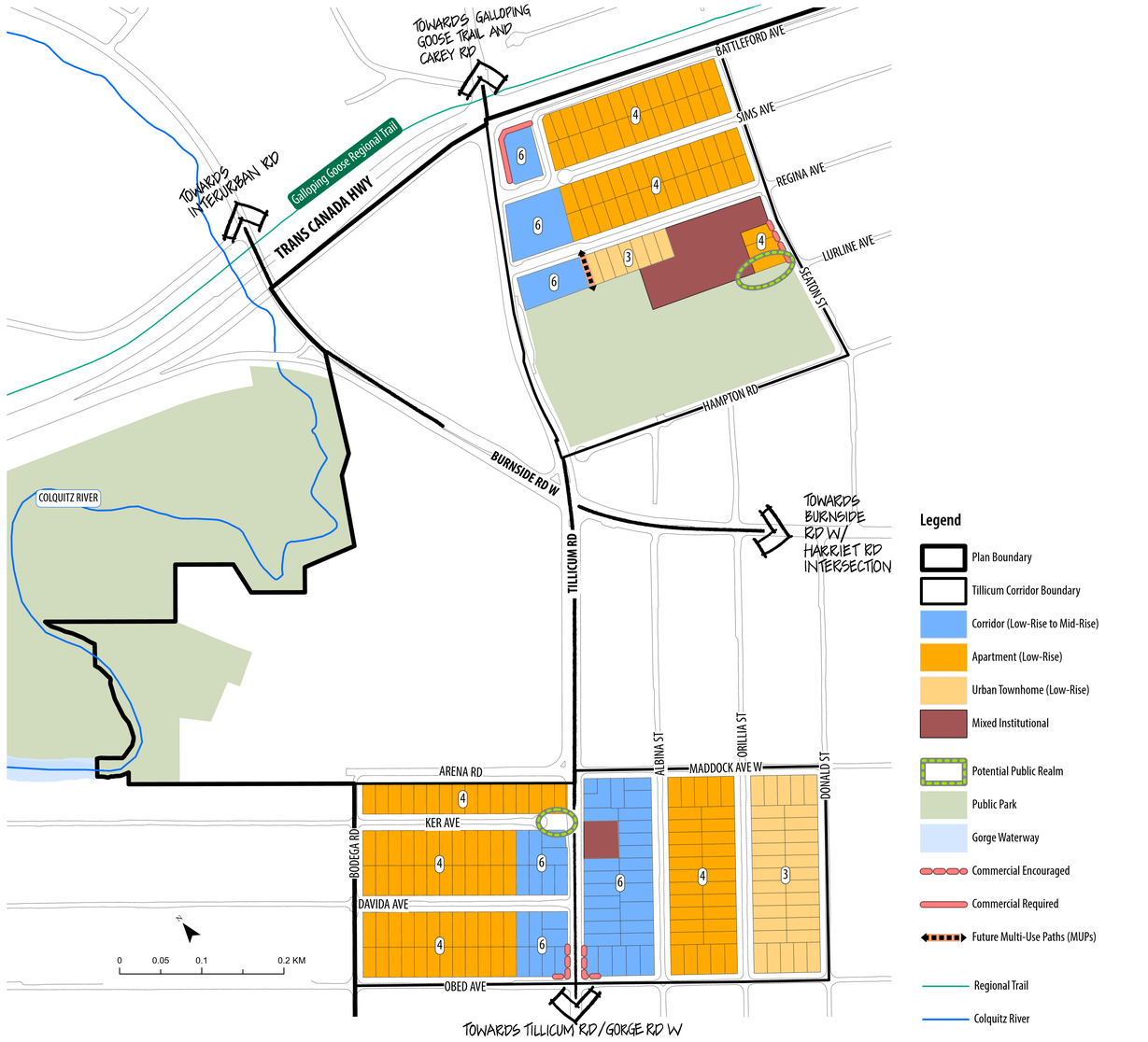
Tillicum Corridor consists of two areas: one north of Hampton Park and one south of the Tillicum Burnside Centre, and includes major community assets and lower density residential context. This Corridor is intended to accommodate a mix of future low to mid-rise development. Redevelopment near Hampton Park and Tillicum Community School provide opportunity to increase housing options with convenient access to open spaces and nearby shopping, amenities and transit.

Key Policies:

- Encourage public open space and ground-floor commercial adjacent to Hampton Park to support park users and residents
- Explore opportunities to provide new park space between Kerr Avenue and Tillicum Road
- Support family-oriented housing near Tillicum Community School.
- Support integration of non-market and affordable housing on mixed-institutional sites







POST ANY COMMENTS YOU MAY HAVE ABOUT THIS CENTRE, BELOW.

BURNSIDE VILLAGE

Burnside Village borders the City of Victoria and currently contains a mix of small-scale commercial, retail and low-rise residential. Redevelopment in the Village is envisioned to include mid-rise mixed-use buildings, low-rise apartments, stacked townhouses, and active ground-floor commercial uses and amenities that serve a diverse range of users.

The existing mix of active uses in the Village, paired with its proximity to Qu'Appelle and Rudd Parks and surrounding residential fabric provide a strong foundation for future growth.

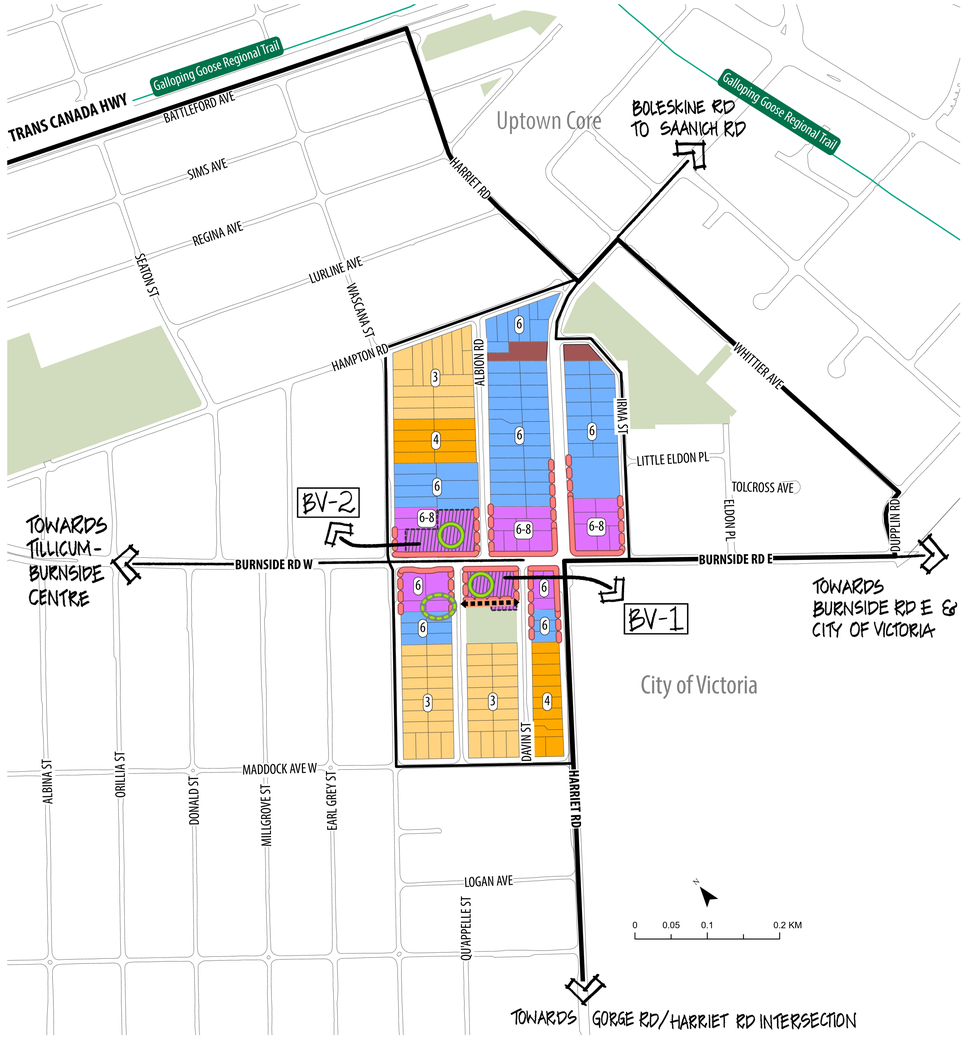
Key Policies:

- Support mixed-use buildings, up to 8 storeys, to achieve residential and commercial density that sustains transit and provides local services, amenities, and housing options.
- Require active ground-floor uses, such as cafes, restaurants, and community services.
- Support temporary closures along Qu'Appelle Streets, where appropriate, to accommodate public gatherings and seasonal markets within the Village.
- Transform the north end of Davin Street, south of Burnside Road, into an urban square/plaza by eliminating vehicular traffic to and from Burnside Road.









