



# Shelbourne Valley Plan (Summary)



# Background

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# Introduction



- Originally adopted in 2017 as the Shelbourne Valley Action Plan
- The Plan has so far guided land use and transportation decision in the Shelbourne Valley
- **Key outcomes of 2017 Action Plan include:**
  - Over 1,700 new housing units approved
  - Over \$3.5 million in Community Amenity Contributions
  - Shelbourne Street Improvements Project
  - Park acquisition on Church Avenue
- Focus of the 2024 - 2026 plan update is to:
  - Align with the new Official Community Plan
  - Incorporate other recently adopted, updated, or ongoing plans, strategies, and reports
  - Reflect changing demographics, market conditions, current and future community needs

Shelbourne Valley Action Plan



District of Saanich  
**BIODIVERSITY  
CONSERVATION  
STRATEGY**  
June 2024



Sustainable  
Saanich  
**OFFICIAL  
COMMUNITY  
PLAN**

May 2024



**Climate Plan**  
100% Renewable  
& Resilient Saanich



# Plan Structure

## Introductory Chapters

Plan Overview

Planning Context

Vision and Goals

## Topic Chapters

Climate Change and  
Environment

Land Use

Transportation and  
Mobility

Urban Design and  
Accessibility

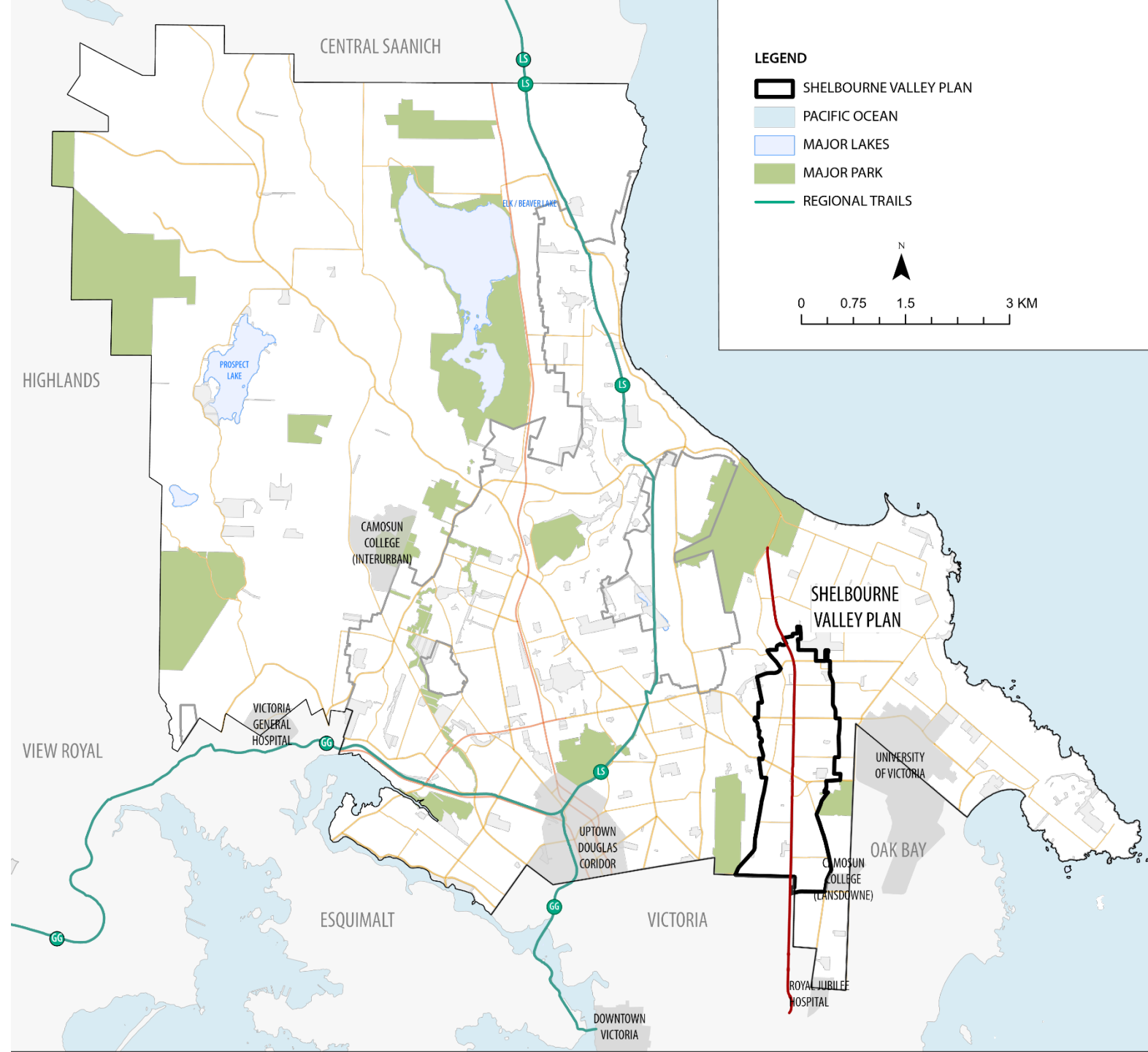
## Implementation

Prioritized Actions

Monitoring and  
Evaluation

# Plan Area

- **27%** of Saanich's Primary Growth Areas
- **7%** of the area within the Urban Containment Boundary
- **4 km** from Thelma Place to North Dairy Road
- Properties within about **500 metres** on both sides of Shelbourne Street
- Overlaps the **Quadra McKenzie Plan** (in-progress) near the intersection of Shelbourne Street and McKenzie Avenue. This area is out of scope of the Shelbourne Valley Plan



# Plan Goals

1

Increase housing and employment density within walking distance of the Frequent Transit Network

2

Protect and restore the natural environment

3

Address climate change mitigation and adaptation

4

Develop economically vibrant and attractive Centres and Villages

5

Respond to the needs of all ages and abilities



# Plan Goals

6

Enhance opportunities for cycling, walking and transit

7

Improve housing choice and affordability

8

Strengthen the network of community spaces and facilities

9

Enhance sense of place and identity in the valley

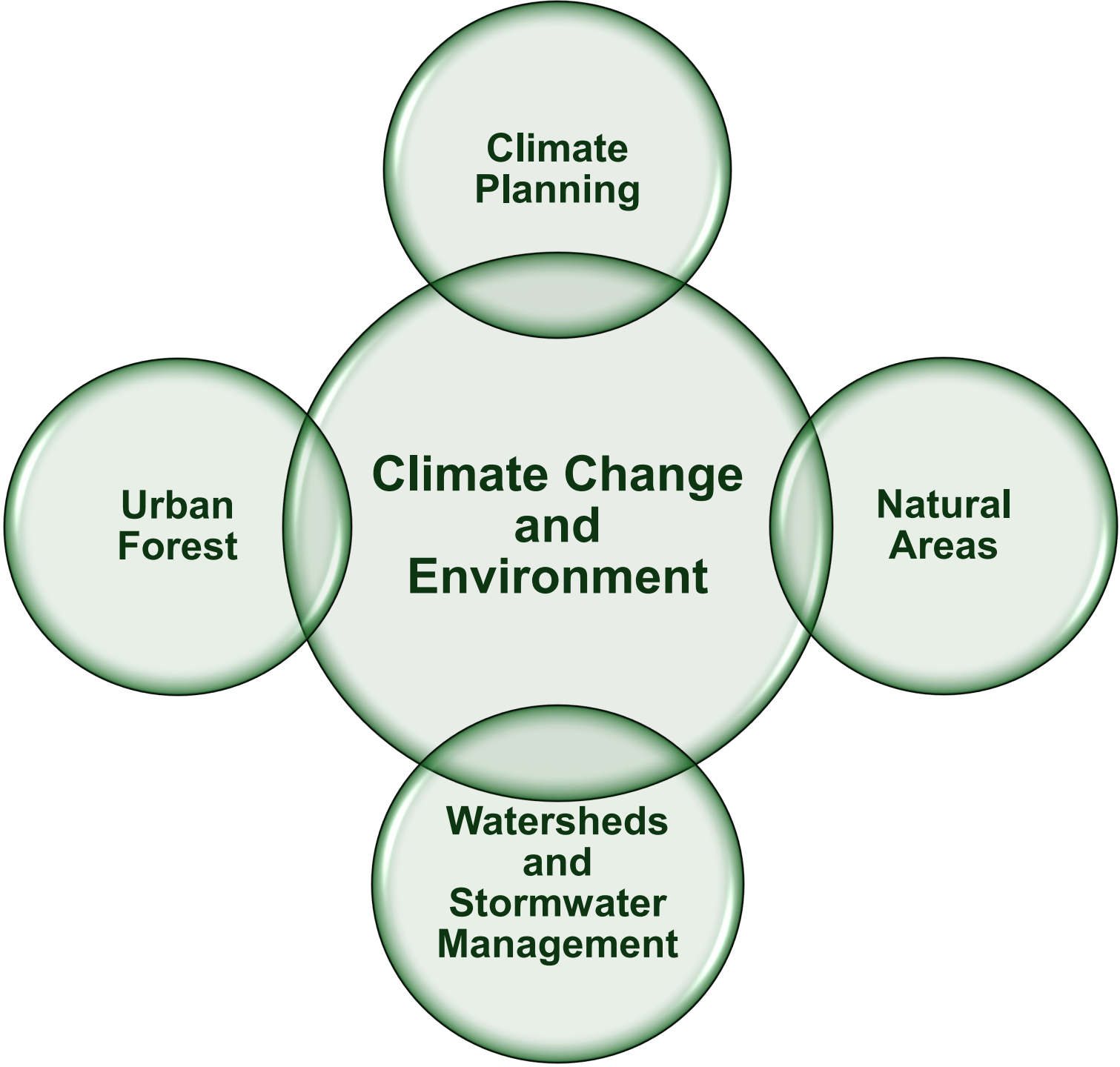
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Improve watershed health and function



# Climate Change & Environment

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# Climate Change and Environment

## OBJECTIVES

- Protect, connect and restore areas of ecological value, including Garry Oak ecosystems, with a focus on areas identified in the Biodiversity Conservation Strategy and Biodiversity Habitat Network.
- Restore watershed health and rehabilitate Bowker Creek, drawing on the Bowker Creek Blueprint and Daylighting Feasibility Studies as foundational reference.
- Protect, connect, and enhance the urban forest, in accordance with the vision and canopy cover targets in the Urban Forest Strategy.
- Promote conservation and resiliency through green buildings, energy efficiency and green infrastructure.
- Enhance capacity to adapt to climate change impacts in both natural and human systems.



