

**THE CORPORATION OF THE DISTRICT OF SAANICH**  
**BYLAW NO. 10298**  
**TO AMEND BYLAW NO. 10000,**  
**BEING THE “OFFICIAL COMMUNITY PLAN BYLAW, 2023”**

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The Municipal Council of The Corporation of the District of Saanich enacts as follows:

1) Bylaw No. 10000, being the “Official Community Plan Bylaw, 2023”, is hereby amended as follows:

(a) By deleting section 1 in its entirety and replacing it with the following:

“The following schedules are made part of this bylaw and hereby designated as the Official Community Plan for the District of Saanich:

- a. Schedule A – Official Community Plan;
- b. Schedule B – Development Permit Area Guidelines;
- c. Schedule C – Uptown-Douglas Plan;
- d. Schedule D – Cadboro Bay Village Plan;
- e. Schedule E – Cordova Bay Village Plan;
- f. Schedule F – Shelbourne Valley Plan;
- g. Schedule G – Quadra McKenzie Plan.”

(b) In Schedule “A” [Official Community Plan] by making the following amendments:

i. In “Contents”, which is the Table of Contents, by making the following amendments:

(A) Under the subheading entitled “Appendices”, in “Appendix A: Centres and Villages Boundary Maps”, by deleting the reference to “Shelbourne Valley Centre and Feltham Village” and replacing with the following:

“Shelbourne McKenzie Centre and Feltham Village”

(B) Under the subheading entitled “Appendices”, in “Appendix A: Centres and Villages Boundary Maps”, after “Shelbourne McKenzie Centre and Feltham Village”, by adding the following:

“Gordon Head McKenzie Centre”

And changing the page references and pagination to reflect the addition.

(C) Under the subheading entitled “OCP Bylaw Schedules”, by adding the following:

“Schedule G – Quadra McKenzie Plan”

- ii. In Section 2.0 “Planning Context” after the text “Primary Growth Areas”, by deleting the text “9%” and replacing it with:  
 “15%”
- iii. In Section 7.0 “Land Use”, under the subheading entitled “Accommodate most New Development in Primary Growth Areas”, by deleting the map and replacing it with Item 1 of Appendix “A”, attached to this Bylaw, which is an updated map based on the Quadra McKenzie Plan.
- iv. In Section 7.2 “Land Use Framework”, by deleting “Map 2. Future Land Use Designations” and replacing with Item 2 of Appendix “A”, which is an updated “Map 2. Future Land Use Designations” map based on the Quadra McKenzie Plan.
- v. In Section 7.2 “Land Use Framework”, by deleting “Map 3. Primary Growth Area Future Land Use Designations” and replacing with Item 3 of Appendix “A”, which is an updated “Map 3. Primary Growth Area Future Land Use Designations” map based on the Quadra McKenzie Plan.
- vi. In Section 7.2, under “Map 3. Primary Growth Area Future Land Use Designations” add a text box with the following text:  
 “Map notes:
  - Conceptual Primary Corridors are areas where detailed planning has not yet been completed. Conceptual 200 metre buffer distances from the road centre-line are used to depict these areas. All applicable Primary Corridor policies apply to these areas.”
- vii. In Section 7.2 “Land Use Framework”, under Table 2. “Future Land Use Designations”, by making the following amendments:
  - A. Under the “Centres” section, in the Table row, named “Height”, by deleting the text and replacing with:  
 “Up to 18 storeys considered where a Centre is located along two Primary Corridors (Quadra McKenzie, Tillicum-Burnside, Shelbourne McKenzie, see Table 2 and Map 3), or where a Centre is located adjacent to a Knowledge Centre as per the Quadra McKenzie Plan (Gordon Head McKenzie), as per policy 7.3.22. Up to 12 storeys in all other Centres (Hillside, Royal Oak).”
  - B. Under the “Villages” section, in the Table row, named “Height”, by deleting the text and replacing with:  
 “Up to 11 storeys considered in the Four Corners Village as per the Quadra McKenzie Plan. Up to 6 storeys considered where a Village is located along a Primary Corridor (Gorge, Feltham) or within a Transit Oriented Area (Broadmead Village) as per policy 7.3.26. Up to 4 storeys in all other villages within the Urban Containment Boundary (Strawberry Vale, Cordova Bay, Cadboro Bay).”
  - C. Under the “Primary Corridors” section, in the Table row, named “Uses”, by adding the following text:  
 “Additional uses supported under the Agricultural Commercial designation as per the Quadra McKenzie Plan.”
  - D. Under the “Industrial Lands” section, in the Table row, named “Uses”, by adding

the following text:

“Additional uses supported under the Mixed Employment designation as per the Uptown Douglas Plan.”

- viii. In Section 7.3 “Primary Growth Areas”, by deleting the paragraph commencing with “The highest levels of residential and employment development...” in its entirety, and replacing it with the following:

“The highest levels of residential and employment development will be accommodated in the Uptown Core followed by Centres located along two Primary Corridors (Quadra McKenzie, Shelbourne McKenzie, and Tillicum-Burnside) or adjacent to a Knowledge Centre (Gordon Head McKenzie) and then in other Centres (Hillside, Royal Oak). Villages not located on a Primary Corridor or the Rapid or Frequent Transit Network will experience lower levels of residential and employment development. Areas identified as Urban Townhome within Centre, Corridor, and Village Plans will have the lowest levels of residential density in Primary Growth Areas”

- ix. In Section 7.3 “Primary Growth Areas”, under the subheading “Identifying Primary Growth Area Boundaries” in the green box, by deleting the last paragraph in its entirety and replacing it with the following:

“Where detailed planning is not complete, conceptual boundaries are identified based on proximity to the focal point/intersection or transit exchange. A 400 metre radius was used for Centres and a 250 metre radius for Villages. A conceptual 200 metre buffer distance from the road centre-line is used for the Primary Corridors. These boundaries were adjusted to account for Transit Oriented Areas (where applicable), major land uses/natural features, overlapping Primary Growth Areas, and street block patterns/roads. As each CCV plan content is adopted into the OCP Bylaw, the Primary Growth Area boundaries will be updated to reflect the outcomes of this detailed planning.”

- x. In Section 7.3 “Primary Growth Areas”, by deleting “Figure 12. Centres” and replacing with Item 4 of Appendix “A”, which is an updated “Figure 12. Centres” map based on the Quadra McKenzie Plan.

- xi. In Section 7.3 “Primary Growth Areas”, in Policy 7.3.21 by adding the following text to the bulleted list after “d. Townhouses”:

“(up to 3 storeys).”

- xii. In Section 7.3 “Primary Growth Areas”, in Policy 7.3.22 by deleting the existing text and replacing it with:

“Notwithstanding Policy 7.3.21, where a Centre (see Table 2 and Map 3) is located along two Primary Corridors (Tillicum-Burnside, Quadra McKenzie, Shelbourne McKenzie) or adjacent to a Knowledge Centre (Gordon Head McKenzie), consider buildings up to 18 storeys provided that the following criteria are satisfied:

- a. Located at key intersections and/or on unique large sites;
- b. Demonstrate the advancement of OCP objectives, where applicable and as appropriate to the site;
- c. Demonstrate how increased building height can contribute to on-site publicly accessible open space, significant public realm improvements, and/or new public plazas, park spaces, or recreation facilities; and,
- d. Provide active, ground-oriented, human-scale commercial, retail and/or institutional

uses.”