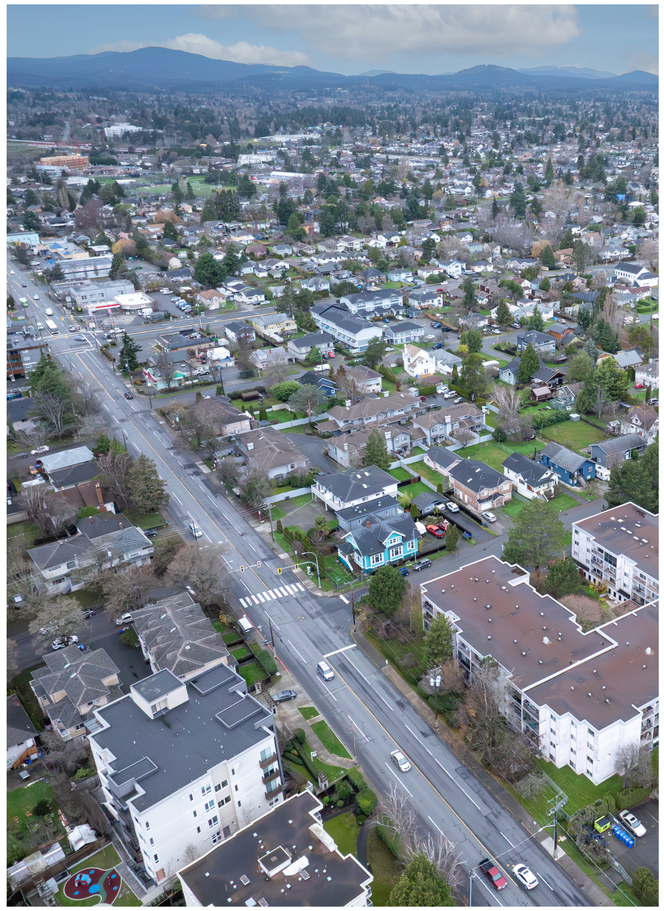
POST ANY COMMENTS YOU MAY HAVE ABOUT THIS AREA.

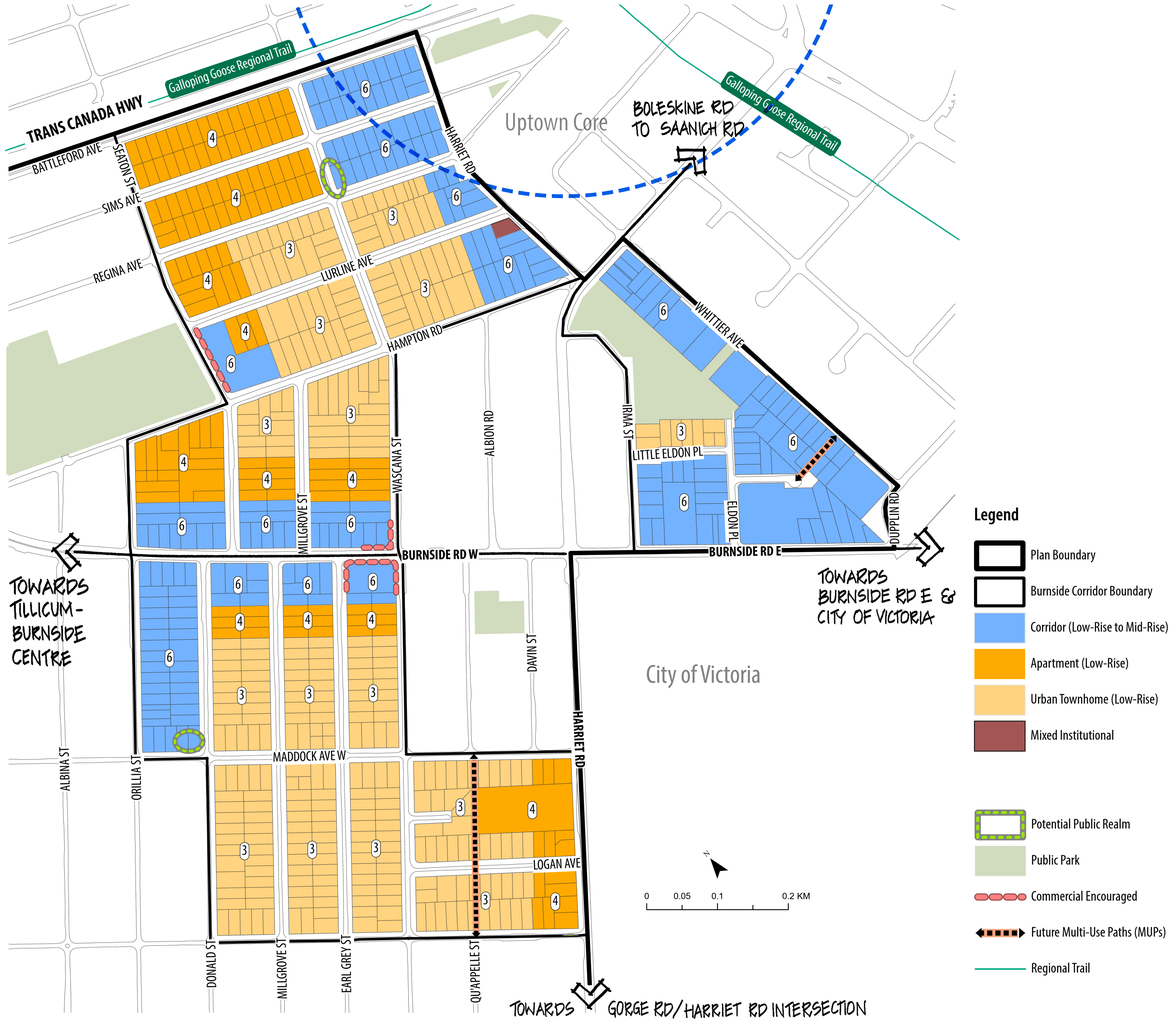
BURNSIDE CORRIDOR

This area includes properties within approximately a five-minute walk of Burnside Road. It also borders the City of Victoria, Trans Canada Highway and Uptown Core / Transit-Oriented Area, creating unique land use conditions. Properties on Burnside Road will redevelop over time to add housing and improve the public realm. Other areas will provide a diversity of housing to connect area assets.

Key Policies:

- Preserve opportunities for multigenerational households by encouraging redevelopment that accommodates larger unit sizes, adaptable layouts, and shared amenities that reflect existing community patterns
- Support a general tapering of building heights from Burnside Road to support a gradual transition down from mid-rise development into surrounding residential areas
- Work towards addressing the existing park inequity and gap issues within Burnside Corridor by seeking to secure new infill parks and open spaces through redevelopment





POST ANY COMMENTS YOU MAY HAVE ABOUT THIS AREA

GORGE VILLAGE

Gorge Village is currently characterized by low-rise commercial development, a mix of detached and multi-unit housing. Over time the Village is imagined to have a range of local goods and services, improved public realm and connectivity for pedestrians and cyclists, and will create a visible "gateway" to the Gorge Waterway.