# Climate Planning

## OVERVIEW

- Climate change impacts in Saanich are intensifying
- Land use and transportation are key policy areas impacting the District's ability to meet climate targets
- Compact, mixed-use, transit-oriented development reduces auto dependence and associated GHG emissions

## KEY POLICY DIRECTIONS

- Support low-carbon and energy efficient development
- Promote climate-resilient building and streetscape designs
- Reduce embodied emissions



# Natural Features

## OVERVIEW

- Urbanization has significantly impacted the natural features in the Plan area including the Garry Oak ecosystems and Bowker Creek

## KEY POLICY DIRECTIONS

- Maintain, connect and restore natural features
- Encourage the use of native species and climate change resilient plants for landscaping



# Watersheds and Stormwater Management

## OVERVIEW

- Urbanization has contributed to changes in the Valley's drainage patterns, as impervious surfaces reduce runoff absorption and impact the health of the Bowker Creek and Douglas Creek watersheds.
- Working in tandem with other initiatives to improve watershed health and riparian areas

## KEY POLICY DIRECTIONS

- Improve watershed performance
- Restore and daylight Bowker Creek where feasible
- Strengthen stormwater management and detention capacity
- Enhance natural areas and the riparian zone



# Urban Forest

## OVERVIEW

- The Urban Forest Strategy seeks to achieve 20% canopy cover in the Primary Growth Areas (PGAs)
- The Plan area has an uneven tree canopy distribution
- Limited space for planting new trees in the area due to competing demands for space

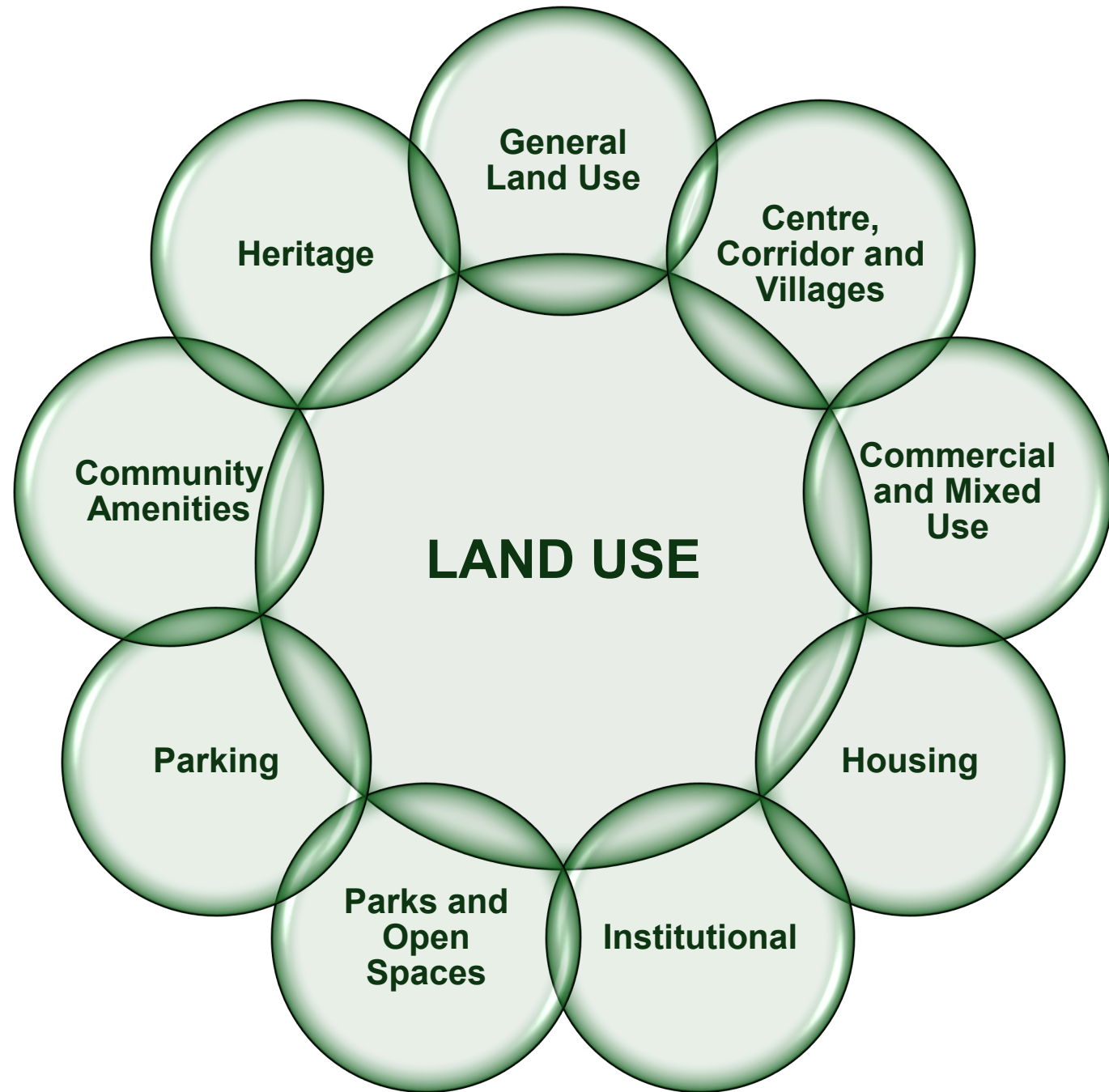
## KEY POLICY DIRECTIONS

- Retain and expand tree canopy
- Prioritize tree equity
- Integrate urban forestry into redevelopment and placemaking



# Land Use

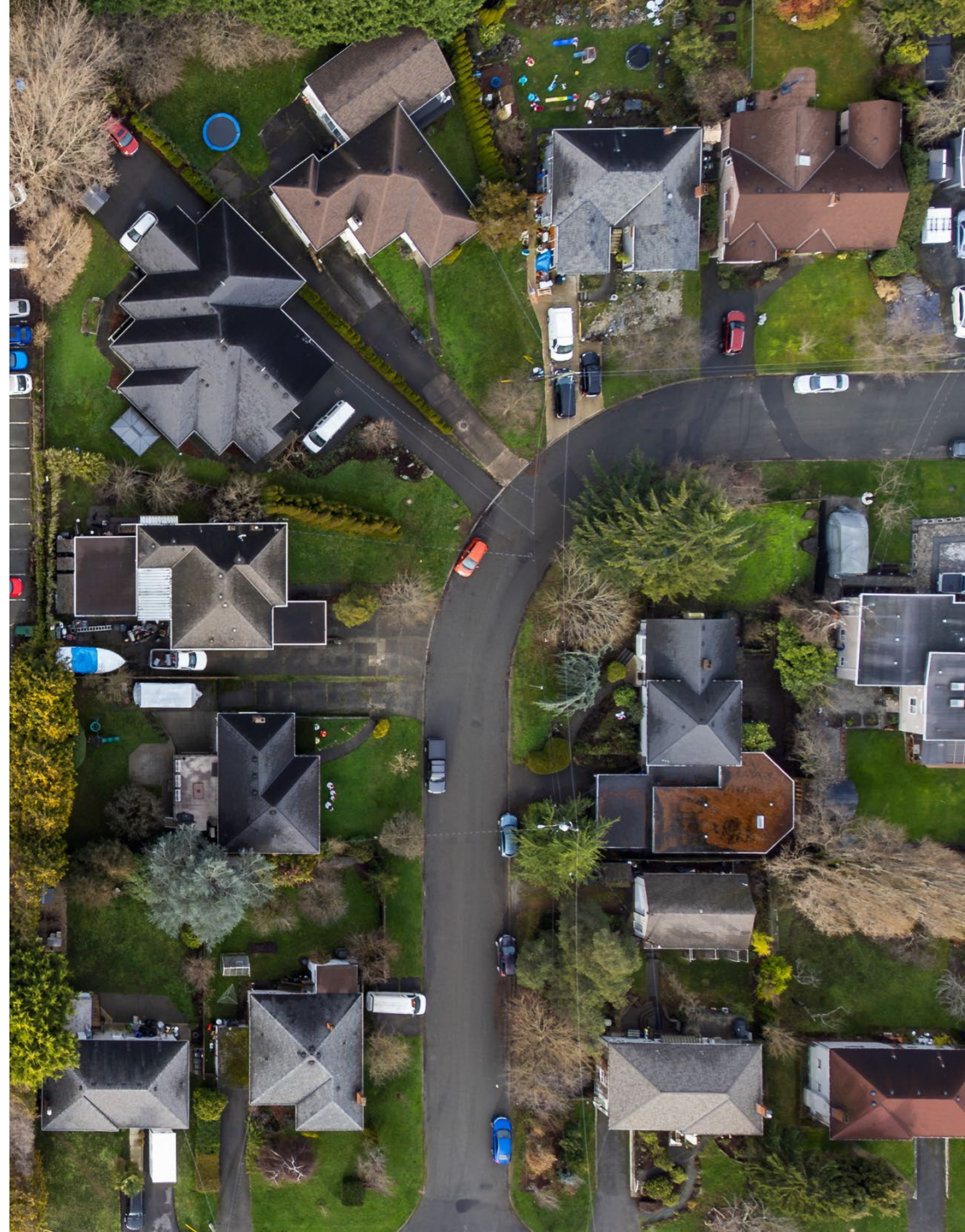
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# Land Use

## OBJECTIVES

- Accommodate greater housing supply and diversity near frequent transit
- Focus new growth in Centre, Corridor and Villages
- Support land use changes with public space and mobility improvements
- Encourage mixed uses
- Transition height from core to periphery
- Accommodate demographic changes with suitable housing and services
- Provide an inclusive network of green spaces, parks and trails
- Create diverse housing by tenure, type and affordability
- Integrate climate and environmental objectives through compact development



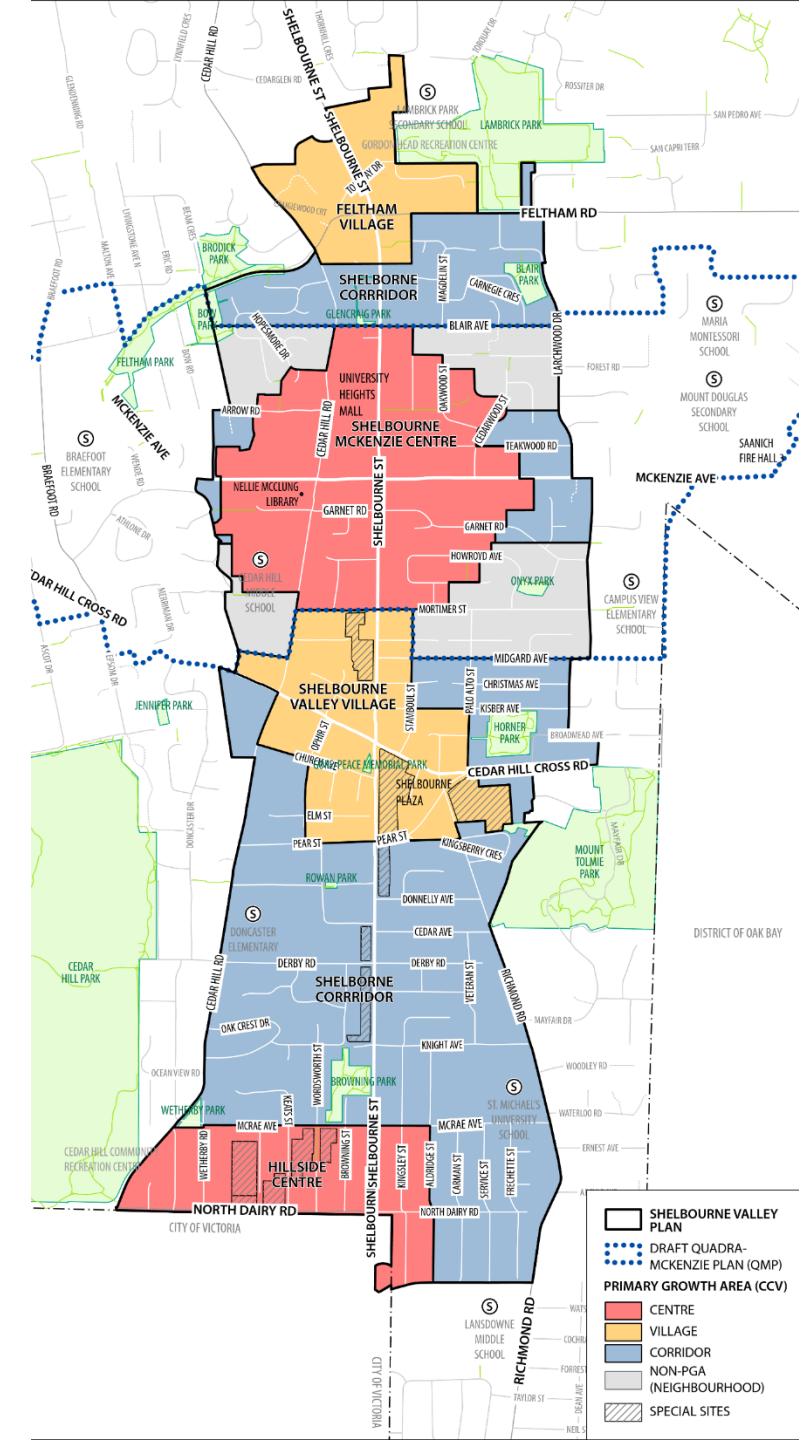
# Future Land Use Framework

## OVERVIEW

- Builds on the existing pattern of commercial areas and transit network
- Commercial areas will evolve into Centre and Villages; and the transit arteries into Corridor

