



Shelbourne Valley Plan | Update

Draft Plan

Public Webinar / Q&A Session

September 25, 2025



Territorial Acknowledgement

The District of Saanich lies within the territories of the ləkʷəŋən peoples represented by the Songhees and Esquimalt Nations and the W̱SÁNEĆ peoples represented by the W̱JOŁEŁP (Tsartlip), BÓKEĆEN (Pauquachin), SṪÁUTW̱ (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.

Purpose of Today's Meeting

The Purpose of Today's Session is to:

- Explain the key changes in the updated Shelbourne Valley Plan (draft)
- Address questions and concerns relating to the Plan
- Share more information on where and how to be participate in the Plan update process

Webinar Logistics

This webinar is being delivered by the following staff at the District of Saanich:

Cameron Scott

Manager of Community Planning

Joseph Abiola

Planner & SVP Project Lead (Presenter)

Isabel Todorova

Planning Analyst II

Webinar Logistics

- The meeting will be **recorded and posted** on the project website for future reference
- You may join the meeting using an **anonymous name** to maintain **confidentiality**
- Participants **microphones and camera** will be disabled during the presentation and Q&A session
- Participants are encouraged to use the **Q&A** feature to enter their questions to ensure response
- There will be an **optional breakout room** segment at the end of the meeting
- **Cameras** will be allowed in the **breakout room** to facilitate a more interactive experience. This segment will not be recorded or posted online.


Webinar Logistics

Webinar

LIVE 0 21:25

Chat Q&A People Raise React View Notes Rooms Apps More Camera Mic Share Leave

Q&A Feature



Shelbourne Valley Plan | Update

Draft Plan
Public Webinar / Q&A Session
September 25, 2025

Saanich

Q&A

Collapse

Ask a question

Post anonymously ☒

Your question or discussion will be posted anonymously.

Ask

Start a discussion

Ask a question

Anonymous
2m ago

What is SVAP

Upvote Like Comment

Webinar Logistics

Respectful Engagement

- The District of Saanich is a respectful workplace.
- Respectful conduct is expected from all participants in this webinar.
- We welcome diverse perspectives and want to ensure that everyone has a fair opportunity to be heard, even when opinions differ.
- Disrespectful behaviour, including, but not limited to bullying, harassment or discrimination (either verbal or written), will not be tolerated.

Presentation Outline

- Project Background
- Phase 2 Engagement Summary
- Draft Updated Plan
- Next Steps and Discussions



Project Background



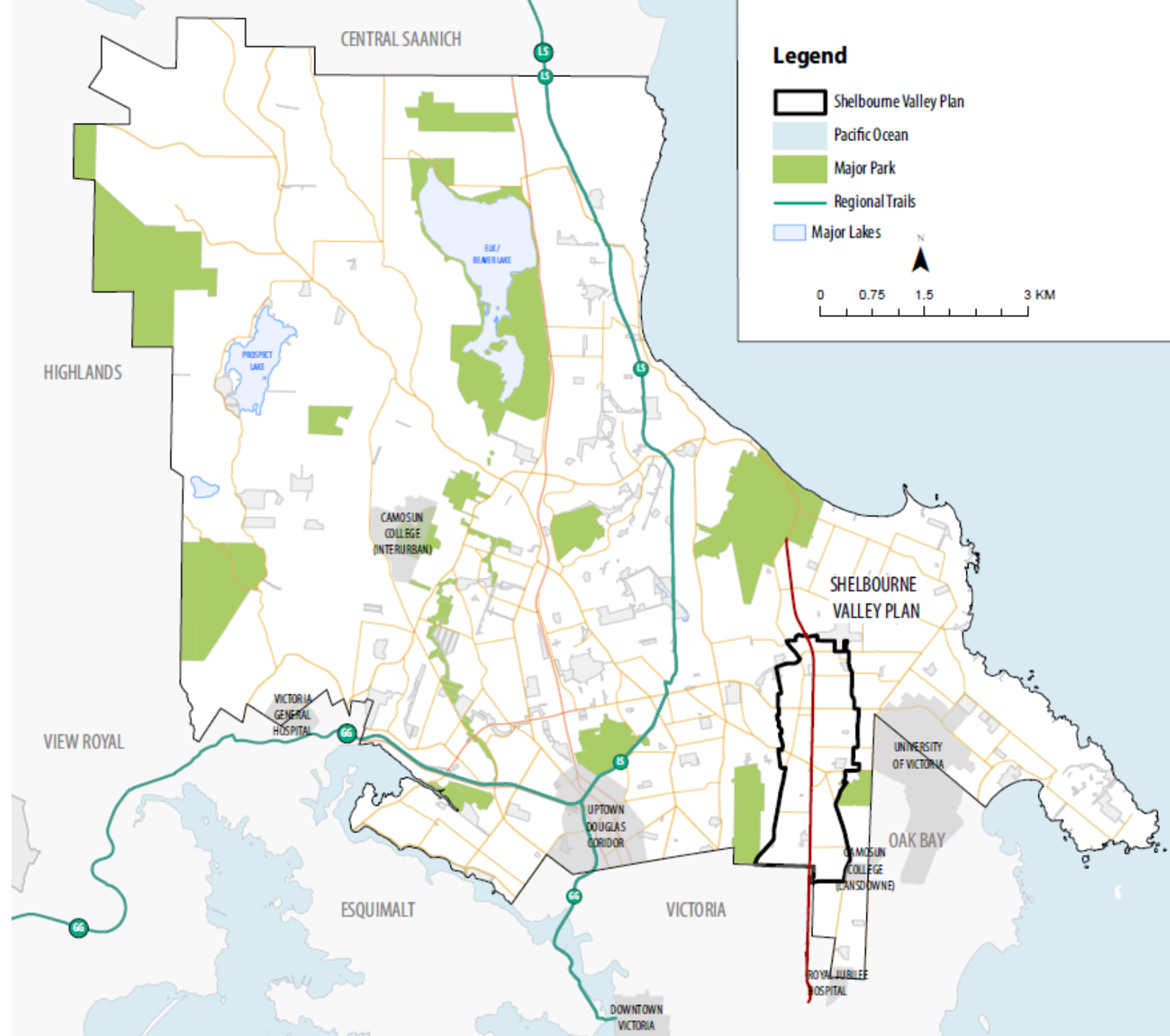
Shelbourne Valley Action Plan (SVAP)



- Adopted in 2017 to guide land use and transportation decisions over the next 30 years
- The Plan also addresses the environment, climate, housing, community vibrancy, and sense of place
- Key outcomes:
 - Approval of over 1,700 new housing units in the area
 - Over \$3.5 million in Community Amenity Contributions
 - Shelbourne Street Improvements Project

Plan Area

- Approximately 4 km from Thelma Place to North Dairy Road
- Includes properties within about 500 meters on both sides of Shelbourne Street
- Contains approximately **27%** of Saanich's Primary Growth Areas and **7%** of the area within the Urban Containment Boundary
- Overlaps with the **Quadra McKenzie Plan** (QMP)
 - Where the plans overlap, the QMP will supersede the Shelbourne Valley Plan



Why Update the Plan?

i. Align the Plan with the Official Community Plan (OCP, 2024)



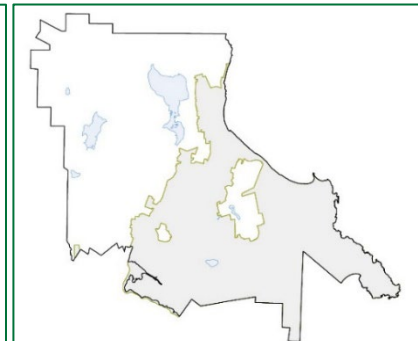
- Overarching planning and policy framework for the District
- Primary document that guides growth and change
- Support the OCP vision and land use objectives



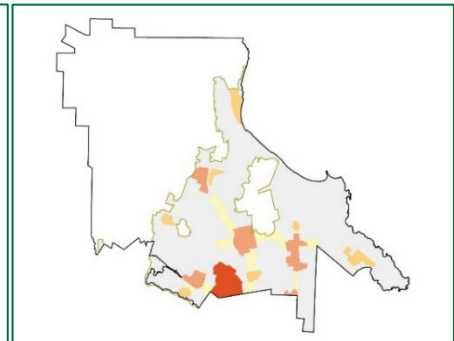
Expand housing
diversity in
neighborhoods



Make Saanich
a 15-minute
Community



Maintain the Urban
Containment
Boundary



Focus most new
development in
Primary Growth
Areas

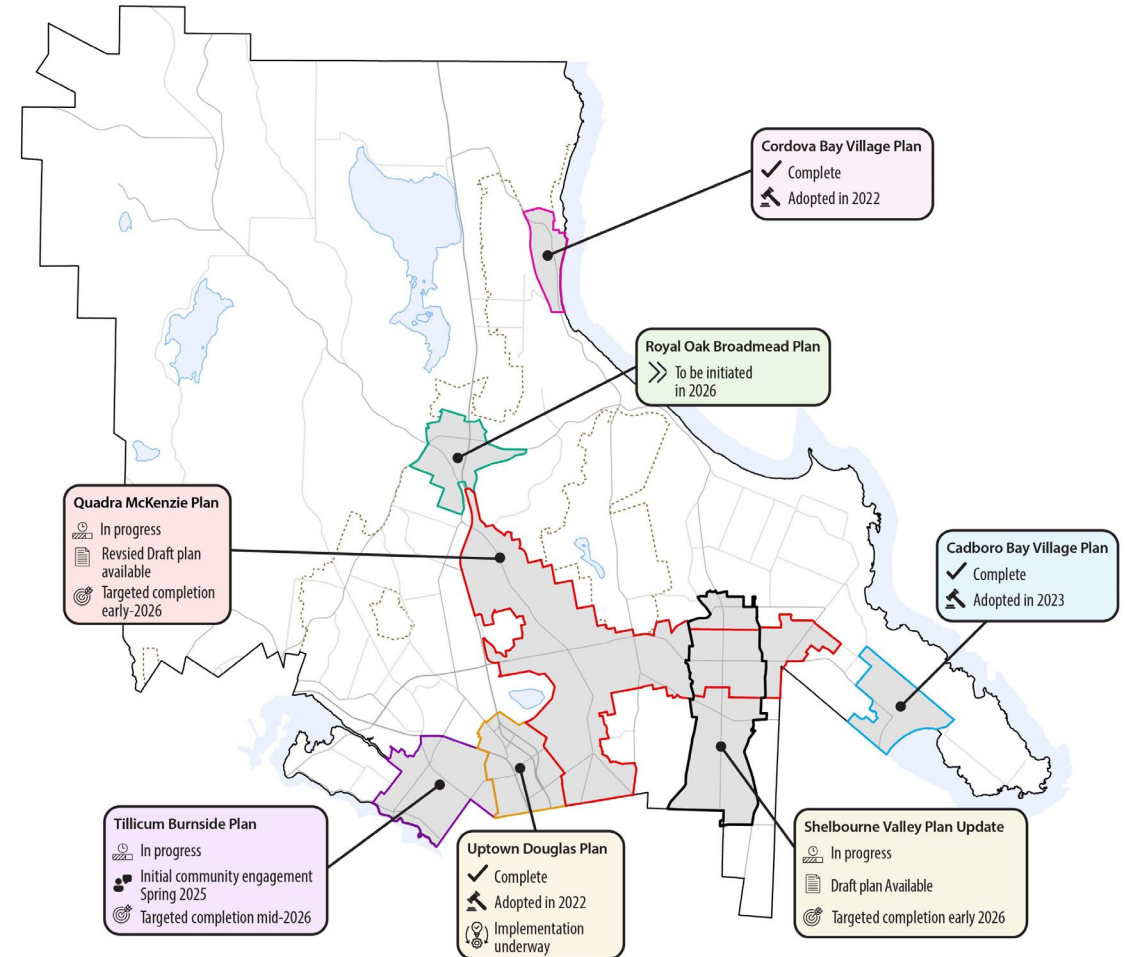
Why Update the Plan?