Key Policies:

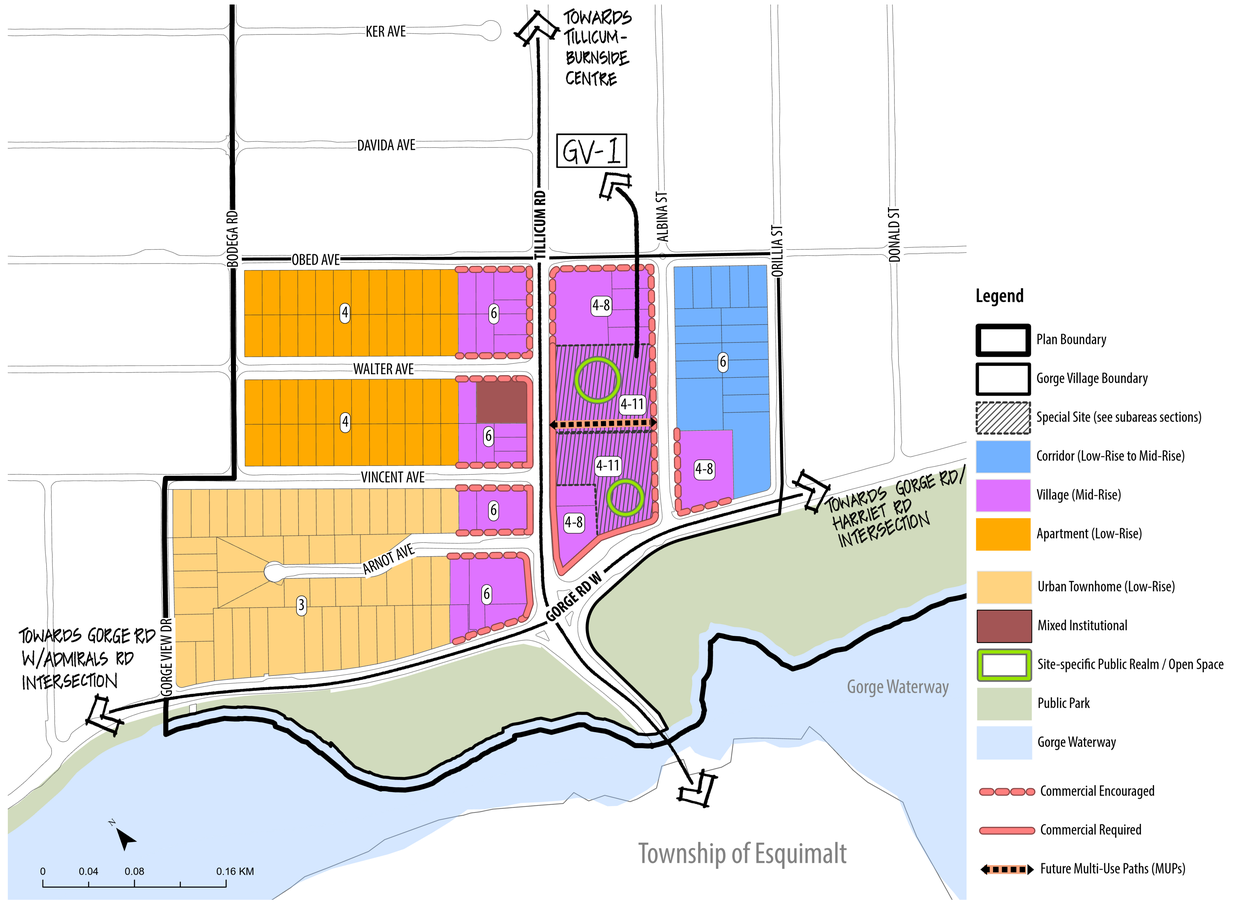
- Encouraging a mix of uses within designated Village sites to meet diverse needs, including grocery stores, dining establishments, professional offices, social and medical services, childcare and adult daycares, and supportive housing
- Support redevelopment proposals that strengthen pedestrian access and connections to the Gorge Waterway parks network
- Ensure that redevelopment west of Tillicum Road incorporates gradual transitions in building height and form, responds to topography, and preserves public view corridors toward the Gorge Waterway
- Support the retention/ reintegration of existing non-market housing units through site redevelopment











POST ANY COMMENTS YOU MAY HAVE ABOUT THIS AREA

GORGE CORRIDOR

Gorge Corridor already hosts a mixed of land uses including residential, commercial, and parks. The Corridor's adjacency to the Gorge Waterway provides a unique opportunity to strengthen links to these ecological and recreational assets, and is envisioned to provide low- and mid-rise buildings and some commercial uses.

Key Policies:

- Encourage diverse housing options
- Obtain easement and access agreements between Curtis Point and Harriet Road to establish a continuous waterfront park and trail network
- Continue to work with the City of Victoria to shape the future of the Harriet Road waterfront



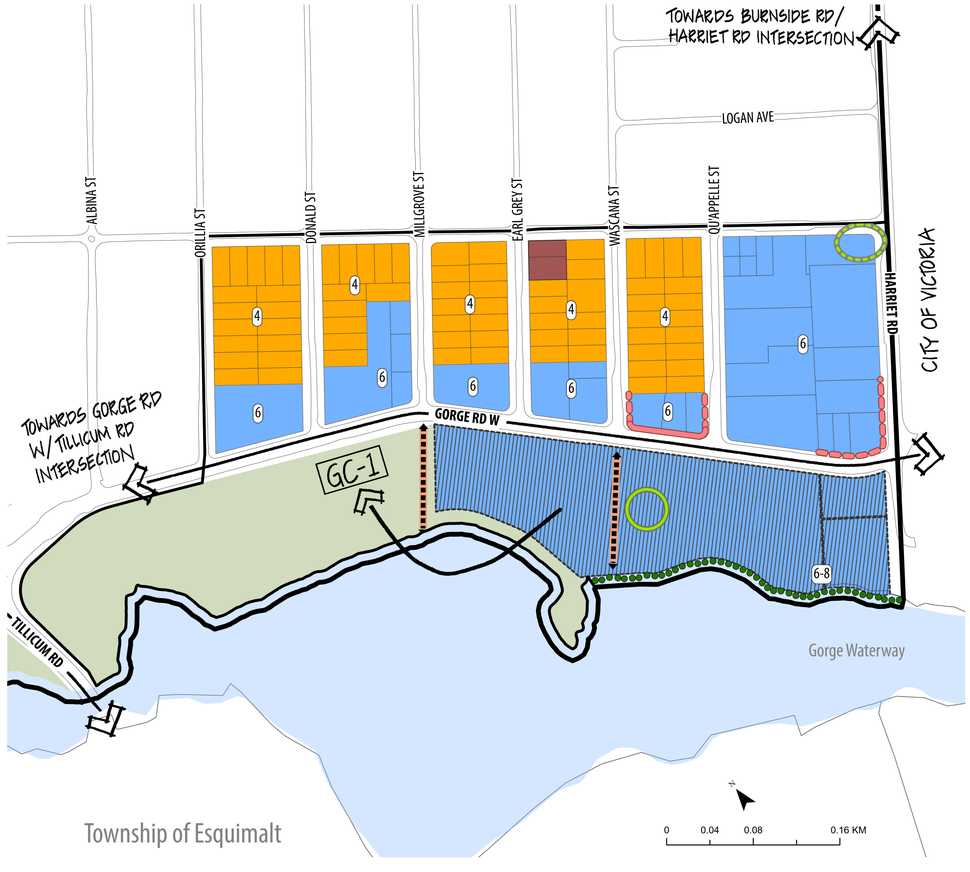












POST ANY COMMENTS YOU MAY HAVE ABOUT THIS AREA.

SPECIAL SITES

Special sites present unique opportunities for redevelopment that can achieve multiple objectives of the plan, and require special consideration.

3169 Tillicum Road (Tillicum Centre Mall)

TBC-1



- Policies for this site support a comprehensive master plan with building heights up to 18 storeys.
- Supports delivery of significant housing; retention/expansion of retail and employment; inlcusion of on-site public amentities; and prioritizes pedestrian movement and streetscape improvements.

300-306 Burnside Road West

TBC-2



- Policies for this site support taller building heights (up to 18 storeys) where substantial public amenities are delivered.
- The location at a busy corner offer opportunities for active ground-floor uses such as retail and cafes.

330-452 Burnside Road West and 3536-3636 Tillicum Road (Parkside Place)

TBC-3



- As a large parcel, this site offers the chance to deliver a mix of housing choices, some mixed-use commercial along Burnside Road West, and contribute to public open space.
- Supports an increased canopy cover through a mix of tree retention and new trees planted on-site.

SPECIAL SITES

Special sites present unique opportunities for redevelopment that can achieve multiple objectives of the plan, and require special consideration.

21 Burnside Rd West and 3180 Davin Street

BV-1



- Presents an opportunity for a double fronting lot, with building heights up to 8 storeys, that has active street uses on both Burnside Road West and Qu'Appelle Park and the introduction of a multi-use pathway.

50 Burnside Road West

BV-2



- Policy supports mixed-use residential with a diversity of housing choices and delivery of a community plaza on-site.
- The location at a busy corner offer opportunities for active ground-floor uses such as retail and cafes.