## KEY POLICY DIRECTIONS

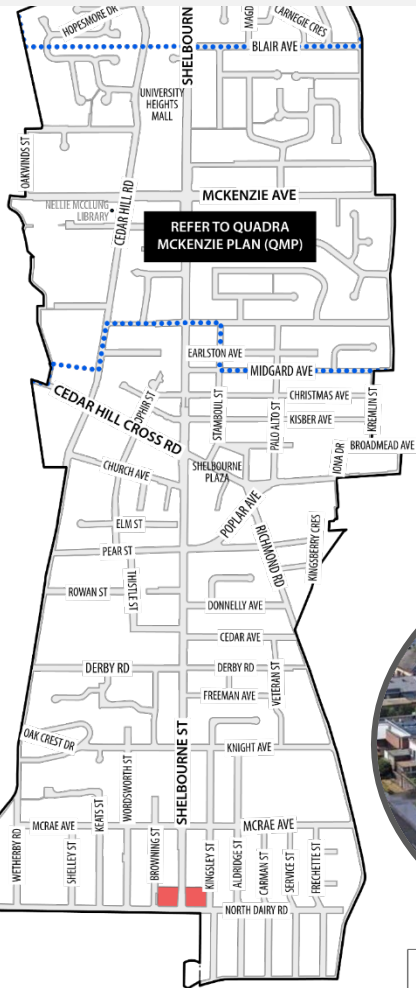
- Concentrate density in cores while transitioning to lower heights at the periphery
- Support land assemblies and developments that are:
  - consistent with the land use designations in the Plan
  - facilitate underground and above-ground Infrastructure



# Land Use Designations

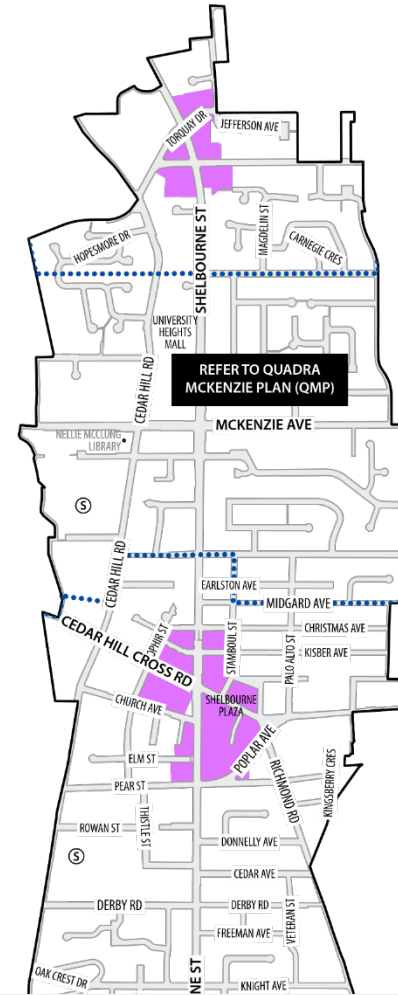
## Centre (6-12 Storeys)

Mixed-use, with residential, institutional, and commercial uses; consideration for live/work units at grade; and integrated parks and open spaces.



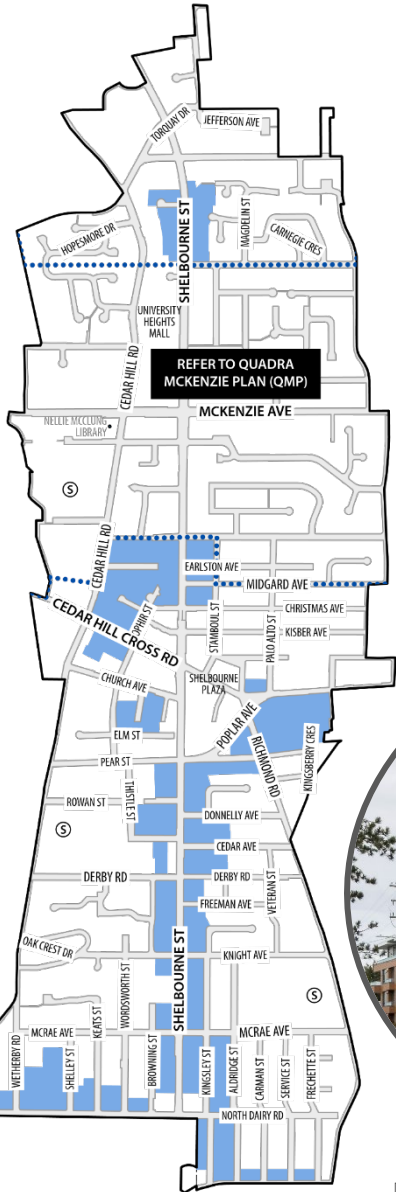
## Village (5-6 Storeys)

Mixed-use, with residential, institutional, and commercial uses; consideration for live/work units at grade; and integrated parks and open spaces.



# Land Use Designations

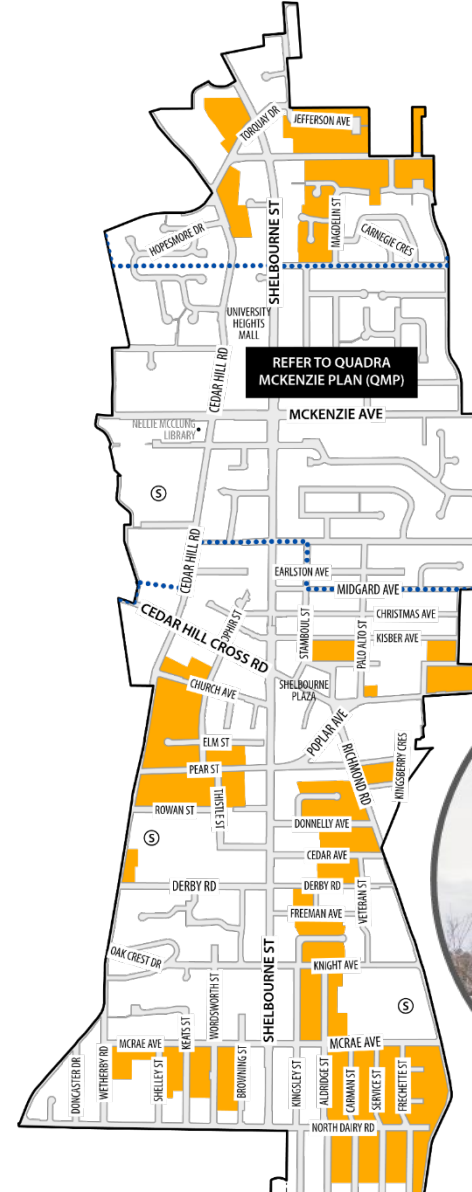
## Corridor (3-6 Storeys)



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



## Apartment (3-4 Storeys)

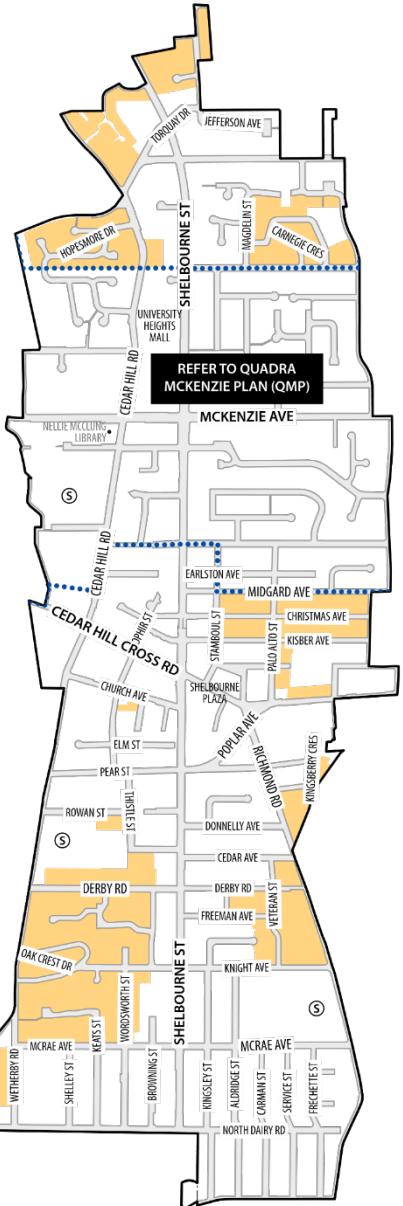


Multi-unit residential with integration of public realm. Limited opportunity for commercial mixed use.



# Land Use Designations

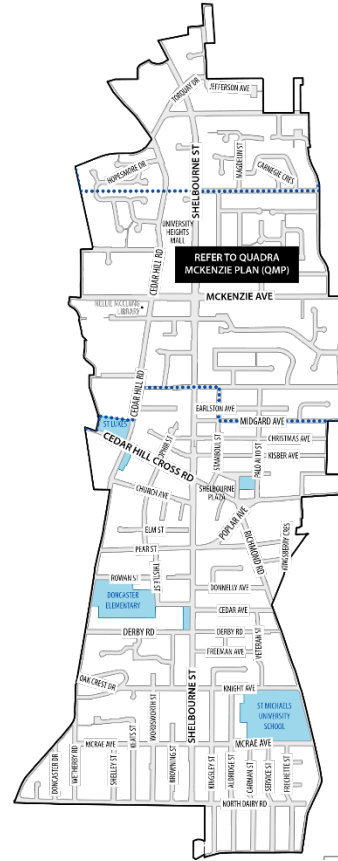
## Urban Townhome (3 Storeys)