i. Align the Plan with the Official Community Plan (OCP, 2024)

- Primary Growth Areas (PGAs) are envisioned to be vibrant centres and villages, with fully designed corridors for multi-modal transit
- The OCP vision for the PGAs are detailed and implemented through the the Centre, Corridor and Village Plans



Focus most new development
in Primary Growth Areas

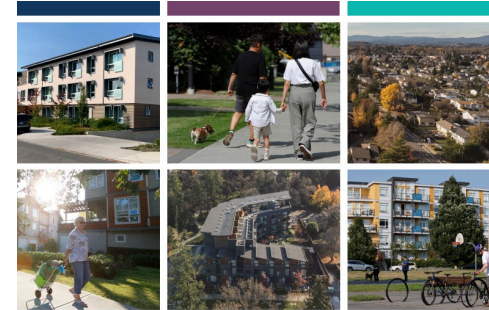


Centre Corridor and Village Plans

Why Update the Plan?

ii. Incorporate other recently adopted, updated, or ongoing plans, strategies, and reports

- Active Transportation Plan
- Biodiversity Conservation Strategy
- Urban Forest Strategy
- Climate Plan
- Housing Needs Report
- Community Amenity Contribution and Inclusionary Housing Policy



DISTRICT OF SAANICH Housing Needs Report

November 2024



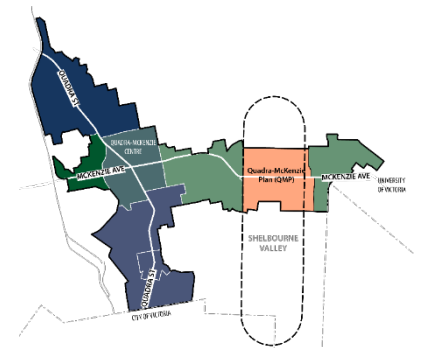
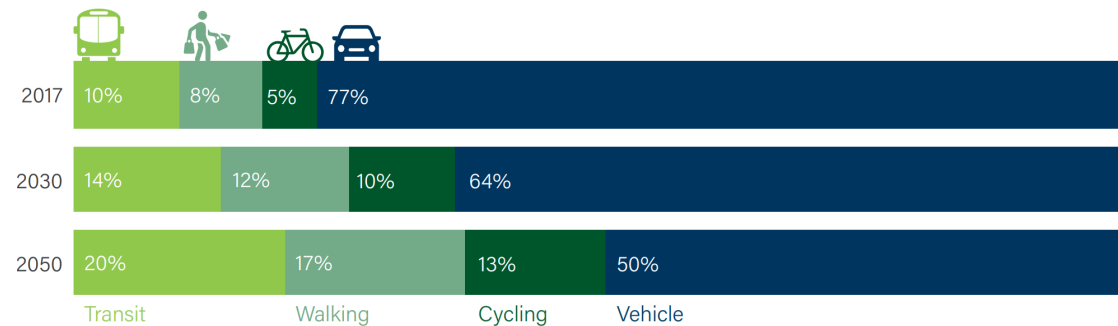
1. CUT EMISSIONS IN HALF BY 2030 AND TO NET ZERO BY 2050



2. TRANSITION TO 100% RENEWABLE ENERGY BY 2050



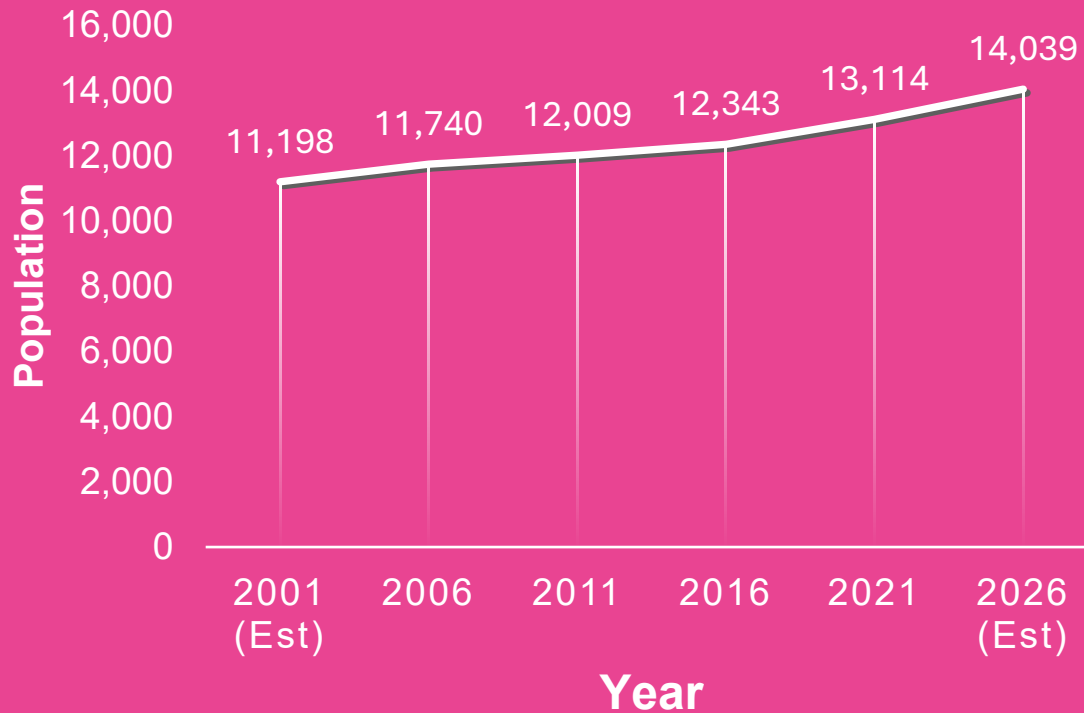
3. PREPARE FOR A CHANGING CLIMATE



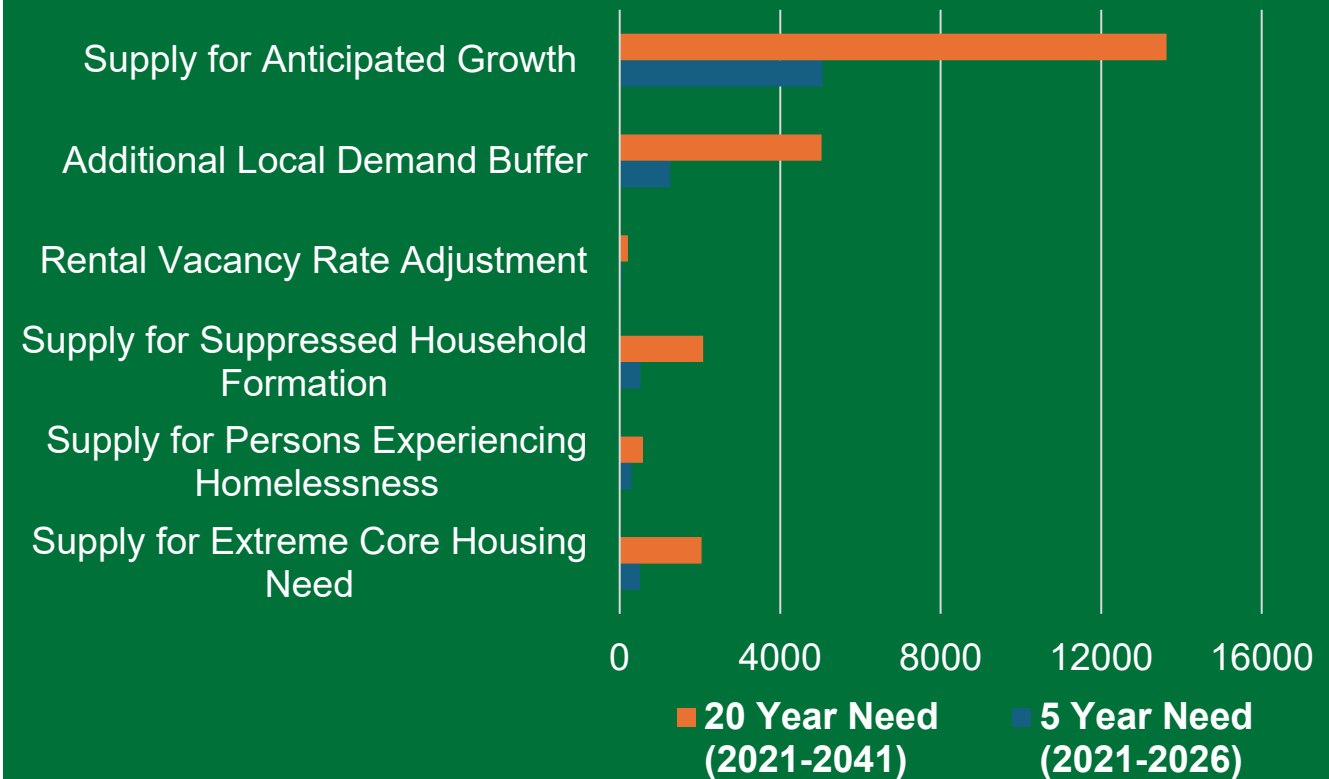
Why Update the Plan?