67 – 81 Gorge Road West (Cedar Shores), 2820 Harriet Road (Westside Cooperative), and 7 Gorge Road West (The Parkside)

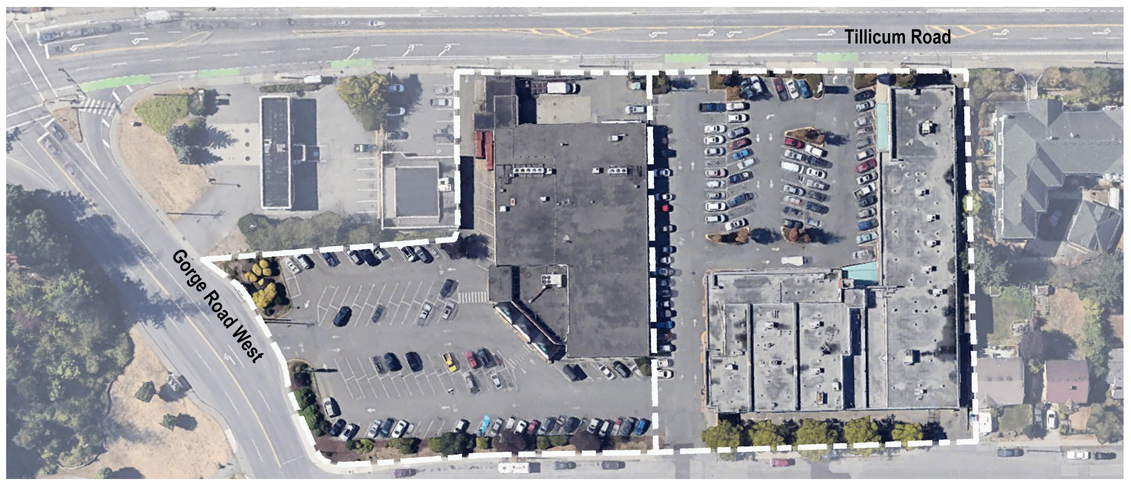
GC-1



- Presents an opportunity through redevelopment to improve public access to the Gorge Waterway and connecting existing pathways along the Gorge to Harriet Road.

2929 Tillicum Road and 272 Gorge Rd West (Gorge Shopping Centre and Gorge Plaza)

GV-1



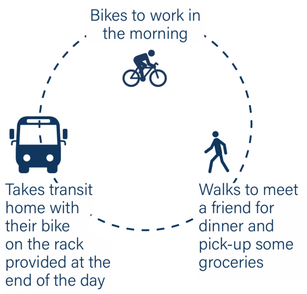
- Presents an opportunity for slightly taller buildings (up to 11 storeys), active commercial frontages on multiple streets, mid-block connections, public use, and seating, and create a visual gateway to Gorge Park.

TRANSPORTATION

The transportation network in Saanich includes Highways, Major and Collector roads, and Residential streets, as well as the Lochside and Galloping Goose Regional Trails.

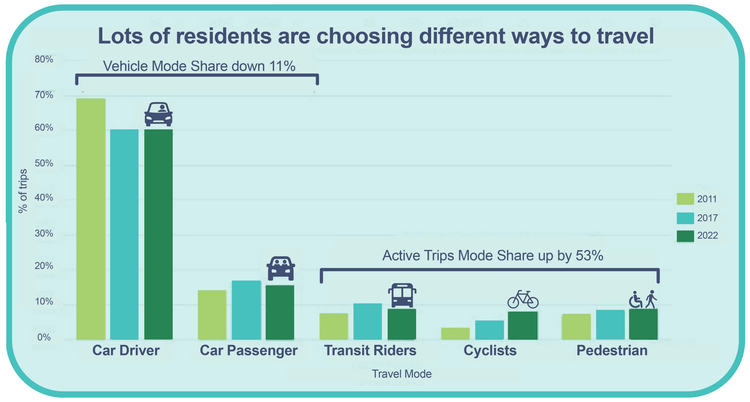
Multi-modal transportation

Multi-modal transportation refers to linking together different forms of transportation, such as walking, cycling, transit, and vehicle travel, to move around the community safely and conveniently. For example, an individual:



By prioritizing walking, cycling, micromobility, and transit, Saanich is focusing on:

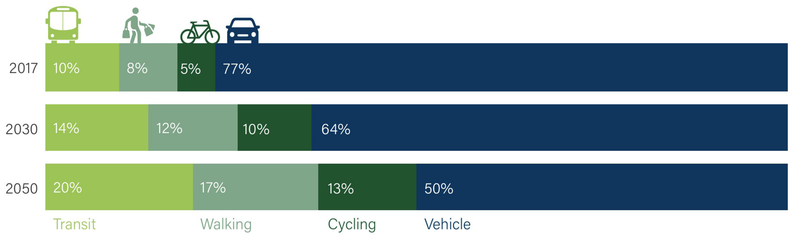
- Safety on roads
- Increased active transportation
- Reduced GHG emissions
- More livable communities

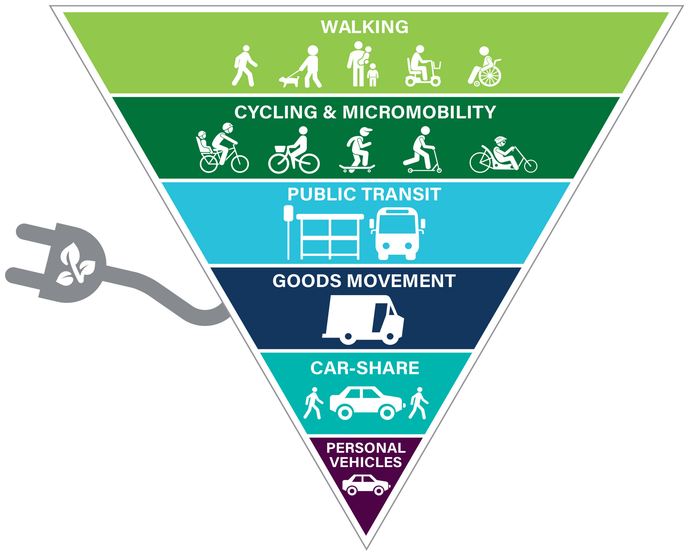


Note: Saanich-wide data

Saanich Mode Shift Targets

(Actual and modelled percentage of trips by mode in Saanich to remain within emissions limits)





Mobility Priority Pyramid





TRANSPORTATION AND MOBILITY

Transportation and infrastructure design play a substantial role in our daily choices about how we move around our community. When transportation networks are designed to prioritize safety, accessibility, and convenience, it leads to improved health outcomes and greater opportunities for social connectedness.

POLICY HIGHLIGHTS:

Beautification of Tillicum and Burnside: Through Implementation of the Plan, there are opportunities to explore funding options for beautification projects along Tillicum Road near Tillicum Centre Mall and along Burnside Road.

Davin Street Closure: Includes policy supporting the closure of the north end of Davin Street, south of Burnside Road, to vehicular access, to facilitate an urban square/plaza through future site redevelopment.

Maddock Cycling connection: Policy considering Maddock Avenue West and Orillia Street for inclusion in the Bicycle Network during the next Active Transportation Plan update, providing alternative routes parallel to major routes.

Seaton Underpass: Policy supporting improvements to the Seaton Street underpass as a potential project during the next update of the Active Transportation Plan to create a safe, accessible, and enjoyable connection for walking, rolling, and cycling.

Tillicum-Highway Crossing: Policy to work with the Ministry of Transportation and Transit to explore options to improve active mode crossings at Tillicum Road and Highway 1, including a grade-separated connection.

Qu'Appelle Multi-Use Path Connection: Policy supporting opportunities to provide mid-block pedestrian connections and public spaces next to Qu'Appelle Street as part of redevelopment within Burnside Village.