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

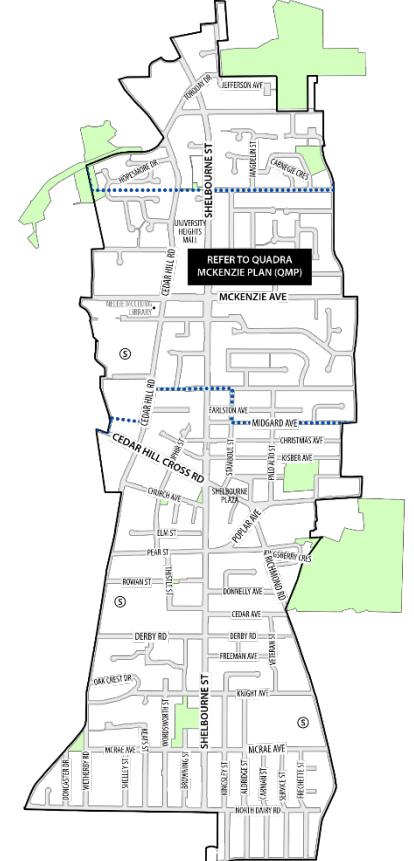


## Mixed Institutional



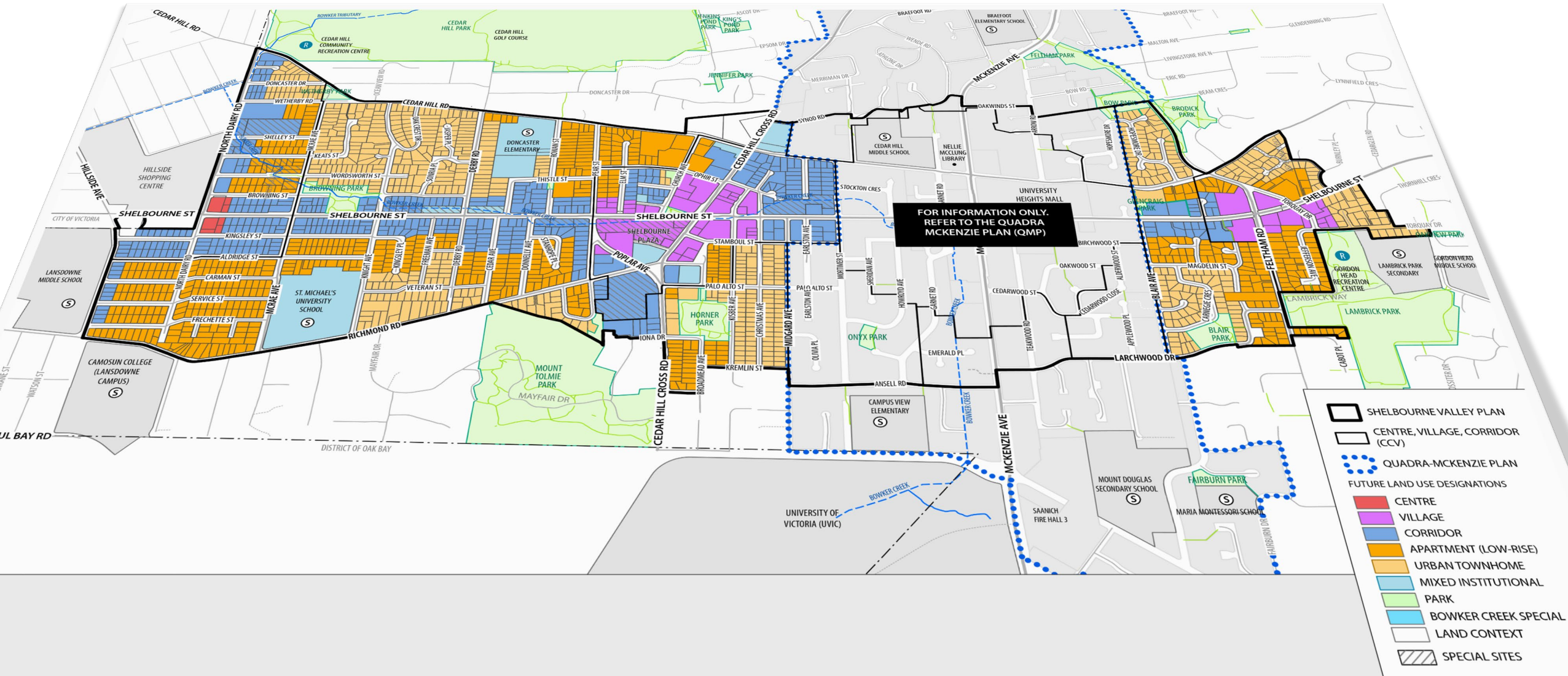
Mainly institutional. Non-market housing and parks. Commercial and social enterprise as ancillary uses

## Parks



Park, recreation, accessory small-scale commercial/ retail, accessory agriculture, public utility

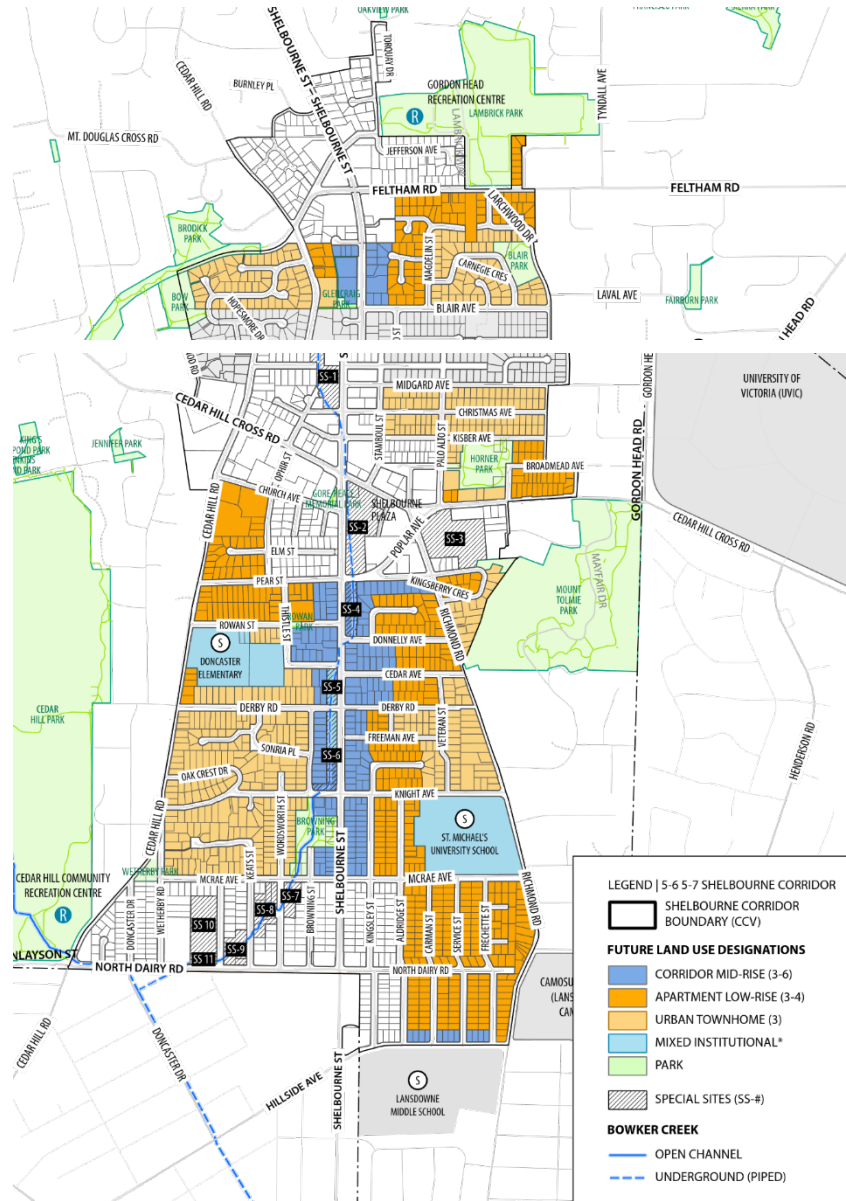
# Land Use Designations



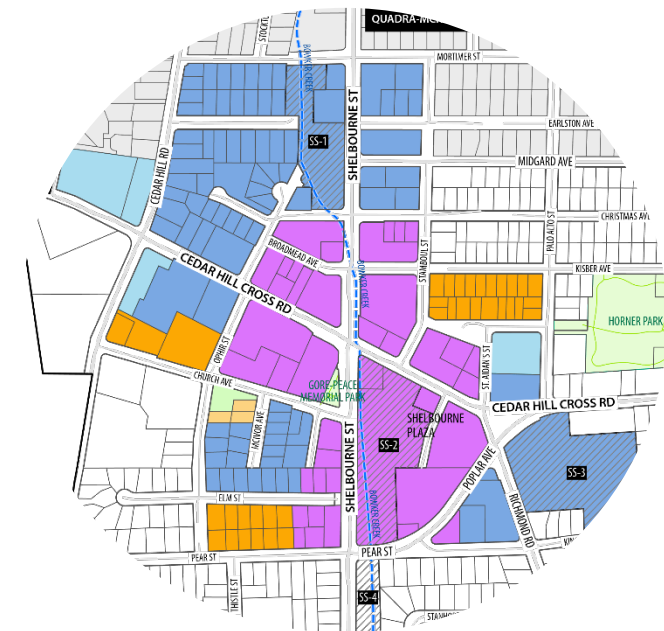
# Centre, Corridor and Villages



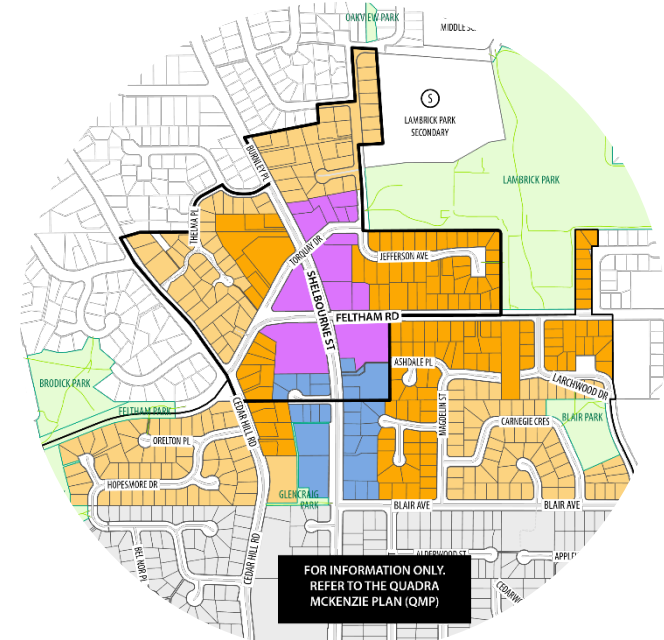
Hillside Centre



Shelbourne Corridor



Shelbourne Valley Village



Feltham Village

**LEGEND | 5-6-5-7 SHELBOURNE CORRIDOR**

- SHELBOURNE CORRIDOR BOUNDARY (CCV)
- FUTURE LAND USE DESIGNATIONS**
- CORRIDOR MID-RISE (3-6)
- APARTMENT LOW-RISE (3-4)
- URBAN TOWNHOME (3)
- MIXED INSTITUTIONAL\*
- PARK
- SPECIAL SITES (SS-#)
- BOWKER CREEK**
- OPEN CHANNEL
- UNDERGROUND (PIPED)

FOR INFORMATION ONLY. REFER TO THE QUADRA MCKENZIE PLAN (QMP)

# Feltham Village

## KEY POLICY DIRECTIONS

- Integrate a mix of residential, local-serving retail and services in mid-rise building forms
- Improve community vibrancy and public realm