- xiii. In Section 7.3 “Primary Growth Areas”, by deleting “Figure 13. Villages” and replacing with Item 5 of Appendix “A”, which is an updated “Figure 13. Villages” map based on the Quadra McKenzie Plan.
- xiv. In Section 7.3 “Primary Growth Areas”, in Policy 7.3.26 by deleting the existing text and replacing it with:

“Notwithstanding Policy 7.3.25, where a Village is located:

  - a. Along a Primary Corridor (Gorge Village and Feltham Village) or in a Transit Oriented Area (Broadmead Village), consider buildings up to 6 storeys, and;
  - b. In the Four Corners Village, consider buildings up to 11 storeys as per the Quadra McKenzie Plan.”
- xv. In Section 7.3 “Primary Growth Areas”, under the subheading “Primary Corridors”, by adding the following text after the sentence “Primary Corridors are primarily residential in nature but provide easy access to services and amenities in nearby Centres and Villages.”:

“This designation also includes areas identified as Urban Townhome in Centre, Corridor, and Village plans. These areas are primarily residential and intended to provide a transition between denser building forms along Major Roads and adjacent Neighbourhood areas as well as other land use designations where applicable.”
- xvi. In Section 7.3 “Primary Growth Areas”, by deleting “Figure 14. Primary Corridors” and replacing with Item 6 of Appendix “A”, which is an updated “Figure 14. Primary Corridors” map based on the Quadra McKenzie Plan.
- xvii. In Section 7.5 “Institutional Lands & Knowledge Centres”, by deleting “Map 5. Knowledge Centres & Institutional Lands” and replacing with Item 7 of Appendix “A”, which is an updated “Map 5. Knowledge Centres & Institutional Lands” map based on the Quadra McKenzie Plan.
- xviii. In Section 7.6 “Industrial Lands”, by deleting “Map 6. Industrial Lands” and replacing with Item 8 of Appendix “A”, which is an updated “Map 6. Industrial Lands” map based on the Quadra McKenzie Plan.
- xix. In Section 7.6 “Industrial Lands”, by deleting the text within the textbox under “Map 6. Industrial Lands” and replacing it with the following:

“Map notes:

Industrial Lands include the Mixed Employment land use designated areas as per the Uptown Douglas Plan. This designation applies to the development of a combination of uses including light and ultra-light industrial, commercial, office and residential where the primary operation at grade is industrial.”
- xx. In Section 9.2 “Road Network”, by deleting “Map 8. Road Network” and replacing with Item 9 of Appendix “A”, which is an updated “Map 8. Road Network” map based on the Quadra McKenzie Plan.
- xxi. In Section 9.2 “Road Network”, by deleting “Map 9. Truck Routes” and replacing with Item 10 of Appendix “A”, which is an updated “Map 9. Truck Routes” map based on the Quadra McKenzie Plan.

- xxii. In Section 9.2 “Road Network”, by deleting “Map 10. Long-Term Bicycle Network” and replacing with Item 11 of Appendix “A”, which is an updated “Map 10. Long-Term Bicycle Network” map based on the Quadra McKenzie Plan.
- xxiii. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, by removing the map titled “Uptown Core”, and replacing with Item 12 of Appendix “A”, which is an updated map of the Uptown Core based on the Quadra McKenzie Plan.
- xxiv. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, by removing the map titled “Quadra McKenzie Centre”, and replacing with Item 13 of Appendix “A”, which is an updated map of the Quadra McKenzie Centre based on the Quadra McKenzie Plan.
- xxv. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, immediately below the map titled “Quadra McKenzie Centre”, by deleting the existing text and replacing it with:
- “Notes:
1. The Quadra McKenzie Centre boundary was identified through the Quadra McKenzie Plan process.
  2. A Saanich Transit Oriented Area (TOA) is identified for Quadra McKenzie”
- xxvi. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, by removing the map titled “Four Corners Village”, and replacing with Item 14 of Appendix “A”, which is an updated map of the Four Corners Village based on the Quadra McKenzie Plan.
- xxvii. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, immediately below the map titled “Four Corners Village”, by deleting the existing text and replacing it with:
- “Notes:
1. The Four Corners Village boundary was identified through the Quadra McKenzie Plan process.”
- xxviii. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, by removing the map titled “Hillside Centre and Shelbourne Valley Village”, and replacing with Item 15 of Appendix “A”, which is an updated map of the Hillside Centre and Shelbourne Valley Village based on the Quadra McKenzie Plan.
- xxix. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, by removing the map titled “Shelbourne McKenzie Centre and Feltham Village”, and replacing with Item 16 of Appendix “A”, which is an updated map of the Shelbourne McKenzie Centre and Feltham Village based on the Quadra McKenzie Plan.
- xxx. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, immediately below the map titled “Shelbourne McKenzie Centre and Feltham Village”, by deleting the existing text and replacing it with:
- “Notes:
1. The Shelbourne McKenzie Centre and Feltham Village boundary were identified through the Quadra McKenzie and Shelbourne Valley Plan processes, with reference to the Quadra McKenzie Plan for detailed planning in the Shelbourne McKenzie Centre.

2. A Saanich Transit Oriented Area (TOA) is identified for Shelbourne McKenzie”

xxxi. In the Section “Appendices”, under “Appendix A: Centres and Village Boundary Maps”, by adding Item 17 which is a map titled “Gordon Head McKenzie Centre” immediately after the map titled “Shelbourne McKenzie Centre and Feltham Village”.

(c) By adding the Quadra McKenzie Plan, included as Appendix “B”, as Schedule G to Bylaw No. 10000, being the “Official Community Plan Bylaw, 2023”.

2) This bylaw may be cited as the “OFFICIAL COMMUNITY PLAN BYLAW, 2023, AMENDMENT BYLAW, 2026, NO. 10298.

Read a first time this \_\_\_\_ day of \_\_\_\_\_, 2026.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, 2026.

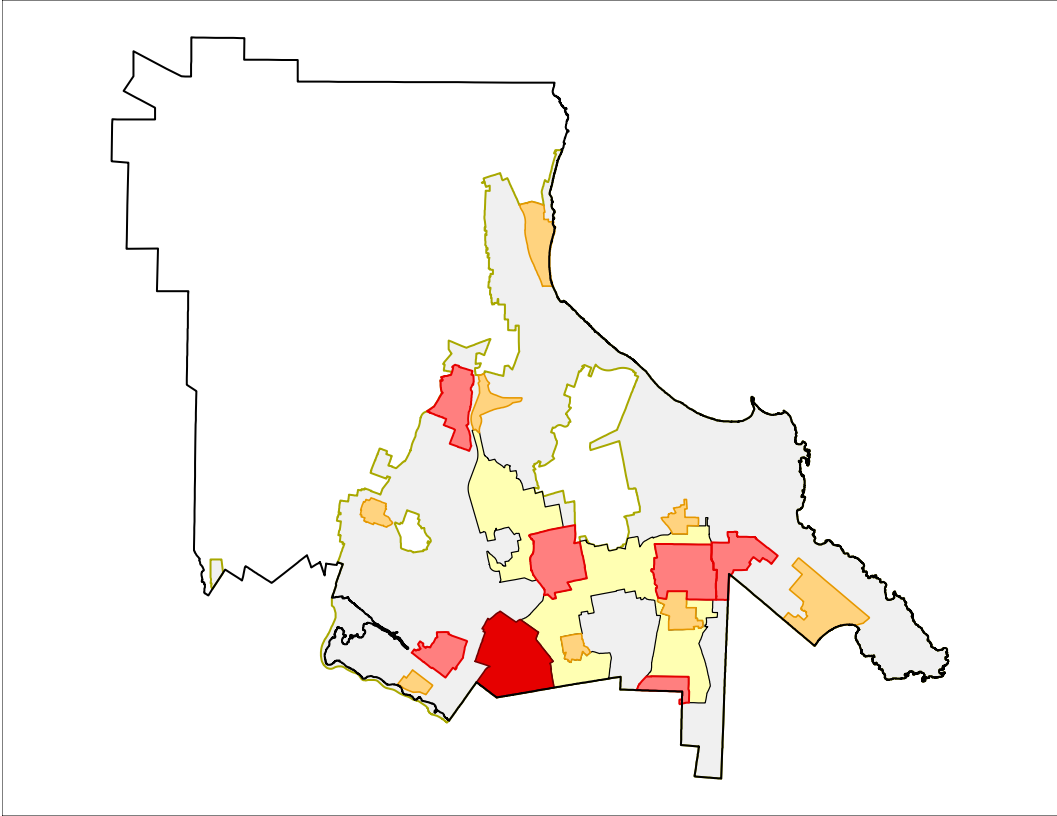
Public Hearing held at Municipal Hall on the \_\_\_\_ day of \_\_\_\_\_, 2026.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the \_\_\_\_ day of \_\_\_\_\_, 2026.