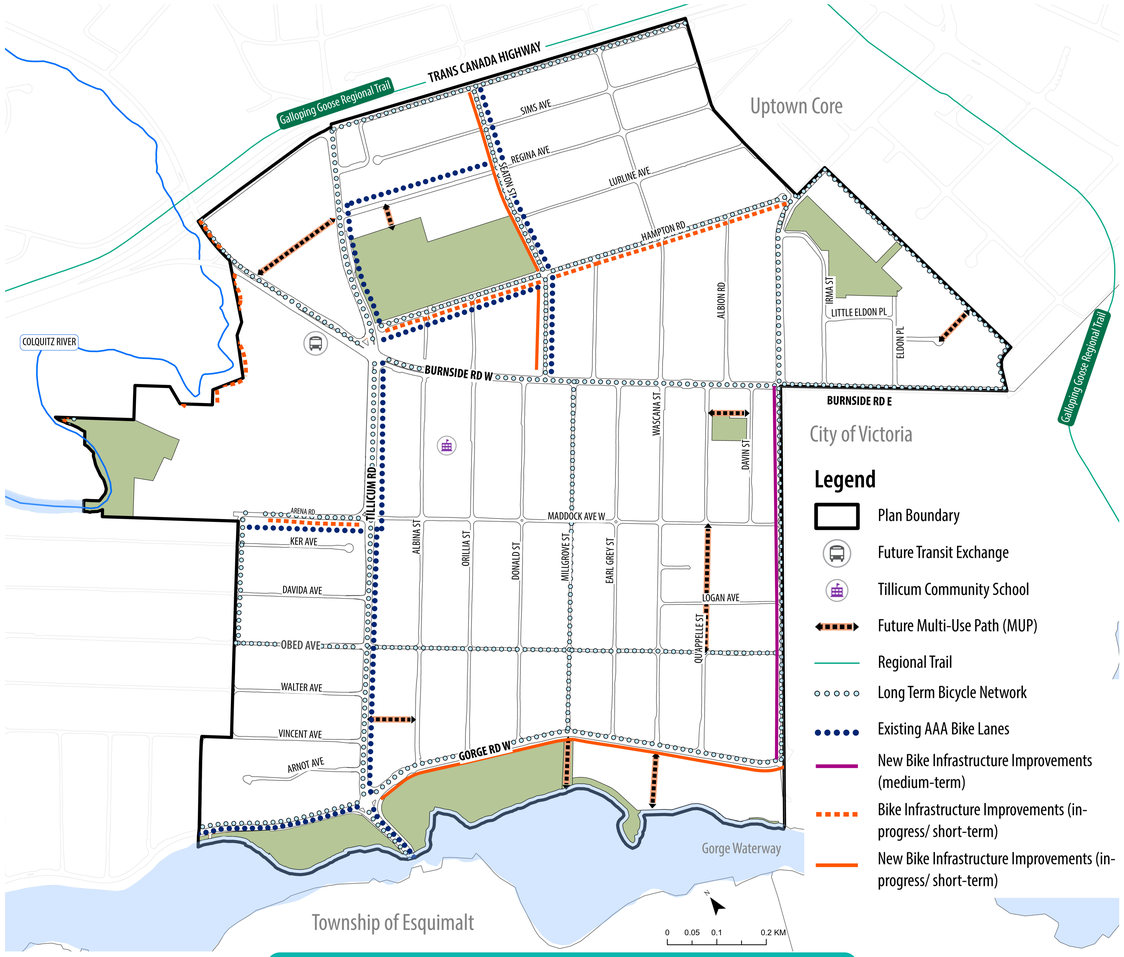


Transportation Network Overview Map

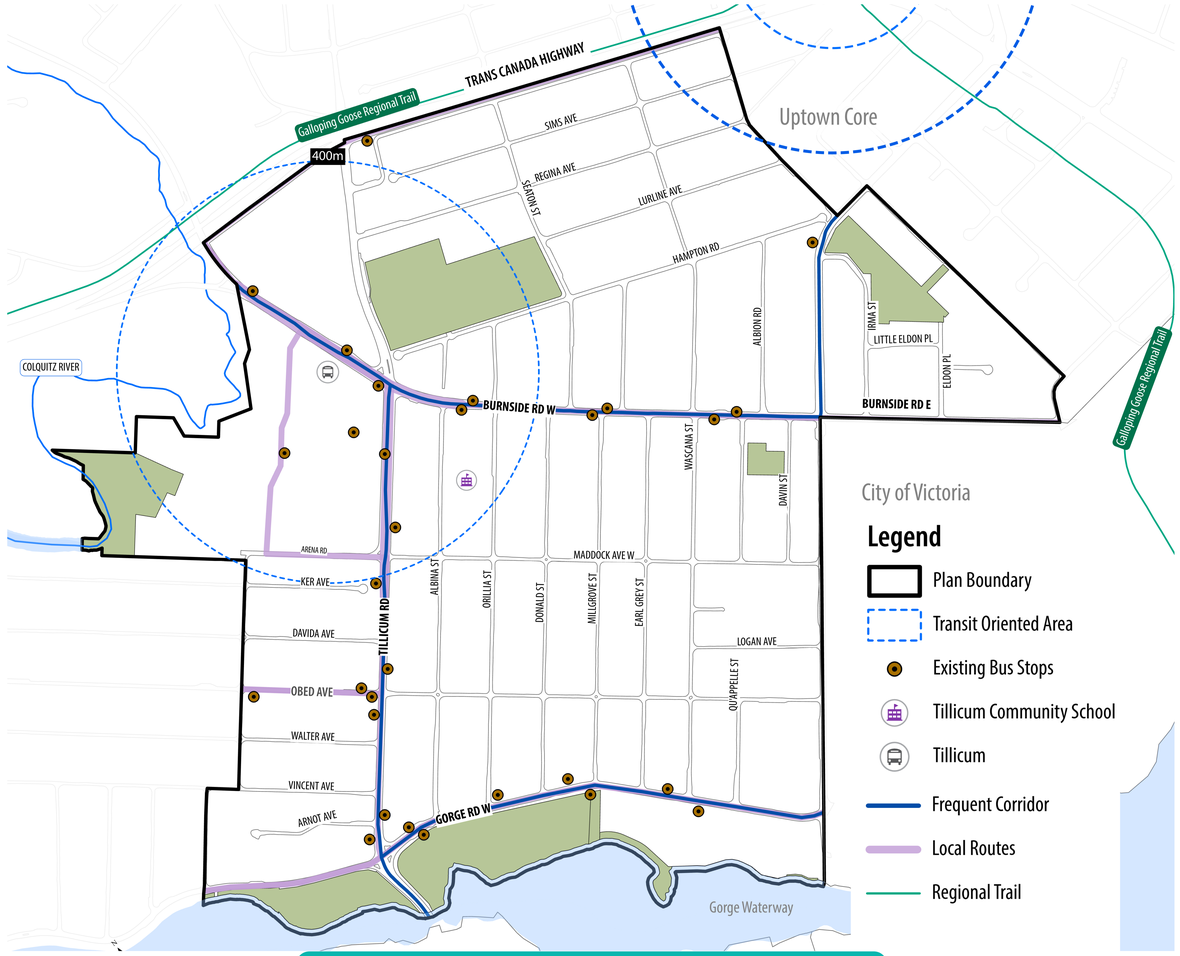
A well-connected mobility network is one that offers direct, convenient, and safe routes while reducing travel times for all modes of travel. Strengthening local connections to key destinations is a priority for improving the overall mobility within the Tillicum Burnside area.

POST ANY COMMENTS YOU MAY HAVE ABOUT THIS SECTION

TRANSPORTATION AND MOBILITY



Cycling Network Map



Transit Network Map

Recognizing the growing role of micromobility, such as wheelchairs, skateboards, and scooters, the Draft Plan ensures that facilities are designed to be inclusive, adaptable, and supportive of diverse ways of moving throughout the community.

Tillicum Burnside is one of the most transit-connected areas in the Greator Victoria region. The Transit Network map highlights the existing bus stops, frequent Corridors, and local routes within the study area.

