



## The Corporation of the District of Saanich

### Report

**To:** Mayor and Council

**From:** Lindsay Chase, Director of Planning

**Date:** January 14, 2026

**Subject:** Proposed Updated Shelbourne Valley Plan

**File:** 2310-20

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### RECOMMENDATIONS

1. That Council endorse the Proposed Updated Shelbourne Valley Plan (Attachment A).
2. That Council direct staff to prepare the proposed amendments to the Official Community Plan Bylaw 2023, No. 10000, to incorporate the Shelbourne Valley Plan (SVP) into this bylaw and to bring these changes forward for Council's consideration at a Public Hearing.

### PURPOSE

The purpose of this Report is to present the Proposed Updated Shelbourne Valley Plan (Proposed Updated SVP) to Council for consideration. The Report also outlines the process to date, key changes made to the original Shelbourne Valley Action Plan, dated May 2017 (2017 Action Plan), and further refinements based on public engagement.

### BACKGROUND

#### Council Direction

Council endorsed the Terms of Reference to update the 2017 Action Plan on September 23, 2024. The scope of the 2024 - 2025 update is focused on aligning the 2017 Action Plan with the new Official Community Plan (OCP), assessing the implementation progress, and incorporating recent Council decisions, new demographic trends, housing market realities, and policy initiatives.

At the Committee of the Whole meeting held on July 21, 2025, Council received the first updated edition of the Action Plan. This updated edition was titled the Shelbourne Valley Plan (Draft, July 2025) and referred to as the "Draft SVP 2025" in this Report. The term "Action" was removed from the original name (Shelbourne Valley Action Plan) for consistency with the naming conventions used for other Centre, Corridor and Village plans. Following the Committee of the Whole meeting, additional public engagement was conducted in accordance with the approved Terms of Reference.

#### Context for Plan Update

The 2017 Action Plan was adopted following a comprehensive multi-year process. Since its adoption, the Plan has served as a critical tool in guiding land use and transportation decisions

in the Shelbourne Valley. Key outcomes of the 2017 Action Plan so far include implementation of the Shelbourne Street Improvements Project and approval of over 1,700 new housing units in the area.

Seven years later, a new OCP was adopted. The OCP land use framework is designed to accommodate the majority of the District of Saanich's new residential development and employment within the Primary Growth Areas (PGA). These areas will be supported with higher levels of infrastructure investments, community services, parks, recreation facilities, and public spaces. The planning area of the Shelbourne Valley accounts for about 27% of the District of Saanich's PGA and 7% of the area within the District of Saanich's Urban Containment Boundary. As a result, it is timely to update the 2017 Action Plan to align with the OCP framework.

### Project Scope

The scope of the 2017 Action Plan update is limited, balancing an efficient timeline with sufficient opportunities for public engagement on planning issues in the Shelbourne Valley. The update focuses on revising the land use framework in the 2017 Action Plan to align with the current OCP, reflecting up-to-date information on housing and demographics, addressing changing market conditions, and incorporating directions from other relevant recently adopted Plans or projects.

### Process to Date

The project is currently in Phase 5 (see Figure 1).



**Figure 1: Update Timeline**

The most significant periods of engagement occurred in Phases 2 and 4. A summary of the public engagement activities in these phases is outlined below:

#### Phase 2 (Winter 2024/ 2025)

- Online information sessions (webinars) on November 15 and 19, 2024 with 109 attendees.
- Open houses on November 21 and 26, 2024 with 242 attendees.
- Online survey completed by 77 people from November 18 to December 16, 2024.
- Postcards delivered to residents and businesses in and around the study area.

#### Phase 4 (Fall 2025)

- Online information sessions (webinars) on September 25, 2025, with 24 attendees.
- Open houses on October 2 and 4, 2025 with 283 attendees.
- Online survey from September 16 to October 20, 2025, completed by 147 people.
- Four pop-up events, with 156 people reached.
- Meeting with the 2017 Shelbourne Valley Action Plan Stakeholders Committee on October 7, 2025. 8 individuals attended.
- Postcards delivered to residents and businesses in and around the study area.

- Meeting with the Board of Directors of Mt. Tolmie Community Association and delegates from Gordon Head Community Association and Camosun Community Association on September 20, 2025. 9 individuals attended.
- Online session with housing providers on October 1, 2025. 6 individuals attended.

Detailed Phase 2 and Phase 4 engagement summaries are available on the project website at [saanich.ca/svp](https://saanich.ca/svp). The Phase 4 Engagement Summary is also included as Attachment B to this Report. Both phases of engagement gave the public opportunities to learn about the update, assess the performance of the 2017 Action Plan, discuss potential ideas for future land use changes, and identify new priority actions and planning concerns in the Shelbourne Valley.

