

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.



Welcome



Purpose of the Open House

- ▶ To consult the public and gather feedback on the draft updated Shelbourne Valley Plan (SVP).

Background Information

- ▶ The plan was originally adopted in May 2017 as the Shelbourne Valley Action Plan, and it outlined a 30-year strategy for land use and transportation in the Shelbourne Valley.
- ▶ The Plan outlined the goals below and achieved significant outcomes in the last eight years.



2017 Shelbourne Valley Action Plan (SVAP): Goals & Key Outcomes

Goals

Enhance opportunities for cycling, walking and transit.

Respond to the needs of all ages and abilities.

Enhance sense of place and identity in the valley.

Protect and restore the natural environment.

Address climate change.

Improve housing choice and affordability.

Strengthen the network of community spaces and facilities.

Develop economically vibrant and attractive centres and villages.

Key Outcomes

Shelbourne Street Improvement Project

Roadway repaving, new bike lanes and traffic signals, improved bus stops, pedestrian safety upgrades, and underground utility (water, sewer, storm) replacements.

New street lighting, landscaping, sidewalks, and street furniture.

Tree planting and active transportation upgrades promote sustainable travel, reduce car dependence, lower greenhouse gas emissions, and more resilient urban environment.

17 completed development applications expected to deliver 1,751 new dwelling units.

Over \$3.5 million in Community Amenity Contributions to items like the Affordable Housing Fund, Public Realm, Public Art and Transportation Improvements. Redevelopment of Nellie McClung Library and Cedar Hill Middle School.

Approval and implementation of the University Heights project, providing additional commercial space and boosting the area's economic potential.



Resources

Copies of the Plan and other relevant documents are available on the tables. These documents are also available on the project website at saanich.ca/svp



Questions

Saanich Staff in attendance are happy to respond to your questions.



Overview of Plan Update



Council approved the Terms of Reference to update the 2017 plan in September 2024, with the following details:

Objectives

- ✓ Assess the progress made in implementing the goals of the 2017 Plan
- ✓ Identify trends, issues, and regulatory changes affecting implementation
- ✓ Determine changes to resolve implementation issues, align with the Official Community Plan, and address priority planning actions from other recently adopted, updated, or ongoing initiatives

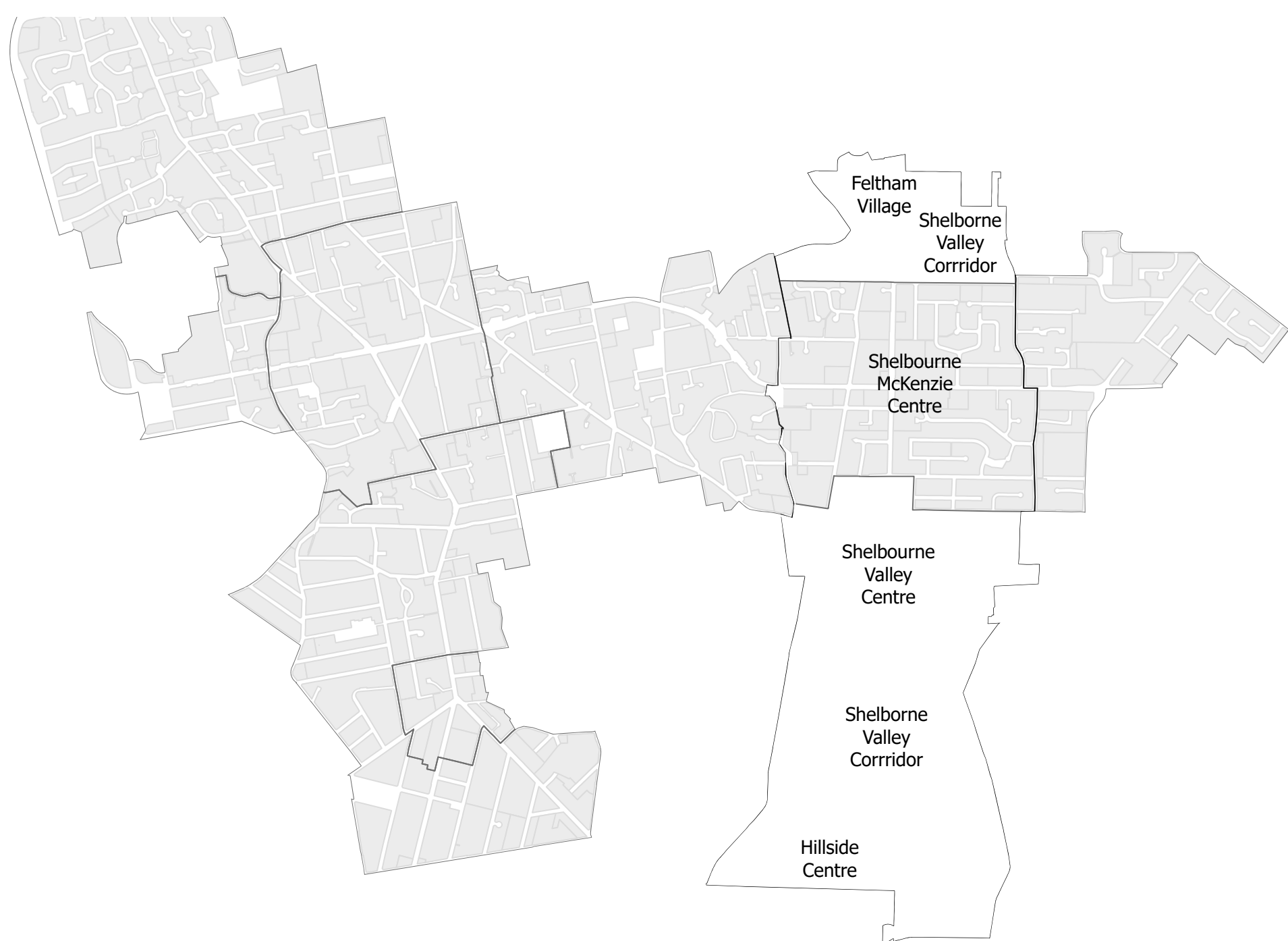
Out of Scope Initiatives

► **Quadra McKenzie Plan (draft):** This plan overlaps the Shelbourne Valley Plan area at the University Centre, otherwise referred to as the Shelbourne McKenzie Centre. Detailed planning for this Centre is still ongoing through the Quadra McKenzie Plan; therefore, it is not included in the draft Shelbourne Valley Plan.

Visit saanich.ca/qmp to learn more about Quadra McKenzie Plan.

► **Shelbourne Street Improvements Project:** This project is being implemented separately and will not be affected by the draft Shelbourne Valley Plan. However, the draft updated plan incorporates the progress of the Shelbourne Street Improvements Project.

Visit saanich.ca/shelbourne to learn more about the Shelbourne Street Improvements Project.



Planning Process to Date



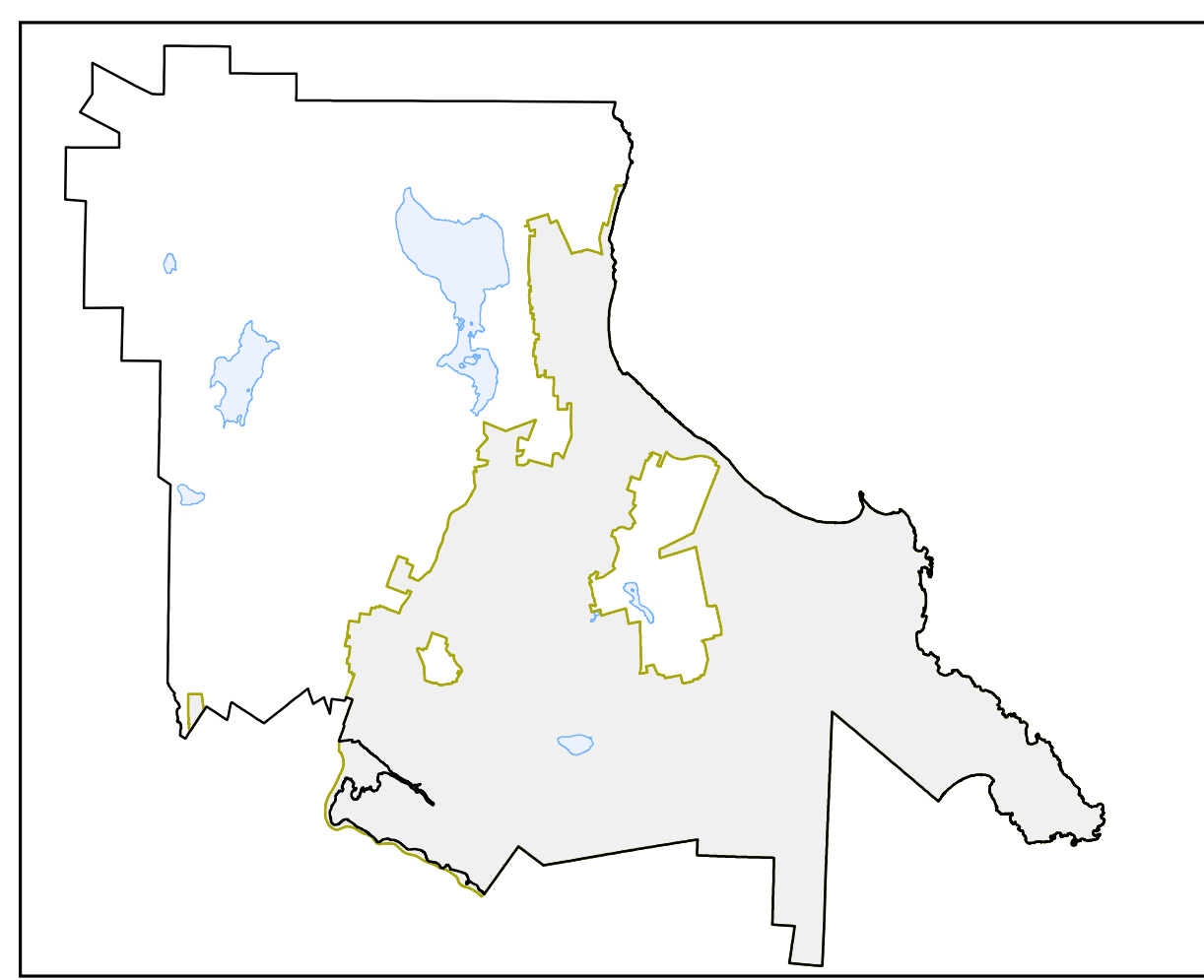
Why Update the Plan?



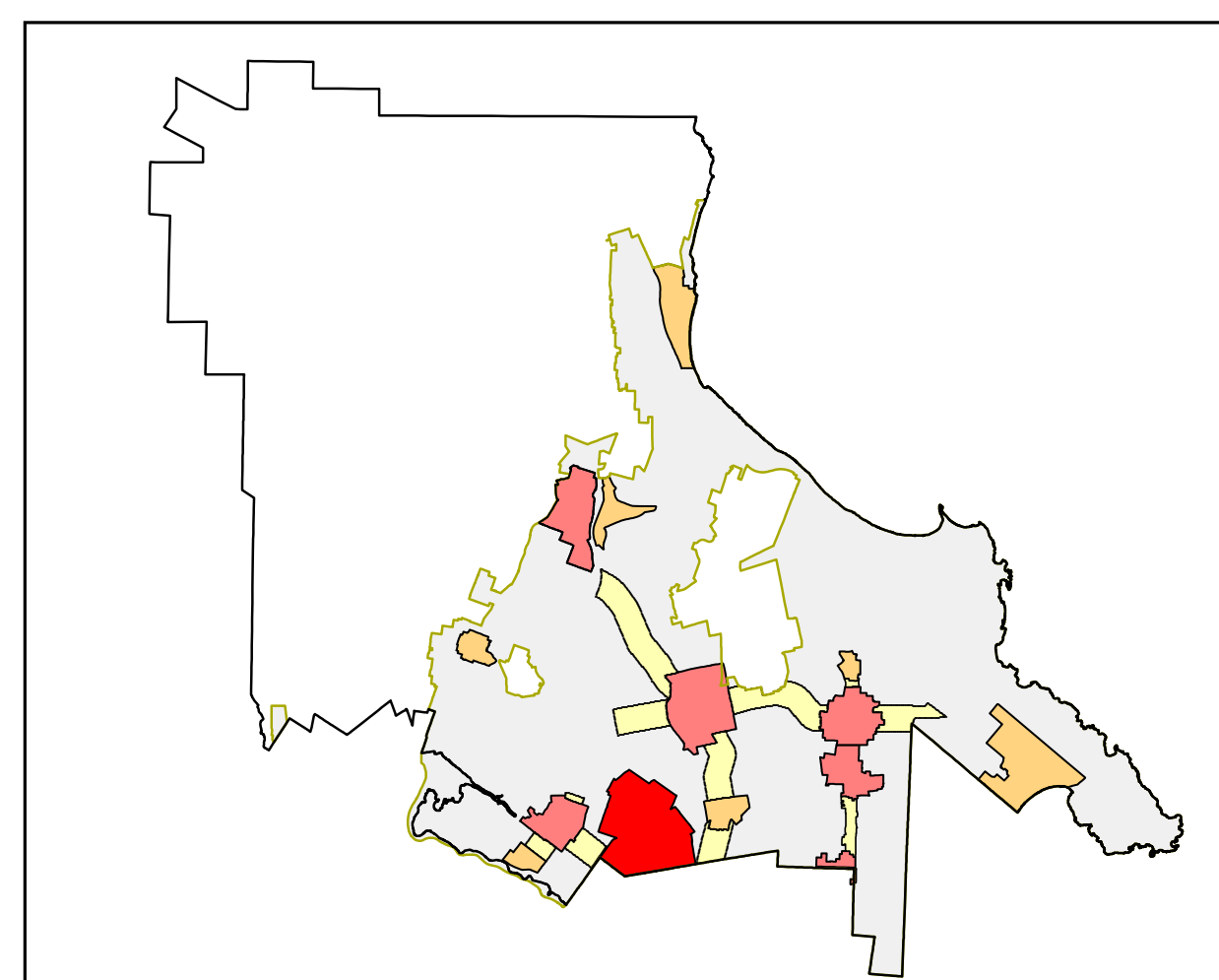
1 | Align with Saanich's New Official Community Plan (OCP)

- ▶ The OCP is the overarching planning document providing strategic land use direction for the District.
- ▶ Updating the Shelbourne Valley Plan (SVP) is essential to realizing the OCP's land use objectives and is part of the detailed planning for Centres, Corridors, and Villages (CCVs).