POST ANY COMMENTS YOU MAY HAVE ABOUT THIS SECTION

TRANSPORTATION IMPROVEMENTS

Burnside Road (west of Tillicum)
Cross-section changed, bike lanes added, eastbound right turn lane shortened, number of lanes reduced, landscaped median added

Tillicum / Burnside Intersection
A more pedestrian- and bike- friendly intersection

Tillicum Mall Access
Mall access more friendly to pedestrians and cyclists

Arena Road
Protected bike lanes added

Bodega Road
Traffic calming added

Gorge Road (West of Tillicum)
Addition of protected bike lanes, protected intersections, improved sidewalks, pedestrian crossings and turn lanes

Tillicum/Gorge Intersection *(ongoing, to be completed in 2029)*
Enhanced pedestrian entry to Gorge Park at south-east corner of intersection



Battleford Avenue
Addition of sidewalk

Sims Avenue
Addition of sidewalk

Tillicum Road (north of Burnside Road)
Addition of bike lanes, multi-use path, pedestrian crossings, boulevards, as well as widened sidewalks

Regina Avenue
Traffic calming added

Seaton Street
Addition of sidewalks, crosswalks and bikeway

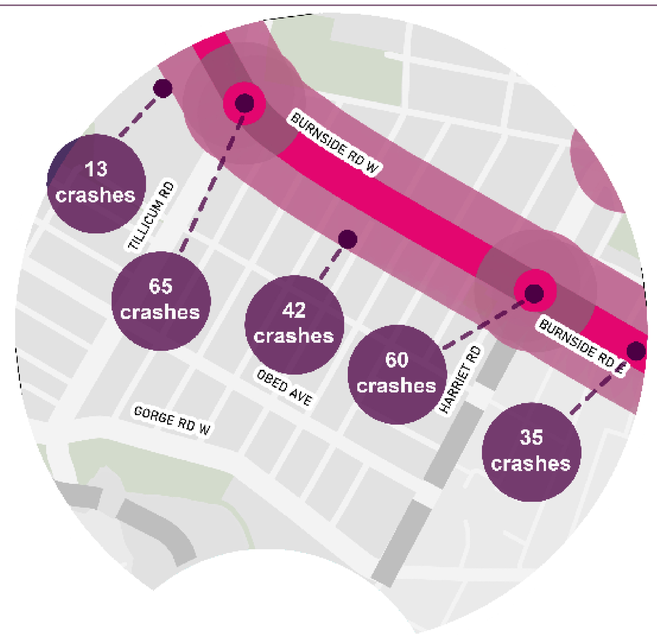
Hampton Road
Addition of sidewalk

Orillia Street, Albina Street and Maddock Avenue
Addition of sidewalks, crosswalks, rain gardens and boulevard trees

Tillicum Road (south of Burnside)
Addition of protected bike lanes, pedestrian crossings, turn lanes, and painted medians, as well as improvements and the addition of queue jumps to the bus stops

Tillicum Road *(ongoing, to be completed in 2029)*
Intersection improvements on Tillicum at Arena Road, Davida Ave, Obed Ave, Walter Ave, Vincent Ave, Arnot Ave and Gorge Road to be more pedestrian and bike friendly

Gorge Road *(ongoing, to be completed in 2029)*
Addition of protected bike lanes, tree medians, protected intersections, pedestrian crossings, turn lanes, and the improvement of some sidewalks



Saanich's Road Safety Action Plan's crash data from 2017-2021 for Burnside Road. Five of the 20 intersections and road segments identified for safety improvement are located along Burnside Road, which has the highest concentration of improvements identified of all roads in Saanich.

Transportation and infrastructure improvements in the Tillicum Burnside area have been completed over the past decades to enhance the quality and connectivity of the multi-modal network. Further investment is needed to achieve a fully complete and well-connected system. In particular, gaps in dedicated sidewalk infrastructure on several streets continue to present barriers to safe and accessible mobility.

Tillicum Road and Burnside Road experience high traffic volumes, limited crossing opportunities, and areas with poor visibility, all of which create safety challenges. The Road Safety Action Plan outlines a coordinated approach to addressing safety challenges for all users, regardless of how they travel. Its guiding objective, Vision Zero, aims to eliminate serious injuries and fatalities across Saanich's transportation network.

The Tillicum Burnside Plan offers an opportunity to address some of the concerns identified in the Road Safety Action Plan through policy. Changes such as safer pedestrian and cyclist crossings, new traffic signals, road closures, wayfinding, and signage are included.

TIMELINE (GORGE RD W, FROM TILLICUM RD TO HARRIET RD)

GORGE ROAD WEST

1. **DETAILED DESIGN**
   2025-26
2. **PHASE 1** (Albina Lift Station Replacement)
   2026-27
3. **PHASE 2** (Geotechnical Remediation)
   Timeline: **TBD** (after completion of Phase 1)
4. **PHASE 3** (Active transportation Upgrades)
   2027-28



TIMELINE (BURNSIDE RD W)

BURNSIDE ROAD WEST

1. **CONCEPTUAL DESIGNS** (With community engagement)
   2028-29
2. **DETAILED DESIGN** (for short-term improvements on Burnside Road)
   2030
3. **CONSTRUCTION** (short-term improvement starts, following the completion of BC Hydro project)
   2031

Note: The timeline shown here is based on current understanding of the BC Hydro construction schedule and may be subject to change



TILLICUM BURNSIDE PLAN

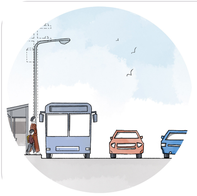
Saanich

TRANSPORTATION CORRIDORS AND STREET DESIGN ELEMENTS

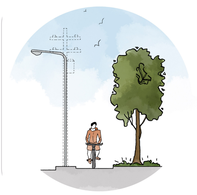
The following illustrates future street design elements that will be implemented over time as redevelopment occurs, funding opportunities become available, and partnerships are secured. The accompanying images highlight complete street and multi-modal design elements, including wide and accessible sidewalks, cycling facilities for all ages and abilities, transit priority measures, and enhanced public realm. Together, these elements will support the long-term vision for the three Corridors, with designs adapted to each Corridor's unique context and redevelopment opportunities.



a. Vehicle travel lanes are a corridor street design element that would maintain essential access and connectivity for residents, goods movement, emergency response, and regional trips, while being balanced with transit priority, AAA cycling, walking, and public realm improvements as part of the long-term complete street vision.



b. Transit priority measures (e.g. dedicated lanes, queue jumps, and signal priority) are potential corridor street design elements that would improve bus travel time and reliability, supporting the frequent transit service and helping deliver a safer, more efficient complete street for all users.



c. All Ages and Abilities (AAA) cycling facilities are a potential corridor street design element that would provide a comfortable, low-stress place to ride for a wider range of users, strengthening all-season access to transit, schools, services, and commercial nodes while supporting the corridor's long-term complete street vision.



d. Safe and accessible sidewalks, that are generous and uninterrupted, are a potential corridor street design element that would make it easier and safer for more people to walk along the Corridors, improving comfort, accessibility, and connections to transit stations and nearby destinations.



e. Public realm improvements, such as retaining mature trees and adding new trees and plantings, are potential corridor street design elements that would improve comfort, shade, and corridor character while supporting the long-term vision as a complete street.



Detailed cross-sections will be evaluated and developed for each transportation Corridor through a future transportation planning and design process, supported by technical analysis and stakeholder engagement. Policies within the Draft Plan are catered to address the unique transportation challenges and needs of Tillicum Corridor, Burnside Corridor, and Gorge Corridor.

Transportation Corridors in the Tillicum Burnside area are a key factor in shaping the image and function of the area. Burnside Road, Tillicum Road, and Gorge Road will all require changes to help achieve the vision of the Draft Tillicum Burnside Plan. These three Transportation Corridors have similar elements with some unique priorities and opportunities.

CLIMATE ADAPTATION AND ENVIRONMENT

The Draft Tillicum Burnside Plan builds on this direction by aiming to preserve and strengthen natural areas, address gaps in parks and tree canopy coverage at the neighbourhood scale, and identify opportunities to protect unique ecological assets.

Mitigating and adapting to climate change are key considerations in any land use plan. Two critical studies are underway that will contribute to better planning and resiliency in the face of climate change:



The Plan area's close relationship with the Gorge Waterway, the Colquitz River, and the Portage Inlet enhances the area's natural beauty and ecological significance, while also supporting opportunities to strengthen biodiversity corridors.

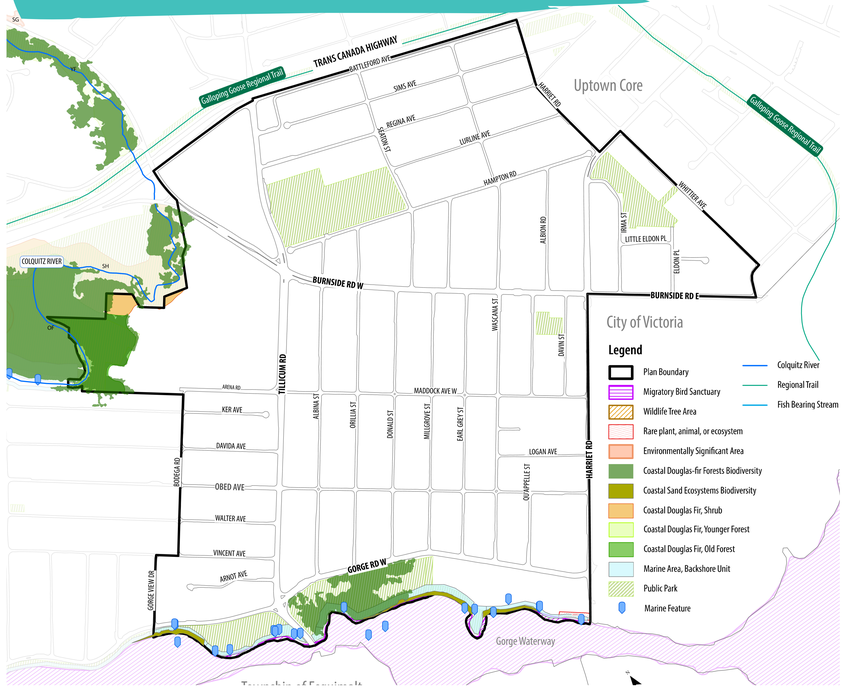
Draft Plan Policy Highlights:

Ensuring all developments provide necessary setbacks from Colquitz River to support floodplain management.