In Phase 4, the focus was a public review of the Draft SVP 2025. Survey responses showed mixed support for the proposed land use changes, but the open house feedback skewed more negative, with participants expressing concerns about high-rise developments (12+ storeys). Low- to mid-rise developments (3-6 storeys) were generally supported along Shelbourne Street. Other common concerns related to the potential loss of existing neighborhood character, traffic congestion, and infrastructure inadequacies. Many participants also doubted if increased density would result in housing affordability. Beyond these issues, there was widespread support for daylighting of the Bowker Creek and expanding green spaces within the boundaries of the Draft SVP 2025.

Feedback received during this phase was considered in further revisions to the Draft SVP 2025. One of the key changes resulting from Phase 4 Engagement is the removal of the policy that supports 18-storeys on the Shelbourne Plaza.

Therefore, the Proposed Updated Shelbourne Valley Plan reflects public inputs and staff's assessment of the various issues addressed in throughout the planning process.

### **PROPOSED UPDATED SHELBOURNE VALLEY PLAN (Proposed Updated SVP)**

The Proposed Updated SVP generally retains the goals and overall direction of the 2017 Action Plan. The primary changes to the Proposed Updated SVP are focused on aligning the land use framework with the OCP and adjustments to align with other adopted District of Saanich plans and policies.

The area covered in the Proposed Updated SVP is similar to the 2017 Action Plan, with Shelbourne Street serving as the central spine of the study area. Properties approximately 500 m on either side of Shelbourne Street are included as part of the Proposed Updated SVP area. The Plan area encompasses a 4 km section of Shelbourne Street and includes Hillside Centre (shared with the City of Victoria), Shelbourne Valley Centre, Shelbourne McKenzie Centre (primarily addressed in the Proposed Quadra McKenzie Plan) and Feltham Village.

There are limited changes to the transportation and mobility section, with noteworthy edits to reflect the nearly completed Shelbourne Street Improvements Project that was catalyzed by the 2017 Action Plan. The Proposed Updated SVP seeks to support the broader goal of achieving most the new future growth in areas within a 5-minute walk (400-500 m) of frequent transit.

### **Plan Goals**

As noted previously, the Proposed Updated SVP goals are largely retained from the 2017 Action Plan, with the addition of a new goal #1 to strengthen alignment with the OCP.

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
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

### **Key changes in the Proposed Updated SVP**

Recognizing that much of the content from the 2017 Action Plan is still relevant, a more limited number of changes have been incorporated into the Proposed Updated SVP. Attachment C outlines the changes between the 2017 Action Plan and Draft SVP 2025. Additional changes that were made between the Draft SVP 2025, and the Proposed Updated SVP are identified in Attachment D.

The changes in the Proposed Updated SVP include:

- Updated content and context to reflect the most up-to-date information: census statistics, and other recently adopted District of Saanich plans (e.g. Housing Strategy, Housing Needs Report, Climate Plan, Urban Forest Strategy and Biodiversity Conservation Strategy);
- Two new land use objectives directly addressing housing and sustainable development to strengthen alignment with the OCP;
- Clearly delineated plan boundaries (including the boundaries of each Centre, Corridor and Village) that reflect geographic features, major roads, and the surrounding context. This is a change from the 2017 Action Plan that had a more conceptual boundary;
- Updated land use designations for all properties in the Proposed Updated SVP area, in line with the OCP land use framework;
- Designation of certain properties as Special-Sites due to their unique potential and limitations, with supplementary policies included to emphasize key municipal objectives and guide redevelopment negotiations;
- Removal of land use direction for the University Centre (otherwise referred to as the Shelbourne McKenzie Centre in the Proposed Quadra McKenzie Plan);
- Updated content and policies in the History and Heritage sections to strengthen Indigenous reconciliation elements;
- Revised Transportation and Mobility section to reflect current data, implementation progress of the Shelbourne Street Improvements Project, and to ensure alignment with the District of Saanich's Mobility Priority Pyramid and Active Transportation Plan;
- Incorporated directions from updated Bowker Creek Blueprint (on-going) and Daylighting Feasibility Study, to enhance the environment and improve watershed health in the Proposed Updated SVP area;
- Streamlined Urban Design and Accessibility section to reference the new District-wide Development Permit Area Guidelines for consistency and avoidance of redundancy; and
- Updated Implementation section to reflect completed and ongoing actions from the 2017 Action Plan, and new priority actions for future consideration.