OCP LAND USE OBJECTIVES



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas

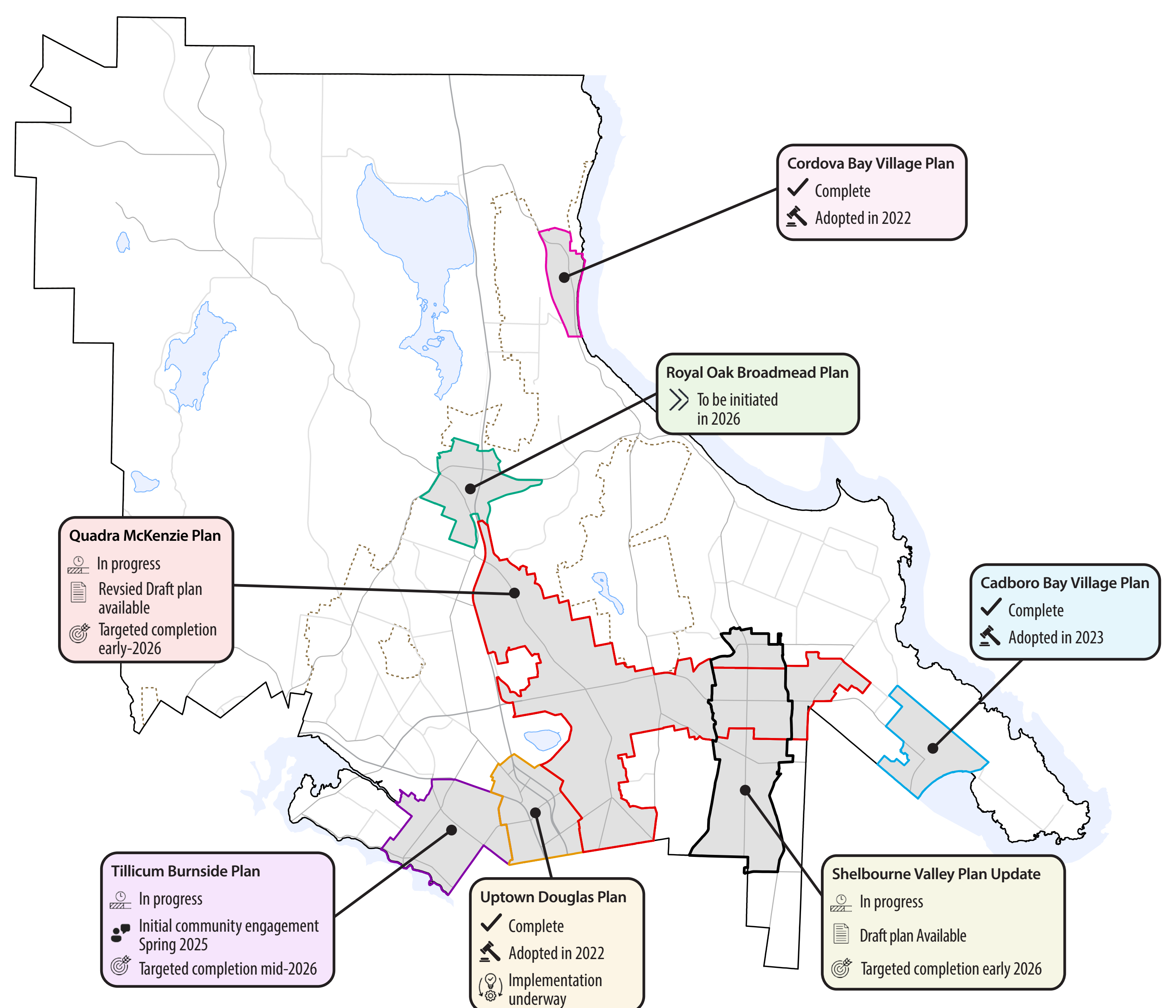


Expand Housing Diversity in Neighbourhoods

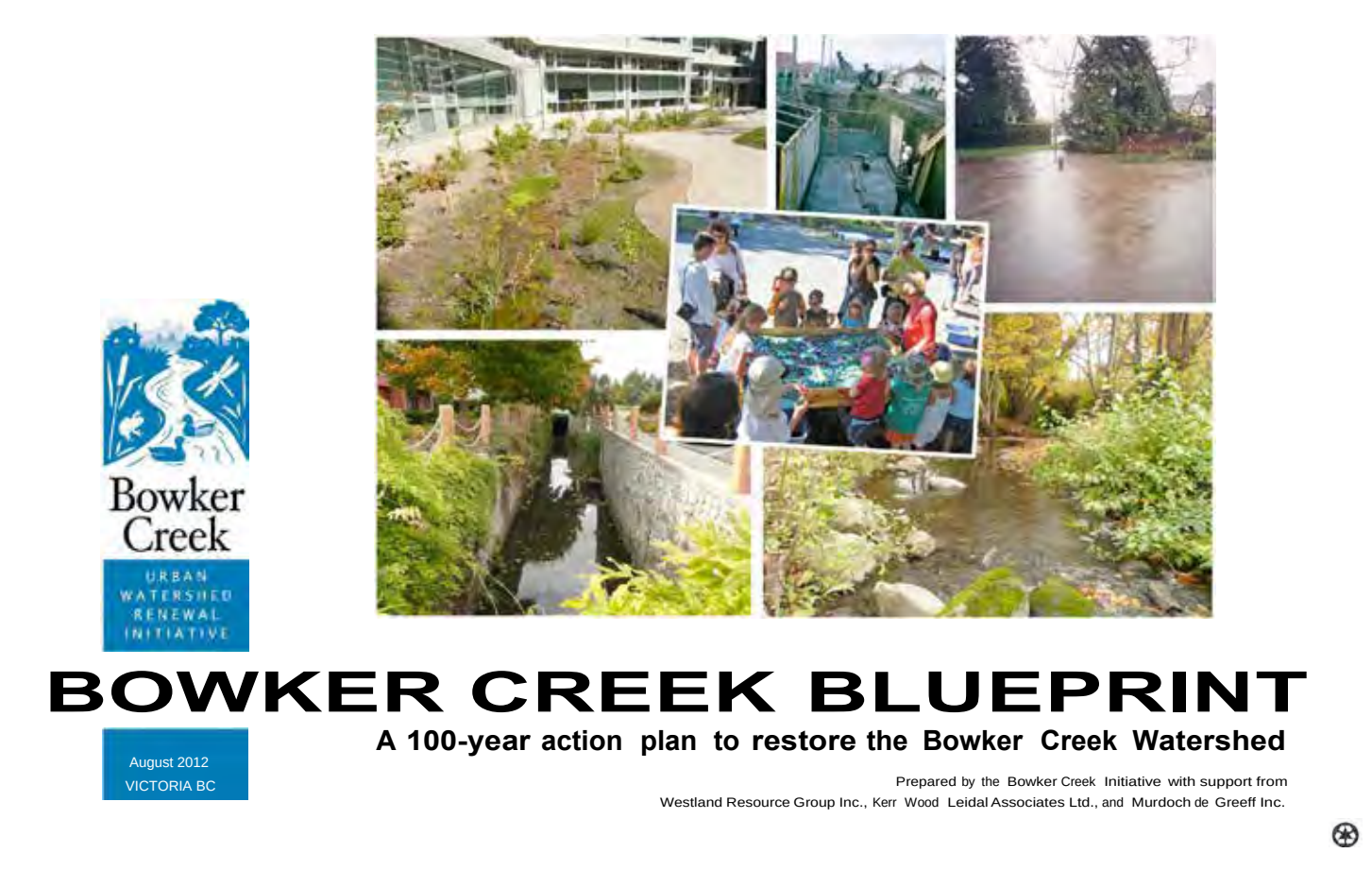
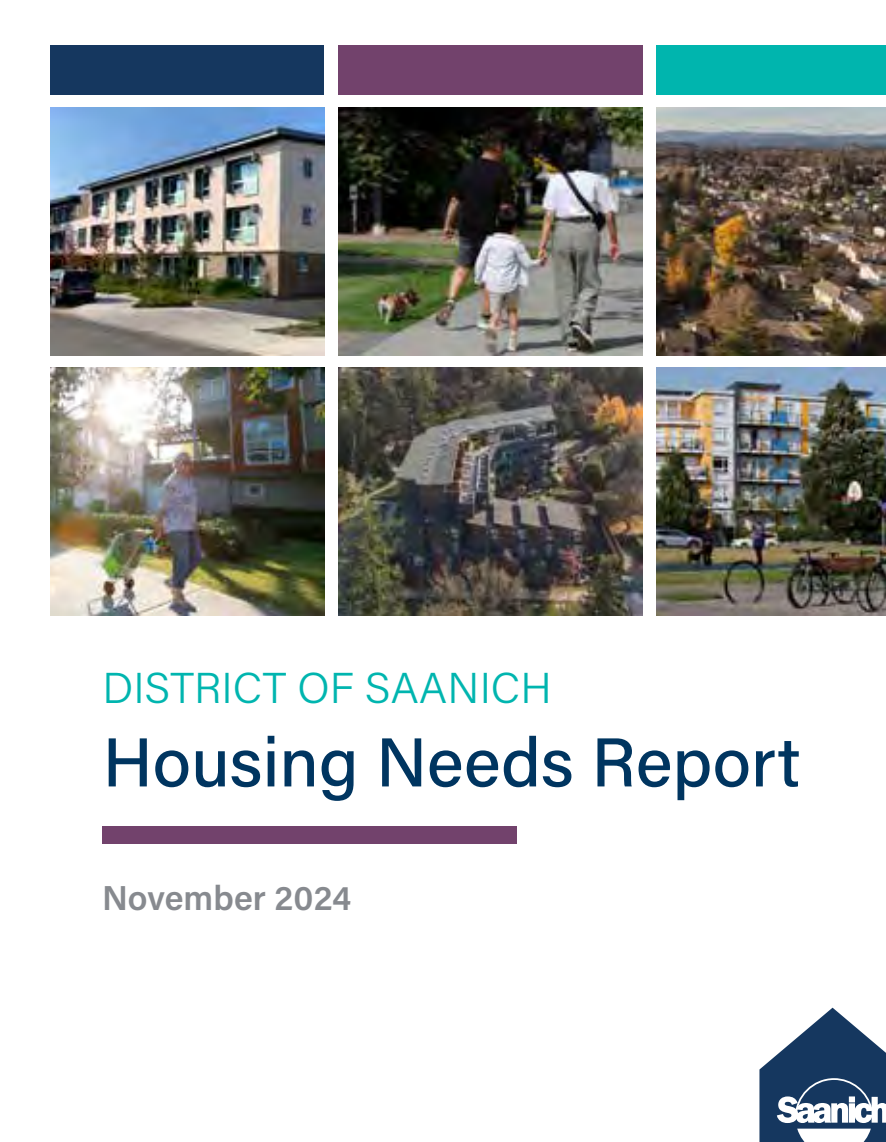
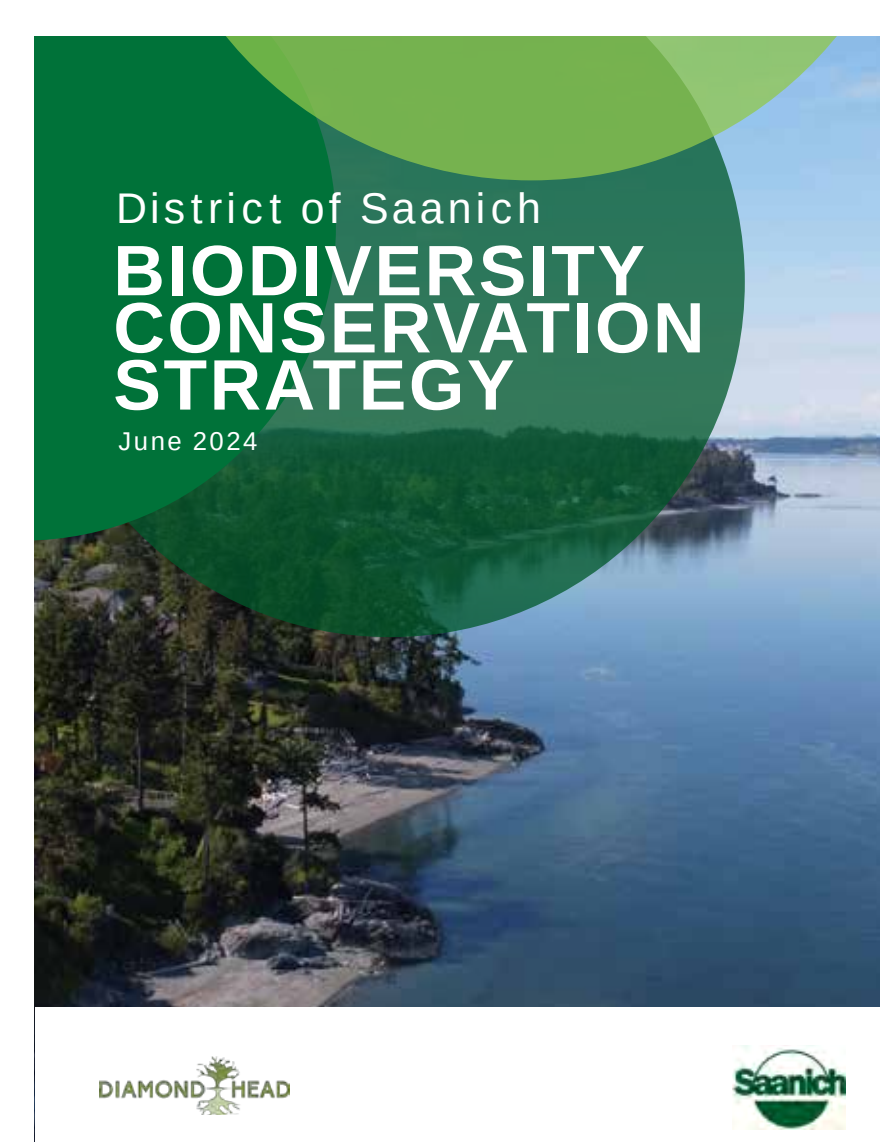
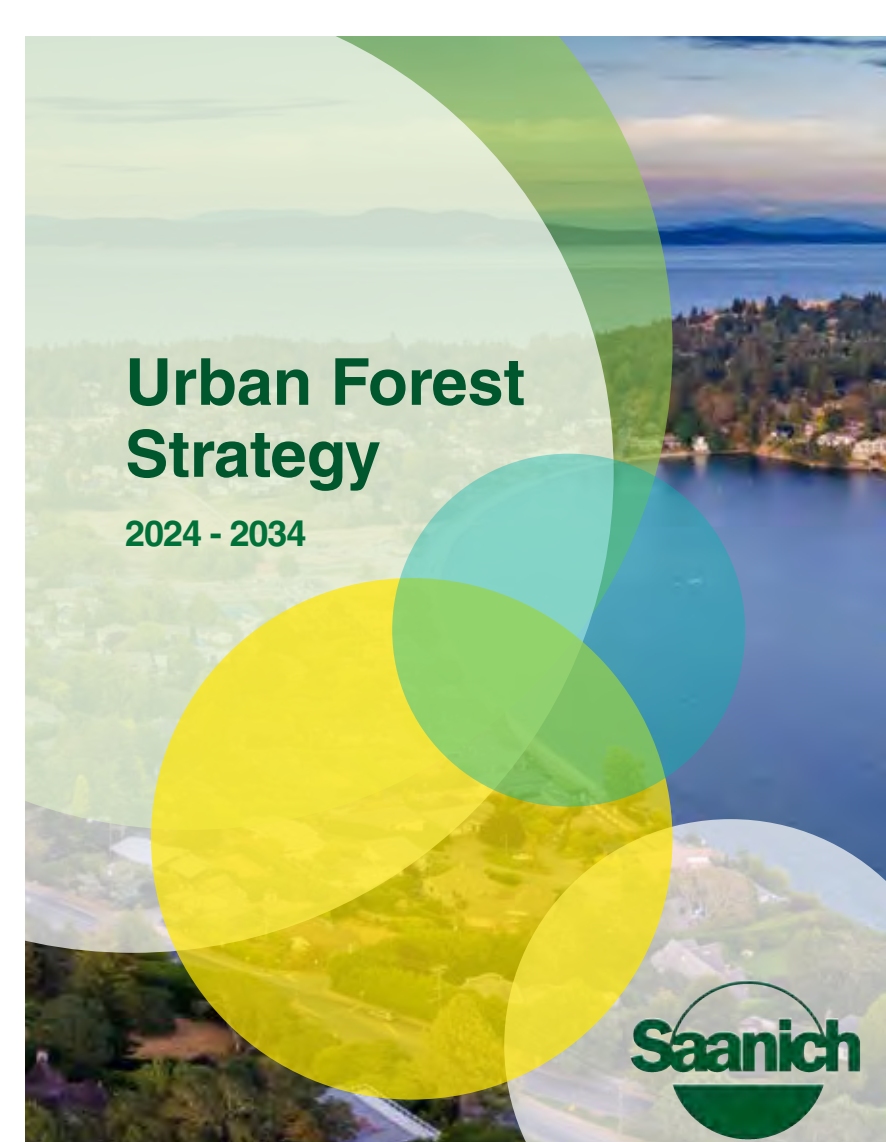
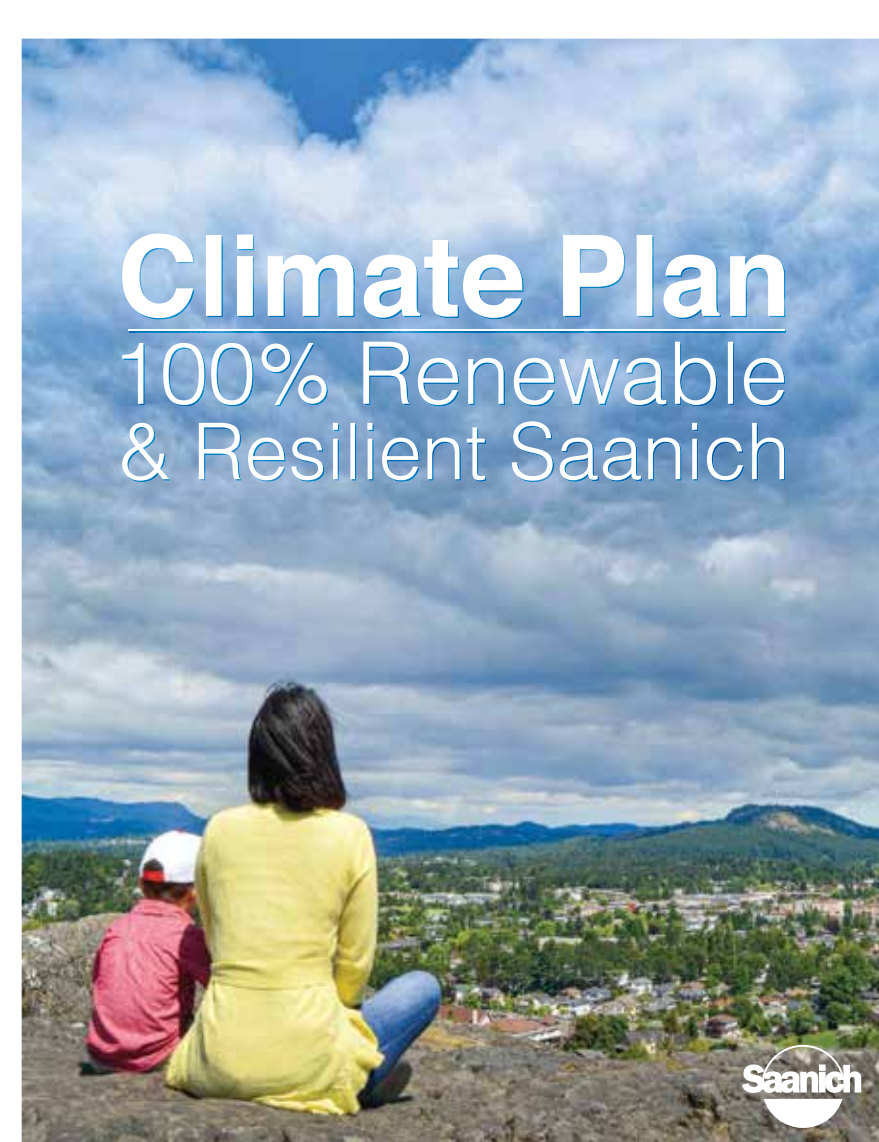


Make Saanich a 15-min Community

CENTRE, CORRIDOR & VILLAGE OVERVIEW



2 | Incorporate Recent Plans, Strategies and Policies



3 | Reflect changing demographics, market conditions, current and future community needs

- ▶ Saanich is a rapidly growing municipality with 1 in every 10 households in core housing need, 20.8% of which are renters.
- ▶ Saanich's key needs for housing include more rental and affordable dwellings, as well as housing options for families, seniors, and folks with disabilities.

What is Changing?



Plan Vision & Goals

- ▶ Retained the original vision and goals, and added a new goal to “Increase housing and employment density within walking distance of the Frequent Transit Network”.

Context & Organization

- ▶ Updated planning context and demographic data to reflect the most up to date information.
- ▶ Minor adjustments to the original plan structure to align with the Official Community Plan, and other Centre, Corridor and Village Plan (CCV) plans.

SVAP 2017		SVP 2025
INTRODUCTION		PLAN OVERVIEW
VISION AND GOALS		PLANNING CONTEXT
PLANNING CONTEXT		VISION AND GOALS
ENVIRONMENT		CLIMATE AND ENVIRONMENT
LAND USE		LAND USE
MOBILITY		TRANSPORTATION AND MOBILITY
URBAN DESIGN AND ACCESSIBILITY		URBAN DESIGN AND ACCESSIBILITY
TAKING ACTION AND TRACKING PROGRESS		IMPLEMENTATION

Plan Vision & Goals

- Revised boundaries to align with existing roads and property lines.
- Delineated each centre, village and corridor within the planning area.

Land Use

- In line with the OCP, new future land use designations have been added for all properties in the planning area.
- Introduced Special Sites: parcels/properties with unique conditions, opportunities, or challenges, and policies to guide redevelopment negotiations.

Plan Name

- The Plan was renamed as “Shelbourne Valley Plan (SVP)” to better align with the naming convention of other Centre, Corridor and Village Plans (CCVs).