Ensuring development adjacent to Cuthbert Holmes Park and the Colquitz River:

- is context sensitive and protects environmental features;
- has enhanced setback for floodplain management;
- enhances connections to natural areas; and
- provides a welcoming private-public interface

HABITAT NETWORK MAP

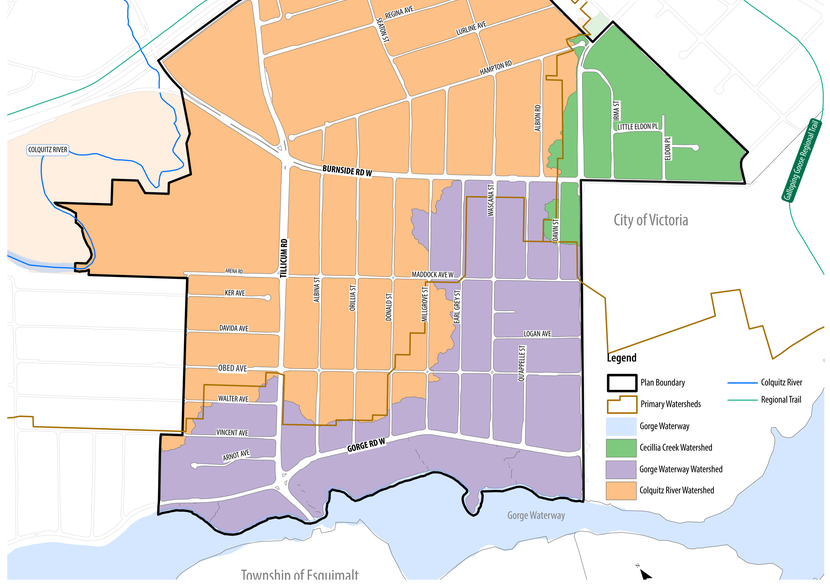


Gorge Coastal Flood Adaptation Plan (In Progress) will include a technical study to evaluate flood hazards and infrastructure vulnerabilities to better understand the site-specific risks from a sea level rise and the development of recommended adaptation options for the strategy. Municipalities along the Gorge Waterway and Portage Inlet are working together towards the development of this strategy.

The Habitat Network Map further informed the Tillicum Burnside analysis by identifying areas of biodiversity sensitivity within the Plan area and guiding future land use decisions.

POST ANY COMMENTS YOU MAY HAVE ABOUT THIS CORRIDOR, BELOW.

WATERSHED CATCHMENTS MAP



Colquitz River Floodplain Mapping Project (In Progress) is a partnership with Saanich, Victoria and the CRD, assessing environmental, watershed, and flood-related management planning to help inform future land use planning objectives.

Cecelia Creek, Gorge Waterway, and Colquitz River are the three watersheds within the Tillicum Burnside Plan boundary. Each are critical, highly urbanized drainage basins that discharge into the Portage Inlet/Gorge Waterway Estuary.

PARKS, OPEN SPACES, AND COMMUNITY FACILITIES

Tillicum Burnside area provides access to beautiful, natural assets including the Gorge Waterway and adjacent parkland, recreational parks such as Hampton Park, and borders Cuthbert Holmes Park and Colquitz Creek.

The Draft Plan aims to enhance parks, open spaces and the canopy cover, and improve access to both active and passive recreation within the study area over time.

Policy Highlights:

- Prioritizing public realm, public and privately owned accessible open spaces, parks and multi-use path connections in new developments
- Seeking opportunities to acquire lands for neighbourhood parks/plazas/urban parks (non DCC parks), and/ or publicly accessible open space, through redevelopment
- Encouraging the conversion of unopened rights-of-way into future public open spaces or pocket parks, where feasible
- Securing public amenities including plazas, parks, and playgrounds as part of redevelopment
- Multi-use path connection to Gorge Park and improving access to Gorge Waterway









What is missing from the existing park network within the Tillicum Burnside Area?

What would you like to see in the future to make the Gorge Waterway more accessible and fun for the community? (place dots next to ideas you like, or write your own on a sticky note and place here)

- A connected, accessible waterfront walkway
- Better access to the water for swimming, including via a dock
- Better access on the east end of the neighbourhood (Harriet Road)
- Better wayfinding/information within the park
- Other:

IMPLEMENTATION

Implementation of the Tillicum Burnside Plan will be a shared responsibility of the District of Saanich, regional public agencies, community partners, and the development industry. Implementation will occur through a combination of private development, District of Saanich capital investment, and partnerships with regional and provincial agencies, school districts, First Nations, and community organizations.

Over the 30-year Plan horizon, change will be realized as new housing, employment spaces and services, largely delivered by private developers and coordinated with the Capital Regional District, BC Transit, and other local and regional partners.

Market and Non-Market development will deliver new housing units and employment spaces, on-site public realm upgrades and required street frontage and site servicing improvements.

District capital programs will fund priority upgrades to streets, active transportation facilities, parks, and utilities identified in this Plan, other District Master Plans, and the Financial Plan.

Partner agencies (e.g, CRD, BC Transit, MOTT, SD 61, Island Health) will collaborate with Saanich to align projects, funding, and service delivery to help meet the needs of current and future residents.

TOOLS TO FUND AMENITIES AND INFRASTRUCTURE UPGRADES

A variety of tools exist to ensure that as the Tillicum Burnside community grows there are infrastructure upgrades that meet the needs of current and future residents. These upgrades happen both at a smaller scale through the redevelopment of individual properties and through larger-scale strategic multi-year investments. These include:

- Development Cost Charges
- Community Amenity Contributions
- Property taxation and Saanich's capital budget
- Grants and Contributions

TIMING OF PRIVATE REDEVELOPMENT

While the Plan provides sufficient development capacity to meet current and future community needs, it does not prescribe the timing of development. The actual timing of development will be influenced by a variety of factors, including:

- Market conditions;
- Property owners deciding to retain, redevelop, or sell their property;
- The timing of transit and mobility investments;
- Sequencing of municipal and regional infrastructure capacity upgrades (e.g., water, wastewater, and stormwater).



KEY IMPLEMENTATION ACTIONS

While the Tillicum Burnside Plan will largely be implemented through private development, a number of strategic investments are planned to address community issues and realize the Plan's vision. The exact timing of these investments will be subject to further analysis to determine specific timing. Potential actions and implementation considerations include:

- Addition of a Greenway along Millgrove Street and Seaton Street .
- Short-term public realm improvements on Tillicum Road between Burnside Road and Maddock Avenue .
- Focused project to upgrade Burnside Road, following BC Hydro work.
- New public square on north Davin Street at Burnside Road West.
- Potential targeted land use regulatory changes to catalyze development in certain areas or Corridors.

These, along with other considerations received through this engagement process, will play a role in renewal and revitalization of the area and likely incentivize additional redevelopment, particularly along the Plan's corridors.