iii. Reflect changing demographics, market conditions, current and future community needs

HISTORICAL POPULATION IN THE SHELBOURNE VALLEY

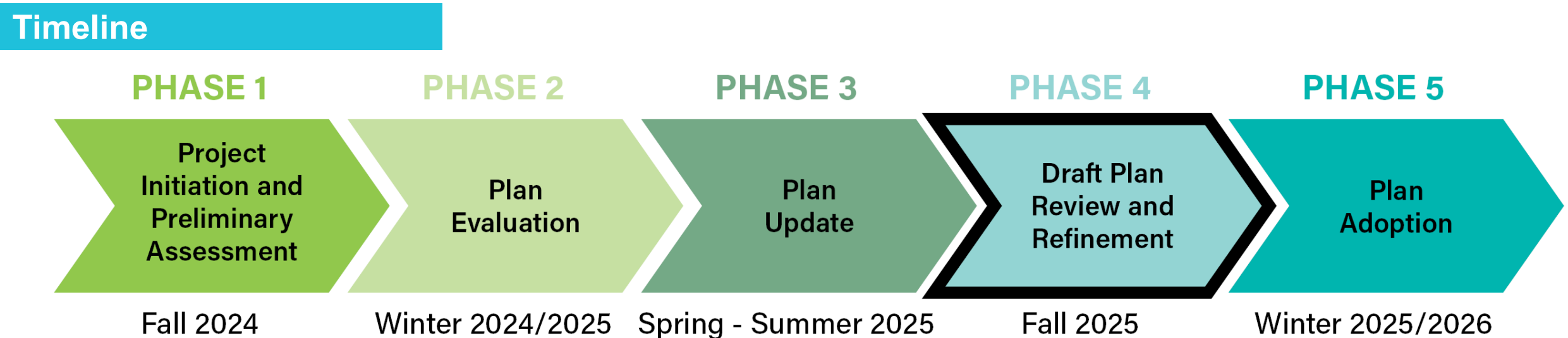


Summary of Total Housing Need



Planning Process to Date

- Council endorsed the **Terms of Reference** for the Plan update in September 2024
- Plan evaluation and public engagement was conducted in **Phase 2** of the Plan update
- The first draft of the updated Shelbourne Valley Plan was presented to Council for information at the **Committee of the Whole** meeting on July 21, 2025
- The draft Plan is available online at www.saanich.ca/svp for public review



Phase 2 Engagement



Phase 2 Engagement Activities



2 Webinar Sessions

November 2024

109 total attendees



2 Open House Events

November 2024

242 total attendees

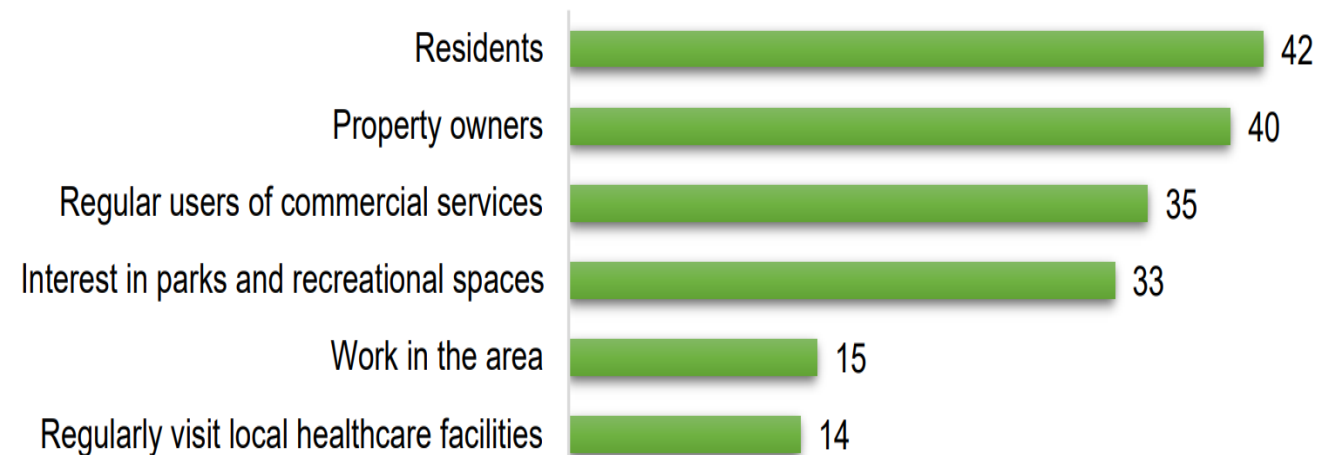
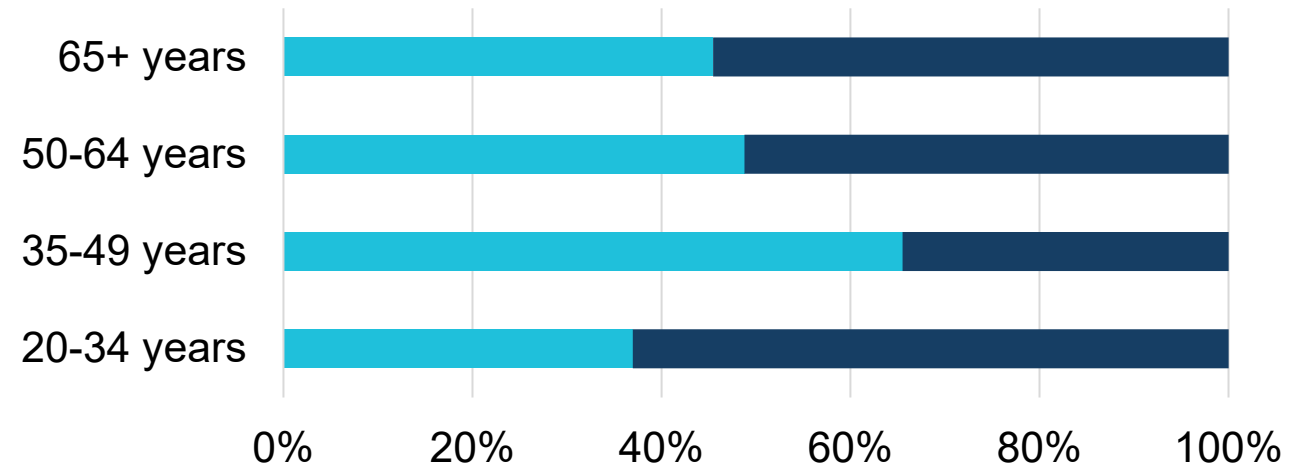


Online Survey

November – December 2024

77 responses

Survey Participants



What We Heard



- Considerable support for more housing near Lambrick Park in Feltham Village
- More family-sized rental housing
- Modest expansion of the Feltham village footprint
- Limited housing options and affordability challenges
- Limited support for high-rise development



- More community hubs with seating, markets, and event spaces
- More spaces for small businesses and parks



- Shelbourne Street needs dedicated bus lanes, safer pedestrian crosswalks, and protected bikes lanes



- Special attention to properties directly impacted by Bowker Creek
- Limited support for high-rise development

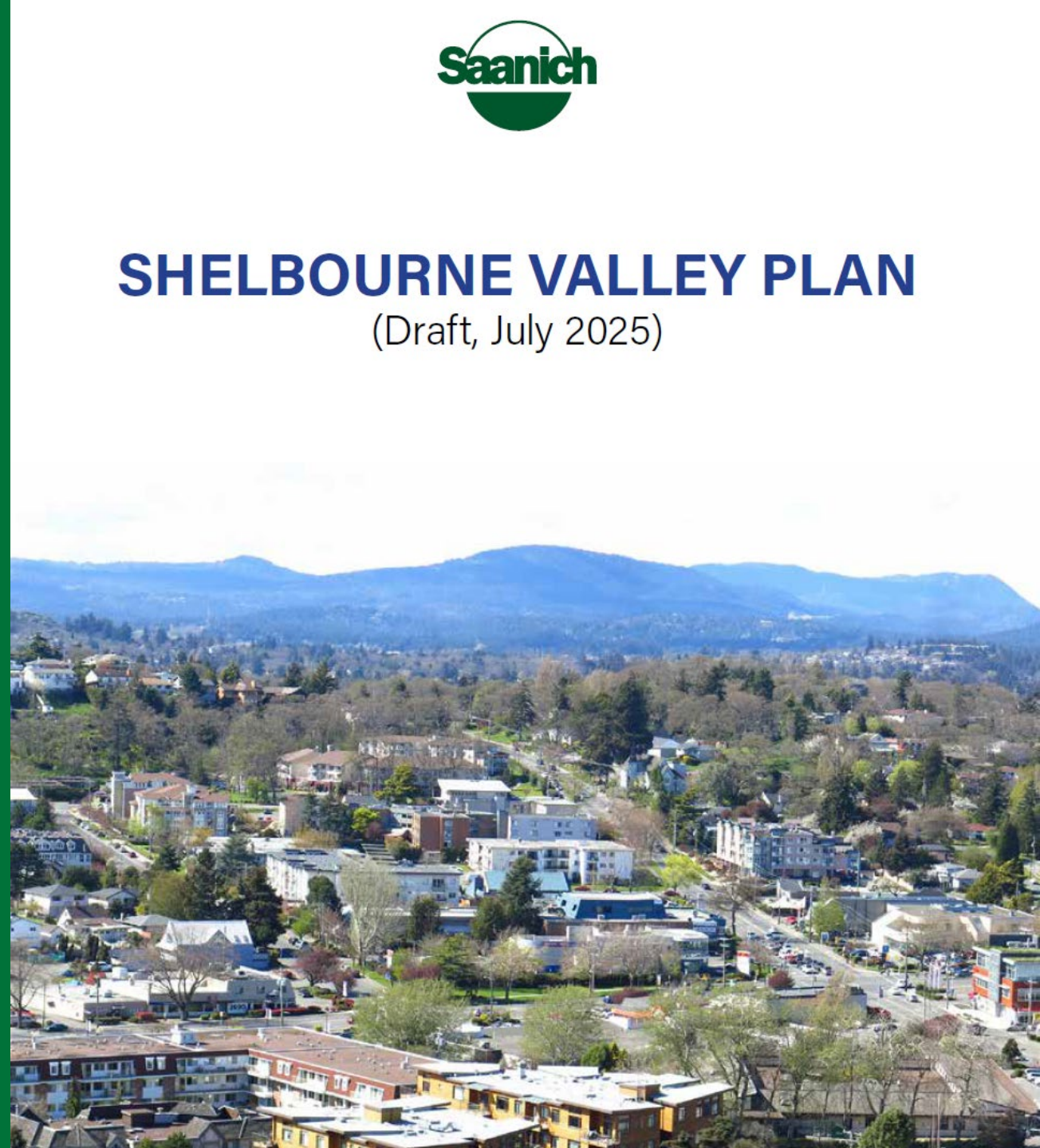


SHELBOURNE VALLEY PLAN

(Draft, July 2025)

Draft Updated Plan

How is the Plan Changing?