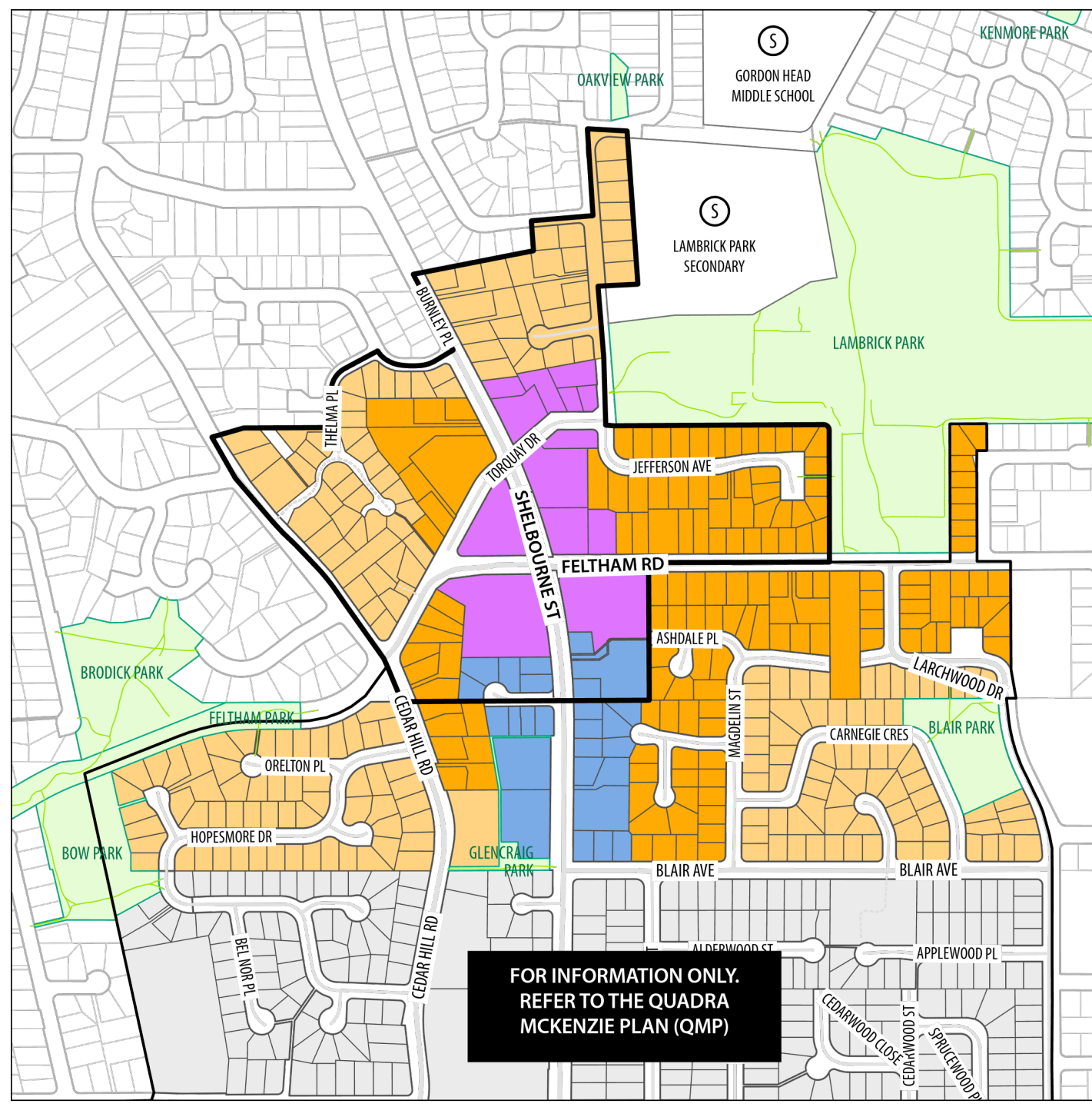
### LEGEND | 5-3 Feltham Village

#### PRIMARY GROWTH AREA

 FELTHAM VILLAGE BOUNDARY (CCV)

#### FUTURE LAND USE DESIGNATIONS

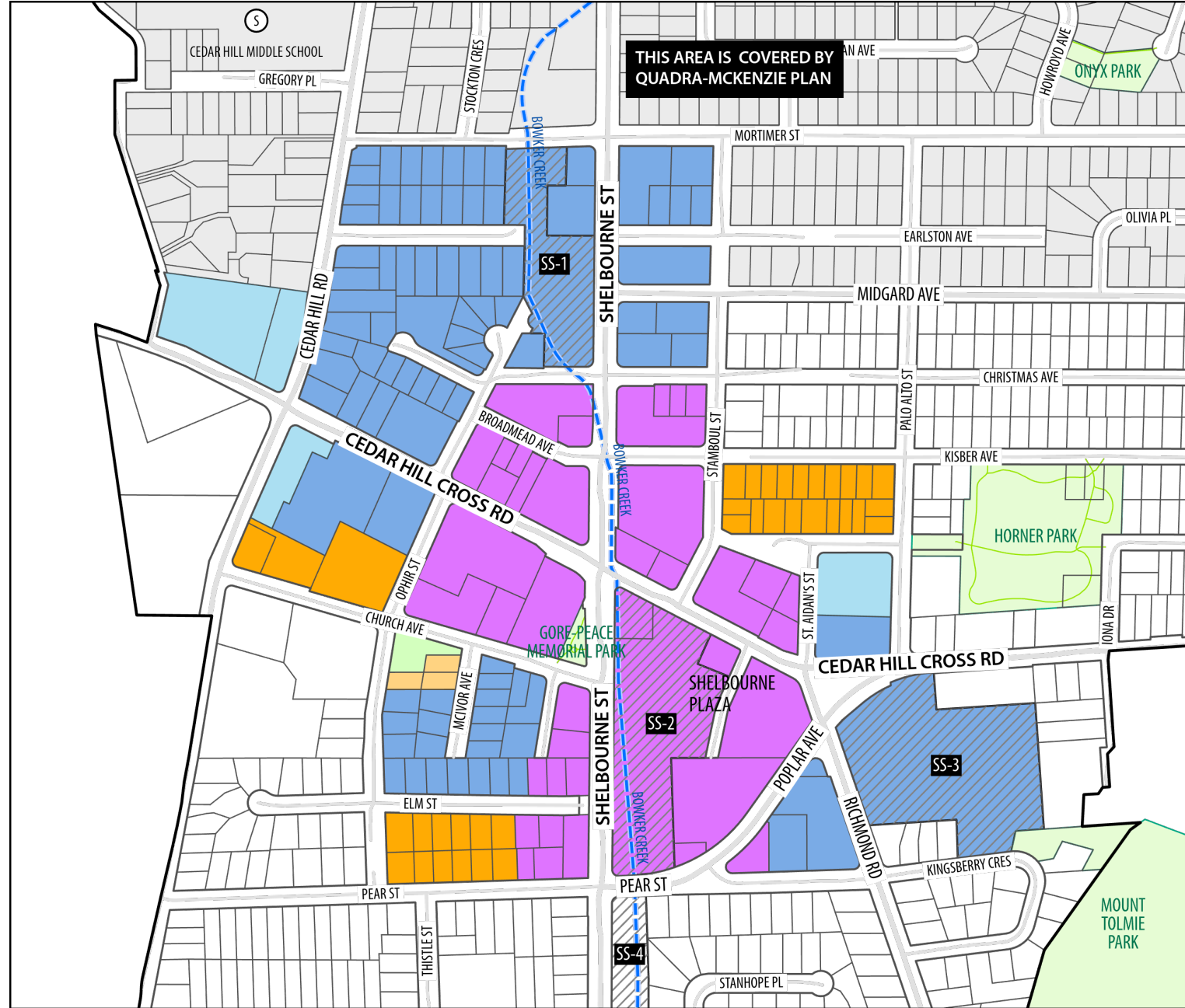
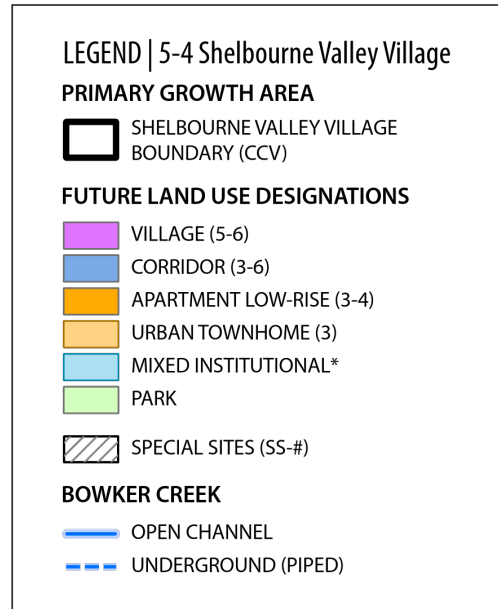
-  VILLAGE (5-6)
-  CORRIDOR (3-6)
-  APARTMENT LOW-RISE (3-4)
-  URBAN TOWNHOME (3)
-  PARK



# Shelbourne Valley Village

## KEY POLICY DIRECTIONS

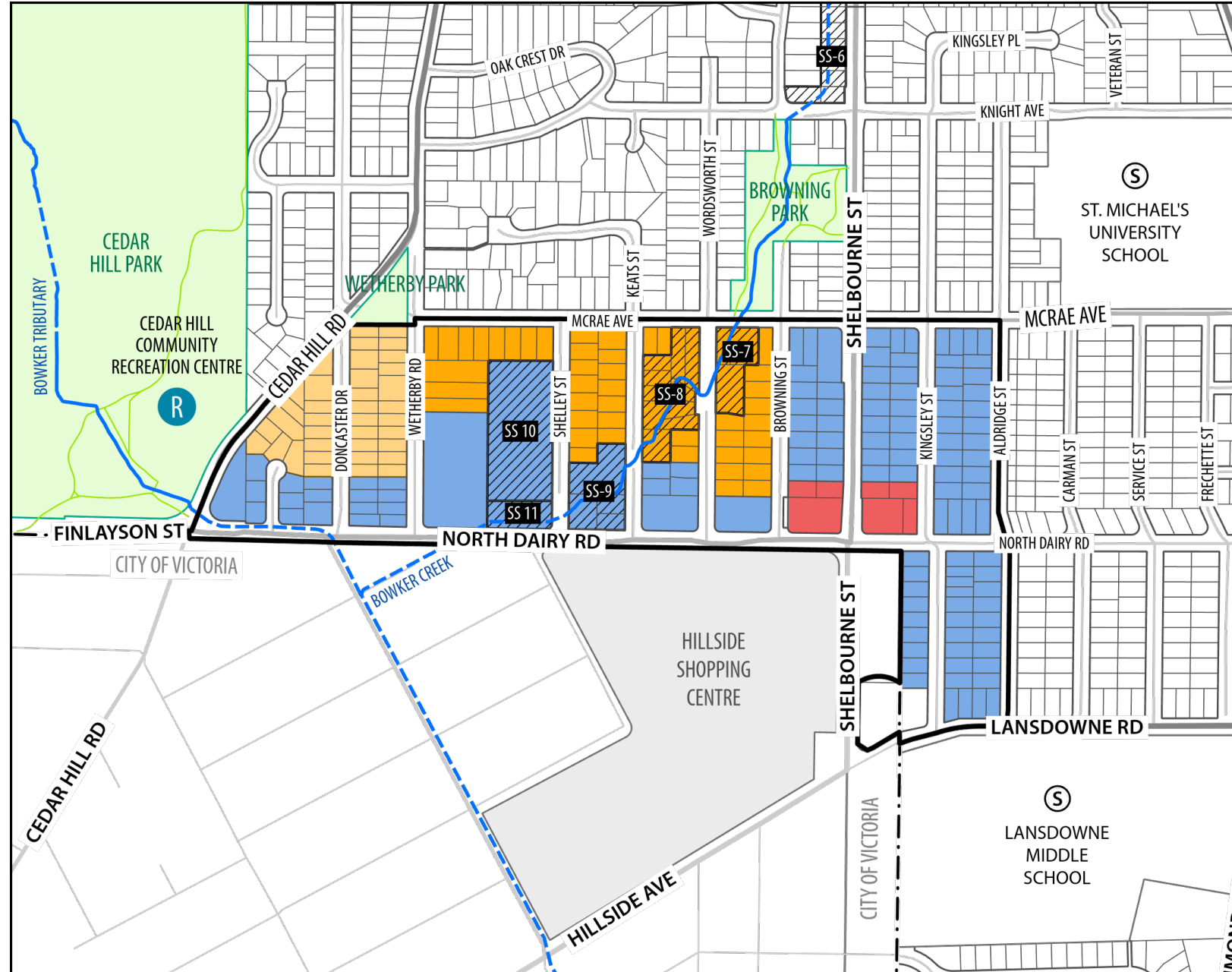
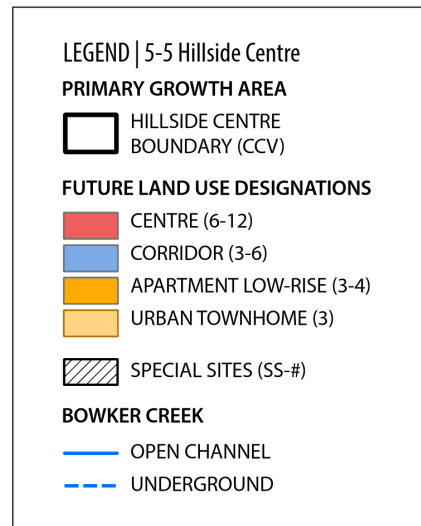
- Advance a pedestrian-scaled village, featuring a mix of building forms and uses with enhanced public realm