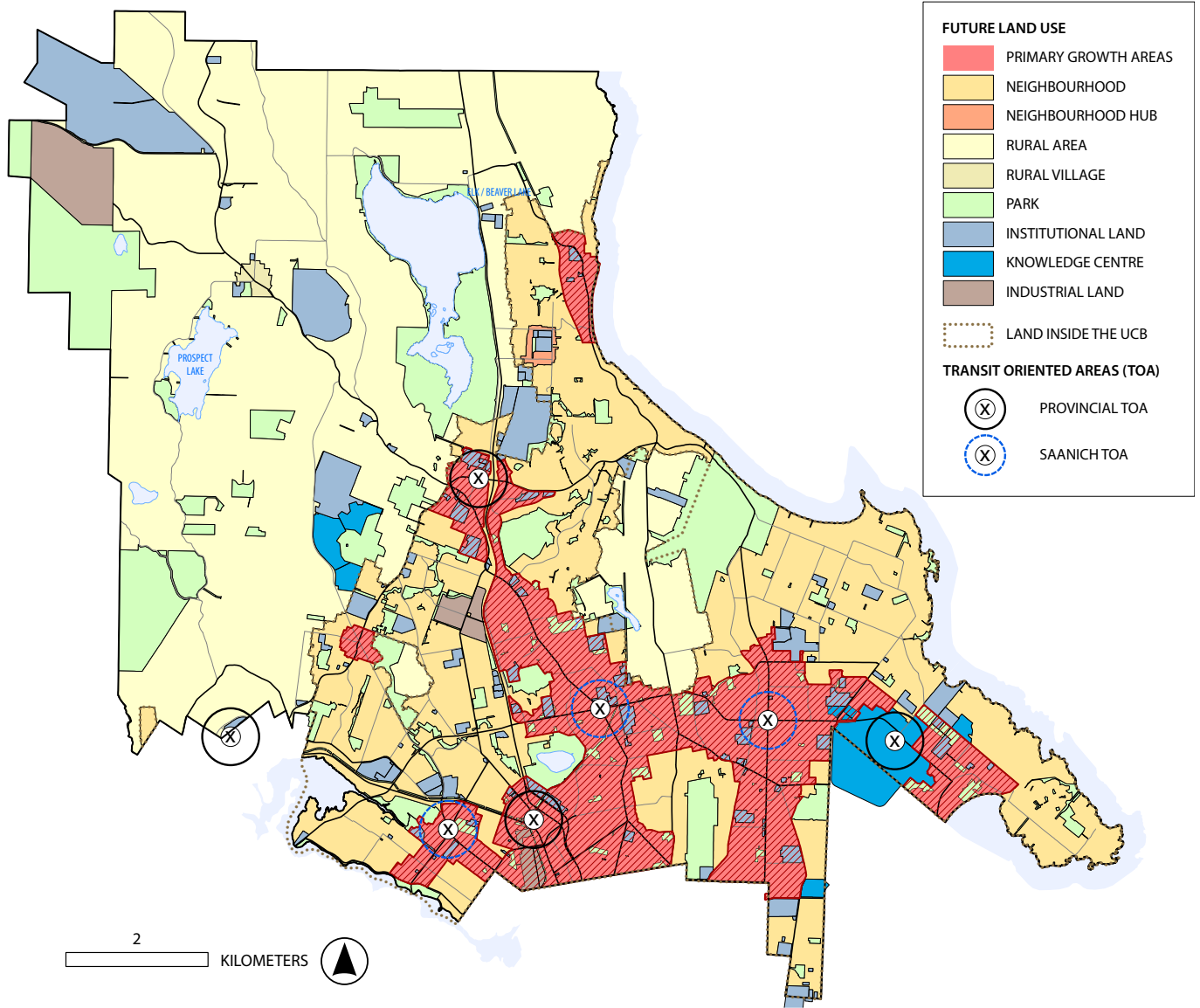
Corporate Officer

Mayor

# Appendix A: Item 1

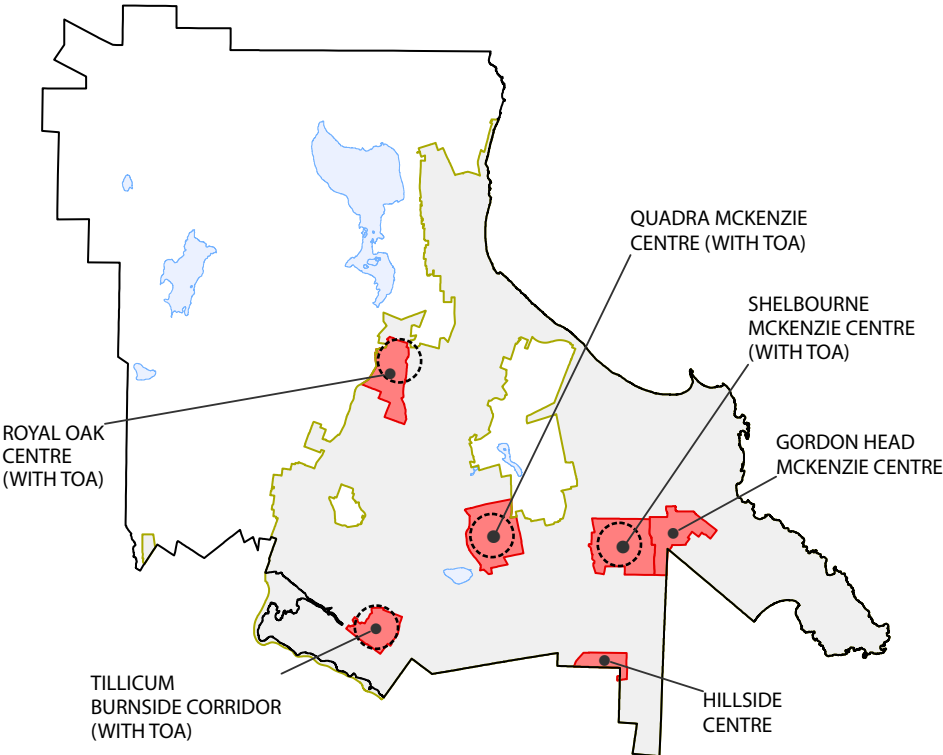


# Appendix A: Item 2