Plan Vision, Goals, Context, and Name



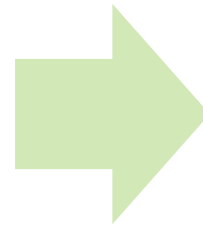
- Retained the original vision and goals, and added a new goal to:
 - “Increase housing and employment density within walking distance of the Frequent Transit Network”
- Updated planning context and demographic data
- The plan was renamed as “**Shelbourne Valley Plan (SVP)**” to align with the naming convention of other Centre, Corridor and Village Plans
- Minor adjustments to better align plan structure with the Official Community Plan, and other Centre, Corridor and Village Plan (CCV) Plans

Plan Organization

- Generally retained the original plan structure with minor adjustments to better align with the Official Community Plan, and other Centre, Corridor and Village Plan (CCV) plans

Shelbourne Valley Action Plan (SVAP), 2017

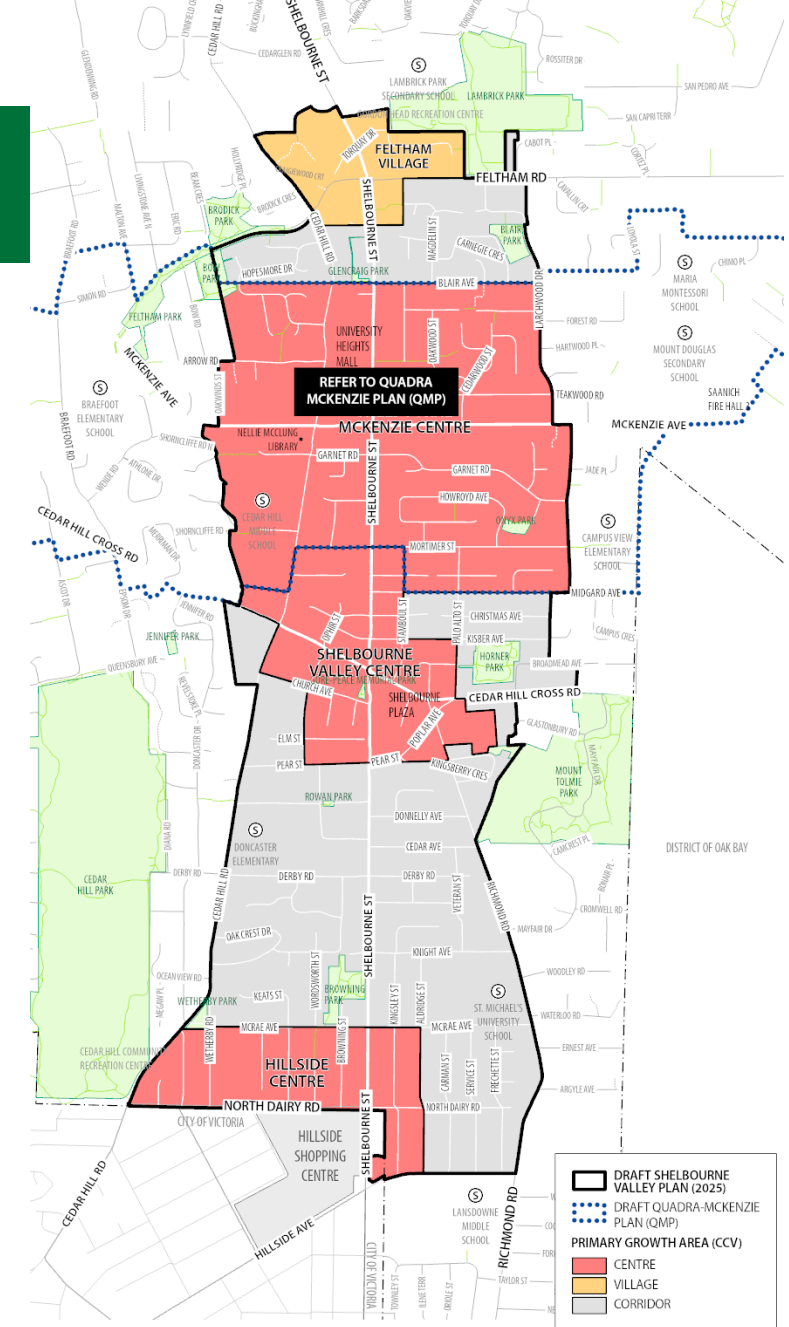
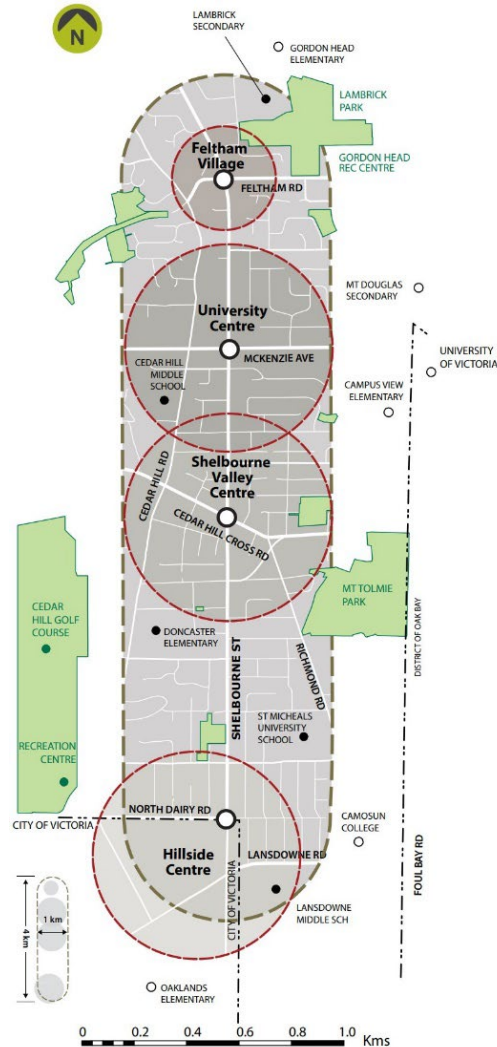
- | | |
|----|-------------------------------------|
| 1. | Introduction |
| 2. | Vision and Goals |
| 3. | Planning Context |
| 4. | Environment |
| 5. | Land Use |
| 6. | Mobility |
| 7. | Urban Design and Accessibility |
| 8. | Taking Action and Tracking Progress |



Shelbourne Valley Plan (SVP), 2025

- | |
|--------------------------------|
| Plan Overview |
| Planning Context |
| Vision and Goals |
| Climate Change and Environment |
| Land Use |
| Transportation and Mobility |
| Urban Design and Accessibility |
| Implementation |

Plan Boundaries



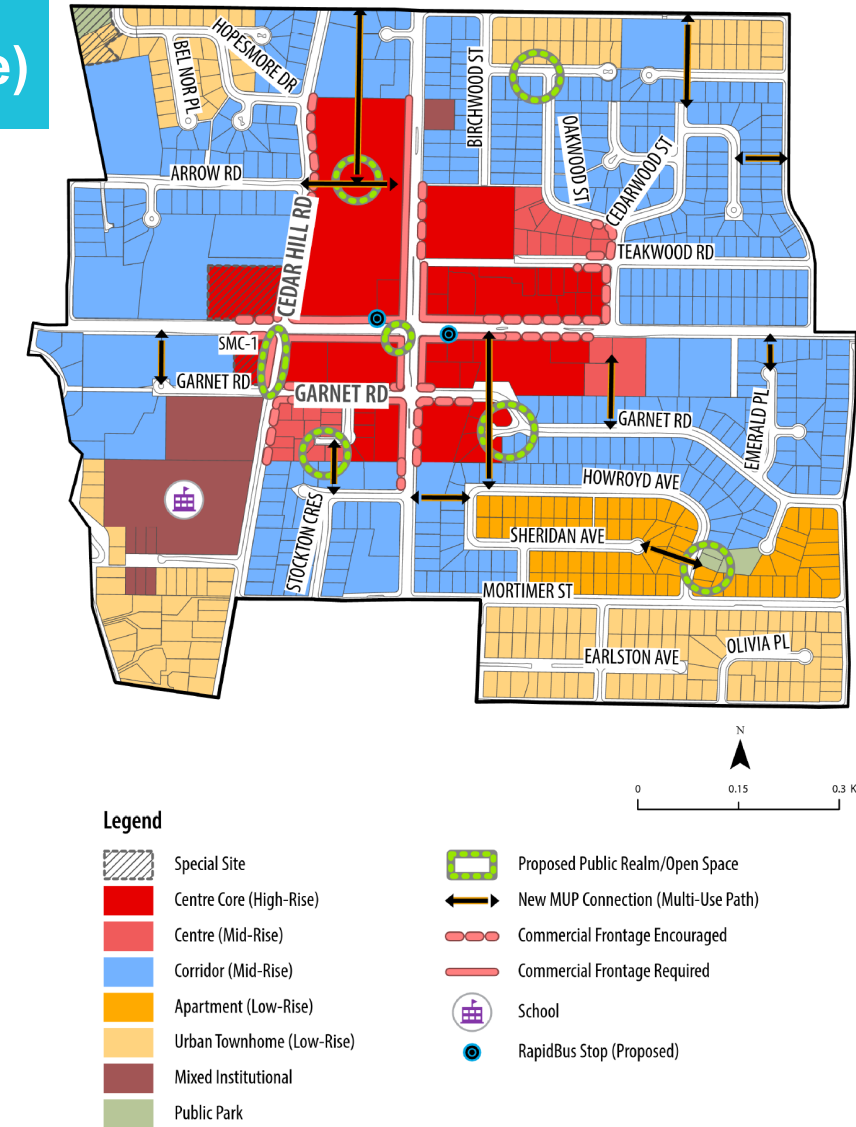
Shelbourne Valley Action Plan (SVAP), 2017