# Hillside Centre

## KEY POLICY DIRECTIONS

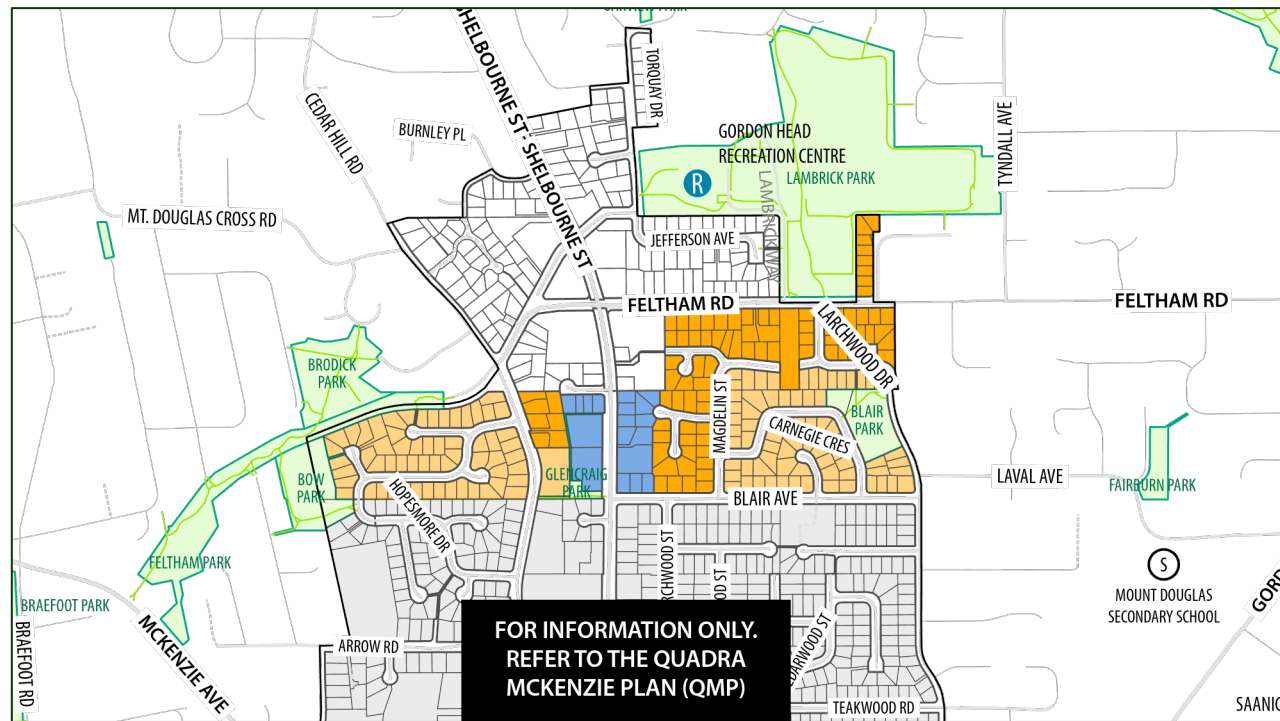
- Advance its identity as the southern gateway to the Valley
- Improve stormwater management
- Enhance the Bowker Creek, its watershed and riparian areas



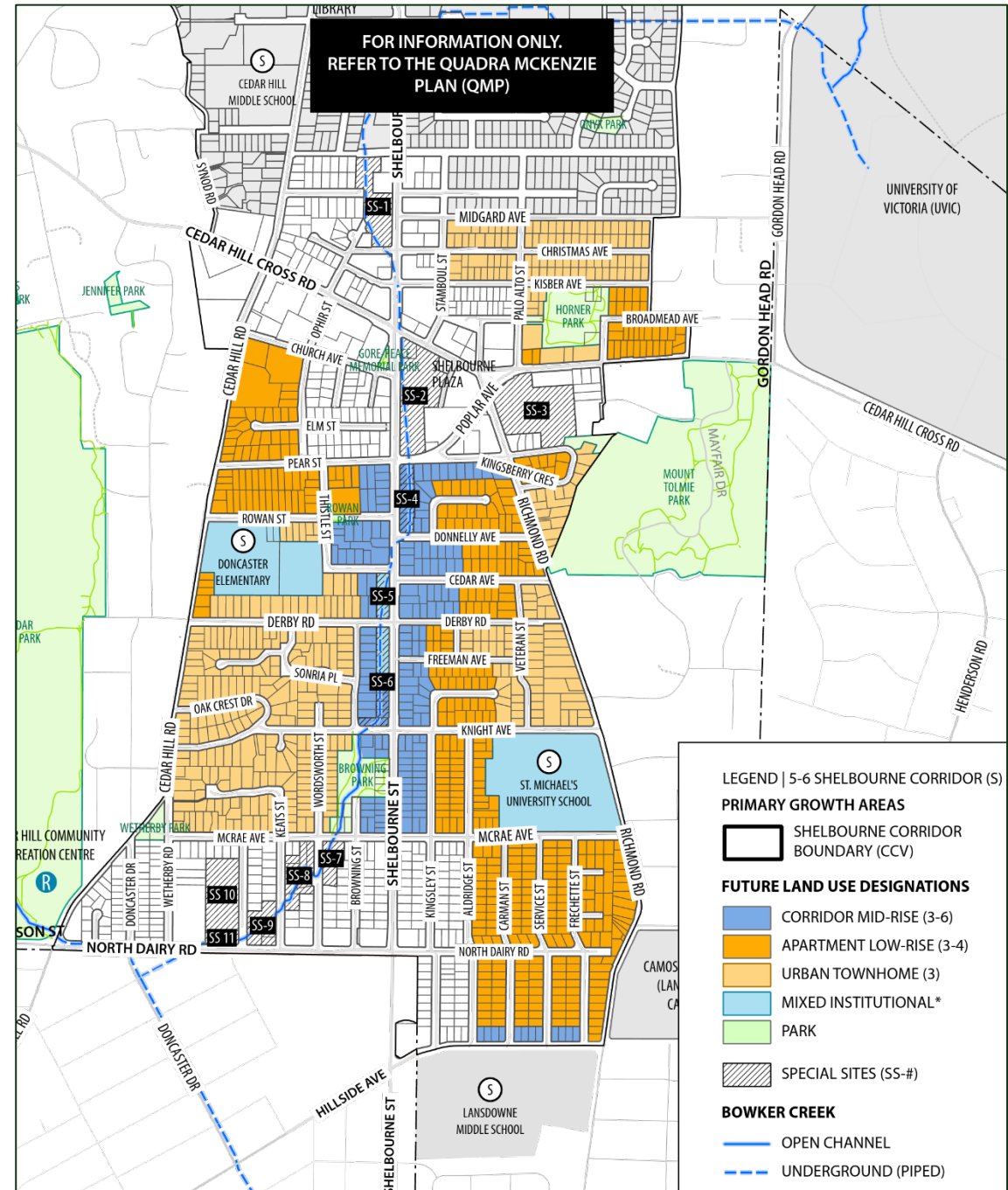
# Shelbourne Corridor

## KEY POLICY DIRECTIONS

- Support diverse housing types
- Improve accessibility
- Address infrastructure and environmental constraints



Shelbourne Corridor (North)



Shelbourne Corridor (South)

# Special Sites

- Parcels/ properties with unique characteristics, assets, or challenges (environmental or infrastructure constraints)
- Potential for achieving multiple objectives of the Plan
- Site-specific policies guide the redevelopment negotiations to achieve the optimum outcomes
- **Key outcomes sought:** Public open spaces, Bowker Creek daylighting and restoration, stormwater management, and affordable housing



# Special Sites

1

2

3

4

5

3667 Shelbourne St.

3868 Shelbourne St.

1701 Cedar Hill  
Cross Rd.

Between Wetherby Rd.,  
McRea Av., Browning St.

Between Knight Av.  
and Pear St.