Climate Change & Environment

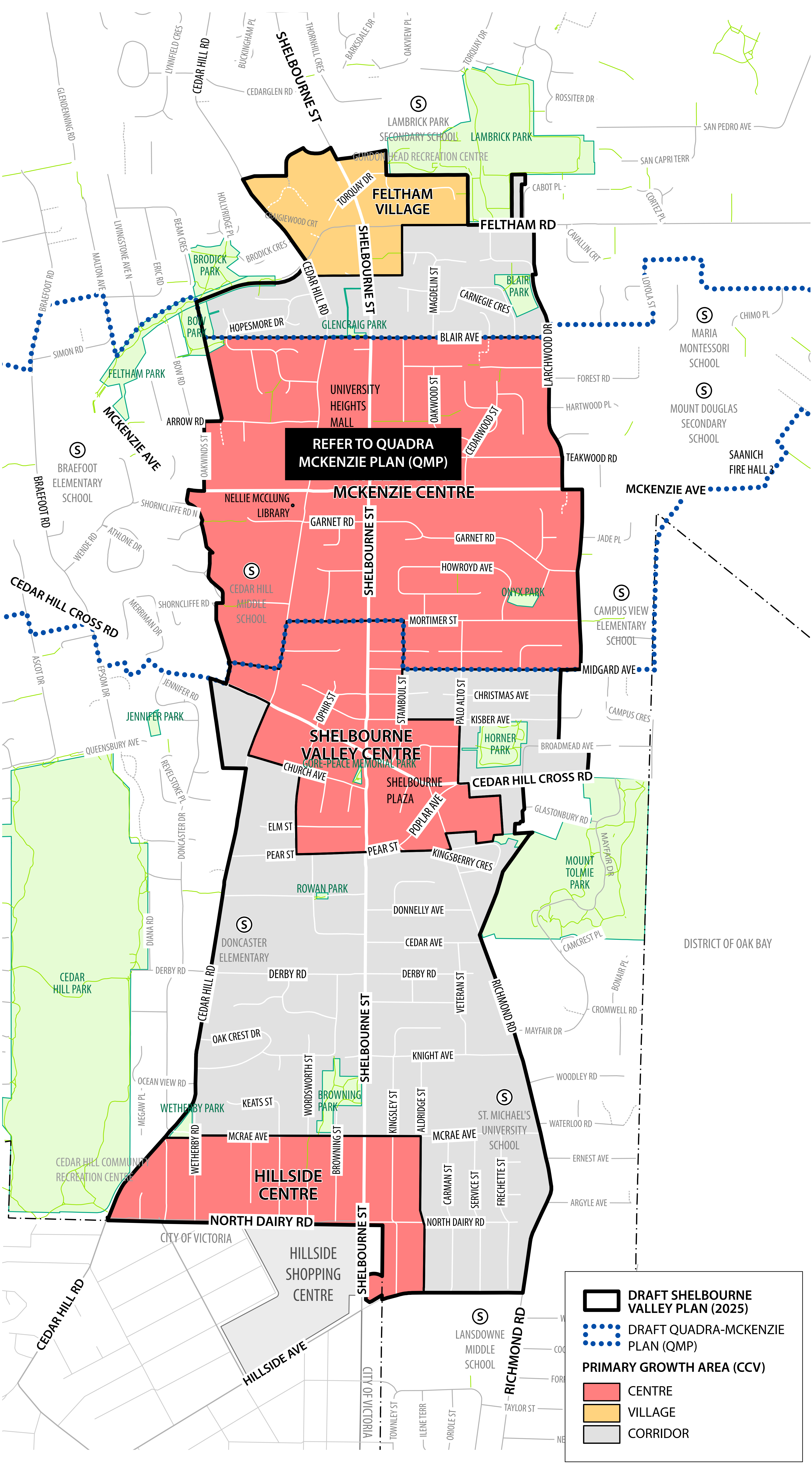
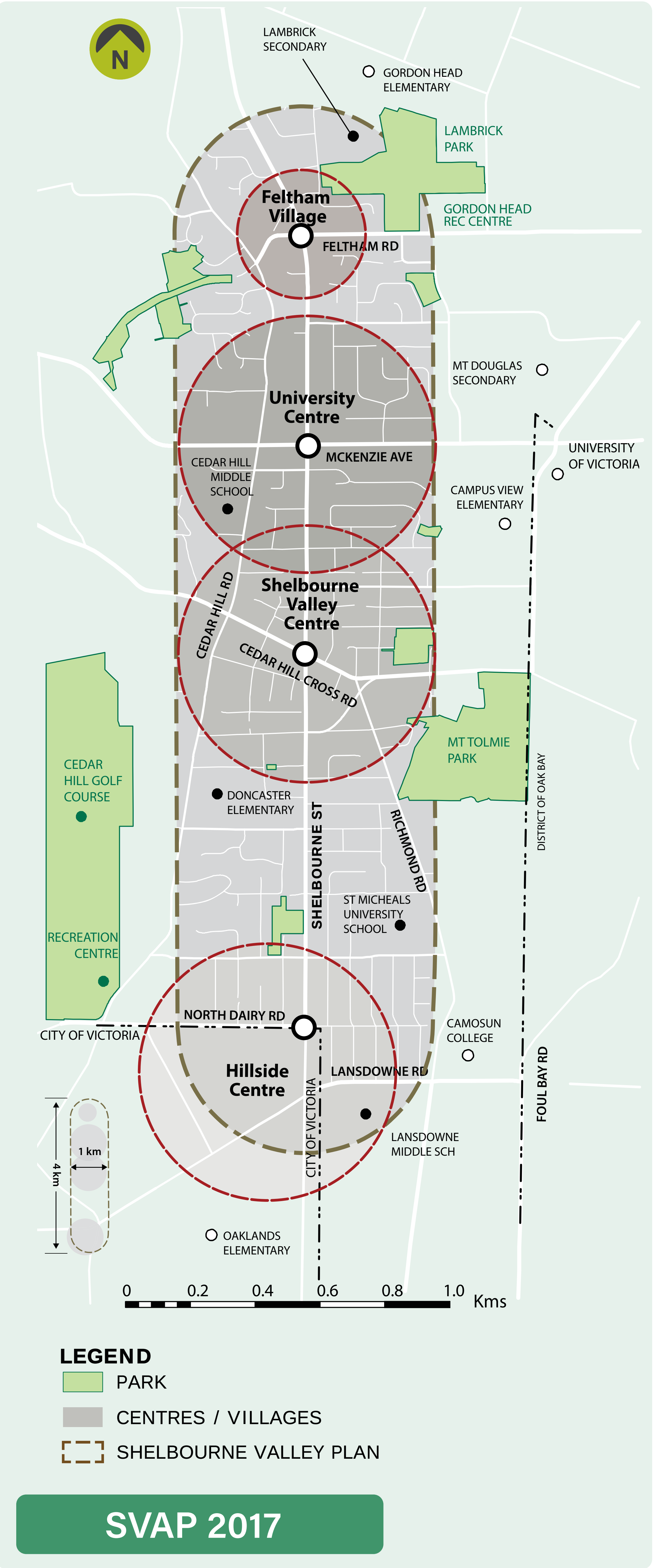
- A new climate planning section has been added, as well as biodiversity ranking and tree equity score mapping, with updated directions for managing natural features (like the Bowker Creek), stormwater, and the urban forest in the planning area.

Additional Changes

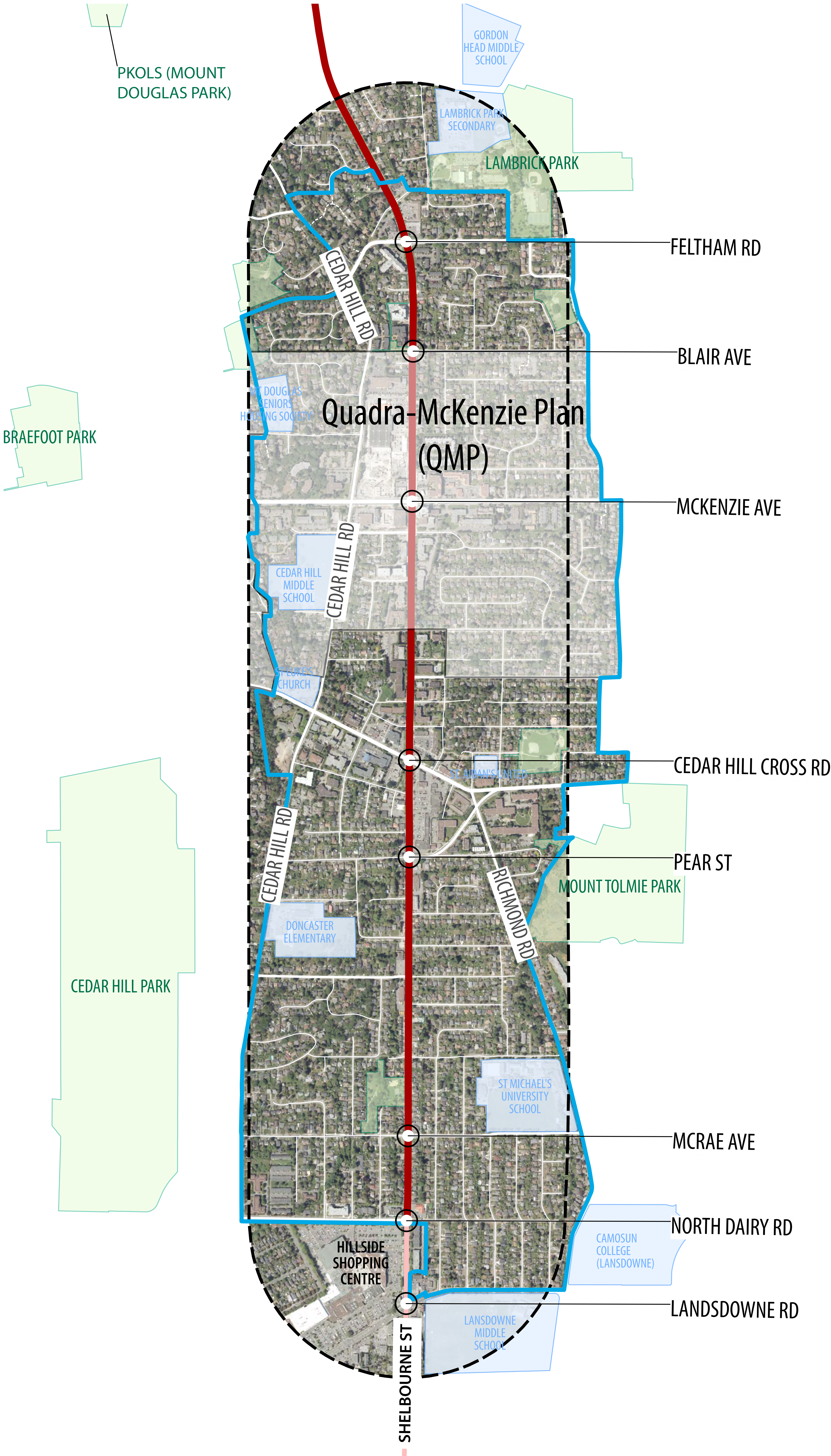
- Transportation and Mobility section to reflect current data, implementation progress of the Shelbourne Street Improvements Project, and align with Saanich Mobility Priority Pyramid and Active Transportation Plan.
- Urban Design and Accessibility section to reference the new District-wide Development Permit Area Guidelines.
- Implementation section to reflect complete and ongoing actions from the 2017 Plan, and new priority actions for future consideration.
- Heritage section to strengthen Indigenous reconciliation elements.



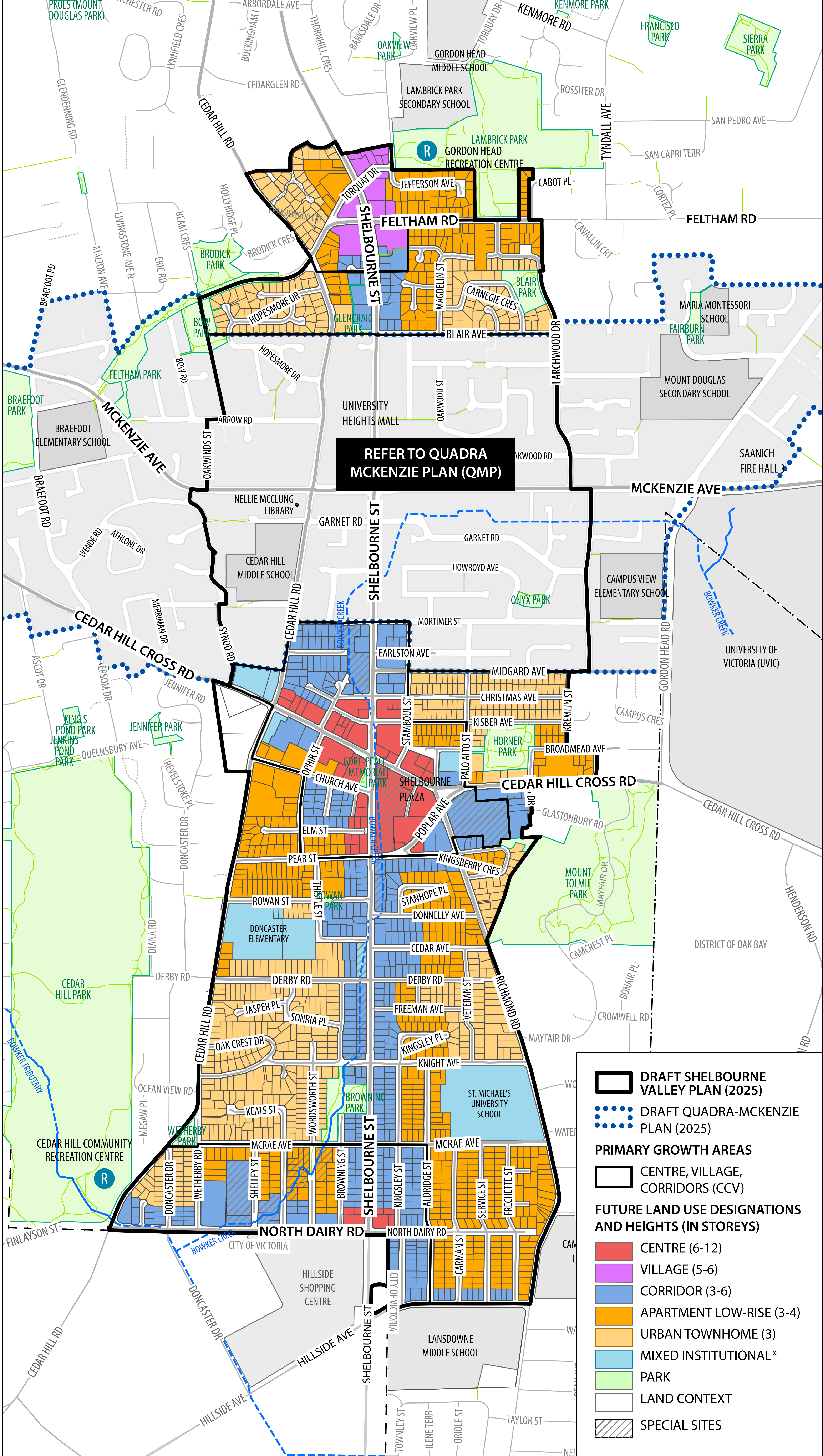
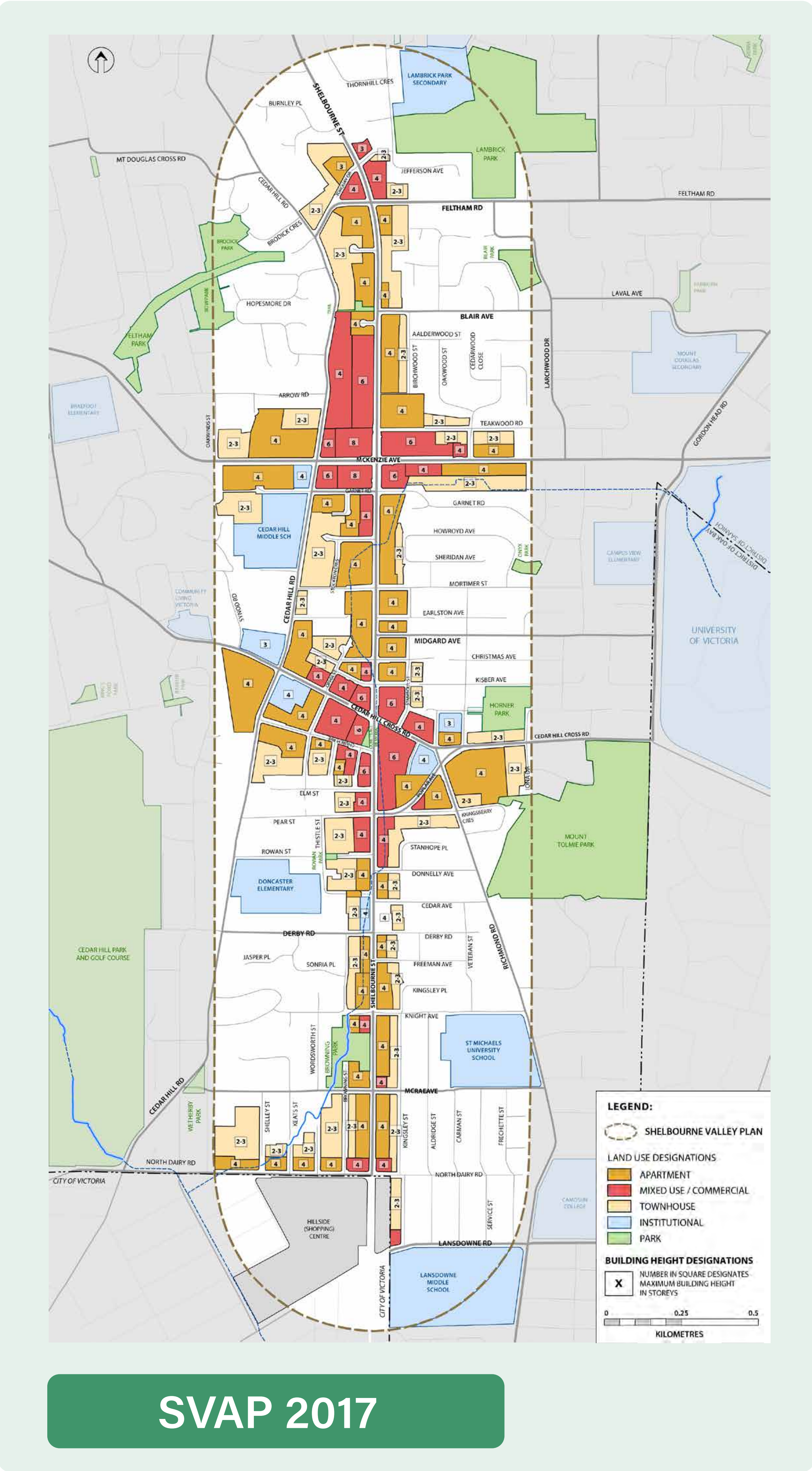
Planning Area