Shelbourne Valley Plan (SVP), 2025

Plan Boundaries

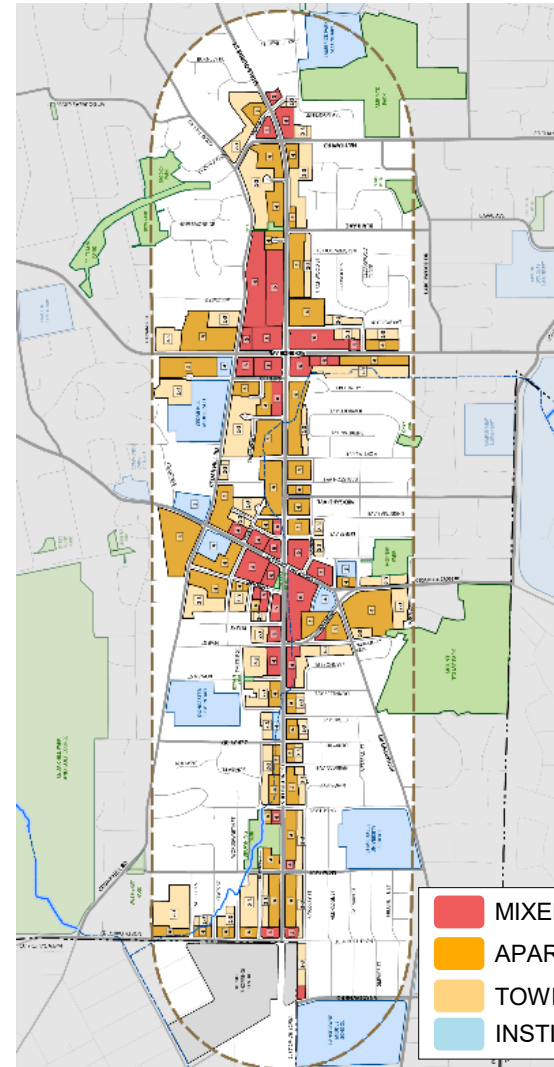
Shelbourne McKenzie Centre (formerly University Centre)

- Land use directions for Shelbourne McKenzie Centre are no longer addressed in the Shelbourne Valley Plan
- Detailed planning for this Centre is now addressed in the Quadra McKenzie Plan
- Shelbourne McKenzie Centre will feature mixed-use buildings up to 18-storeys, integrated with parks, open spaces, improved transit, and enhanced active transportation connections
- More details about the Shelbourne McKenzie Centre is available at www.saanich.ca/qmp

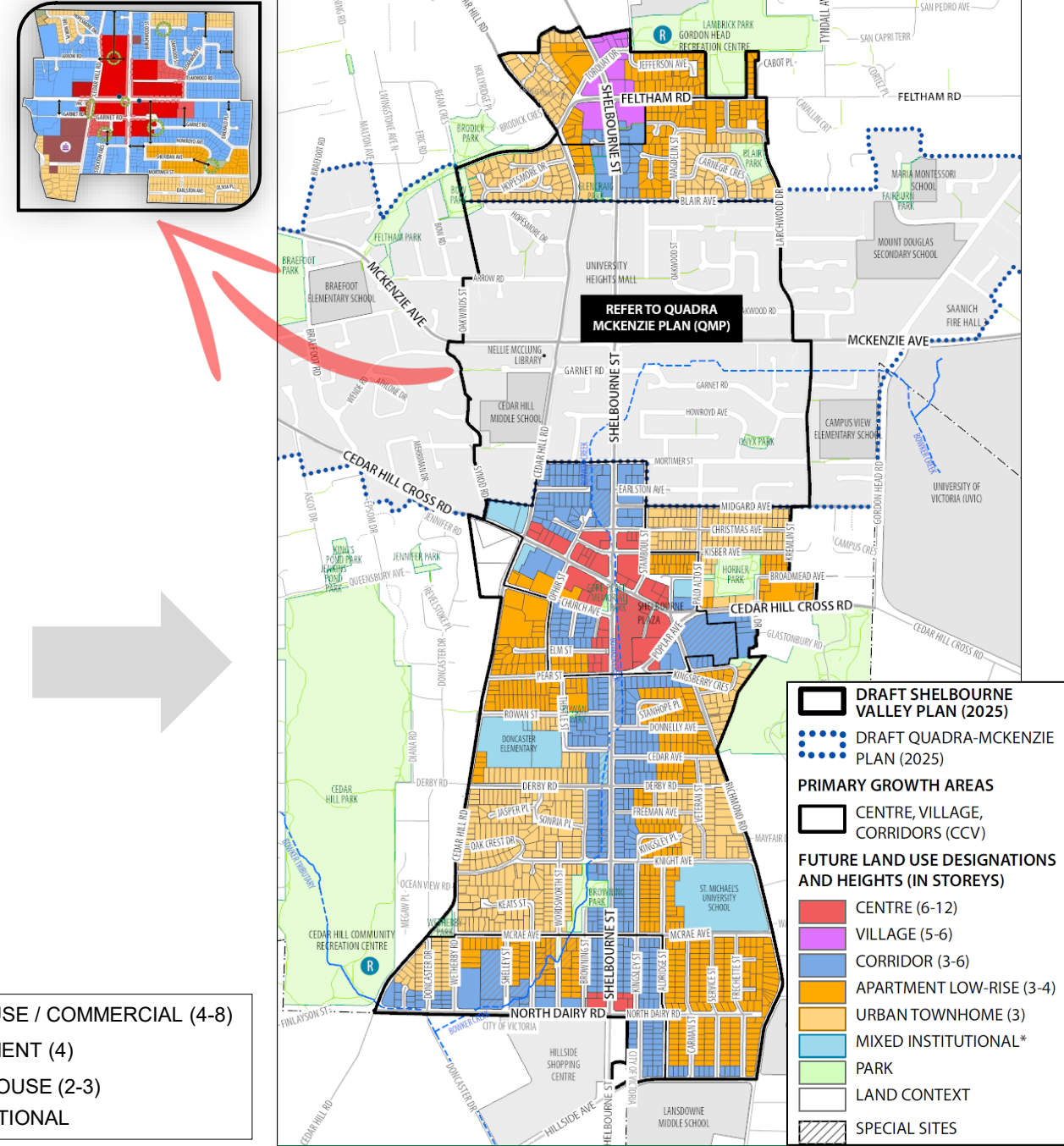


Land Use

- New **future land use designation** for all properties in the planning area in line with the new **OCP**
- Added policies to address the unique character of each Centre, Corridor, and Village
- New objectives for housing and sustainable development
- Introduced Special Sites



SVAP, 2017



Shelbourne Valley Plan, 2025

Visualizing Land Use

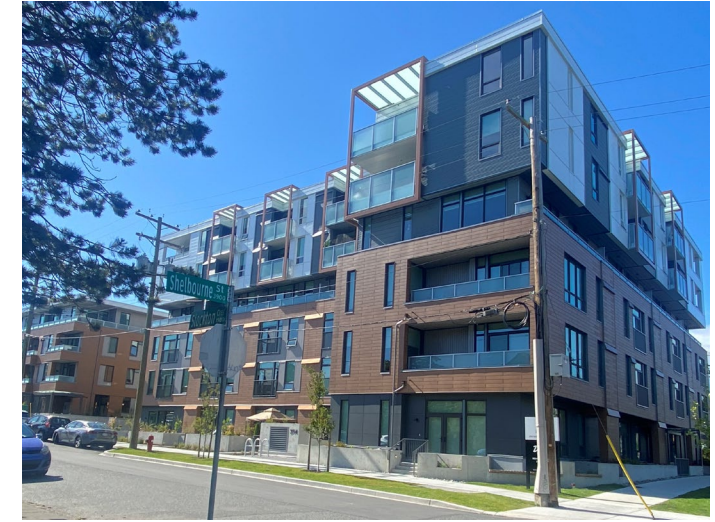
Centre (6-12 Storeys)



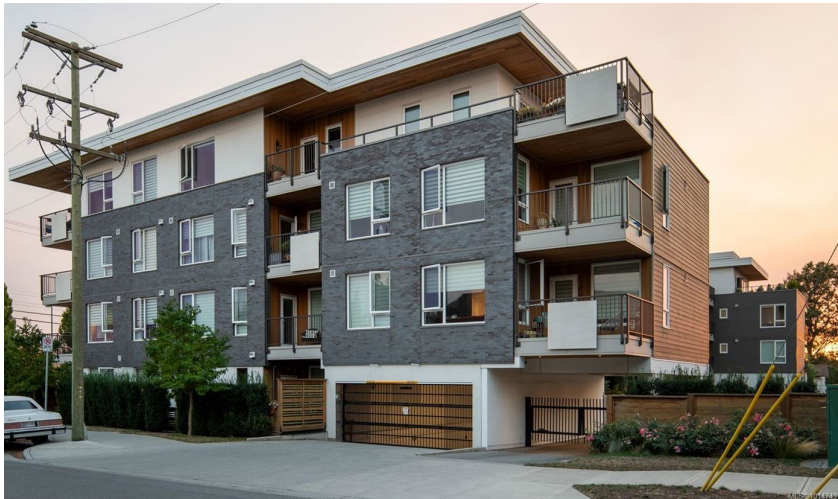
Village (5-6 Storeys)



Corridor (3-6 Storeys)



Apartment Low-rise (3-4 Storeys)