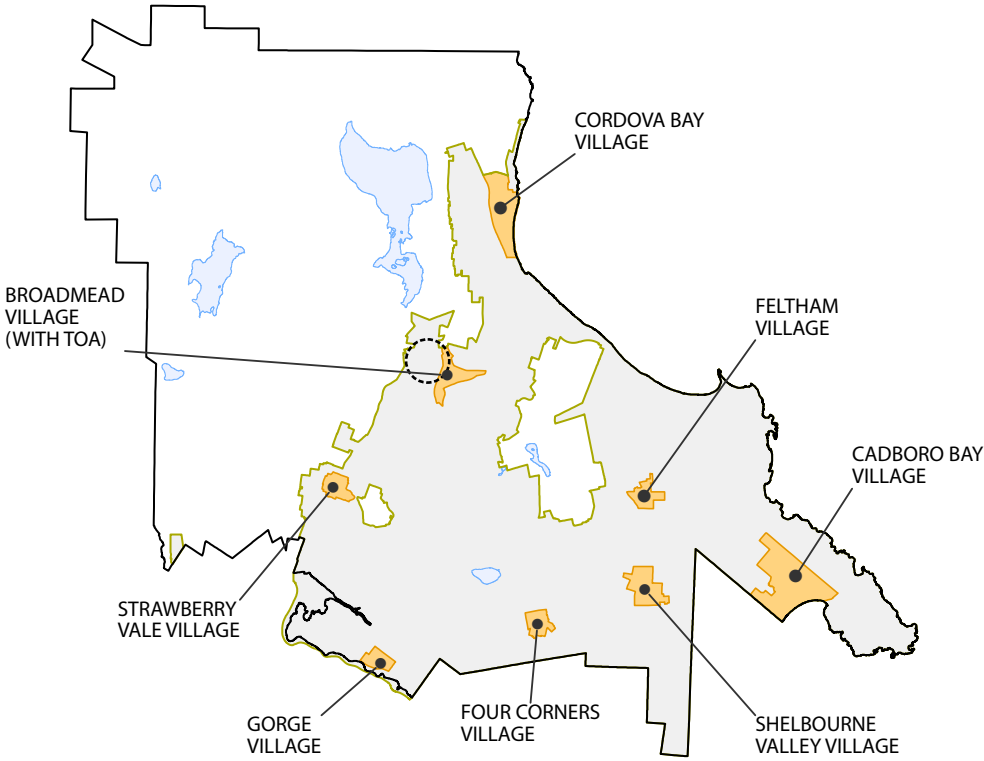




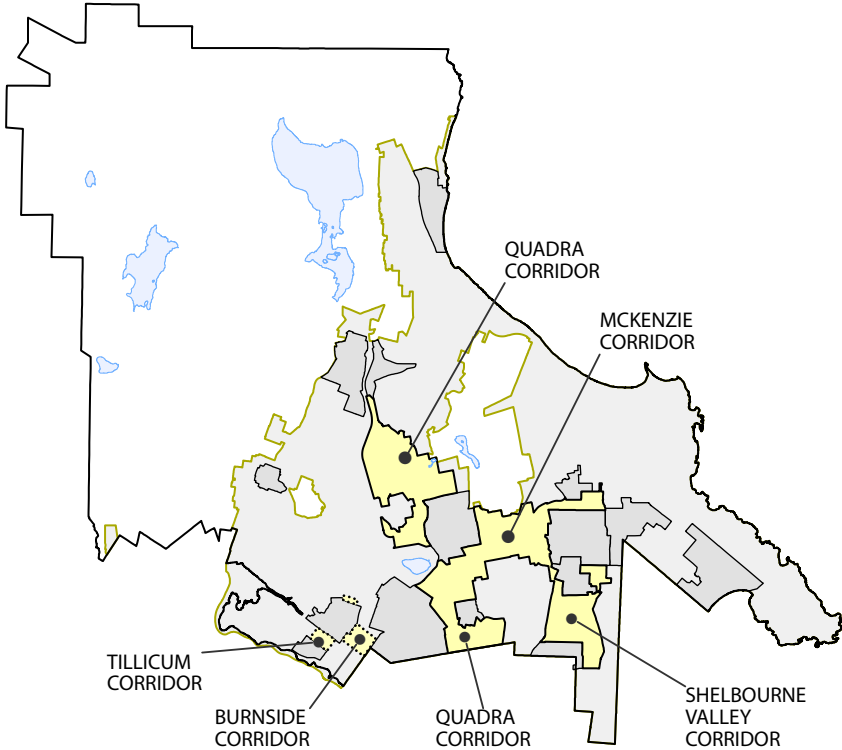
# Appendix A: Item 4



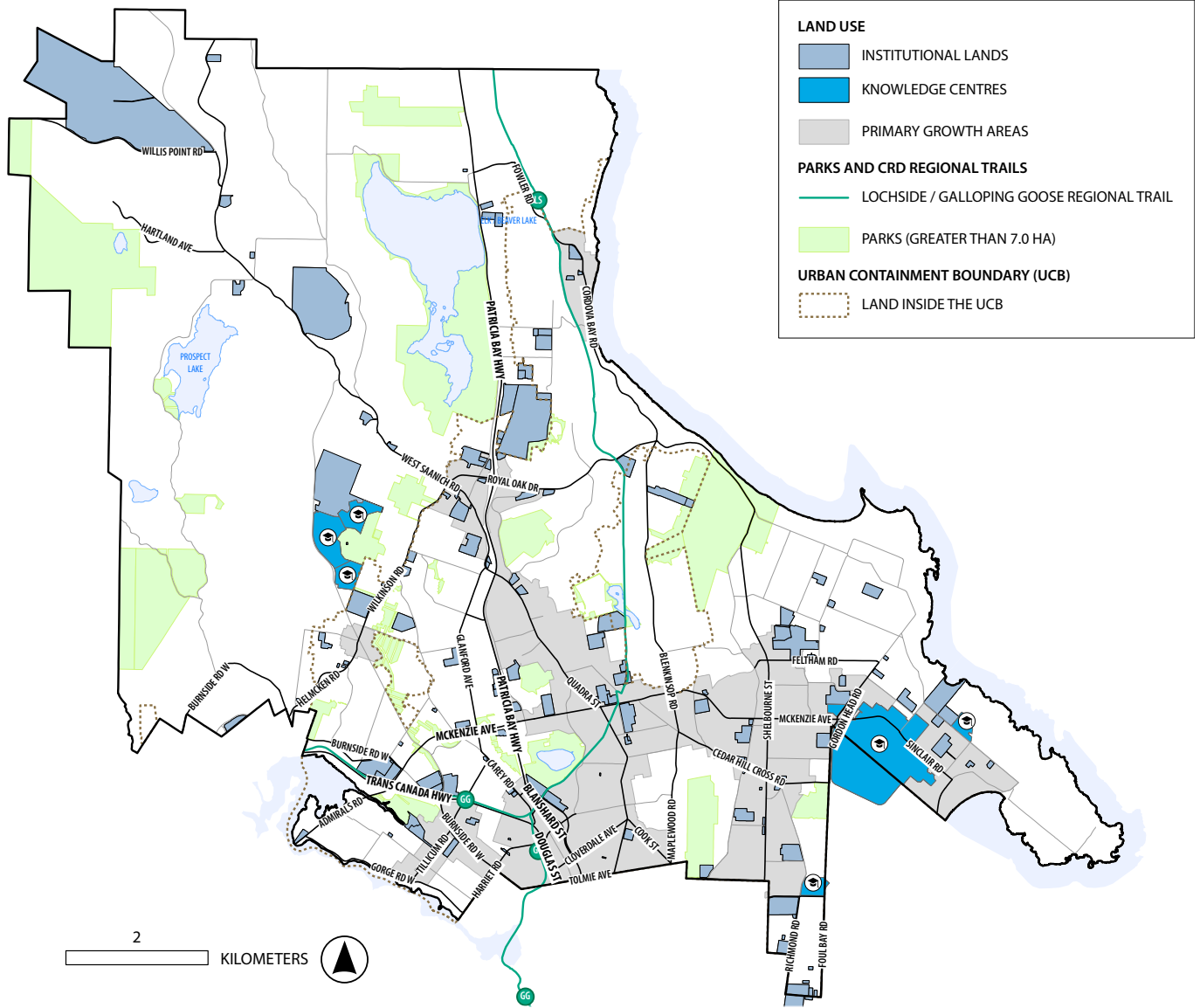
# Appendix A: Item 5