Plan Area



Proposed Land Use Designations



SVP 2025



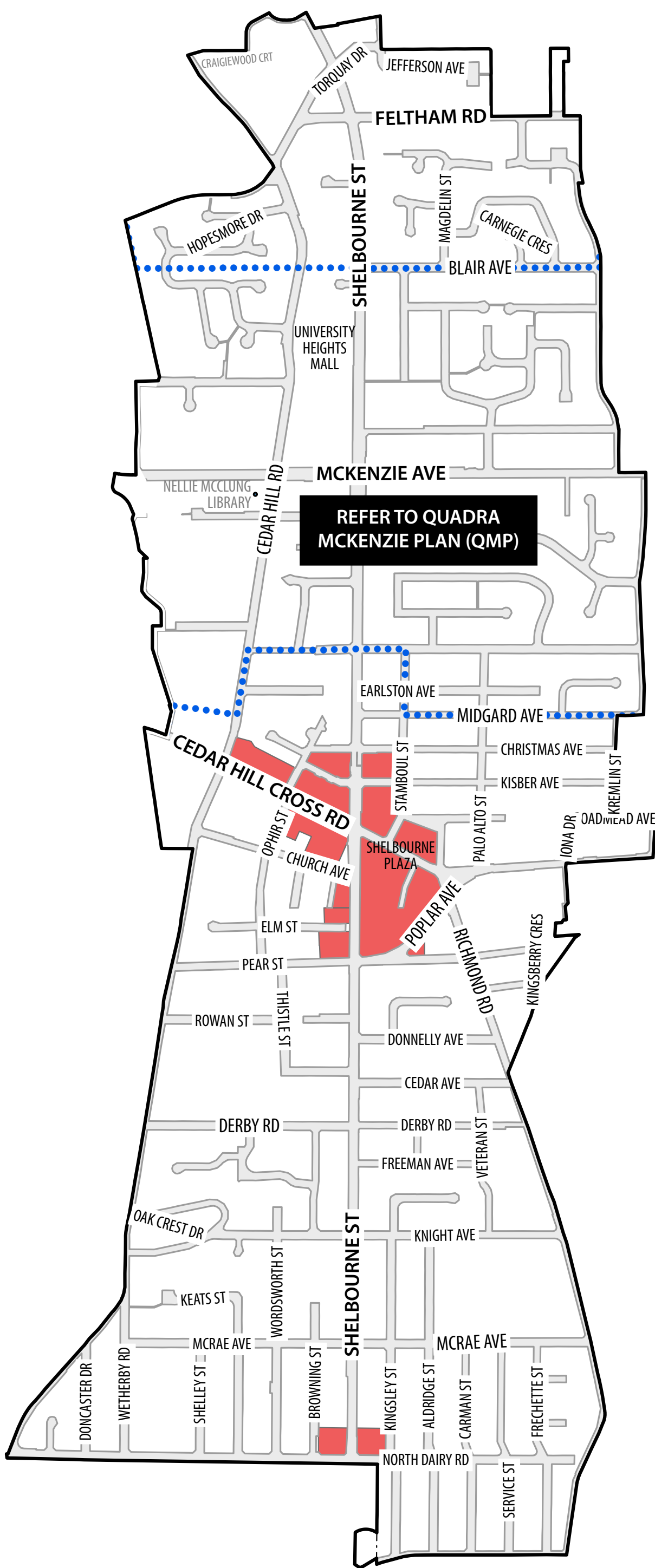
Proposed Land Use Designations



Proposed Land Use Designation Maps & Building Typologies

Proposed new land use designations for all properties within the Plan area to align with the OCP land use framework.

CENTRE

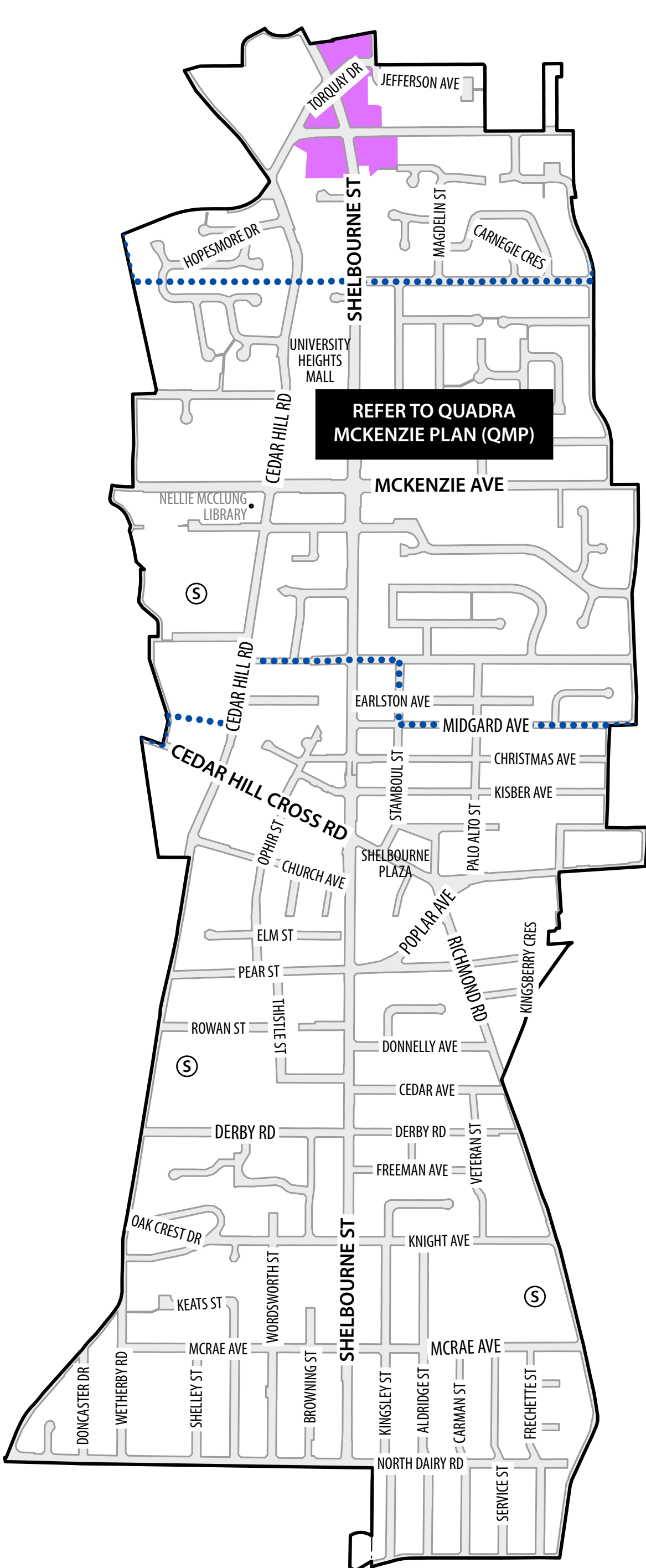


Predominantly mixed use, with residential, institutional and commercial uses, with consideration of live / work units at grade. Integration of public open spaces on site.

Building heights from 6-12 storeys



VILLAGE

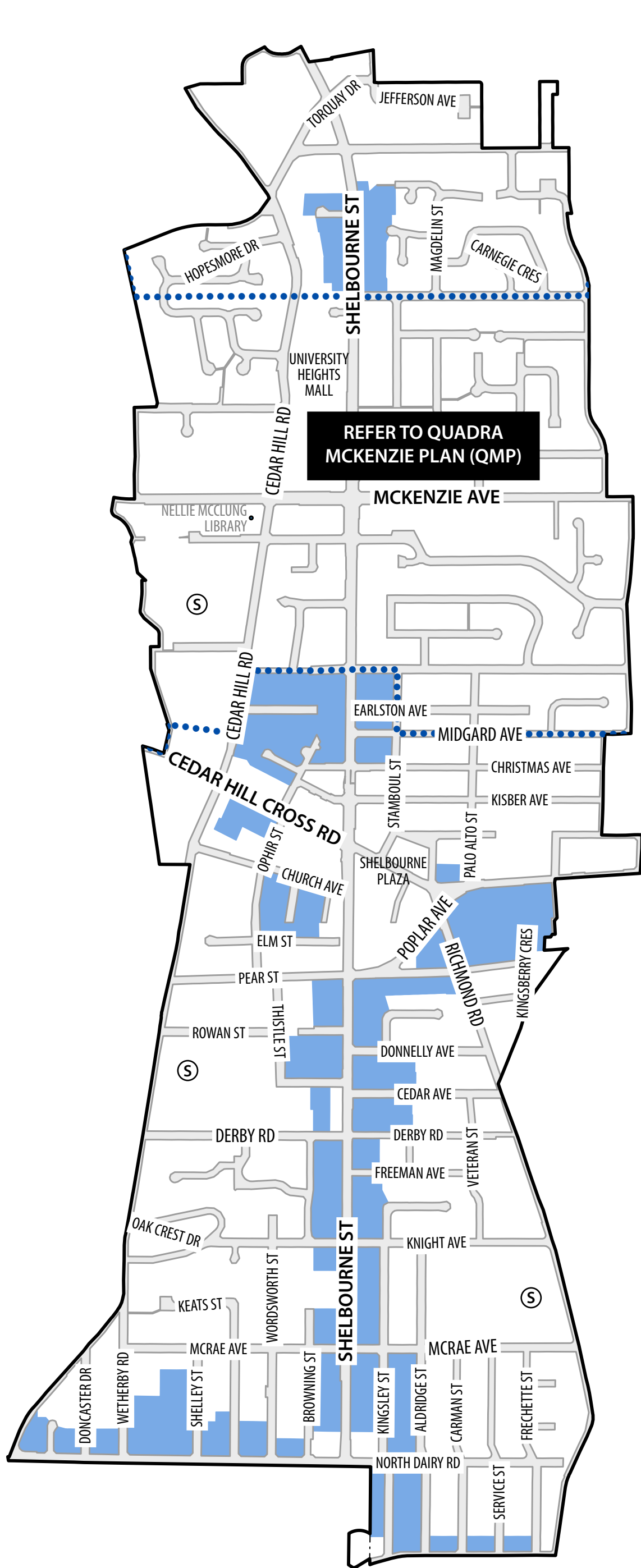


Predominantly mixed use, residential and institutional or commercial, with consideration of live / work units at grade, integrated with parks and public open space.

Building heights from 5-6 storeys.



CORRIDOR

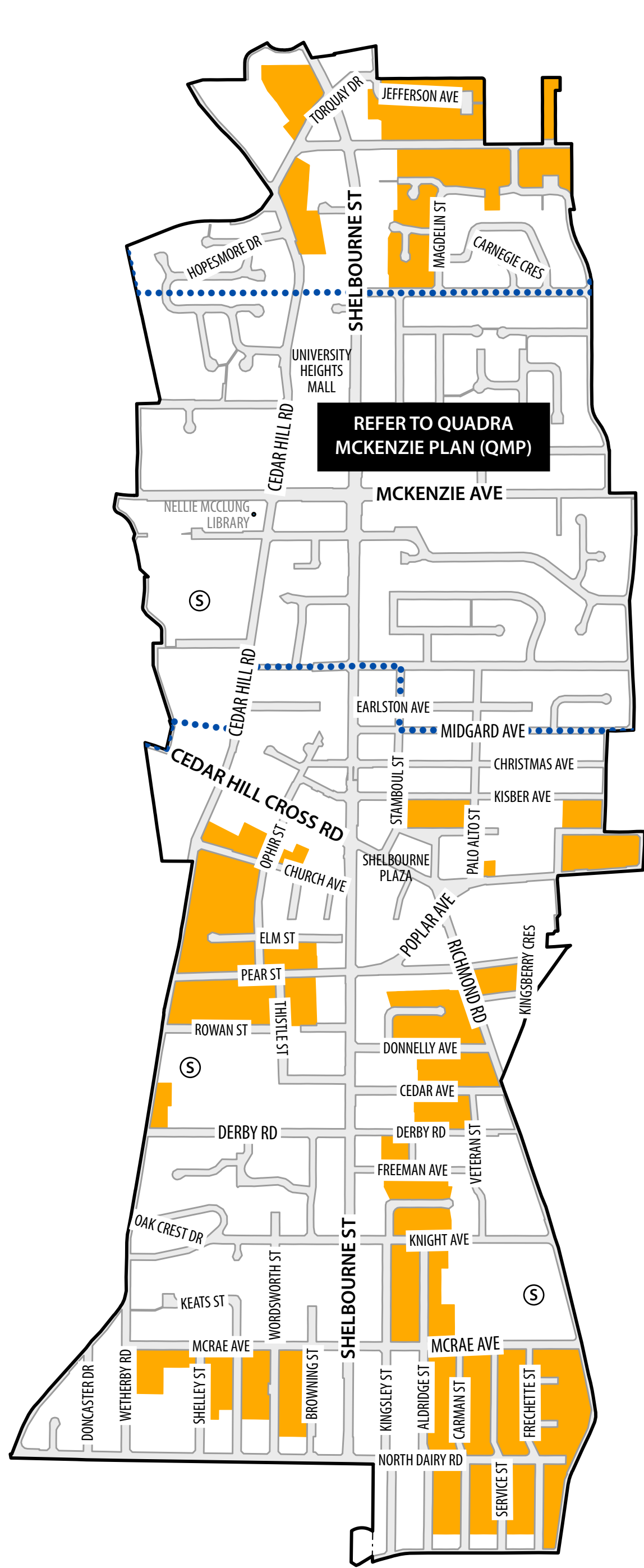


Predominantly multi-unit residential, with limited commercial-retail or live / work units at grade and complemented with park / public spaces.

Building heights from 3-6 storeys.



APARTMENT



Predominantly multi-unit residential with integration of public open spaces. Limited opportunity for commercial mixed use.

Building heights from 3-4 storeys.

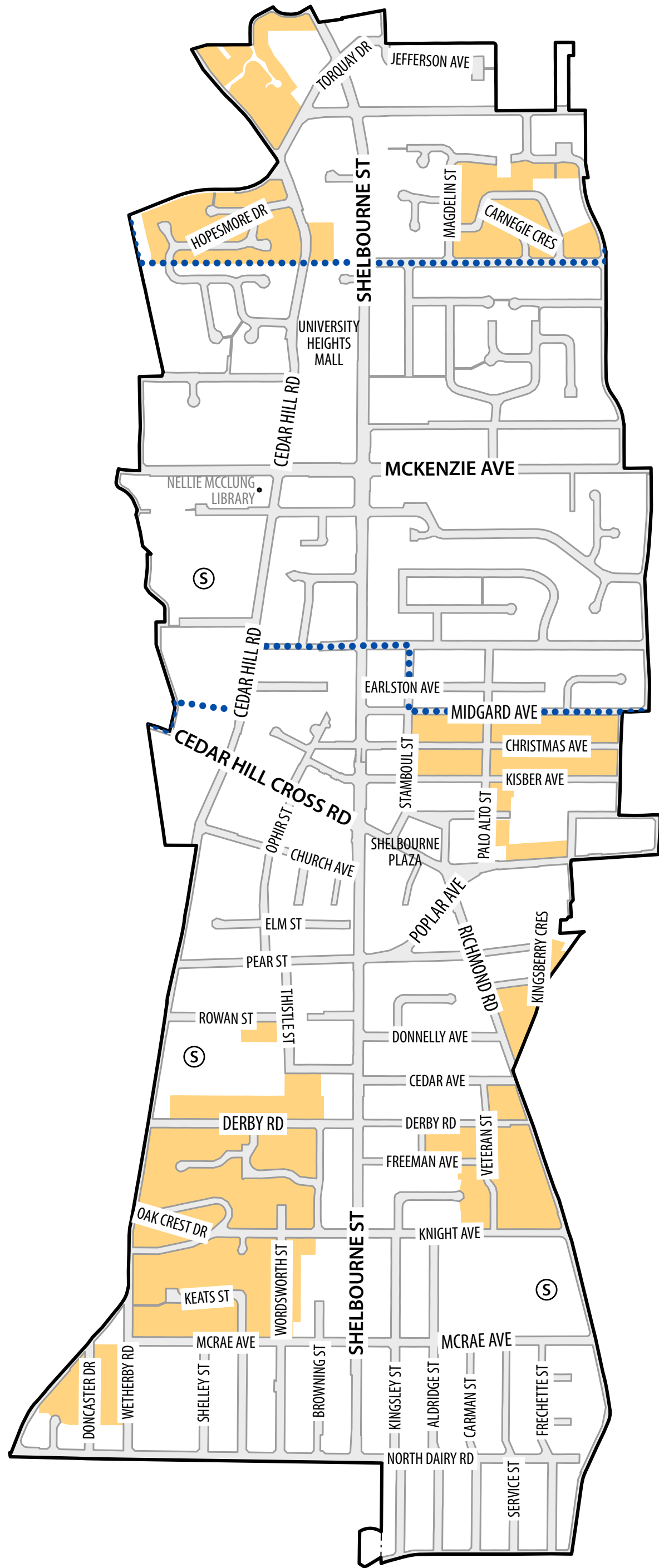


Proposed Land Use Designations



Proposed Land Use Designation Maps & Building Typologies

URBAN TOWNHOME

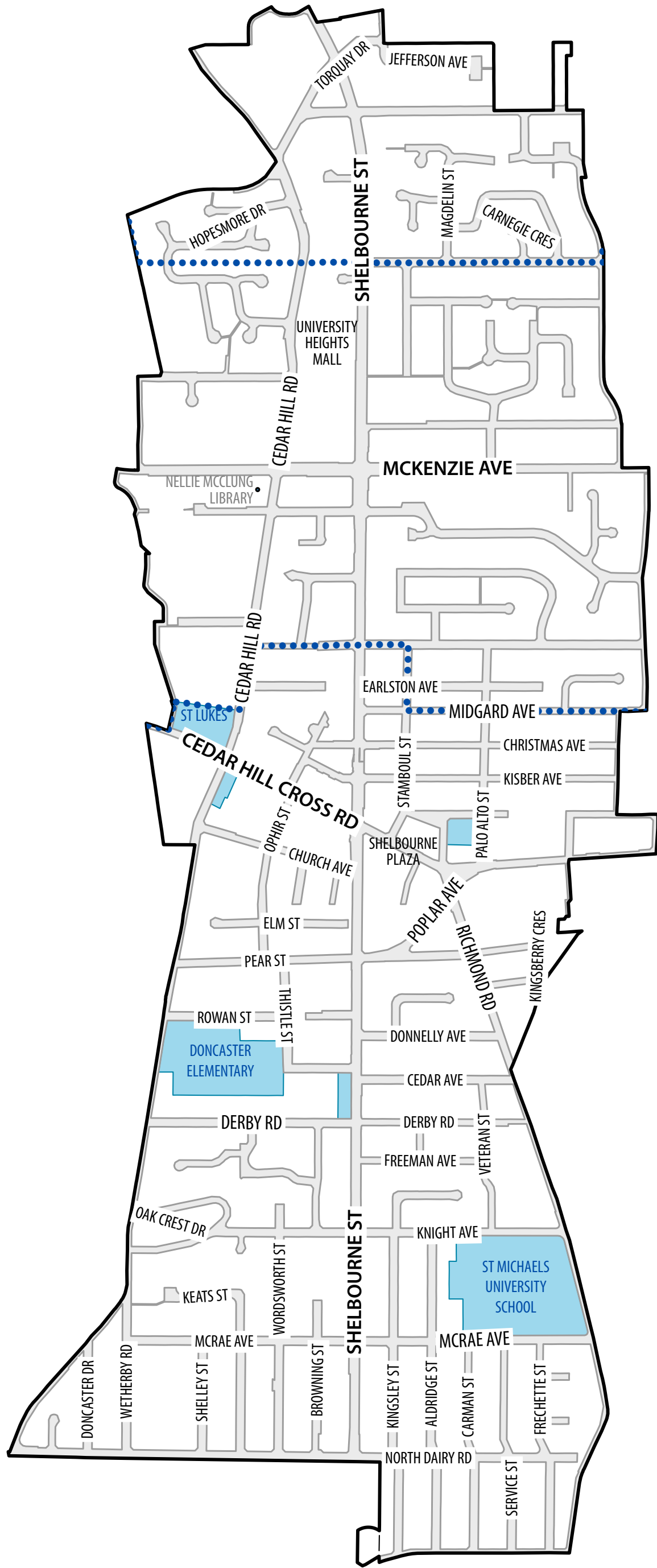


Predominantly multi-unit residential with consideration of live / work units at grade.