### **ADDITIONAL KEY ISSUES RAISED IN PUBLIC ENGAGEMENT WITH POSSIBLE PLAN AMENDMENTS FOR COUNCIL'S CONSIDERATION**

Key issues that generated a high frequency of feedback during the planning process are presented in this section for Council's consideration. Although staff have reviewed these issues, changes for most items have not been incorporated in the Proposed Updated SVP. Staff's recommendation, alongside alternative options, and the possible implications are summarized for Council to weigh in on them, and direct staff accordingly should they wish.

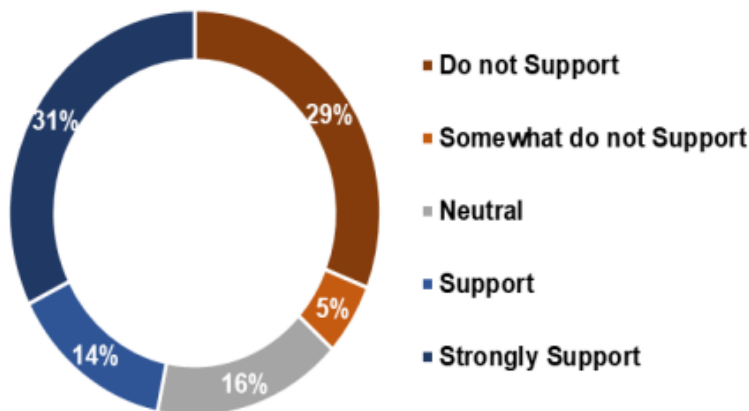
### A. Extending the Plan Area to Include Additional Areas North of the Current Boundary

The boundaries of the Proposed Updated SVP are generally focused on properties within a 5-minute walk of Shelbourne Street. The borders of the Proposed Updated SVP are roughly the same as the 2017 Action Plan but have shifted from conceptual to detailed boundaries that align with major roads, key destinations, and natural features, where possible.

In Phase 4, the boundary as outlined in the Draft SVP 2025 was subject to public review and the northern portion around Feltham Village received particular attention. The Village, nestled between amenities like parks, schools and commercial spaces, is envisioned as a pedestrian-oriented area with a mix of uses.

A specific question was asked in the survey conducted in Phase 4 as follows: *“Do you support extending the planning area boundary to the north to capture the area between Shelbourne Street and Lambrick Park Secondary School? This could allow for additional low-rise housing (apartments and/or townhomes) close to Feltham Village.”*

A greater number of survey respondents were in favour of a boundary expansion than against (see Figure 2). In total, 45% of respondents showed some level of support for expanding the Plan’s boundary north, while 34% expressed opposition. 21% were either neutral or did not have an opinion.