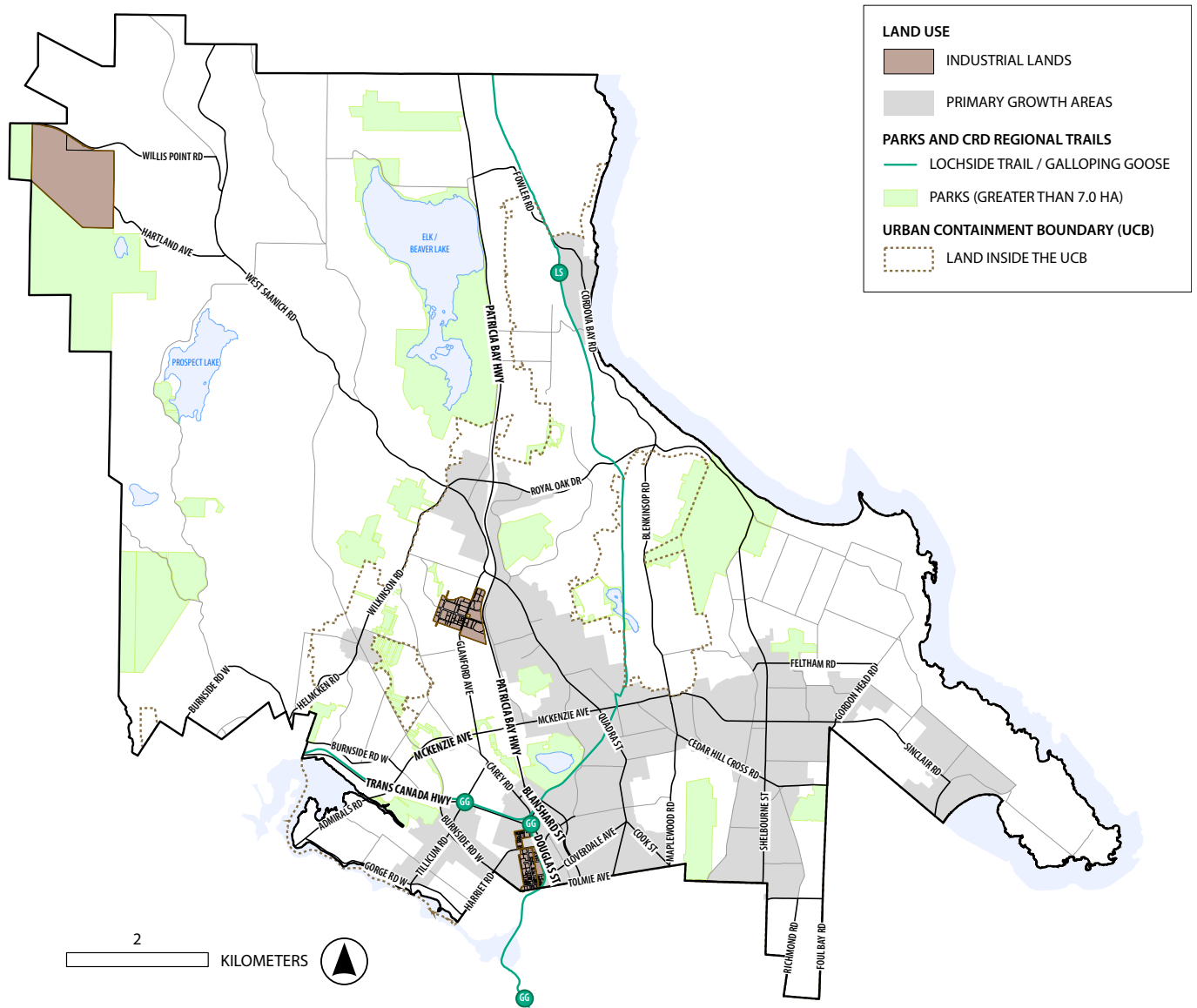
# Appendix A: Item 6



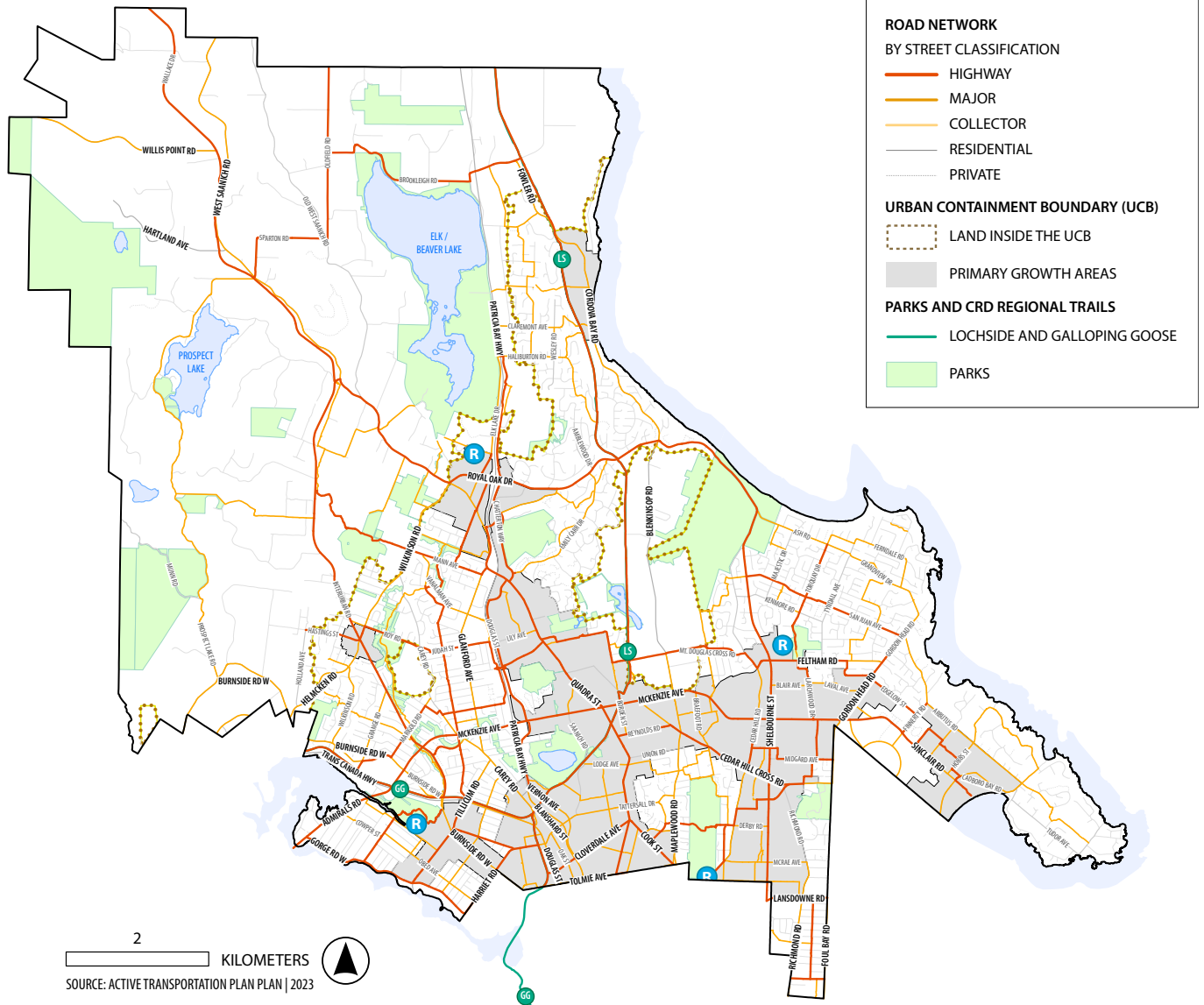
# Appendix A: Item 7



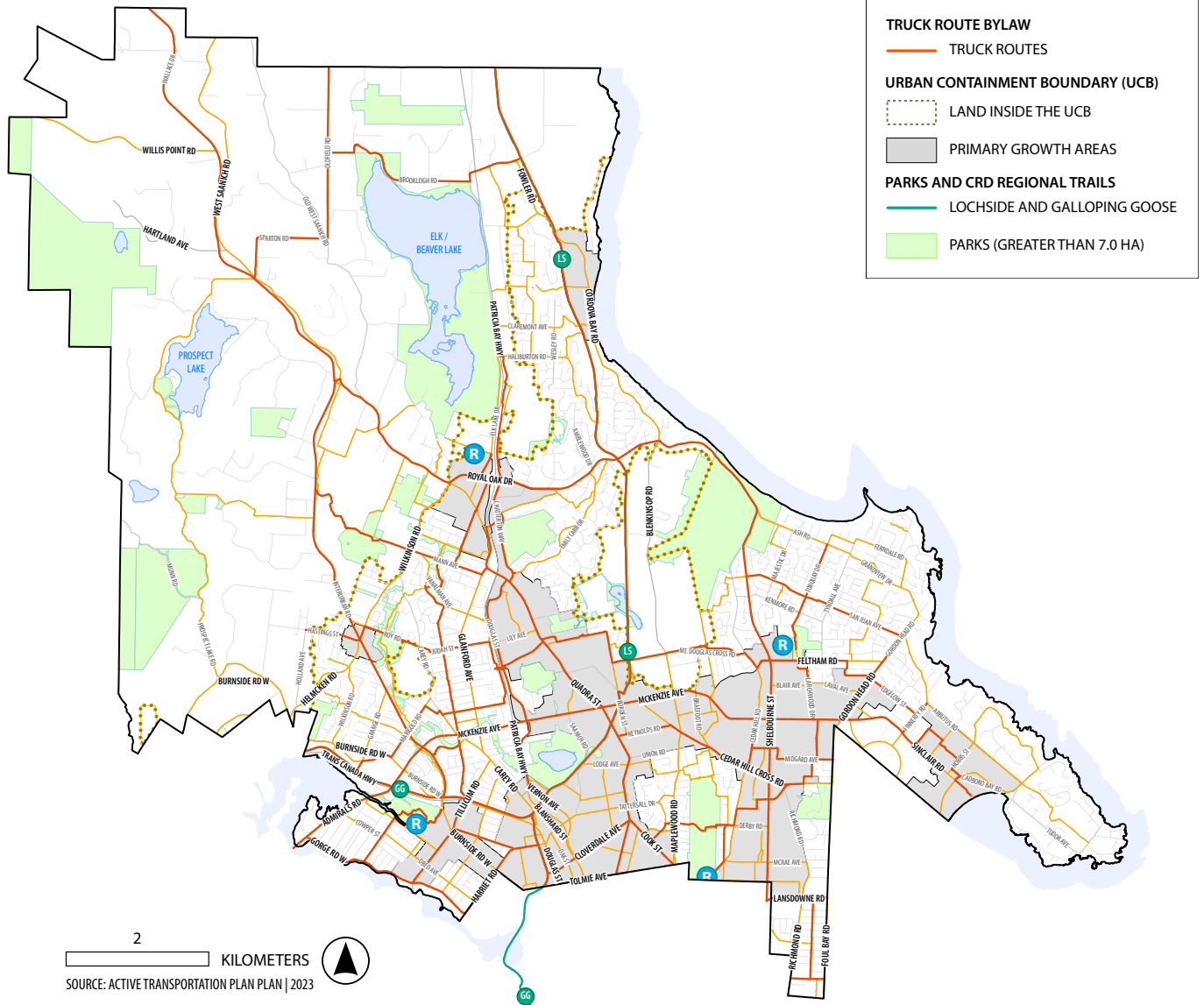