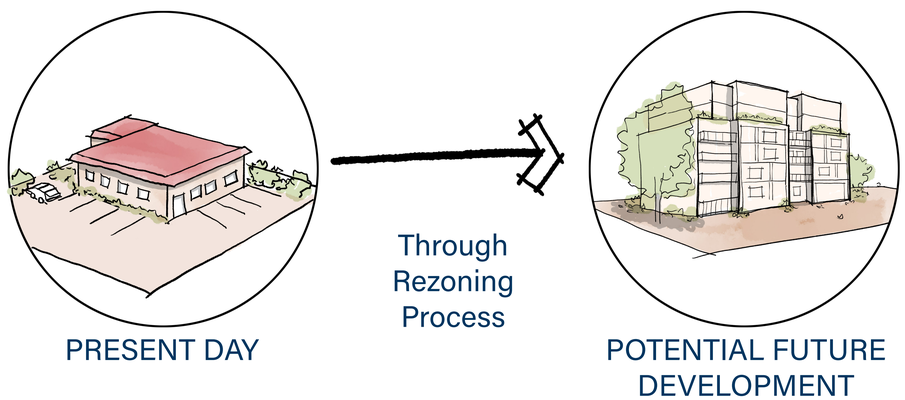


TELL US YOUR THOUGHTS

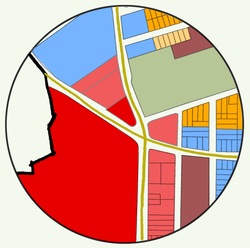
HOW LAND USE CHANGES WILL HAPPEN

Redevelopment can only proceed when private property owners choose to sell or redevelop their property and market conditions permit a financially viable redevelopment.

When development applications are received, Saanich's development approval process would evaluate consistency with this Plan, the Official Community Plan, applicable bylaws and policies, and Council priorities, including housing, climate action, sustainable infrastructure, natural areas and biodiversity, and inclusive communities. Saanich Council will ultimately decide whether to support a rezoning proposal.

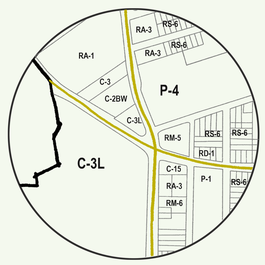


"Future Land Use" is a planning guide for possible future changes. It does not mean a use is allowed today. If a property owner applies to redevelop in the future, Council may consider the property's "Future Land Use Designation" along with other policies and local factors when making a decision.



- Centre Core (Mid-Rise to High-Rise 6-18 storeys)
- Centre (Mid-Rise to High-Rise 6-12 storeys)
- Corridor (Low-Rise to Mid-Rise, 3-6 storeys)
- Village (Mid-Rise, 4-6 storeys, with greater height on select sites)
- Apartment (Low-Rise, 3-4 storeys)
- Urban Townhome (Low-Rise, 3 storeys)
- Mixed Institutional

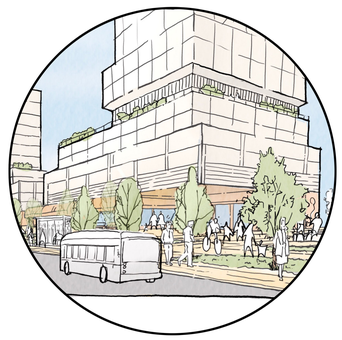
"Zoning" is a regulation used for individual properties. It explains how each property can be used, how much can be built on it, and other rules including Small Scale Multi Unit Housing (SSMUH). The Tillicum Burnside Plan will not change the current zoning.



C3-L (Commercial)
C-2BW (Commercial)
C-3 (Commercial)
C-15 (Commercial)

RS-6 (Single Family)
RD-1 (Two Family Dwelling)
RA-1 (Apartment)
RA-3 (Apartment)
RM-5 (Residential Mixed)
RM-6 (Residential Mixed)

P-4 (Recreation and Open Space)







The adoption of the Tillicum Burnside Plan will not change the zoning of any properties. Applications would be evaluated for consistency with District policies, such as the Draft Tillicum Burnside Plan. **Changes to zoning would be considered when a property owner initiates a redevelopment application.**

WHY IS IT IMPORTANT TO PLAN FOR FUTURE LAND USE

The Tillicum Burnside area is at an important turning point because 40% of its buildings are 65 years or older. As the area changes over time, it is important to have a plan so future development provides more housing, improves transportation and meets community needs. Some of the main benefits of the Draft Plan include:

- Helps match land use changes with community improvements so growth happens in a clear and organized way;
- Supports new housing for people who live here now and for future residents;
- Makes it easier to plan for things like roads, infrastructure, parks, and community spaces;
- Guides how streets can be made safer and easier to use for everyone, whether they walk, bike, ride transit, or drive;
- Supports changes that create more places for people to meet daily needs, get around, have fun, and take part in community life.

WE WANT TO HEAR FROM YOU! TELL US MORE!

TILLICUM
BURNSIDE
PLAN

Saanich

NEXT STEPS

UPCOMING ENGAGEMENT

OPEN HOUSE #1

4:00 PM - 8:00 PM
Burnside Lawn Bowling Club
274 Hampton Road

Wednesday, May 20th 2026

OPEN HOUSE #2

1:00 PM - 4:00 PM
Tillicum Community School
3155 Albina St

Saturday, May 23rd 2026

OPEN HOUSE #3

4:00 PM - 8:00 PM
Gorge Pavillion, Upper Hall
1070 Tillicum Road

Thursday, May 28th 2026

ONLINE SURVEY

Online at: *saanich.ca/tbp*

May 11th - July 13th 2026

PARTICIPATE IN THE OPEN SURVEY!

Open May 11th to July 13th

Scan QR code or visit Saanich.ca/URL to follow the project on Hello Saanich, stay informed, and participate in the survey.

LEARN MORE ABOUT THE TILLICUM BURNSIDE PLAN

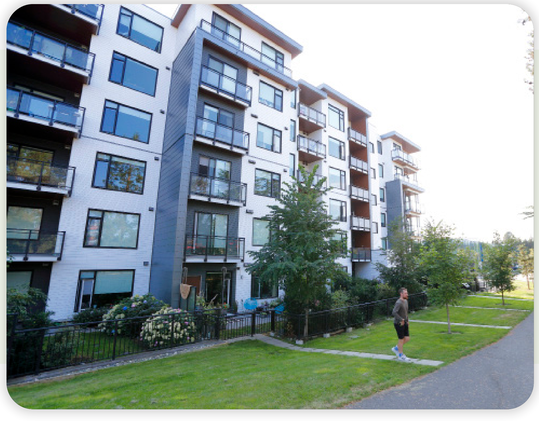
saanich.ca/tbp
tbp@saanich.ca
250-475-5494

Based on public input received during this phase of engagement, along with additional analysis and interest holder engagement, we are targeting bringing a refined Draft Tillicum Burnside Plan to Council for consideration of adoption in late 2026.

TILLICUM BURNSIDE PLAN

Saanich

Supporting Housing Affordability in Saanich



The high cost of housing is an issue across the District and the Capital Region. High property values, not enough supply, rising construction costs, labour shortages, and high interest rates have all impacted housing affordability.

With the high cost of new construction, it is very difficult to get affordability from private sector development. Currently, we need to look to non-market housing providers to provide affordability in new construction. Non-profits build and operate rental housing at a range of below-market rates. These homes are usually supported by funding from the provincial and/or federal government.

Saanich has taken action to support non-market housing projects across the District and make them easier and faster to build.

Rapid Deployment of Non-Market Housing Program

The Rapid Deployment Program makes it easier to build non-market housing by allowing non-profit housing providers to build to the upper limits in the Official Community Plan without needing a rezoning. This significantly speeds up the approval process, allowing projects to reduce their risk and get built faster.

Providing Saanich-Owned Land

While Saanich does not own a lot of surplus land, the District is exploring partnerships with non-profits for new affordable housing projects. For example, Saanich partnered with the Capital Region Housing Corporation, BC Housing, and the Federal government to redevelop the site of the Nellie McClung Library branch to include a new library and 210 units of non-market housing. Providing land can significantly reduce both upfront and carrying costs of new housing projects, resulting in more affordability.

Saanich Affordable Housing Reserve Fund

Saanich has a Reserve Fund dedicated to supporting the development of non-market housing. The Fund receives monies from community amenity contributions from private development. These funds can be leveraged to apply for major funding from organizations like BC Housing and CMHC.

Fast-Tracking Approvals

Saanich's Non-Market Housing Policy ensures applications from non-profit and co-operative housing providers are prioritized throughout the entire development review process. These priority projects go to the "top of the pile" from initial application right through to occupancy permit.

Reductions in Costs and Fees

Saanich provides non-profit housing providers with reduced development fees to help keep rental costs as low as possible. These include waivers for Community Amenity Contributions, reduced Development Cost Charges, and permissive tax exemptions.

Did you know?

Since January 2024, half of the new homes approved through Development Permits were non-market housing units.

How do these actions create affordable housing?

These strategies at the local government level can reduce uncertainty/risk, speed up approval times, and provide financial support for new construction projects. While non-market housing costs the same to build as for-profit housing, it becomes more and more affordable over time and is an important part of our housing supply.



TILLICUM BURNSIDE PLAN

Saanich