Building heights of 3 storeys.



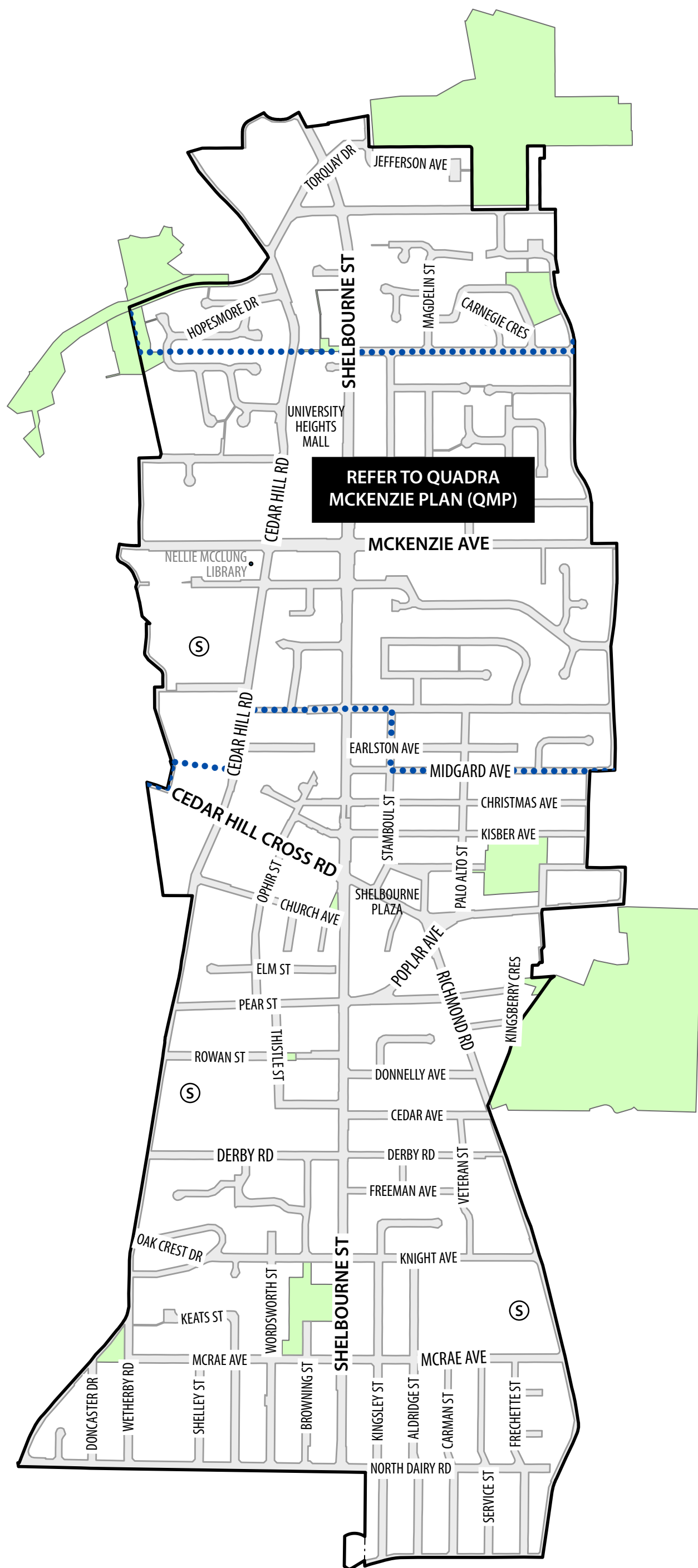
MIXED-INSTITUTIONAL



Predominantly institutional, including education, public assembly, recreation and public utilities / services. Non-market housing. Park. Consideration for residential, commercial or light industrial as an ancillary use.

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

PARKS



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

Building heights up to 2.5 storeys.

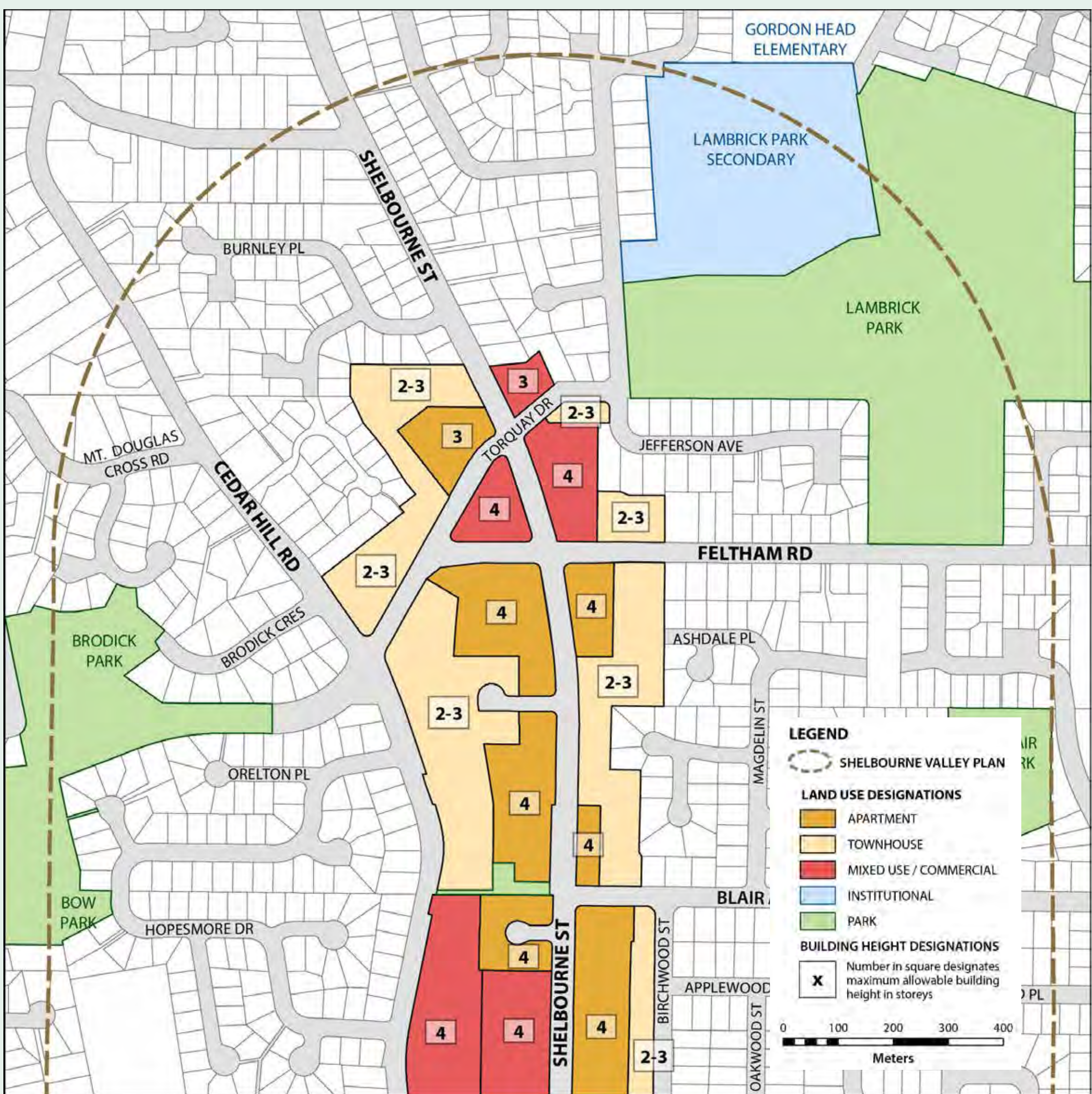


Feltham Village & Shelbourne Corridor (North)



Overview

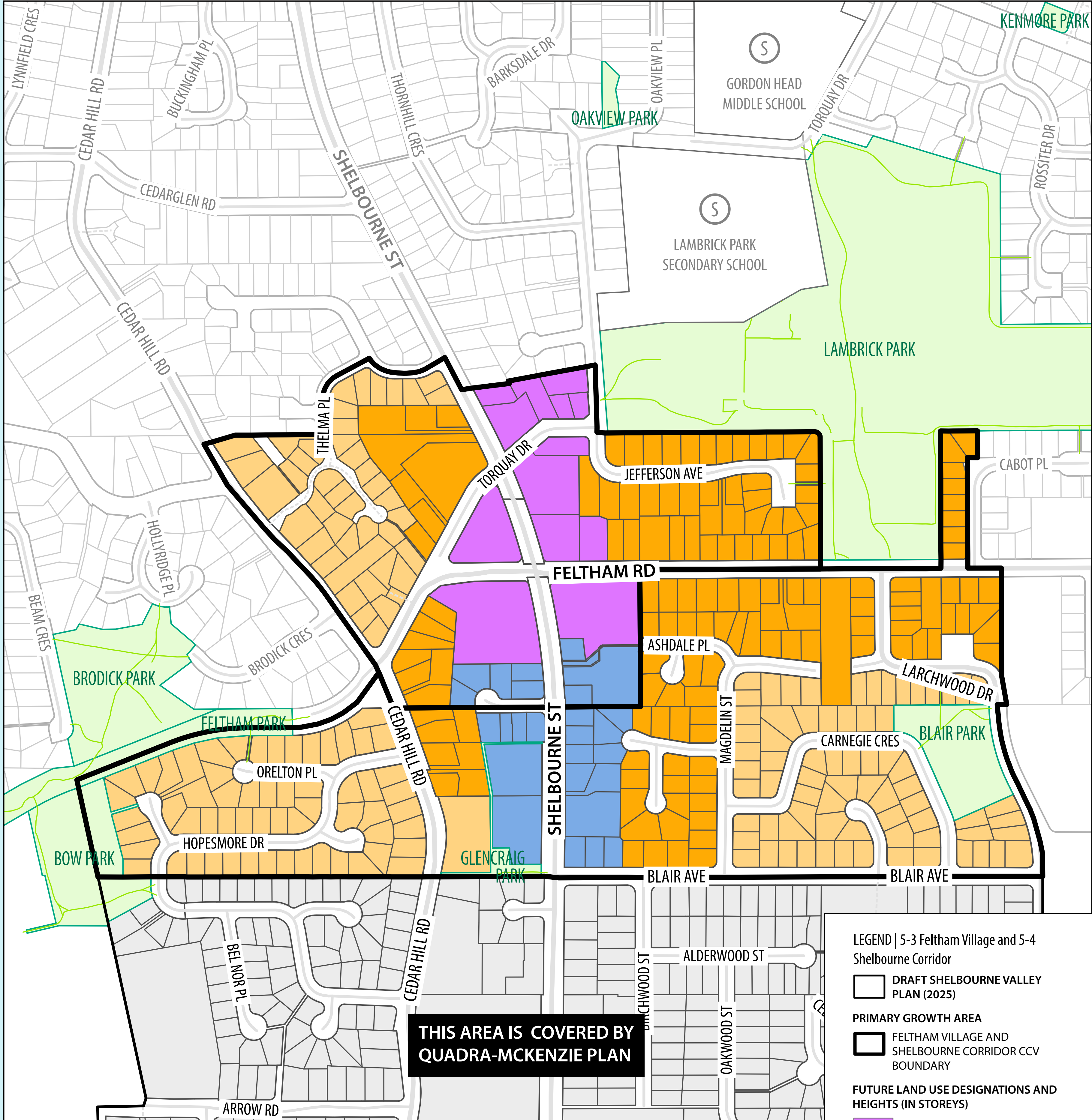
Feltham Village is the Valley’s northern gateway. It offers limited spaces for local commerce and services at the intersection of Torquay Drive and Shelbourne Street. The Village is envisioned as a vibrant, walkable community with a mix of housing, commercial, institutional, and open spaces.



SVAP 2017

Key Changes

- The Village footprint has been modestly expanded to give opportunities for more commercial spaces and housing, and to improve connections to Lambrick Park and Gordon Head Recreation Centre.
- Corridor designations provide opportunities for new housing near major roads.



SVP 2025

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

Post any comments you may have about this sub area, below.

Place a dot beside the answer that resonates with you.