# Appendix A: Item 8



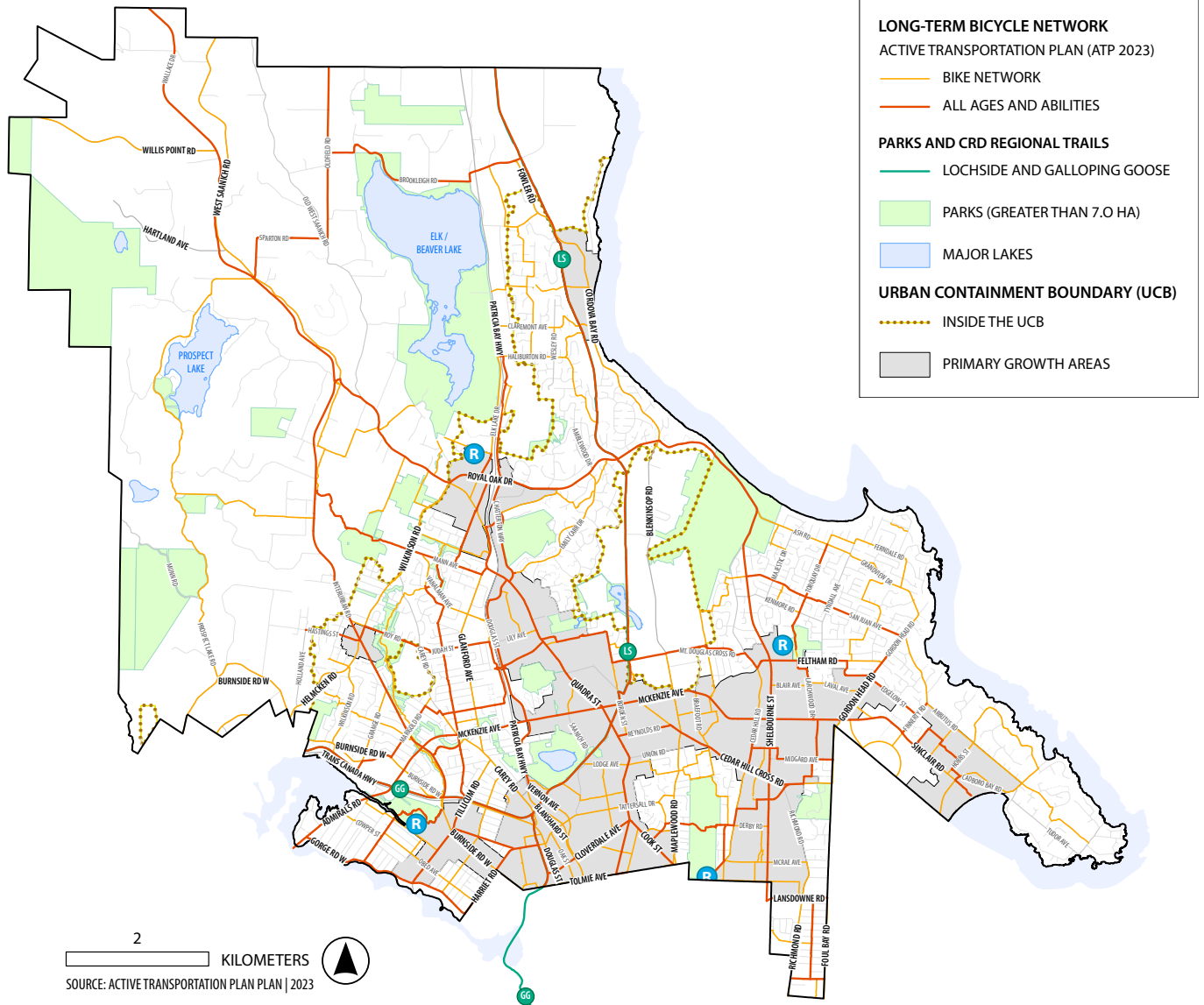
# Appendix A: Item 9



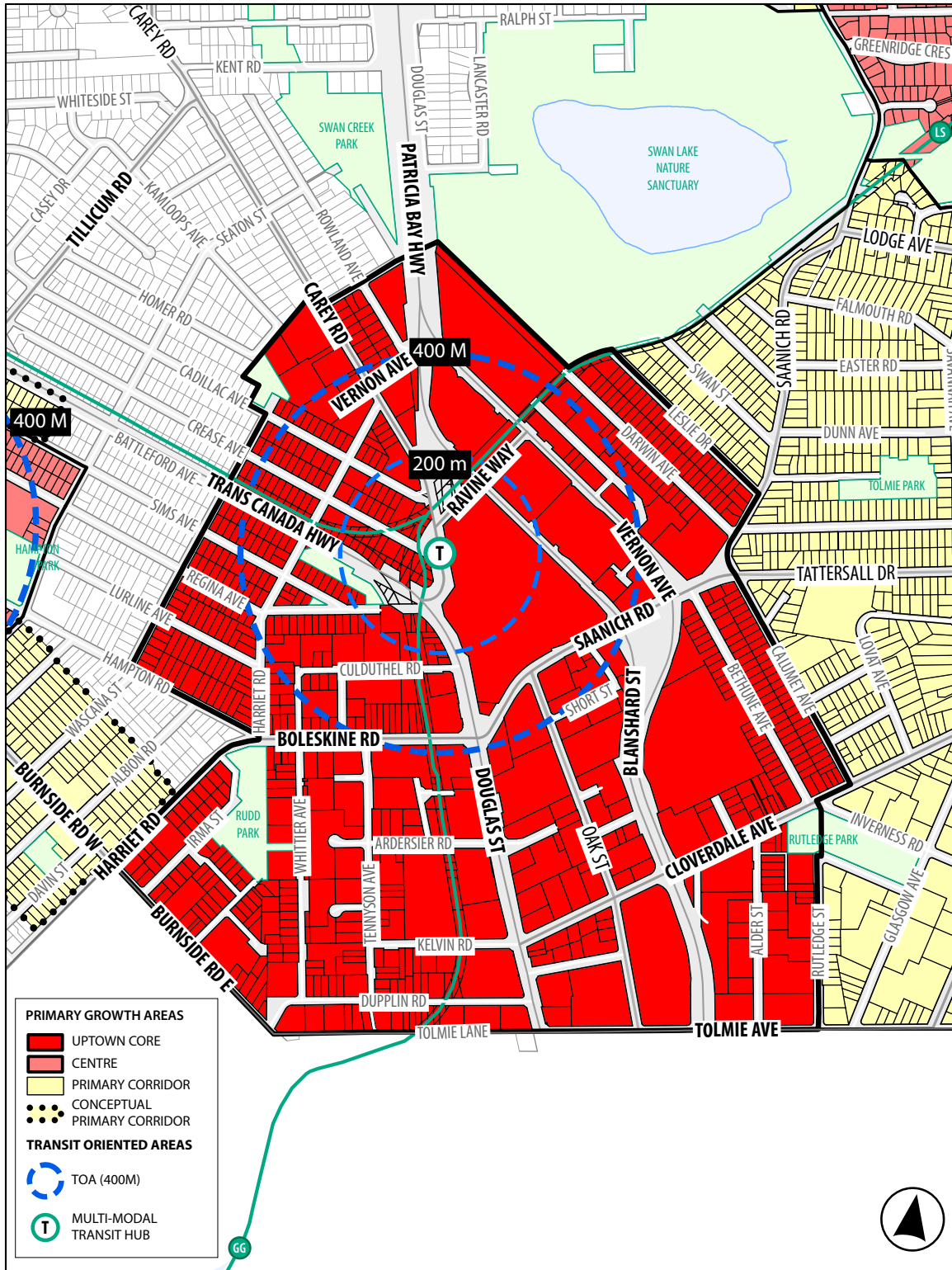
# Appendix A: Item 10