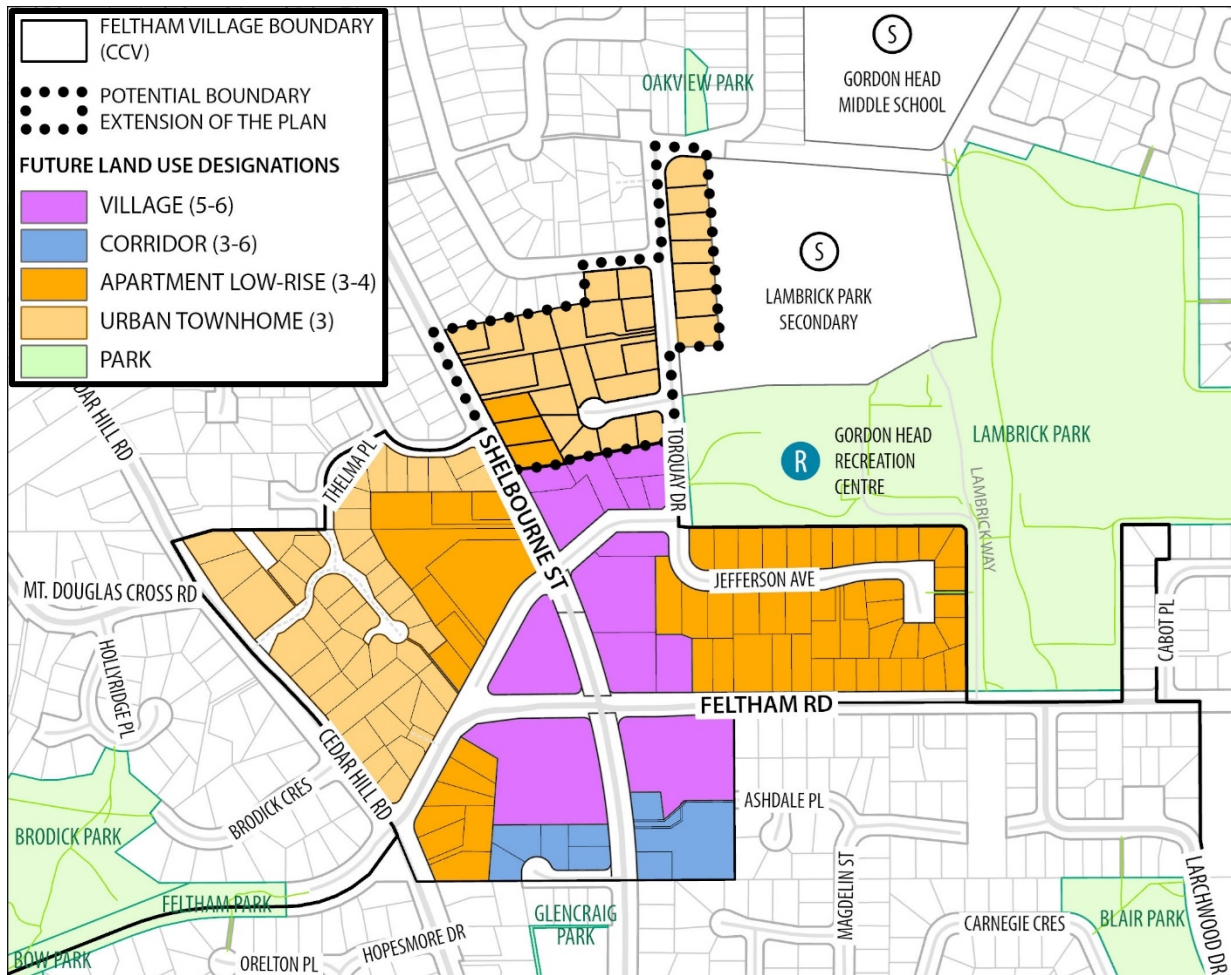


**Figure 2: Level of support for extending the Northern Plan Boundary**

Options are presented below for possible northern boundary extensions. While there is a strong rationale to expand the boundary, staff are recommending retaining the existing boundary to minimize changes from earlier versions. An explanation of the recommendation and alternatives is included below.

<b>A. Extending the Plan Area to Include Additional Areas North of the Current Boundary</b>	
<b>Staff Recommendation</b>	<b>Implications</b>
Retain the existing boundary of the Proposed Updated SVP	<ul style="list-style-type: none"> <li>Minimizes boundary changes from the 2017 Action Plan</li> <li>Limited opportunities for expanding housing density and encouraging more residents within walking distance of Feltham Village, Gordon Head Recreation Centre, and other amenities.</li> <li>Future planning for Neighbourhood Hubs and Secondary Corridors could explore expanding housing options near the Village.</li> </ul>
<b>Alternative</b>	<b>Overview and Implications</b>
<b>Alternative 1:</b> Expand the northern boundary of the Proposed Updated SVP to Lambrick Park Secondary School to incorporate the additional parcels and their respective land use designations as shown in Figure 3.	<ul style="list-style-type: none"> <li>This change would alter the northern boundary of the Plan area to connect with key local amenities Lambrick Park Secondary School and Lambrick Park Campus / Gordon Head Recreation Centre.</li> <li>The new parcels would primarily be designated as Urban Townhome, which could provide additional family-oriented with walkable access to the commercial core of the Village and amenities like Lambrick Park, Gordon Head Recreation Centre, Lambrick Park Secondary School, and Gordon Head Middle School.</li> <li>Would contribute to optimum utilization of existing amenities and potential future investments that will be implemented through the Lambrick Masterplan project.</li> </ul>
<b>Alternative 2:</b> Add lots 4113, 4115 and 4117 Shelbourne Street to the Proposed Updated SVP and designate them as Apartment (Low-Rise)	<ul style="list-style-type: none"> <li>These lots are shown in Figure 3 as the new Apartment (Low-Rise) parcels and are contiguous to the Village designation.</li> <li>The parcels have a regular shape and adequate size for potential redevelopment and are strategically located along Shelbourne Street.</li> <li>The lots would provide some moderate density residential options to transition from the commercial core of the Village.</li> </ul>





**Figure 3: Potential expansion of the Proposed Updated SVP boundary as outlined in Alternative 1 (Dotted Area)**

#### **B. Designation for 1514, 1520 and 1538 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road**

The properties on 1514, 1520 and 1538 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road are located in the Shelbourne Valley Centre. The core of the Shelbourne Valley Centre, where the highest density will be concentrated, is anchored around the intersection of Shelbourne Street and Cedar Hill Cross Road (see Figure 4). The subject properties are located along Cedar Hill Cross Road between Ophir Street and Cedar Hill Road and are approximately 200-350 m from the heart of the Centre. While the properties are located on a Major Road, they are in a location where the density generally starts to transition downwards.