Non-market  
housing



2

Trees



1 2 4

Mobility



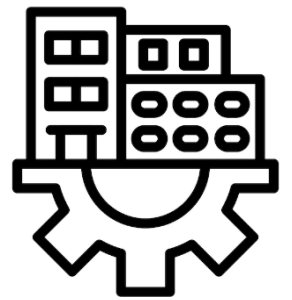
1 3 4

Parks & Open  
Spaces



1 3 4

Infrastructure



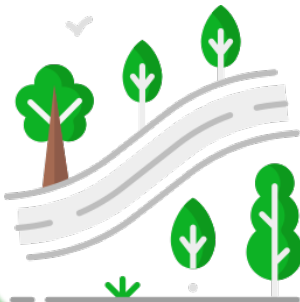
1

Rental



2 3 4

Greenway



2

Employment,  
Amenities & Services



1

Creek Daylighting



1 2 4 5

Stormwater  
Management



1 3 4 5

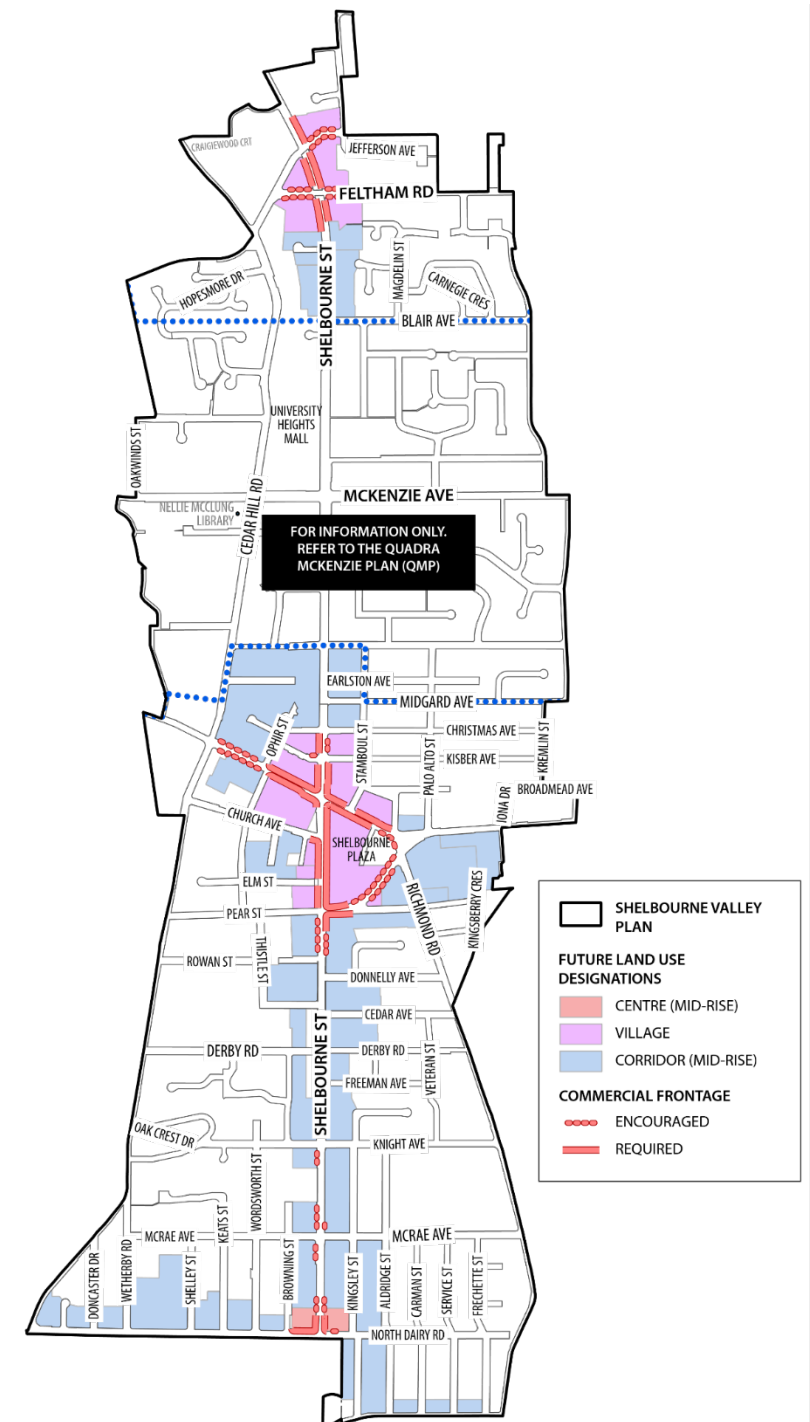
# Commercial and Mixed Use

## OVERVIEW

- Commercial uses (retail, offices, hospitality) are vital for jobs, services and daily needs
- Most Valley businesses are currently in car-oriented strip malls along Shelbourne Street
- Future development should focus on transforming commercial zones into walkable, mixed-use spaces
- Aligns with the Economic Development Strategy and the OCP's 15-minute community objective

## KEY POLICY DIRECTIONS

- Mixed-use development with active ground floor
- Retail and pedestrian-oriented commercial at transit stops and intersections



# Housing

## OVERVIEW

- The Plan area is predominantly single-detached dwellings
- 2024 Saanich Housing Needs Report highlights growing affordability pressures, with:
  - 6.1% households in Extreme Core Housing Need
  - seniors, young adults, one-parent households, and equity-deserving groups are at-risk demographics
- 12 of 17 approved developments since 2017 are purpose-built rentals; 1,751 units upon completion

## KEY POLICY DIRECTIONS

- Rental retention
- A full range of housing options: unit size, tenure, affordability levels



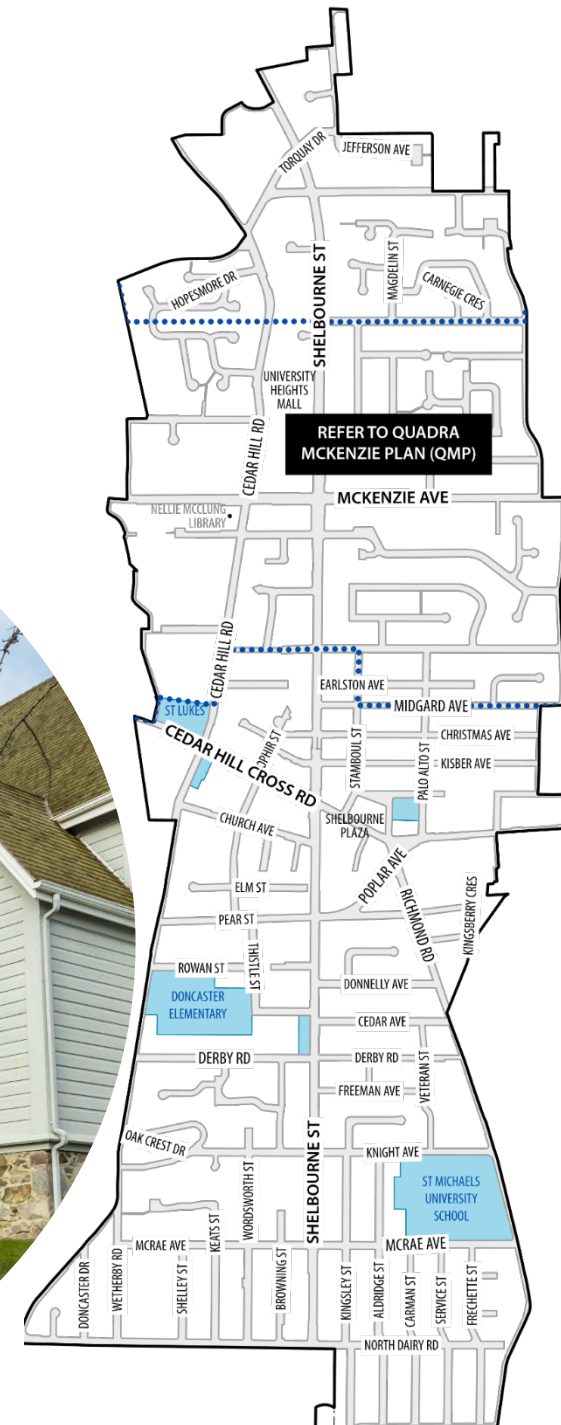
# Institutional

## OVERVIEW

- Key institutions in the Plan area include schools, places of worship, and recreation centres
- Institutional lands may be redeveloped to incorporate housing, childcare, cultural facilities, and social services

## KEY POLICY DIRECTIONS

- Retention of institutional uses
- Support non-market housing, and consider commercial and social enterprises
- Explore opportunities for stormwater management and detention



# Parks and Open Spaces

## OVERVIEW

- Shelbourne Valley has one of the lowest park-to-population ratios in Saanich
- Available parks in the Plan area include:
  - **Natural areas:** Mt. Tolmie, Feltham Park, Bow Park
  - **Recreation-focused parks:** Lambrick, Horner, Blair and Browning Parks
  - **Hybrid spaces:** Browning Park

## KEY POLICY DIRECTIONS

- Land acquisition for new parks and greenway expansion
- Integrate publicly accessible open spaces and parklets within new developments
- Consider community gardens with existing parks and open spaces



# Parking

## OVERVIEW

- Parking lots are currently a visually dominant feature of the Shelbourne Valley
- Locating parking underground or at the side/rear of buildings improves pedestrian experience
- Parking supply linked to quality of transit, cycling and walking options
- On-street parking during off-peak hours can reduce traffic speed and buffer sidewalks and cycle tracks from vehicle traffic

## KEY POLICY DIRECTIONS

- Implement outcomes from the Off-Street Parking and Loading Regulations Update
- Ensure parking lots are well landscaped, permeable and safe for pedestrians



# Community Amenities

## OVERVIEW

- Currently, community amenities are primarily financed through Development Cost Charges and Community Amenity Contributions

## KEY POLICY DIRECTIONS

Prioritize community contributions for:

- Tree canopy/green spaces
- Daycare spaces
- Pedestrian/cycling improvements
- Affordable housing
- Stormwater management systems
- Bowker Creek daylighting
- Undergrounding of utilities
- Public art



# Heritage

## KEY POLICY DIRECTIONS

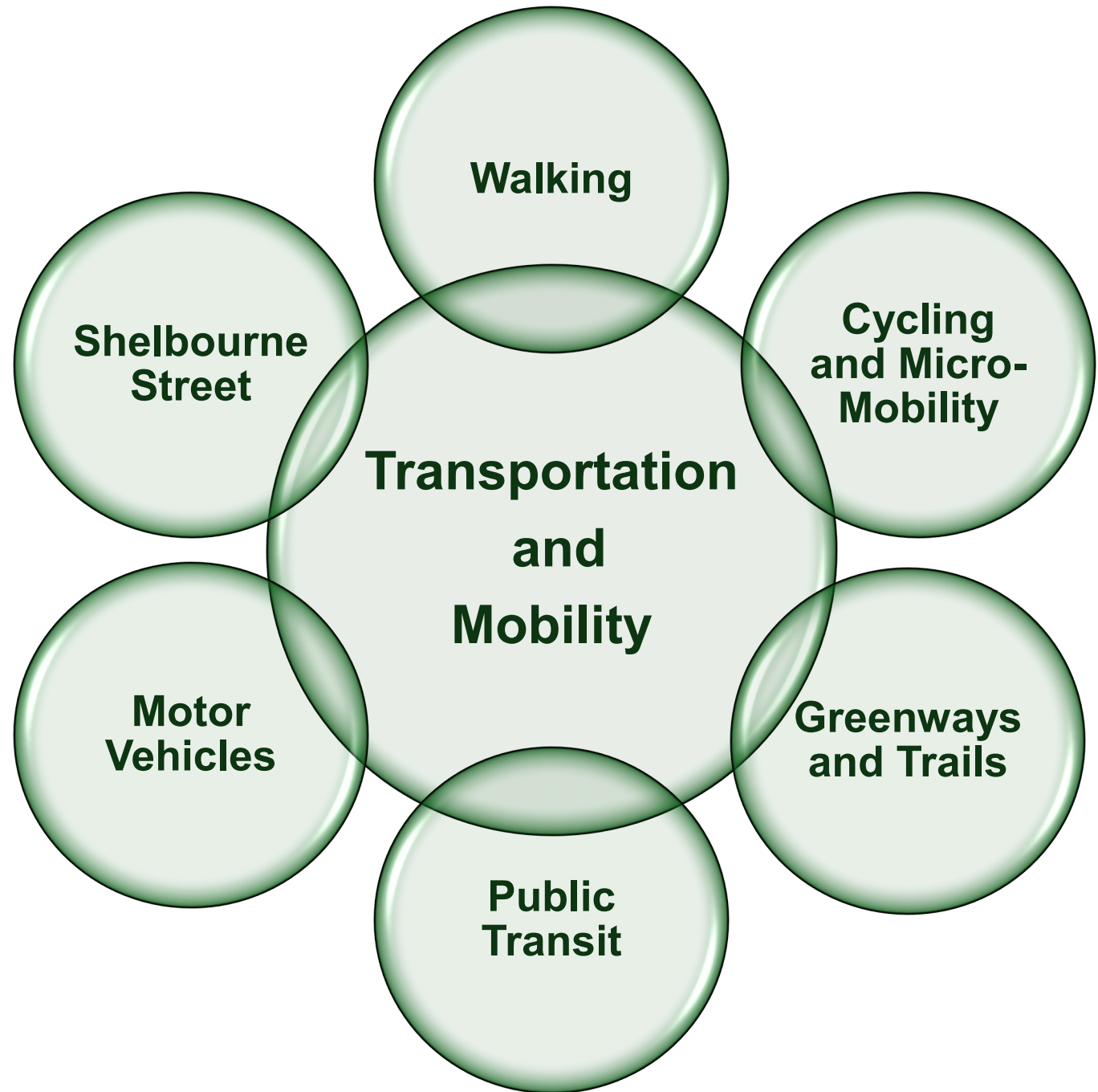
### Continue to:

- Advance reconciliation with Indigenous peoples
- Preserve designated and registered heritage buildings
- Maintain the London Plane trees as a living war memorial



# Transportation & Mobility

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# Transportation and Mobility

## OBJECTIVES

- Increase pedestrian and cycling connectivity throughout the Valley
- Improve streets as spaces for community enjoyment and activity
- Reduce greenhouse gas emissions through active transportation
- Improve safety and comfort for all users by reducing mode conflicts
- Enhance access to businesses by sustainable transportation modes
- Improve transit efficiency and accessibility
- Provide a cycling network suited to all ages and abilities
- Strengthen linkages between land use and transportation



# Walking

## OVERVIEW

- Walking accounts for 11% of all trips in Saanich (regional share is 15%)
- Saanich targets 12% walking mode share by 2030 and 17% by 2050
- Barriers to walkability include long blocks, widely-spaced crossings, narrow sidewalks, and inadequate traffic buffers
- Shelbourne Street Improvements Project is improving transit and mobility experience, though some gaps remain