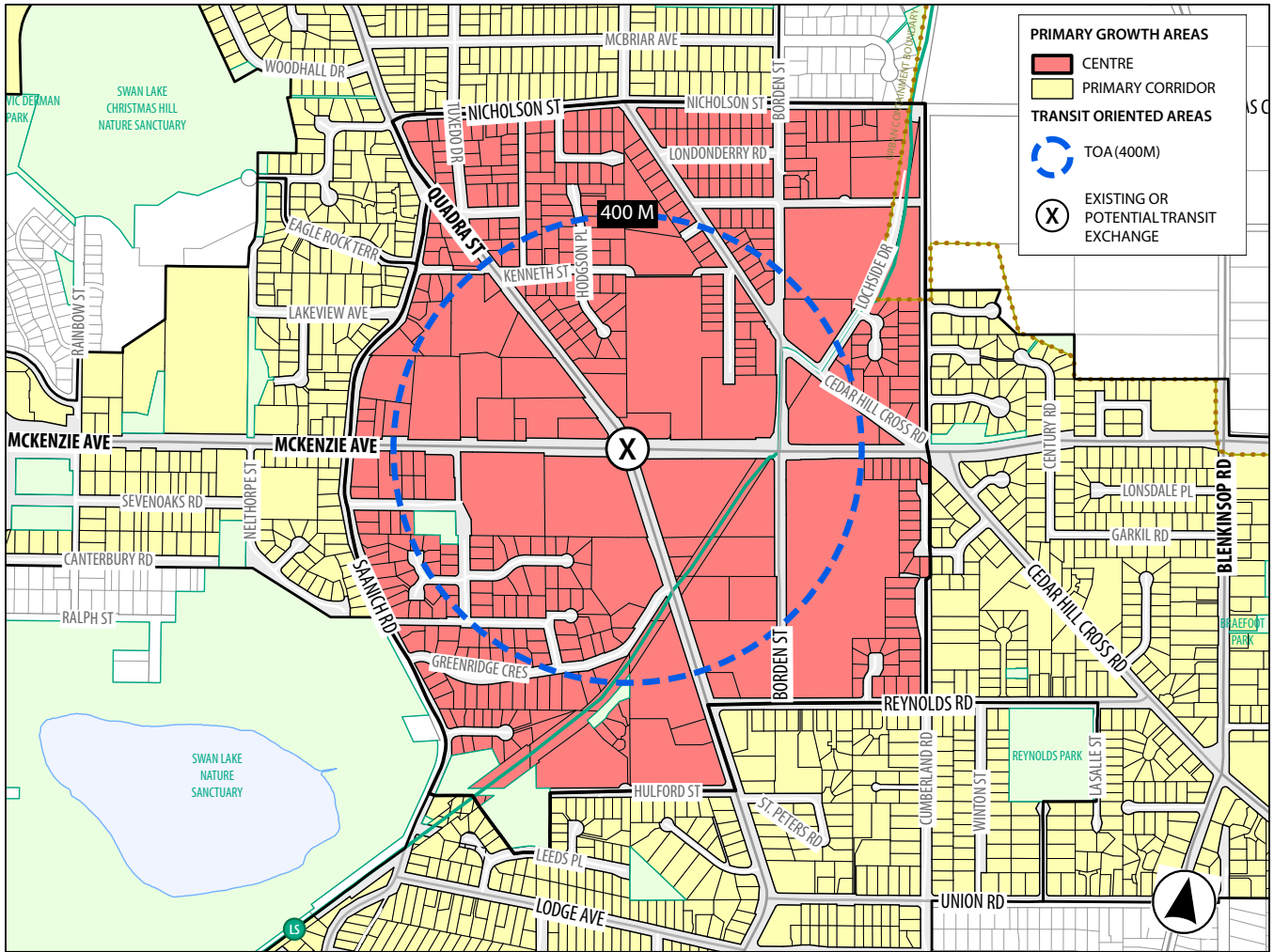
# Appendix A: Item 11



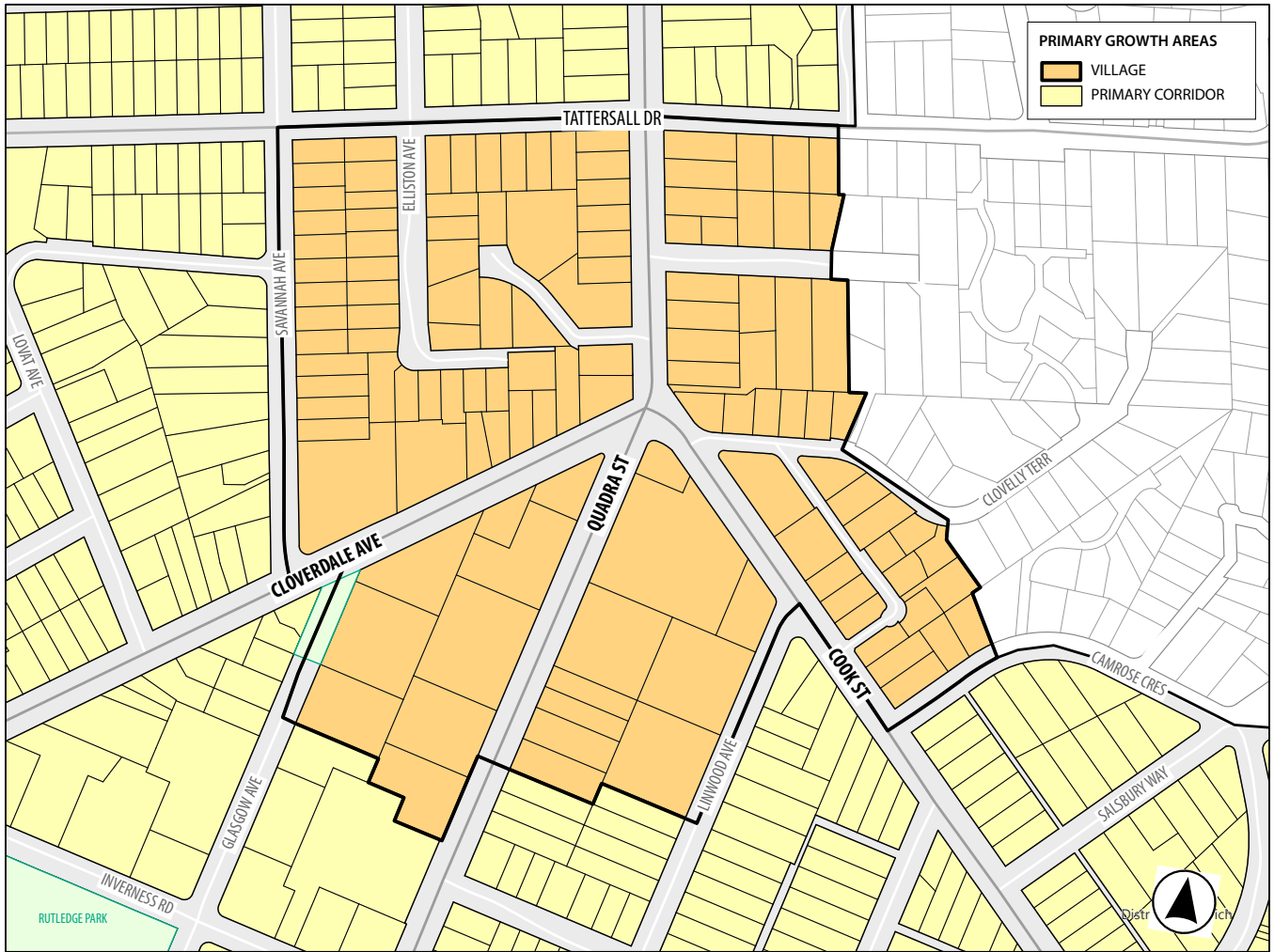
# Appendix A: Item 12



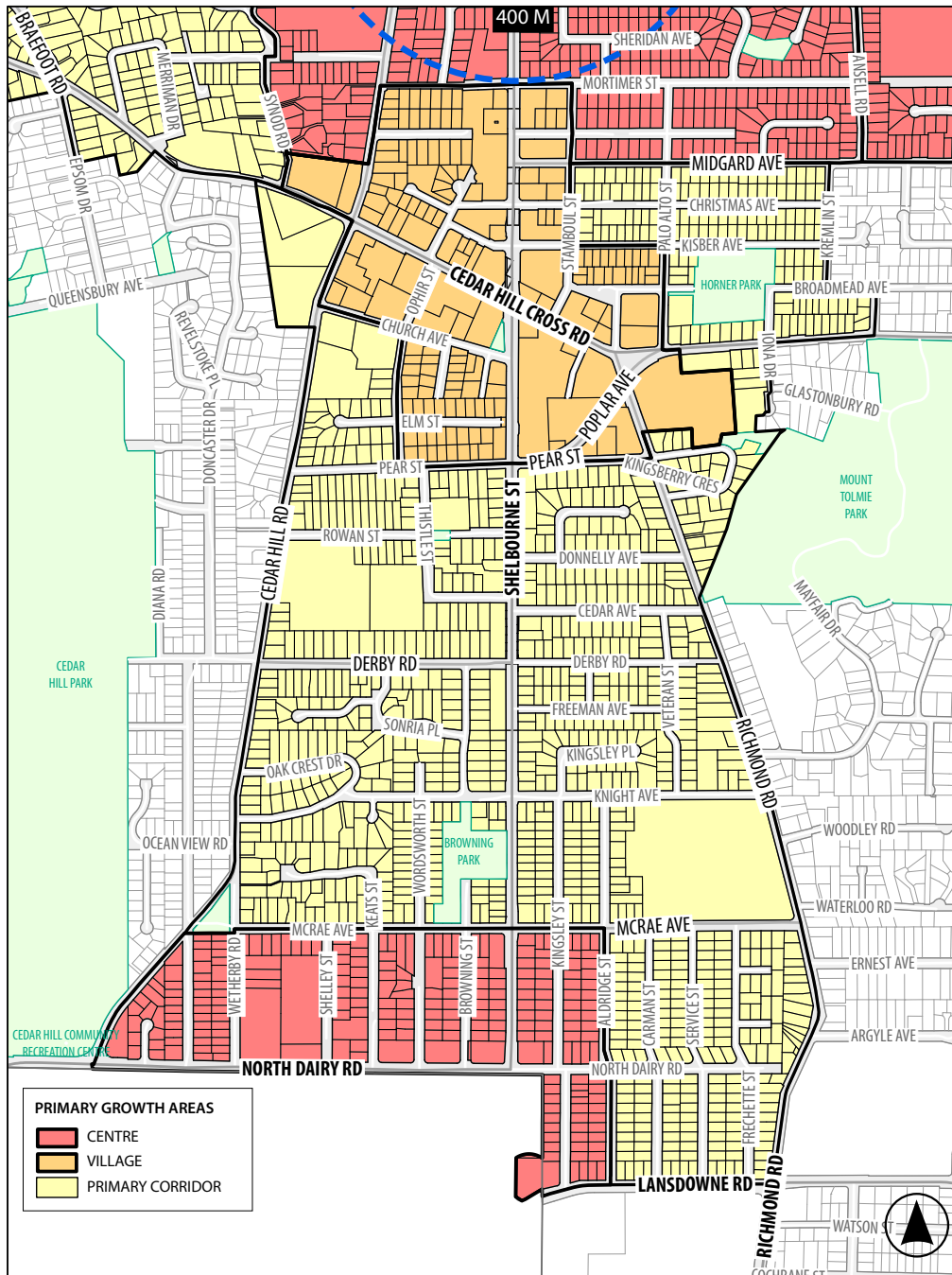