Agree

Somewhat agree

Neither agree or disagree

Somewhat disagree

Disagree

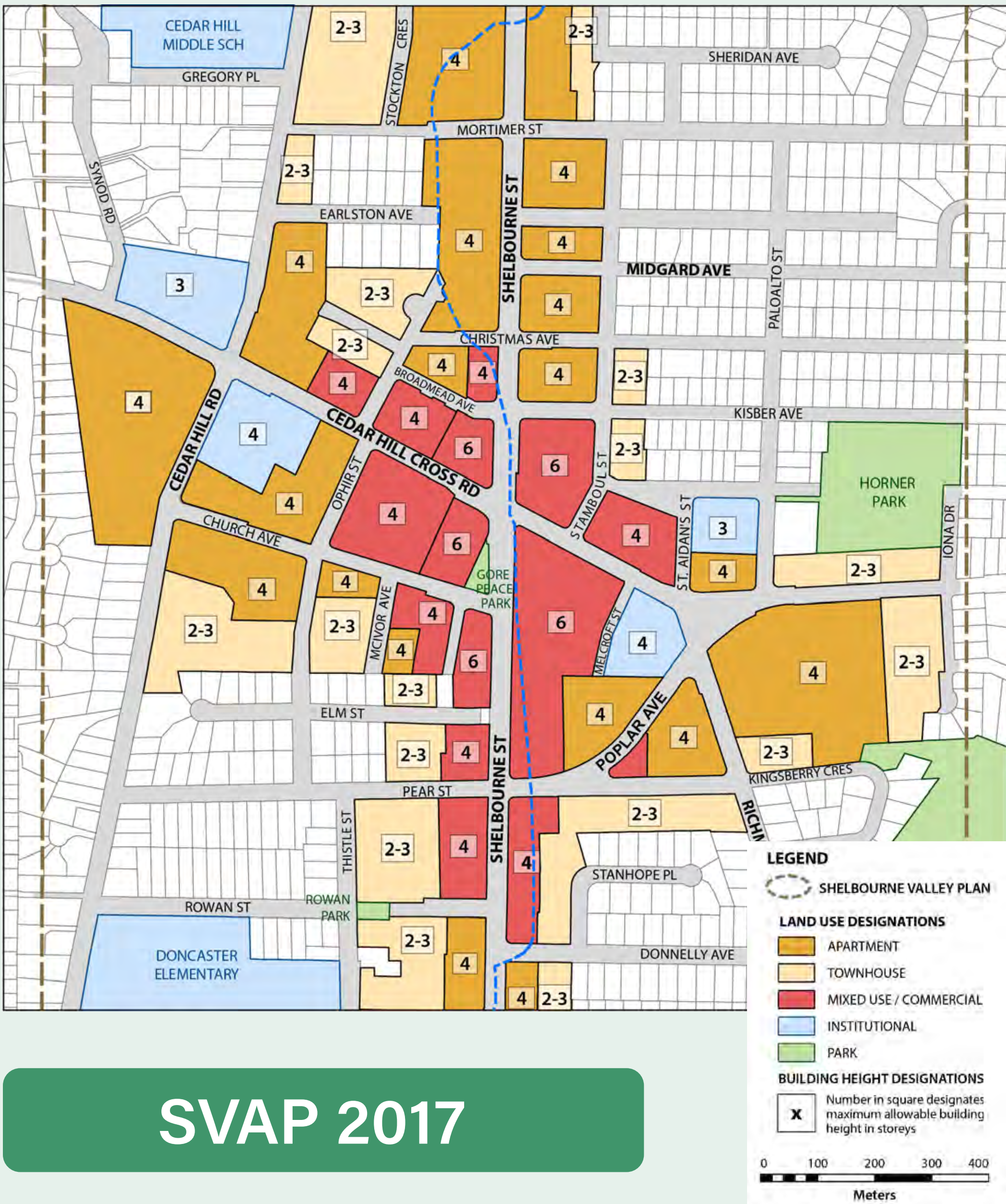


Shelbourne Valley Centre



Overview

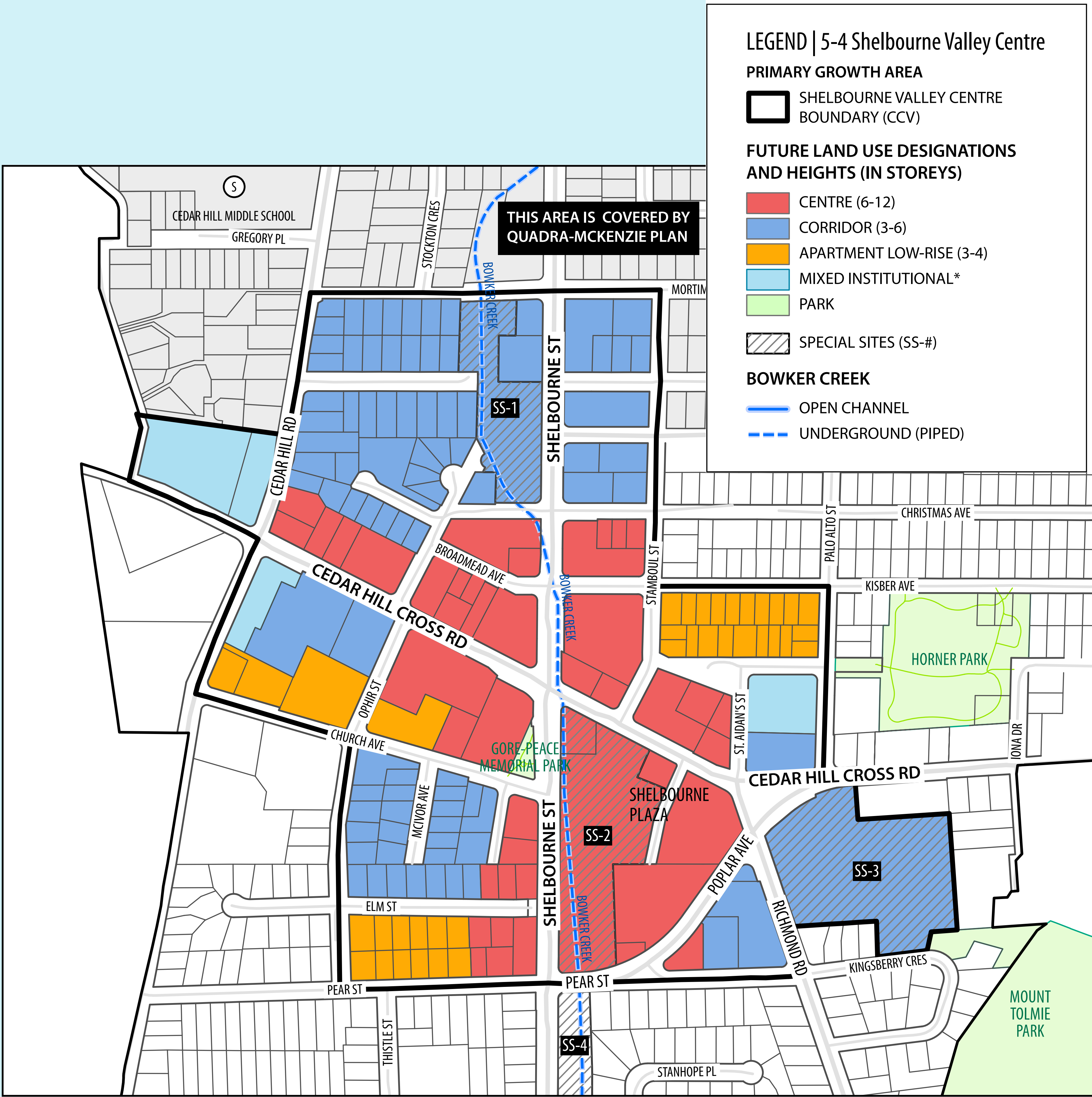
Located at Shelbourne Street and Cedar Hill Cross Road, Shelbourne Valley Centre is the Valley’s commercial hub. Future redevelopment can create a more integrated urban centre with safe, attractive public spaces, diverse housing, new community amenities, and support for both local and regional businesses.



SVAP 2017

Key Changes

- Three Special-Sites are identified in the centre due to their size and potential to contribute to multiple plan objectives.
- Centre designations have increased in density from 4-6 storeys (2017) to 6-12 storeys (2025) in alignment with the recently adopted OCP.
- Revised area boundary and integration of corridor designations.



SVP 2025

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

Post any comments you may have about this sub area, below.

Place a dot beside the answer that resonates with you.

●

●

●

●

●

Agree

Somewhat agree

Neither agree or disagree

Somewhat disagree

Disagree

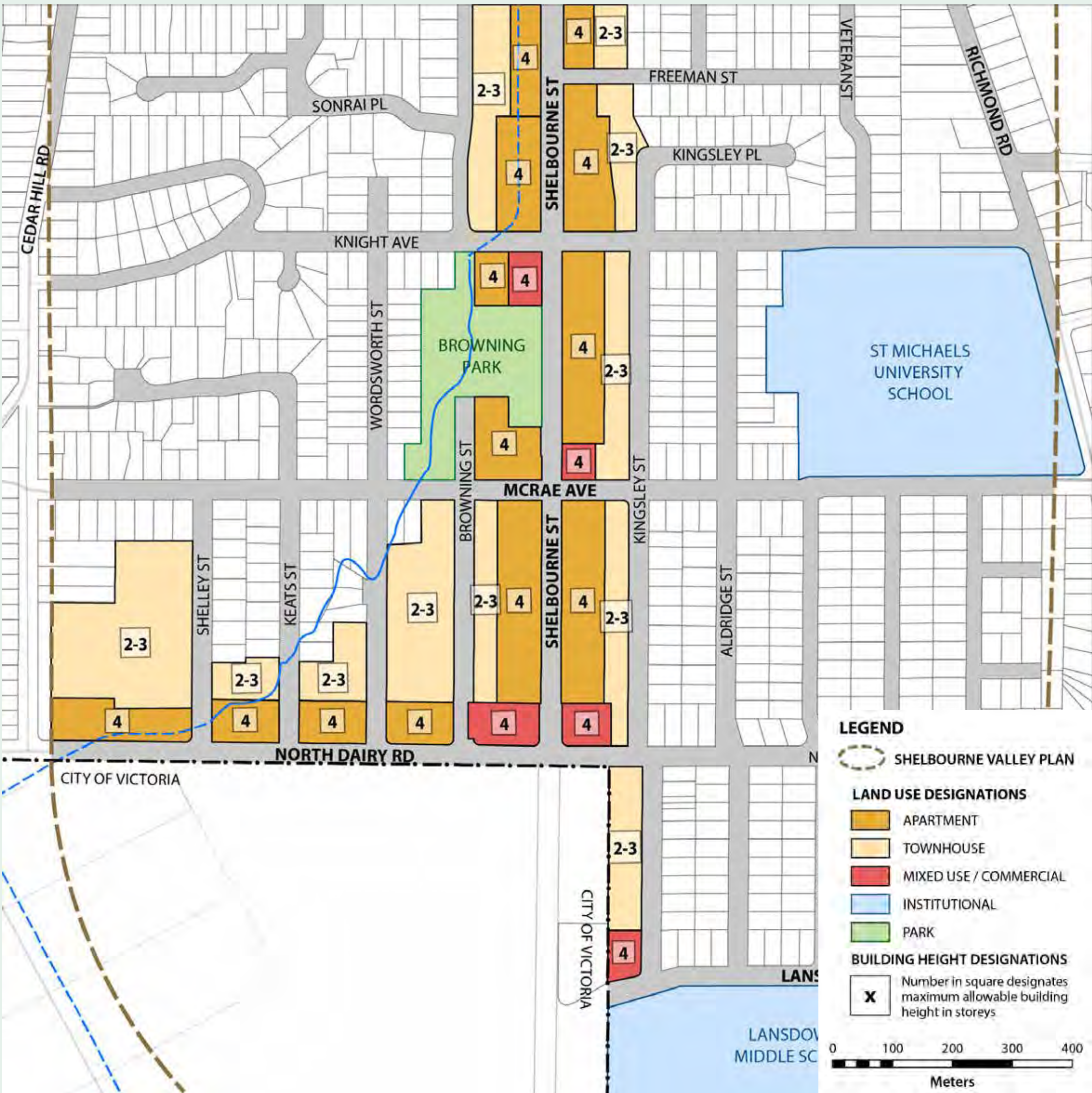


Hillside Centre & Shelbourne Corridor (South)



Overview

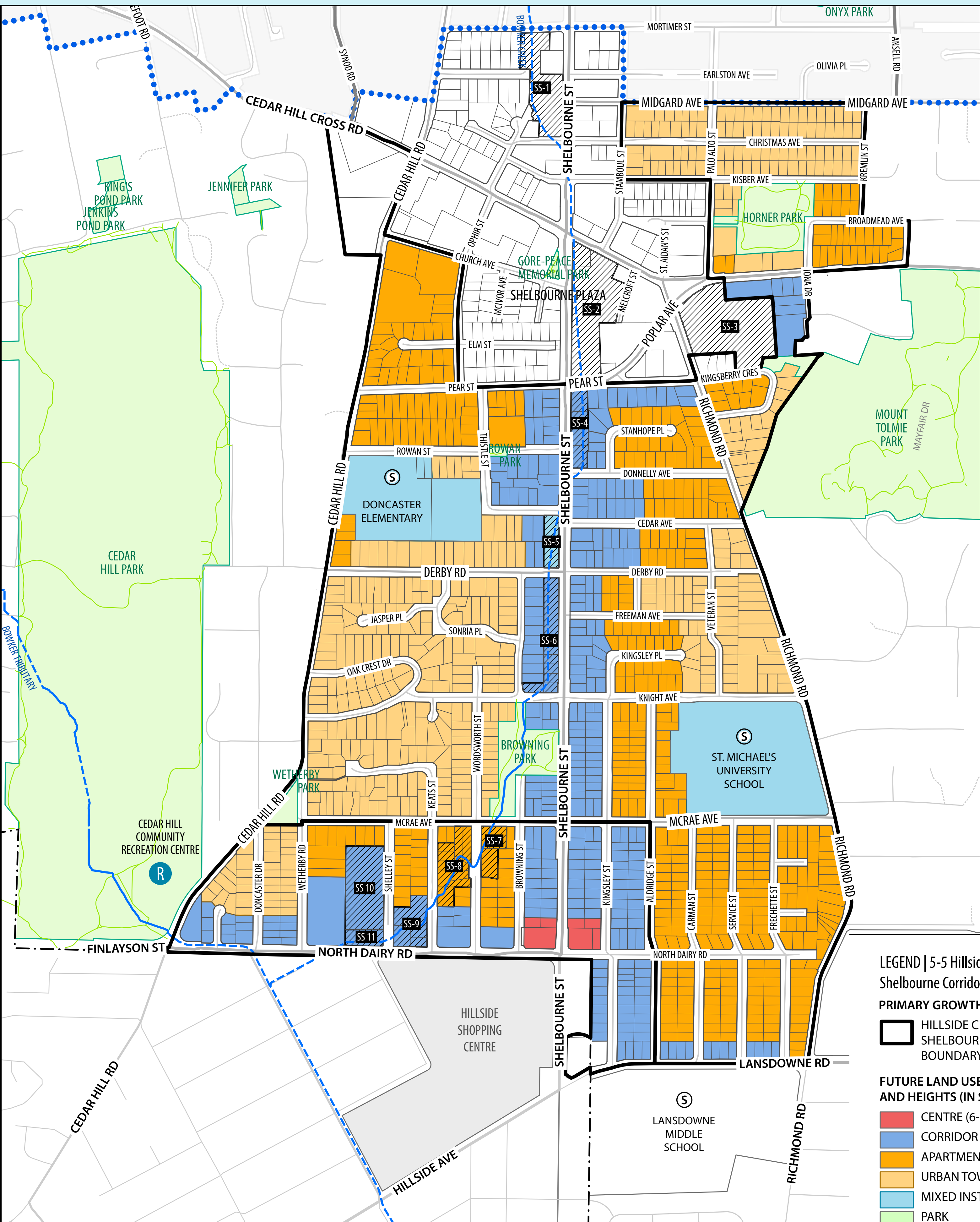
Hillside Centre is the southern gateway to the Valley, with major access on North Dairy Road and Shelbourne Street. The area benefits from various commercial and other services in Hillside Town Centre of the City of Victoria; It is the starting point of the Shelbourne Corridor in Saanich which links Centres and Village in the planning area.



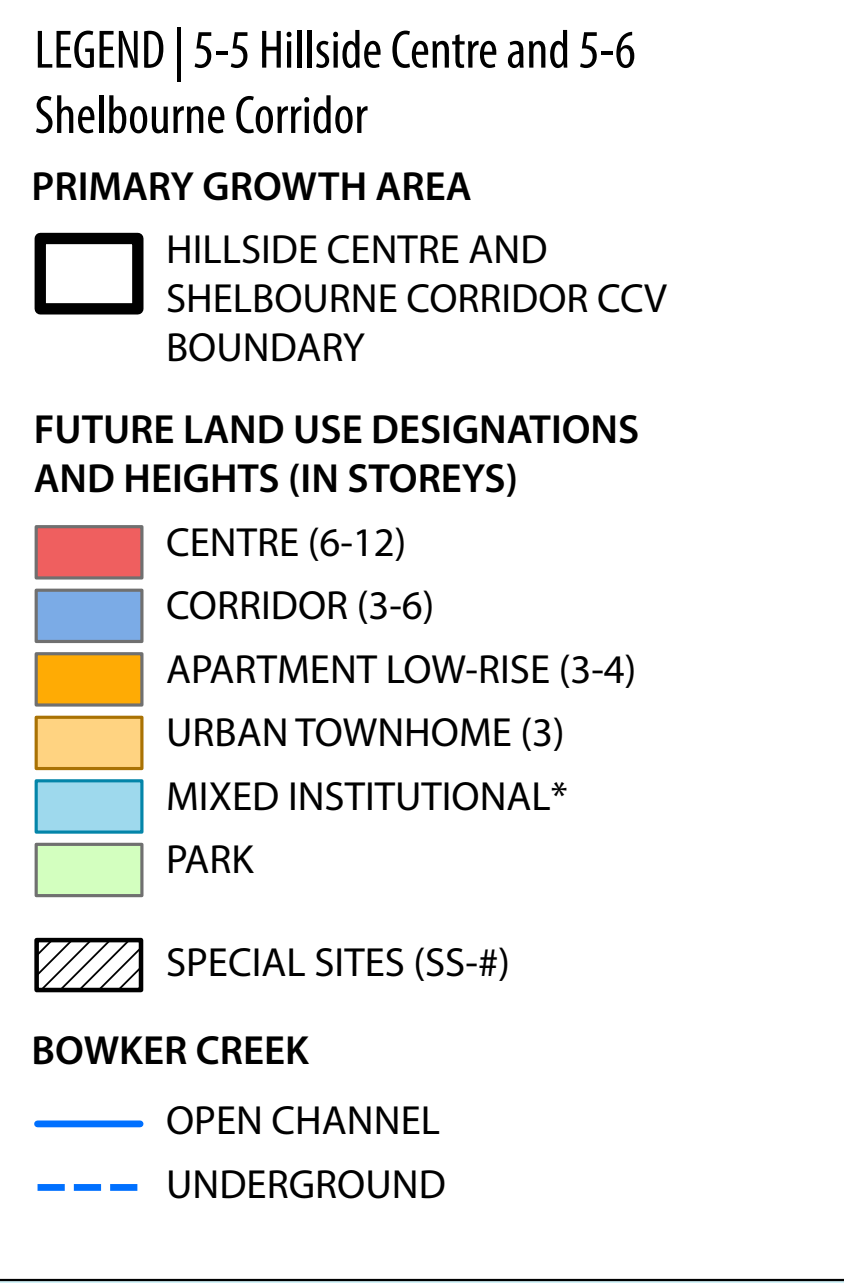
SVAP 2017

Key Changes

- Hillside Centre was minimally expanded to accommodate more developments near the commerce and service opportunities in and around Hillside Shopping Centre, in City of Victoria.
- Most of the properties that are directly impacted by the Bowker Creek are in this area. These properties (SS-4 to SS-11) have been marked for additional guidance to balance development, creek and riparian zone enhancement (See policies 5.2.12 to 5.2.15, and 5.2.17 in the Draft Updated Plan).



SVP 2025



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

Post any comments you may have about this sub area, below.

Place a dot beside the answer that resonates with you.

●

Yes, definitely!

●

Perhaps, yes

●

Maybe

●

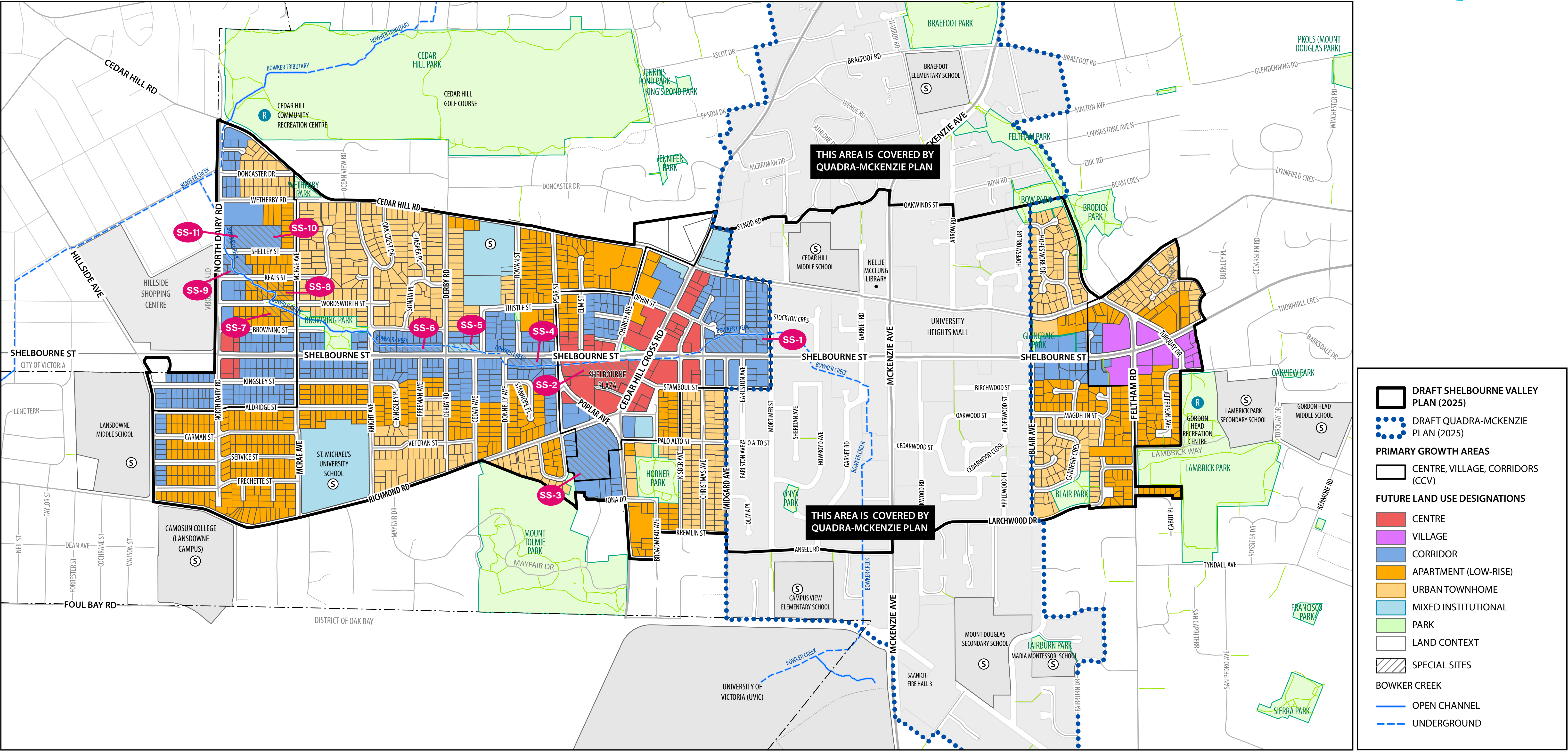
Perhaps, no

●

Definitely, no!