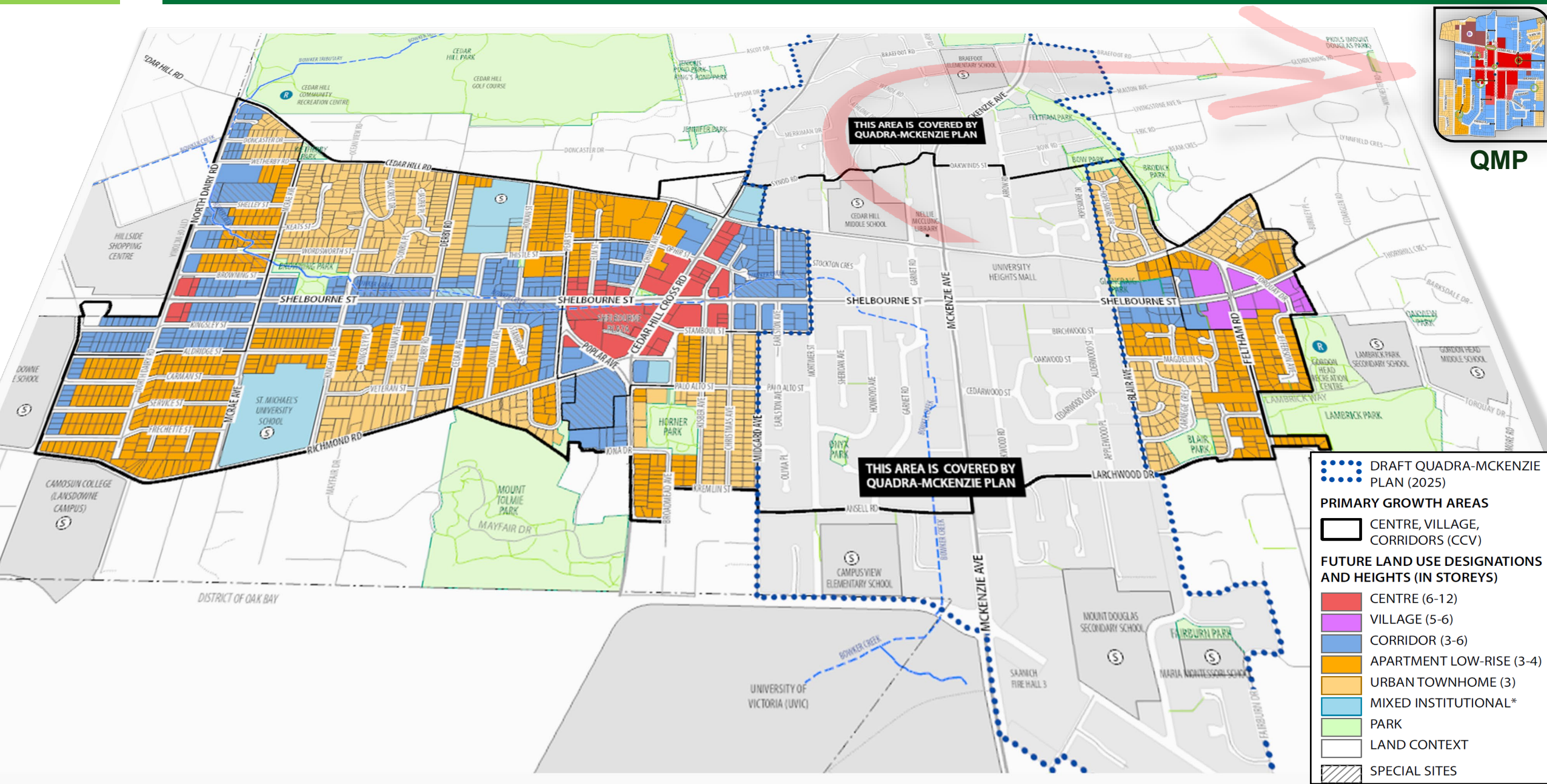


Urban Townhome (3 Storeys)



Mixed Institutional (Variable)





Special Sites

- Parcels/ properties with unique characteristics, assets, or challenges (environmental or infrastructure constraints)
- Potential for achieving multi-Plan objectives
- Site-specific policies guide the redevelopment negotiations to achieve the optimum outcomes
- **Key outcomes sought are** affordable housing, public realm improvements, stormwater management and Bowker Creek restoration

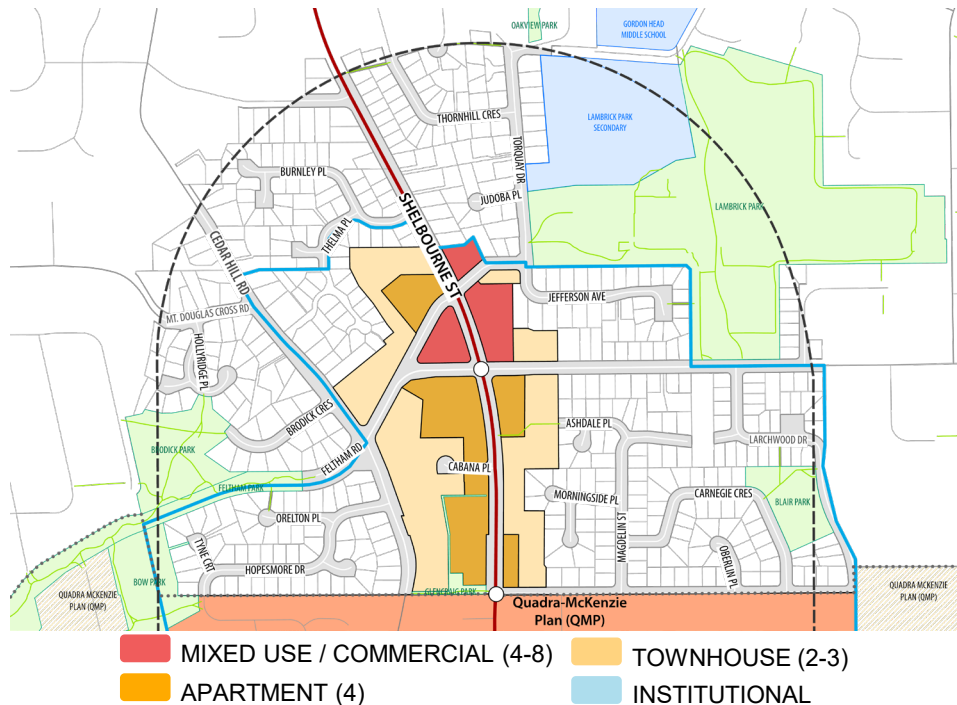


Special Sites

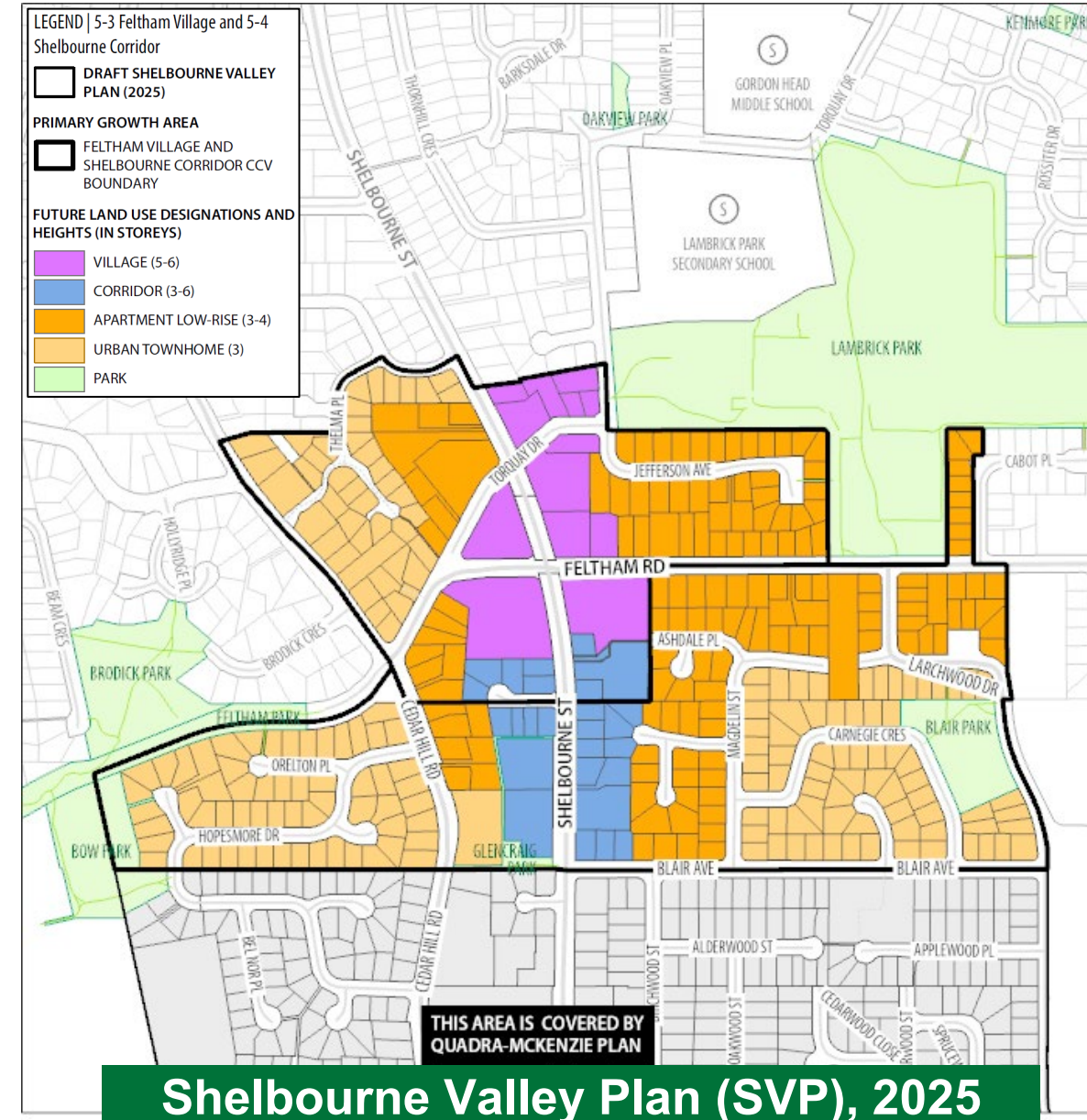
Feltham Village & Shelbourne Corridor (North)

Summary of Changes

- Expanded the Village to give opportunities for more commercial spaces, housing, and better connections to Lambrick Park
- New Corridor designation to increase housing supply near frequent transit, shops and services