# Appendix A: Item 13



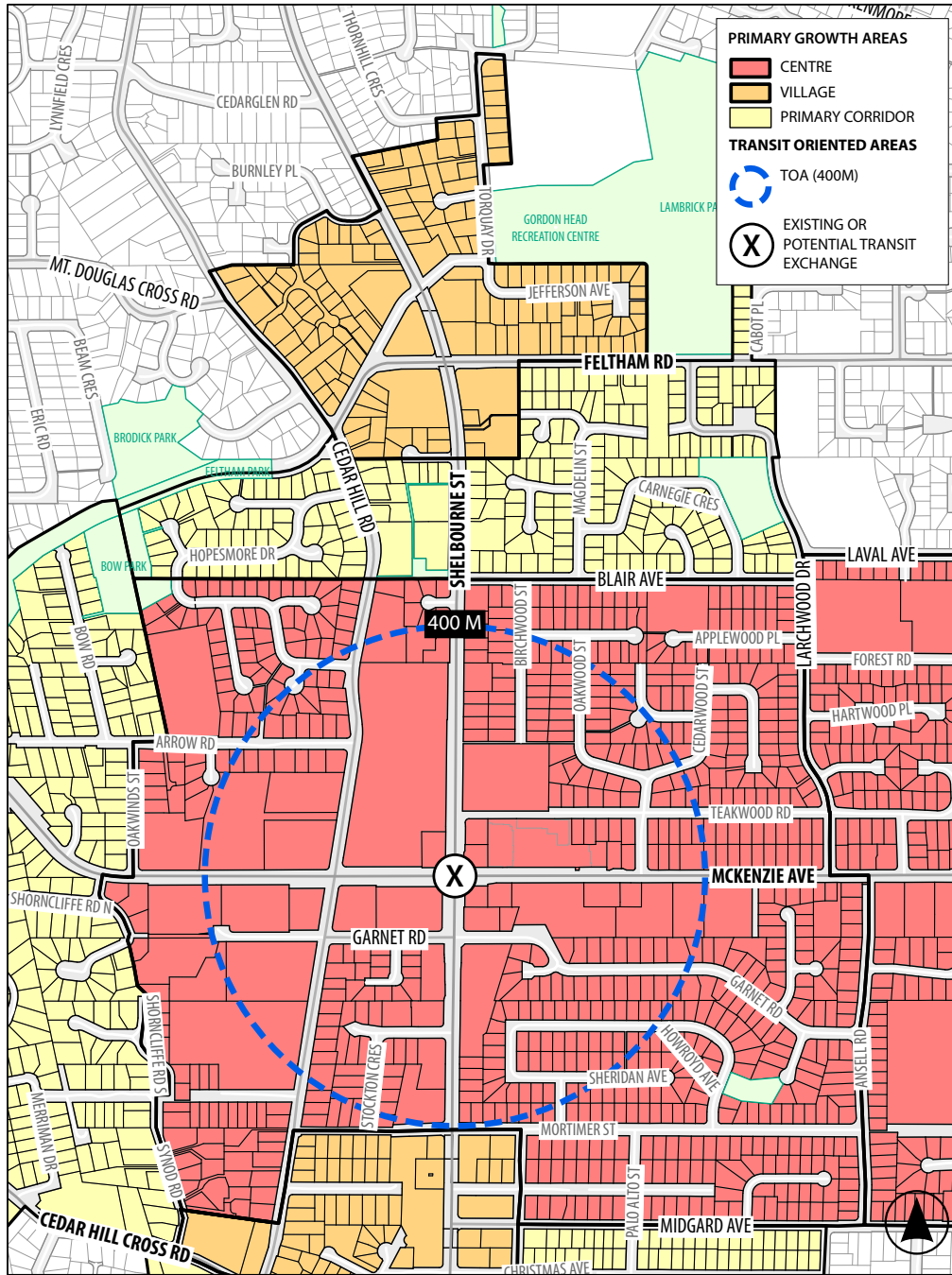
# Appendix A: Item 14



# Appendix A: Item 15



# Appendix A: Item 16



# Appendix A: Item 17