Special Sites



Special Sites in Shelbourne Valley Centre

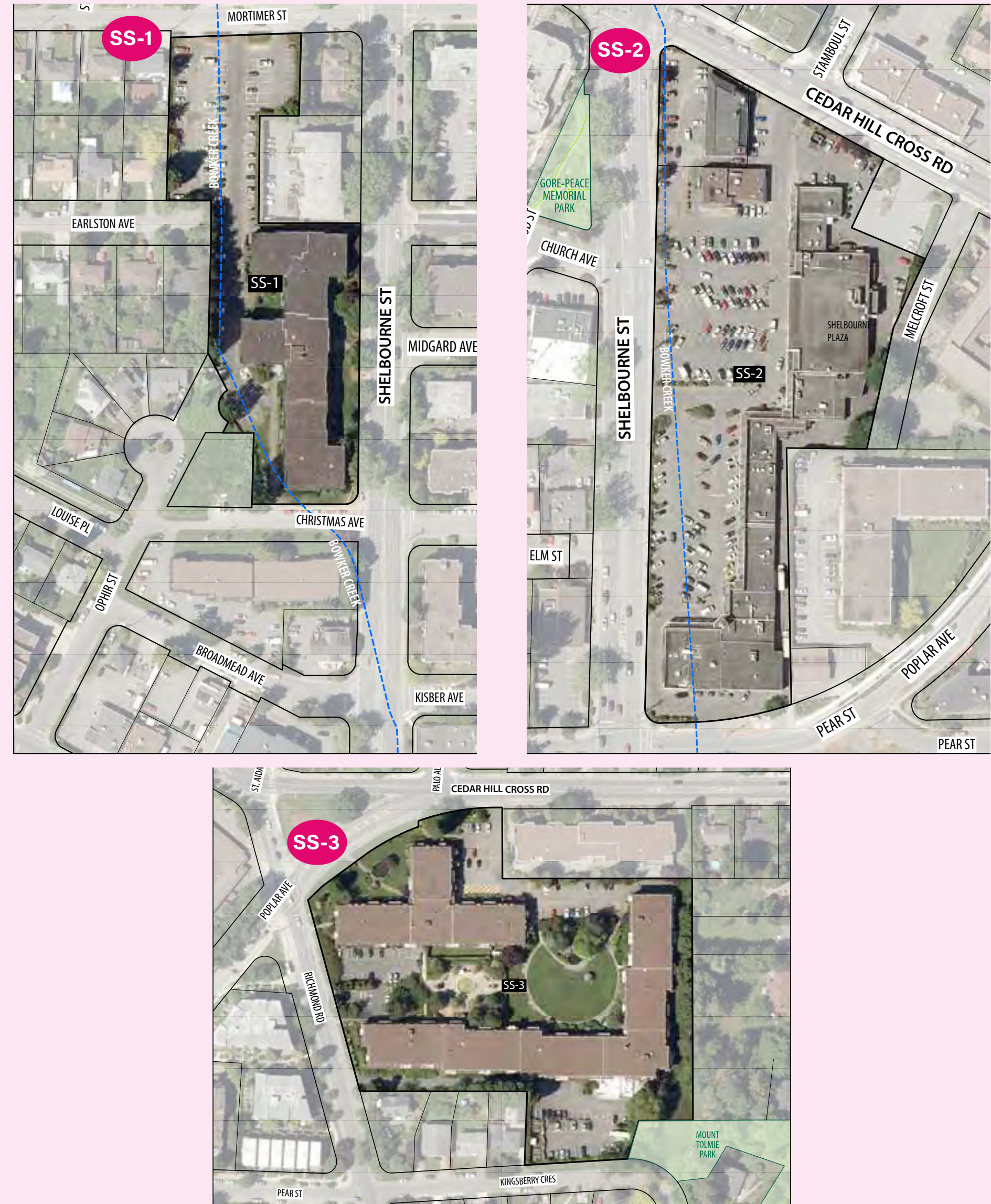


Figure 5.2 | Special Sites in Shelbourne Valley Centre
SS-1: 3868 Shelbourne Street - Hybury House
SS-2: 3667 Shelbourne Street - Shelbourne Plaza
SS-3: 1701 Cedar Hill Cross Road - Fraser Tolmie Apartments

These sites are large sites with potential to achieve multiple objectives of the plan.

Special Sites in Hillside Centre

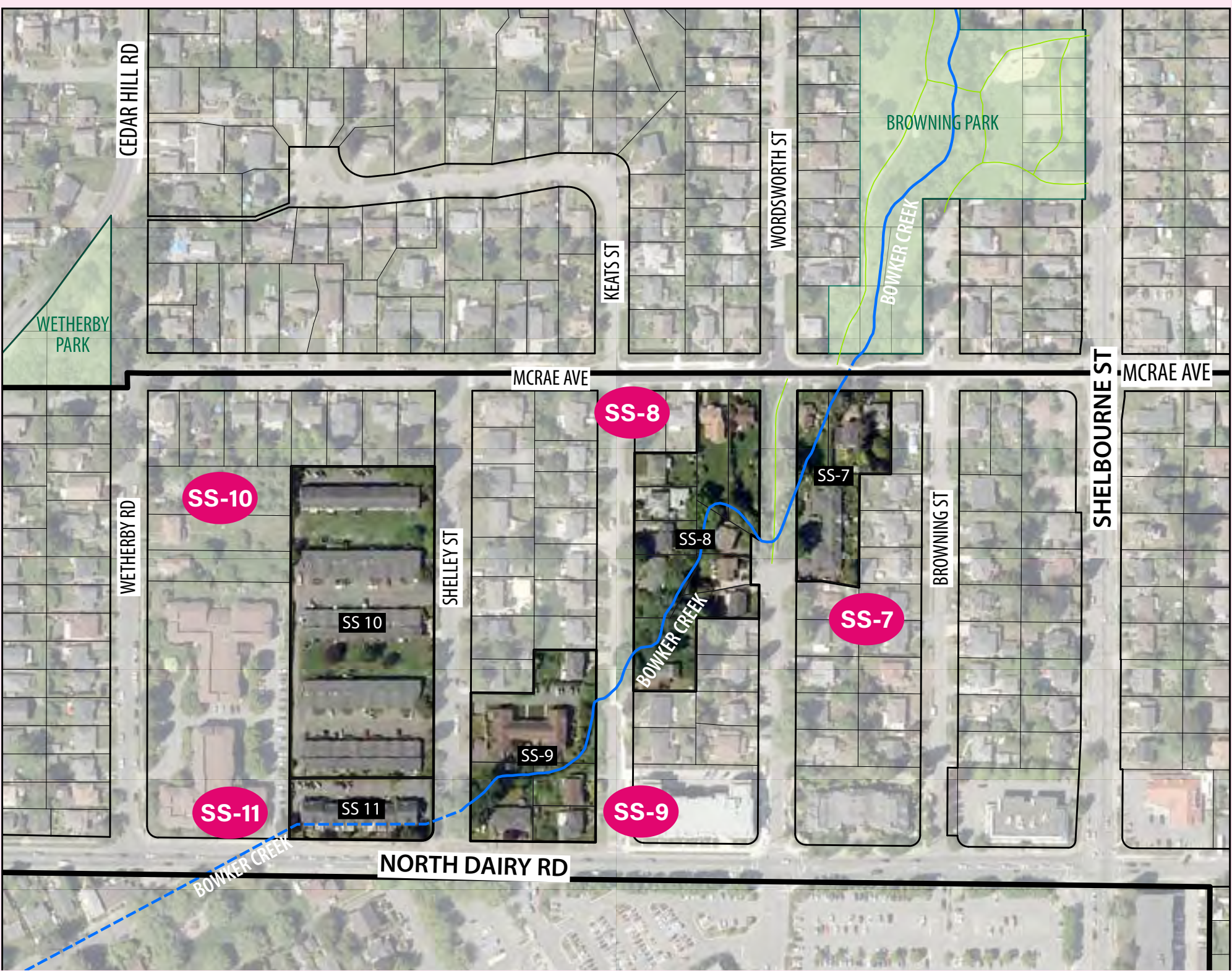


Figure 5.3 | Special Sites in Hillside Center
SS-7: 3221 Wordsworth Street; 1601-1617 McRae Avenue
SS-8: 3211-3255 Keats Street; 3226-3230 Wordsworth Street; 1577-1599 McRae Avenue
SS-9: 1564 North Dairy Road; 3211 Shelley Street; 3202-3204 Keats Street
SS-10: 3200-3290 Shelley Street
SS-11: 1550 North Dairy Road

These sites will require modified development approaches given alignment with Bowker Creek and associated requirements of Provincial and Saanich environmental regulations.

Special Sites Along the Shelbourne Corridor

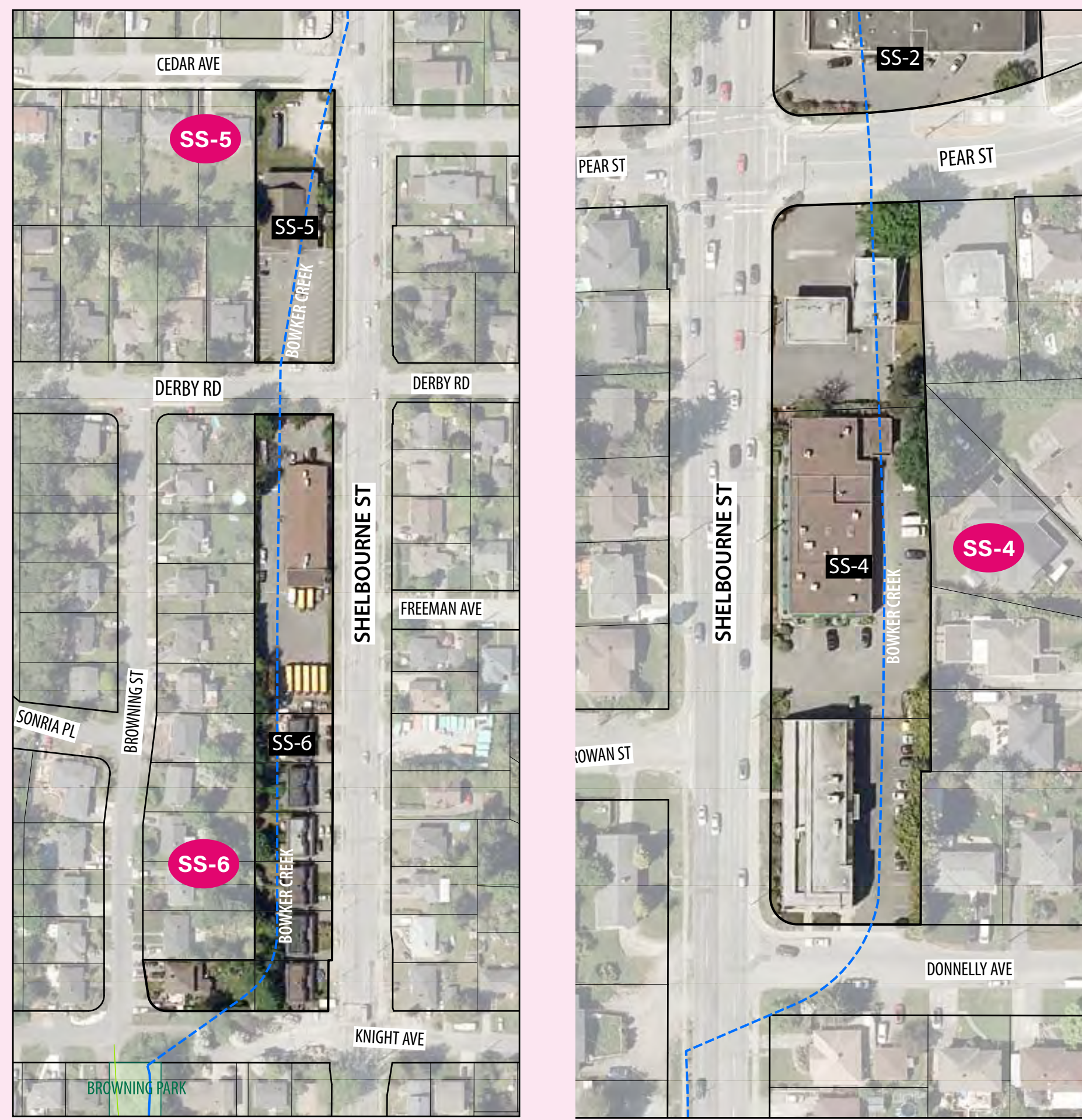


Figure 5.4 | Special Sites in Shelbourne Corridor
SS-4: 3561-3597 Shelbourne Street
SS-5: 3460 Shelbourne Street - Shelbourne Street Church
SS-6: 3345 Browning Street; 3352-3410 Shelbourne Street

Existing underground infrastructure and the Bowker Creek (piped) generally impact these sites.

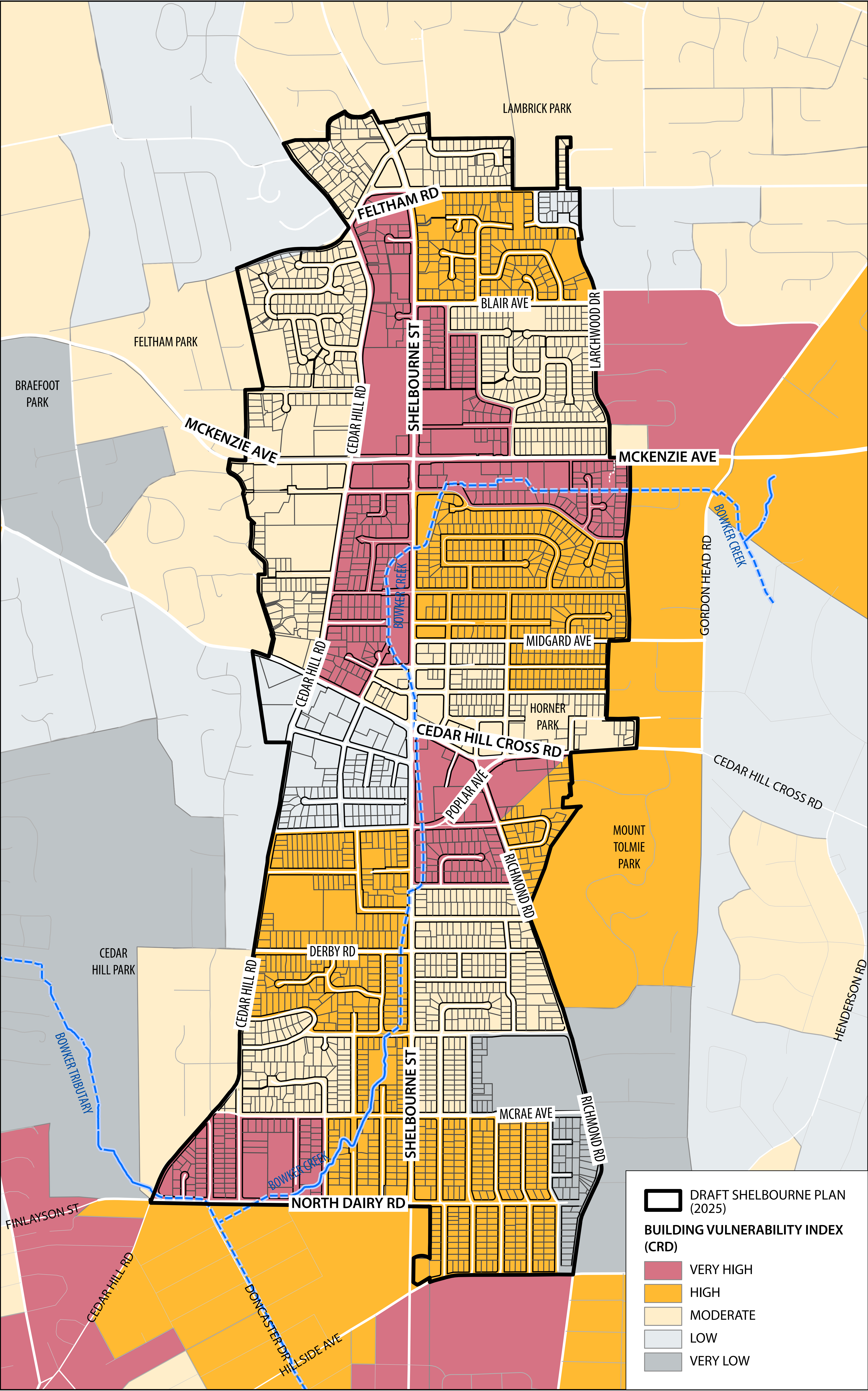
Climate & Environment: Heat Vulnerability



The 2017 Energy Planning section has been replaced with a new Climate Planning section. It incorporates CRD’s extreme heat data, and policies on embodied emissions, zero waste, building energy, and resiliency.