Shelbourne Valley Action Plan (SVAP), 2017

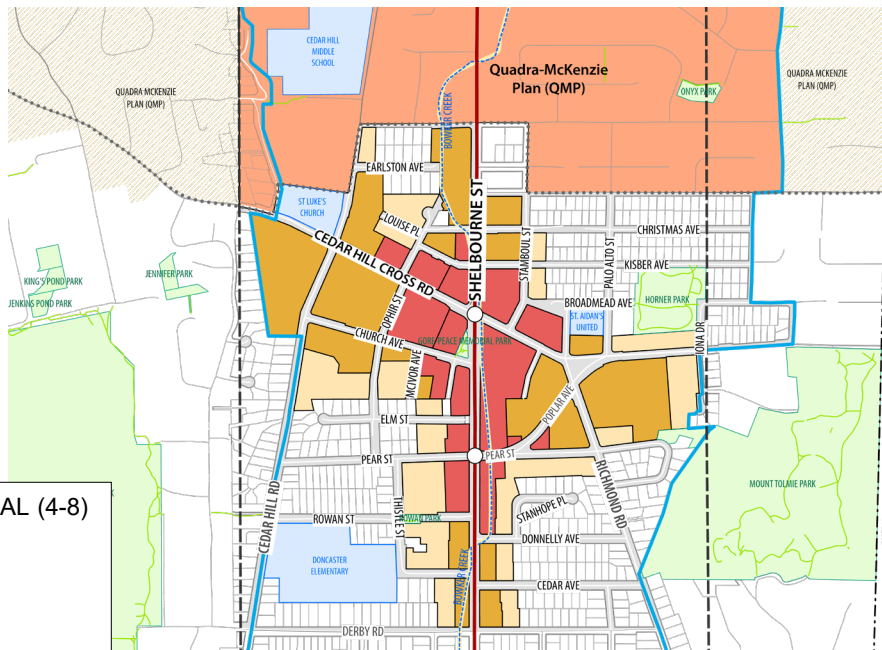


Shelbourne Valley Plan (SVP), 2025

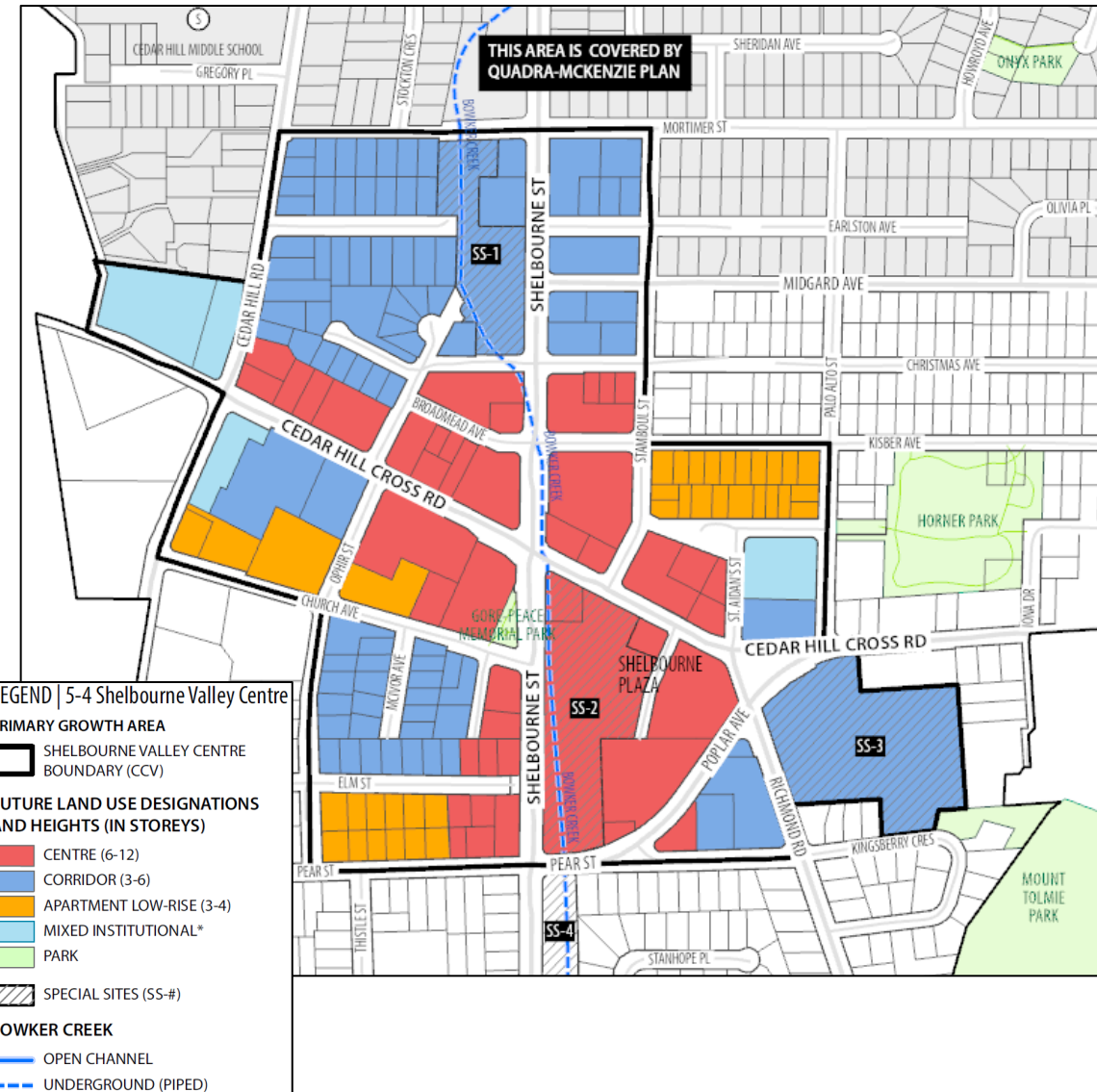
Shelbourne Valley Centre

Summary of Changes

- New land use designations and policies to support more business, housing and community amenities
- Three sites with potential to achieve multiple objectives of the plan are designated as **Special Site**



Shelbourne Valley Action Plan (SVAP), 2017



Shelbourne Valley Plan (SVP), 2025

Special Sites in Shelbourne Valley Center



SS-1: 3868 Shelbourne Street (Hybury House)

- Greenway enhancement
- Bowker Creek daylighting
- Stormwater management and detention
- Rental preservation (tenure, units, and affordability)
- Additional storeys supported near Shelbourne Street for non-market housing supply

 Corridor (3-6 Storeys)

Special Sites in Shelbourne Valley Center



SS-2: 3667 Shelbourne Street (Shelbourne Plaza)

- Diverse commercial spaces and housing options
- Community amenities like daycare, cultural centres
- Public open spaces and realm improvements
- Bowker Creek daylighting
- Stormwater management
- Mid-block connection for pedestrians and cyclists
- Up to 18 storeys supported where significant amenities and larger public open spaces are provided

 **Centre (6-12 Storeys)**

Special Sites in Shelbourne Valley Center



SS-3: 1701 Cedar Hill Cross Road (Fraser Tolmie Apartments)

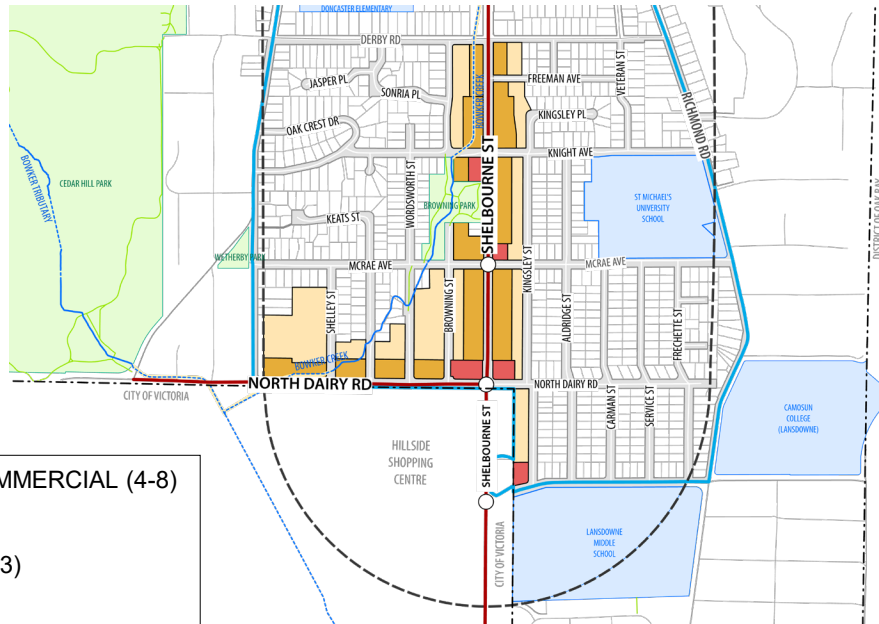
- Rental preservation
- Stormwater management
- Ecological conservation (Kingsberry Duck Pond)
- Improved connection and access for vehicles and pedestrians
- Public open spaces

 Corridor (3-6 Storeys)