# Cycling and Micro-Mobility

## OVERVIEW

- Cycling accounts for 8% of all trips in Saanich, surpassing the 2020 target of 5%
- Saanich targets 10% cycling mode share by 2030 and 13% by 2050
- Shelbourne Valley is emerging as a key north-south cycling route with dedicated bike lanes on some segments
- Key challenges include safety at high-traffic crossings and turn lanes
- The UVic Bike Connector (UVBC) upgrade will provide safer east-west connectivity



# Walking, Cycling and Micro-Mobility

## KEY POLICY DIRECTIONS

- Improved overall mobility experience for all users through:
  - Connected pedestrian and cycling network
  - Reduced crossing distances
  - Increased signal timing
  - Expanded right-of-way



# Greenways and Trails

## KEY POLICY DIRECTIONS

- Advance the implementation of an integrated greenway network guided by the Active Transportation Plan and Bowker Creek Blueprint
- Maintain flexibility in routing to maximize options based on property acquisition and redevelopment
- Give priority to cyclists and pedestrians on designated greenways with safe crossings and traffic calming
- Coordinate greenway enhancements along Bowker Creek with the Bowker Creek Blueprint
- Implement wayfinding to improve navigability to key destinations



# Public Transit

## OVERVIEW

- Four bus routes serve Shelbourne Street; two run the full length of the Valley with service approximately every seven minutes
- Approximately 3,200 passengers board a bus in the Valley daily
- Transit mode share in Saanich is approximately 7% (2022); target is 14% by 2030 and 20% by 2050
- Shelbourne Street is designated a Frequent Transit Corridor
- Three primary transit objectives: comfortable facilities, higher density near Shelbourne Street, and improved speed and reliability



# Motor Vehicles

## OVERVIEW

- Vehicular travel accounts for approximately 69% of travel in Saanich — an 11% reduction from 2017
- Traffic volumes on Shelbourne Street have dropped: north end from 18,000 to 12,500; south end from 25,000 to 22,000 vehicles per day
- Saanich targets: 64% vehicle mode share by 2030; 50% by 2050
- Active transportation remains the priority; improvements to existing roads also needed for efficient movement of goods and services



# Public Transit and Motor Vehicles

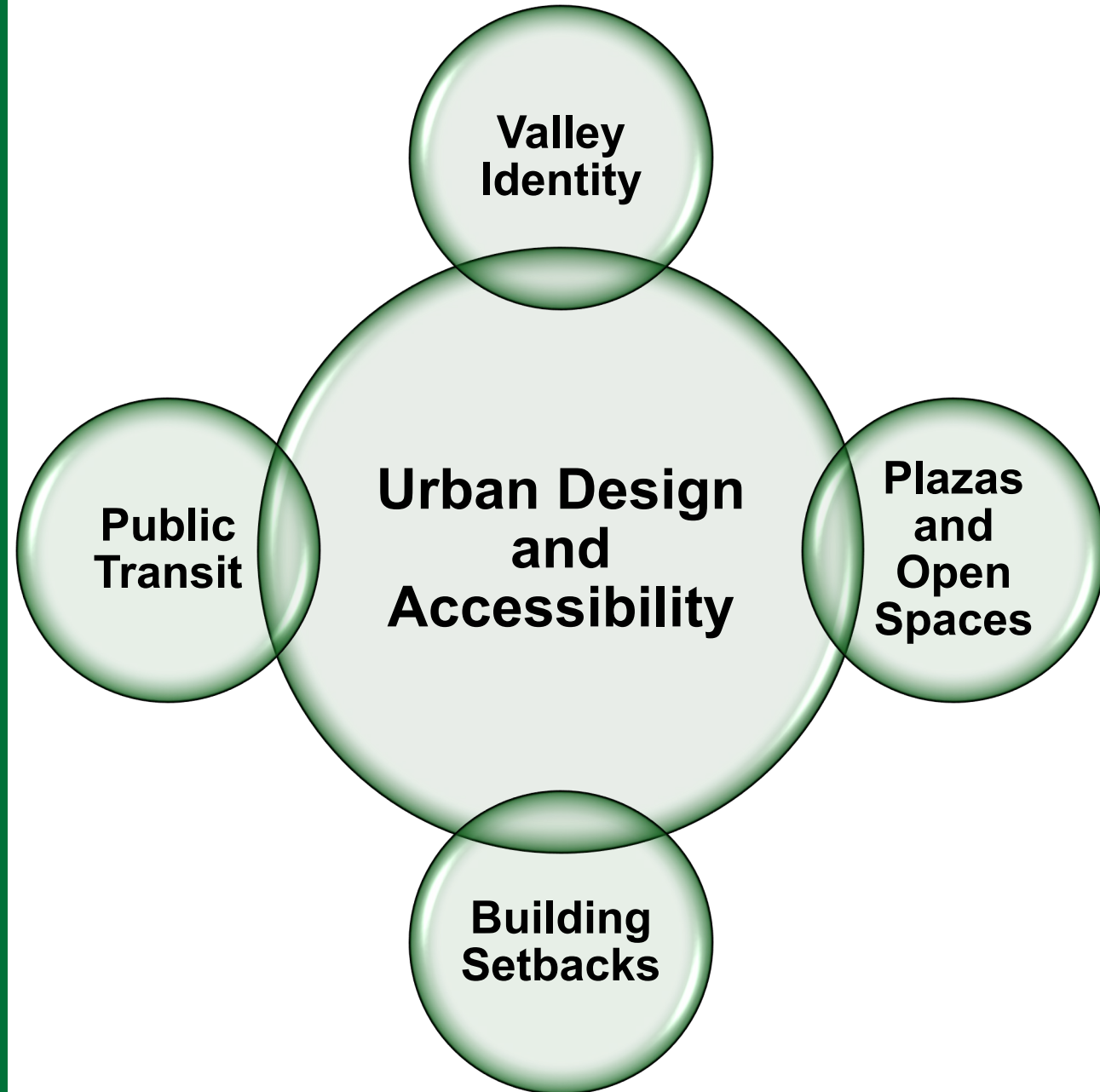
## KEY POLICY DIRECTIONS

- Explore opportunities for a dedicated transit lane along Shelbourne Street
- Improve connectivity and transportation demand management
- Continue to implement the long-term vision for Shelbourne Street



# Urban Design & Accessibility

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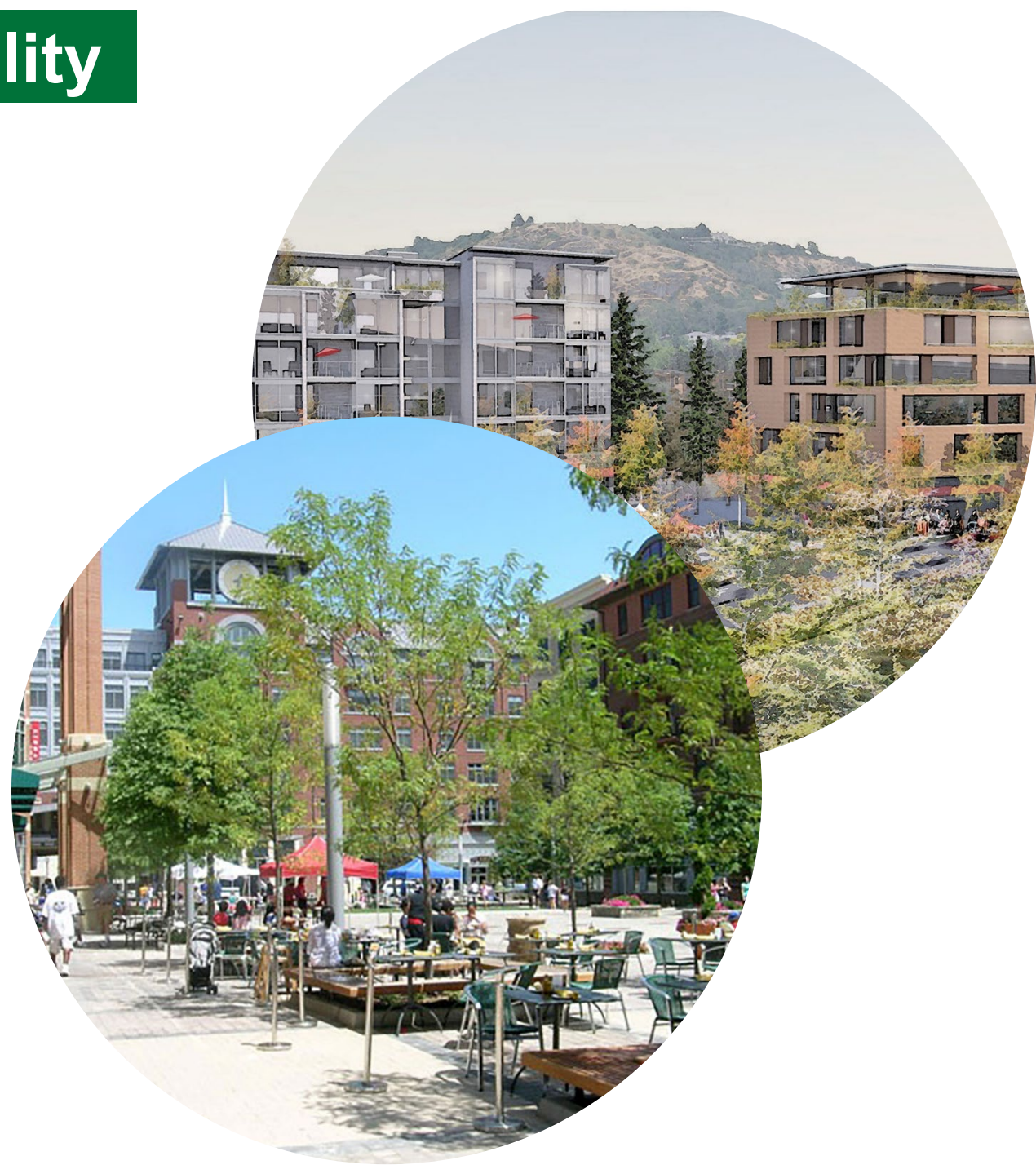


# Urban Design and Accessibility

## OBJECTIVES

The urban design and accessibility objectives seek to:

- Ensure new development is responsive to geographic conditions and natural areas
- Foster community connections
- Reduce the dominance of motor vehicles
- Develop an age-friendly and accessible environment for all ages and abilities
- Green the Valley through nature and design features
- Create places and points of interest in the Valley
- Encourage high-quality architecture and urban design



# Urban Design and Accessibility

## KEY POLICY DIRECTIONS

- Strengthen the Valley identity as a "place for people" rather than just a commuter route
- Celebrate Valley gateways through public art, signage, and street furniture
- Elevate the Memorial Trees as a key historic feature
- Make the public realm attractive and accessible



# Implementation

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# Implementation

## Development Review & Approvals

- SVP does not change zoning; all development is applicant initiated
- Development application will be evaluated for consistency with the:
  - SVP, OCP, and DPA Guidelines
  - Other applicable bylaws, policies, and Council priorities
- Saanich Council makes final rezoning decisions

## Timing of development

- SVP does not set development timelines
- Redevelopment occurs only when:
  - Property owners choose to redevelop or sell
  - Market conditions support viable projects
  - Needed municipal and regional investments and infrastructure capacity upgrades are in place



# Implementation

## Shared Responsibility

- District of Saanich
- Private / Development industry (landowners, market and non-market developers)
- Regional and Provincial Agencies, First Nations, Community Organizations

## Monitoring

- Plan review will occur approximately every five years in alignment with Saanich Strategic Plan