Building Vulnerability Index

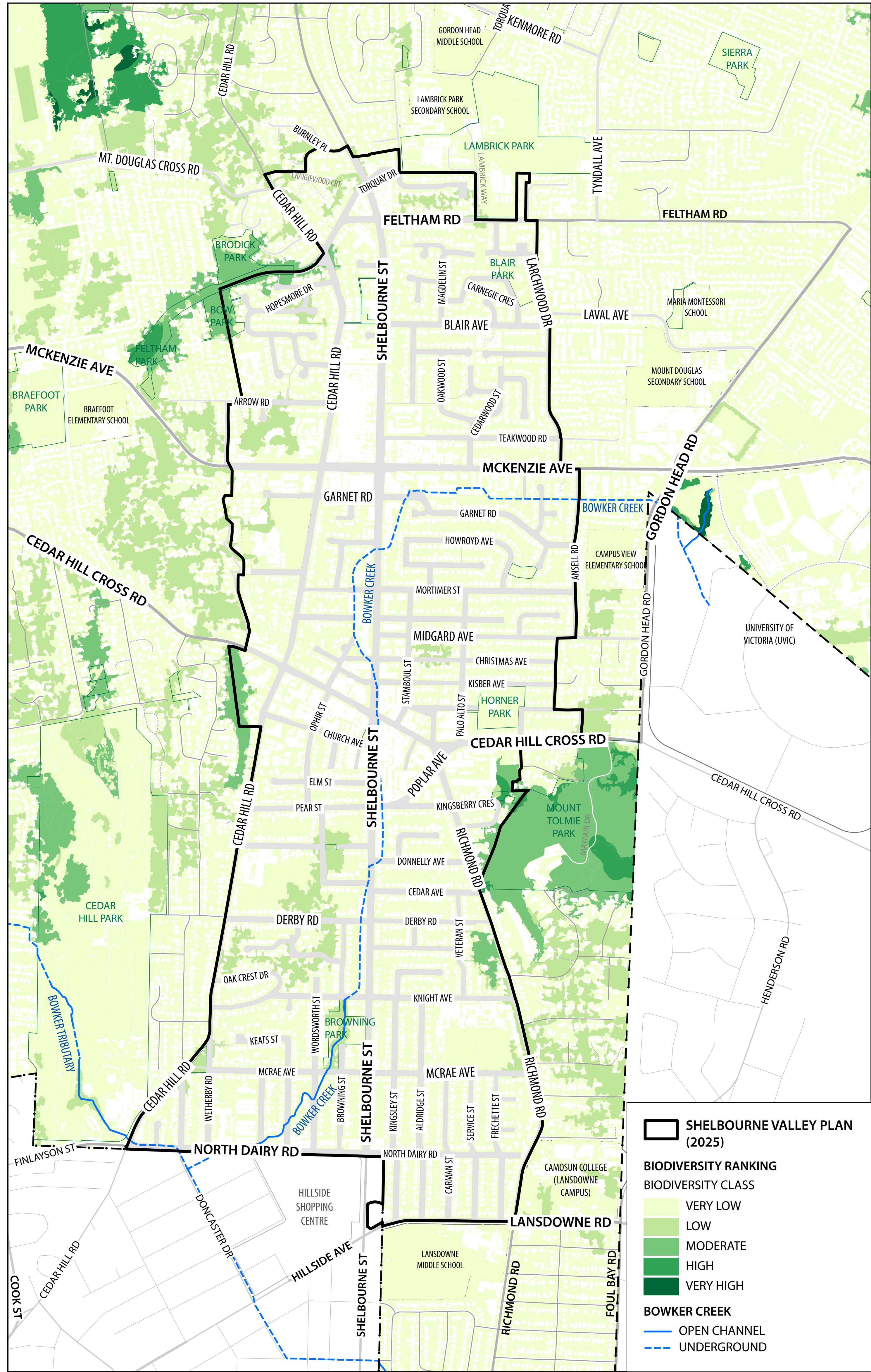
- ▶ Planning for extreme heat takes into account building age, height, dwelling, type, and solar exposure.
- ▶ The Capital Regional District (CRD) combines these variables into a Building Vulnerability Index: a single metric used to evaluate and map relative risk levels across the region.
- ▶ This map shows the spatial distribution of susceptibility to extreme heat within the Shelbourne Valley.
- ▶ The map highlights areas ranging from very low to very high risk based on vulnerabilities associated with existing building characteristics.





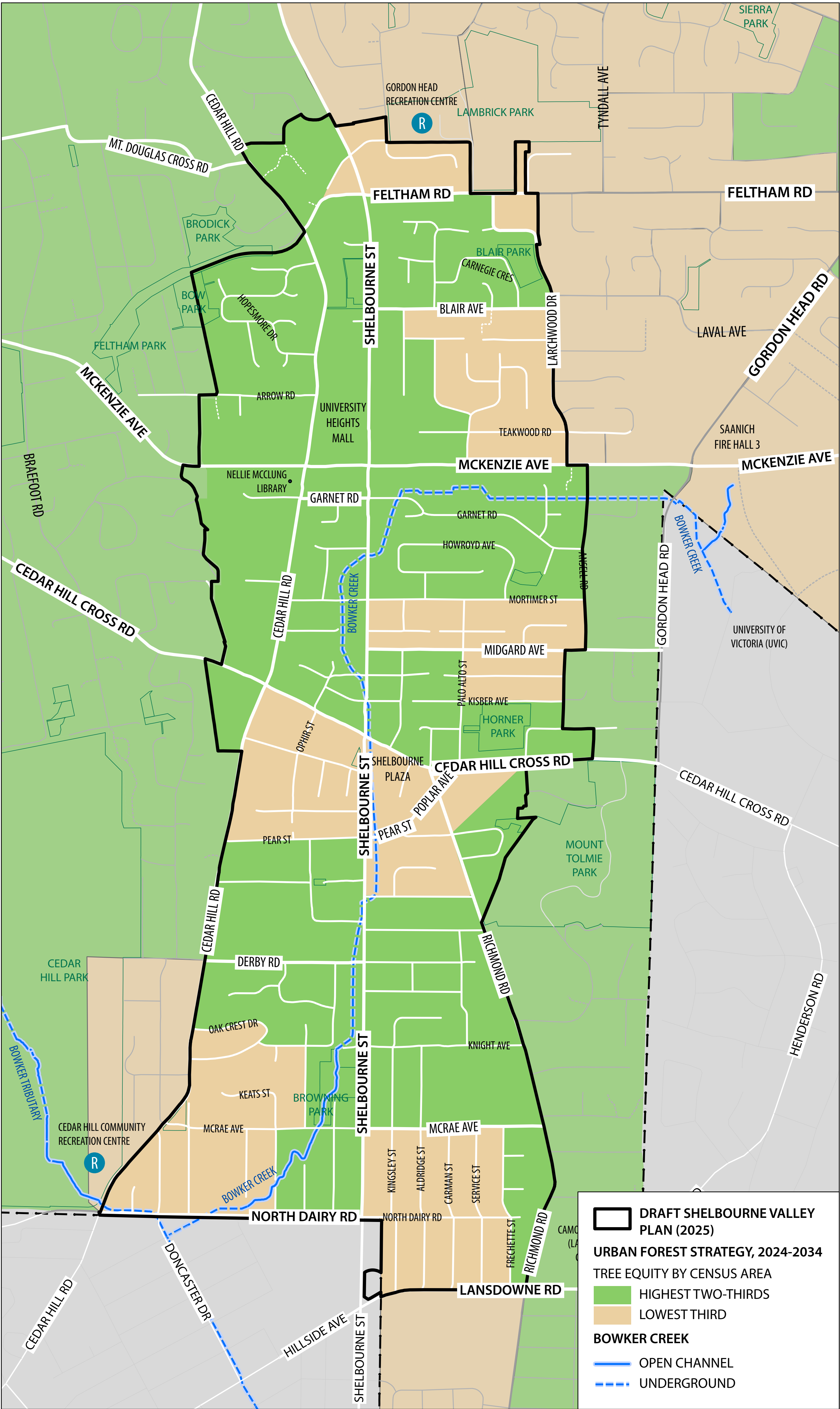
Biodiversity Ranking

- ▶ Incorporating Saanich’s Biodiversity Conservation Strategy, the Biodiversity Ranking map in the updated plan shows areas within the Shelbourne Valley, ranked from very low to very high biodiversity value.
- ▶ The map helps identify where habitat is most valuable for plants, animals, and ecological processes (high to very high areas) and where restoration could improve ecological connectivity (moderate to very low areas).



Tree Equity Scores

- ▶ The updated plan incorporated the Saanich’s Urban Forest Strategy which sets a long-term goal of 20% canopy cover in the Primary Growth Areas to enhance urban tree distribution and access.
- ▶ Tree equity score mapping in the Shelbourne Valley shows the distributional inequity of urban tree canopy in comparison to where the population stands to benefit most, helping guide policies to extend urban forest to underserved areas.





Bowker Creek

- ▶ Bowker Creek is an important natural feature in the Shelbourne Valley that was considered in the updated Plan.
- ▶ Beyond revising several policies to promote and explore opportunities for daylighting the creek, two new policies were added to support the restoration and enhancement of natural areas within the riparian zone and foster community involvement, consistent with the updated Blueprint.
- ▶ Sites directly affected by the Creek were also identified, with site-specific policies introduced to support the creek ecosystem.

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

Place a dot beside the answer that resonates with you.

	Strongly Support	Support	Neutral	Do Not Support	Strongly Do Not Support
Allowing taller buildings on a smaller portion of a site to allow the remainder to be dedicated to creek daylighting					
Modifying environmental best practices / standards to allow daylighting, but with a narrower creek channel / smaller riparian area.					
Modifying development standards to permit things such as reduced building setbacks or road dedication requirements.					
Providing incentives to developers, such as tax exemptions for a period.					
What is your level of support for the daylighting of Bowker Creek?					

Post any comments you may have about Bowker Creek, below.

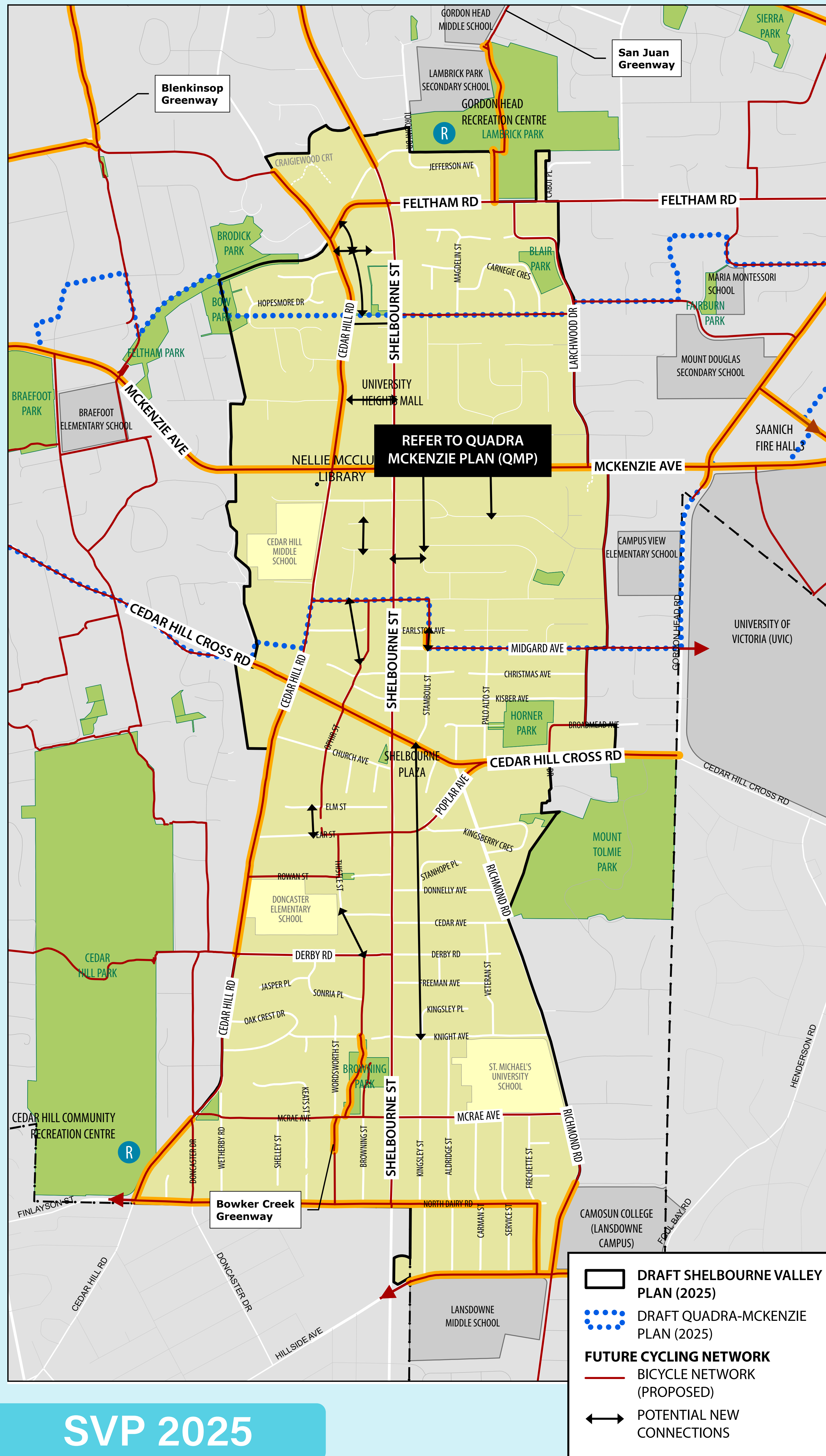


Transportation & Mobility: Pedestrian Network

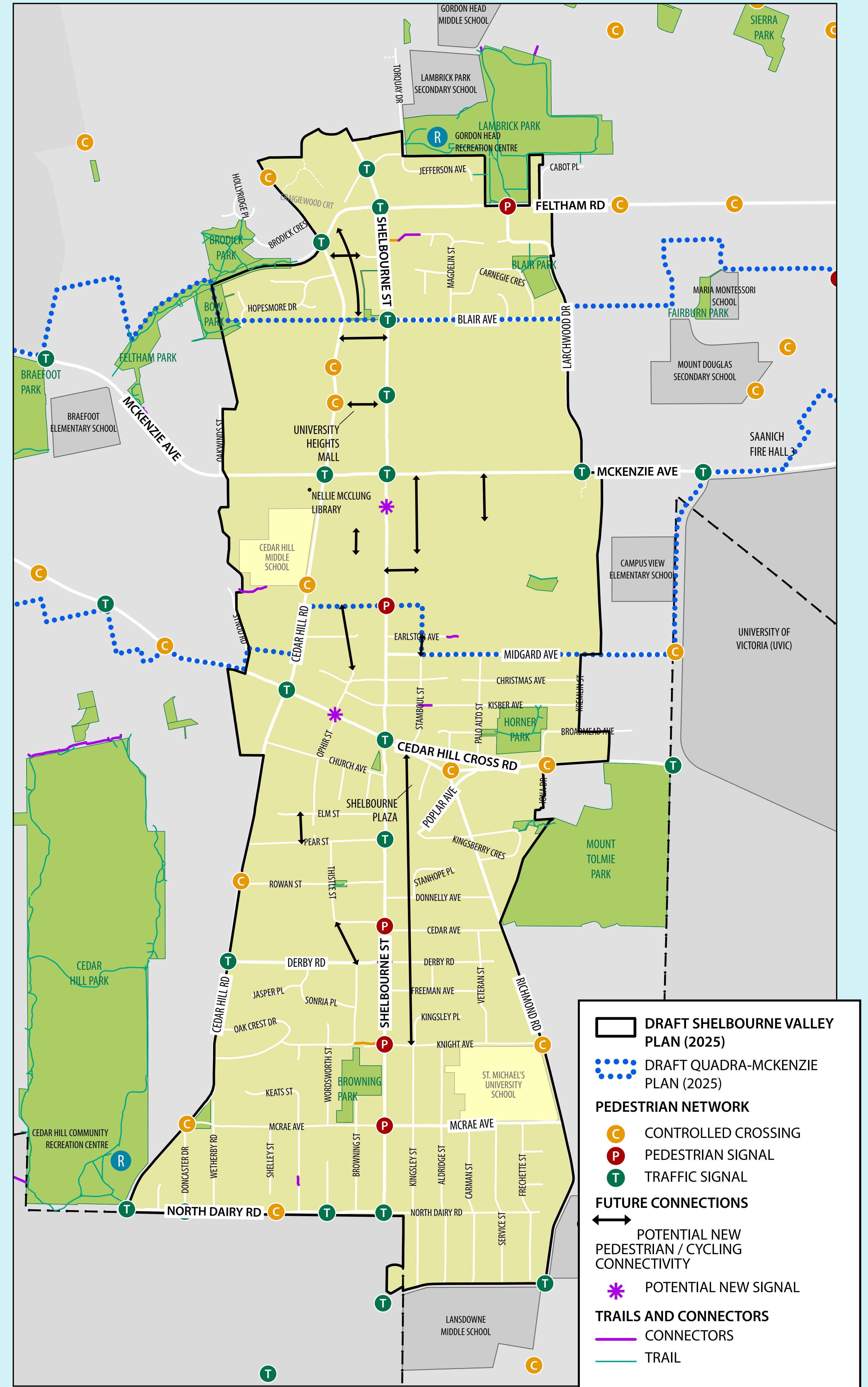


Cycling Network

Pedestrian Network



SVP 2025



SVP 2025

Cycling Network Key Changes

- The proposed bicycle network has been expanded to include:
 - Ophir Street
 - East segment of North Dairy Road to Frechette Street
 - McRae Avenue
 - Browning Street, with potential new connection to Thistle Street

Pedestrian Network Key Changes

- New controlled crossing on Cedar Hill Road at Arrow Road
- New traffic signal on Shelbourne Street at Blair Avenue
- New controlled signal on McRae Avenue at Doncaster Drive
- New pedestrian signal on Shelbourne Street at Knight Avenue

Next Steps



Based on the public input received in this phase and staff analysis, the Updated Draft Plan will be revised and presented to Council in Winter 2025/2026.

Participate in the Online Survey!



Open September 16 - October 20

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

Learn more about the Shelbourne Valley Plan Update

[Saanich.ca/SVP](https://saanich.ca/SVP)

Phone: 250-475-5471

Email: svp@saanich.ca



We Want to Hear From You!



Sticky notes and dots posted on the Open House Boards will be recorded as part of the Phase 4 engagement report.