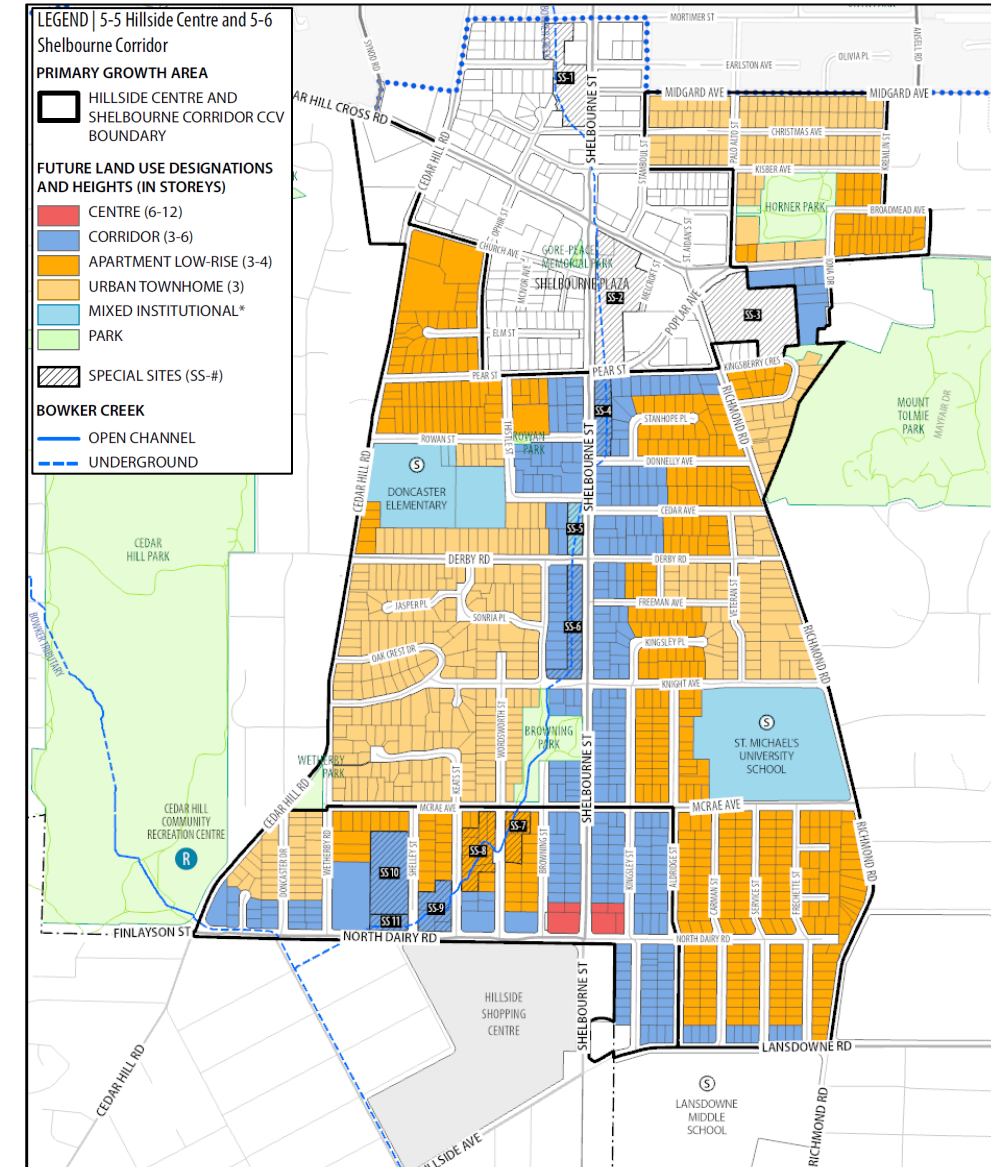
Hillside Centre & Shelbourne Corridor (South)

Summary of Changes

- Expanded the Centre and Corridor to accommodate more growth near Hillside Shopping Centre and the frequent transit along Shelbourne Street
- Designated properties that are directly impacted by the Bowker Creek, underground sewer, or water infrastructure as Special Sites



Shelbourne Valley Action Plan (SVAP), 2017



Shelbourne Valley Plan (SVP), 2025

Special Sites in Hillside Centre



SS-7, SS-8, SS-9

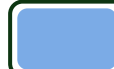
- Bowker Creek and riparian area enhancement

SS-10: 3200-3290 Shelley Street

- Diverse housing, including rentals
- Publicly accessible open space and improved public realm
- Tree planting to address low Tree Equity in the area
- Consolidation with SS-11

SS-11: 1550 North Dairy Road

- Land dedication for stormwater management and detention and Bowker Creek daylighting



Corridor (3-6)



Apartment Low Rise (3-4 Storeys)

Special Sites in Shelbourne Corridor (South) Sub-area



 Corridor (3-6 Storeys)

SS-4: 3561-3597 Shelbourne Street

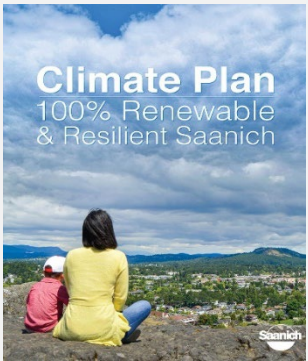
SS-5: 3460 Shelbourne Street

SS-6: 3345 Browning Street and 3352-3410 Shelbourne Street

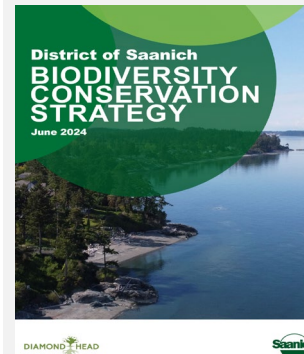
- Reduced setbacks/road dedication to address underground infrastructure constraints
- Additional density/height to support land assemblies and advance Bowker Creek daylighting

Climate Change and Environment

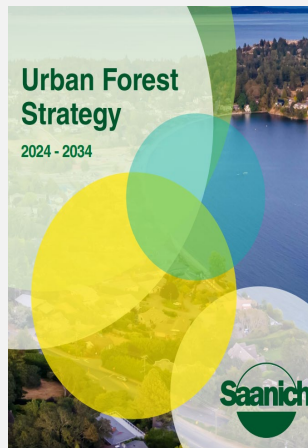
- Revised objectives to align with Saanich's Environmental Policy Framework



- New **Climate Planning section** incorporating CRD's extreme heat data, and policies on embodied emissions, zero waste, building energy, and resiliency



- Mapped of the **Biodiversity Values** for the plan area, and incorporated them into policies for ecological restoration



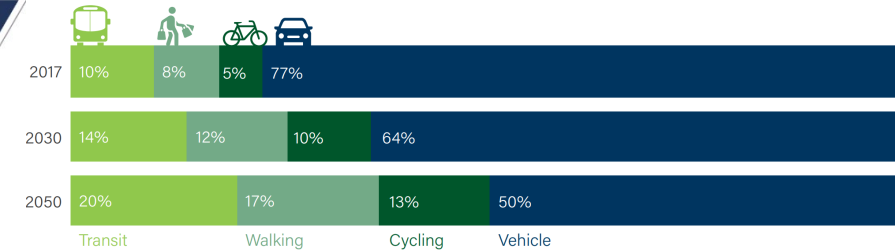
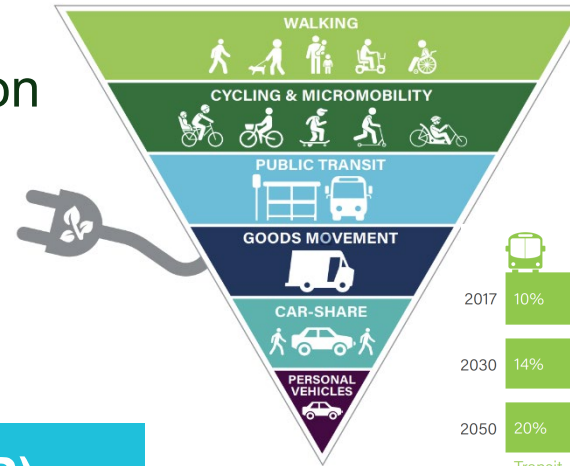
- Mapped **Tree Equity Scores** for the plan area, and incorporated them into policies for urban forest expansion



- Integrated principles and actions identified in the **updated Bowker Creek Blueprint (ongoing)**
- New land use policies to support opportunities for creek daylighting, restoration, and riparian zone enhancement

Transportation and Mobility Changes

- Updated to reflect current data on transportation and mobility, and align:
 - Saanich Mobility Priority Pyramid
 - Active Transportation Plan



Shelbourne Street Improvements Project (SSIP)

- A multi-year project to transform Shelbourne Street into a complete street
- SSIP is currently in Phase 3
 - Pear St. to Garnet Rd (Under Construction)
- Revised Plan content to reflect the implementation status of SSIP
- SVP Update will not result in any changes to SSIP
- SSIP will be complete in 2026



Other Notable Changes in the Draft Updated Plan



Updated the **Urban Design and Accessibility** section to reference the new District-wide Development Permit Area Guidelines (2024)



Updated the **Implementation and Monitoring** section to reflect complete and ongoing actions from the 2017 Plan, and added new priority actions



Updated the **Heritage** section to strengthen Indigenous reconciliation elements



Next Steps and Discussions



Phase 4 Engagement and More Information



Survey

Live Online till Oct. 20, 2025



Webinar #1

Sept. 25: (12 pm – 1:30 pm)

Online



Webinar #2

Sept. 25: (7 pm – 8:30 pm)

Online



Open House #1

Oct. 2 (4 pm – 8 pm)

Gordon Head Recreation Centre



Open House #2

Oct. 4 (12 pm – 4 pm)

Cedar Hill Recreation Centre

More Information



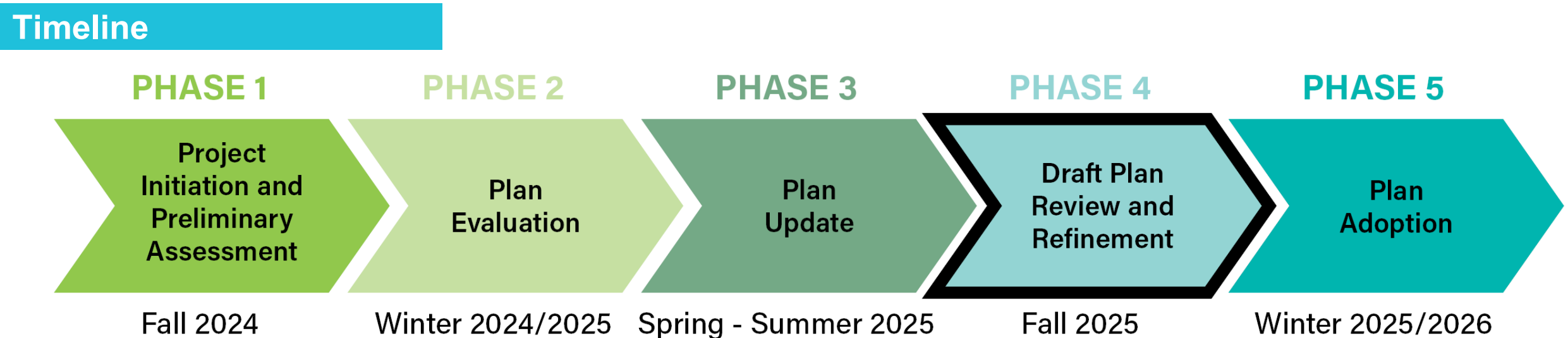
www.saanich.ca/svp



Pop-Up Events

Next Steps

- Staff will revise the draft Plan and present a proposed Shelbourne Valley Plan to Council
- Council will schedule public hearing and decide on the proposed Plan



Answering Your Questions





Discussion Groups

- This is an opportunity to share your thoughts with us and your community.
- Comments will be documented and included as feedback for Phase 4 public engagement.
- Respectful Engagement reminder.....