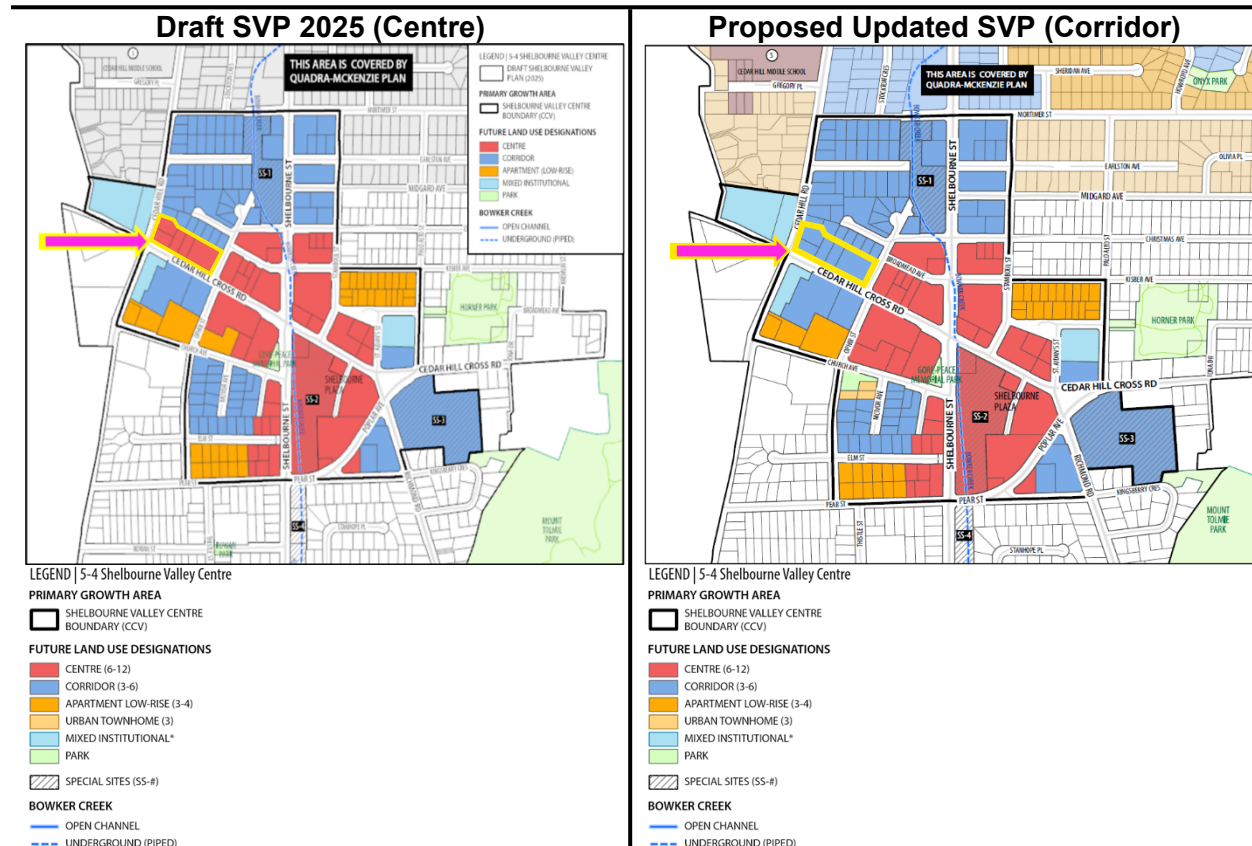
The public expressed concerns about the designation of 1514, 1520 and 1538 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road as Centre in the Draft SVP 2025.

Public concerns about the initial Centre designation include:

- Building height and topography – the sites are situated at an elevated segment. Therefore, a taller development may appear overwhelming at this location;
- The sites do not match the desired transition from the heart of the Centre;
- The sites were also criticized as not being a viable spot for mixed-use developments, with commercial uses on the ground floor, which is typical for buildings designated as Centre; and

- Increased traffic congestion at the intersection of Cedar Hill Road and Cedar Hill Cross Road.

While acknowledging these concerns, it is important to note that by supporting higher density residential development near commercial, service and employment destinations, the Proposed Updated SVP will contribute to increasing the opportunities for more people to live within proximity to essential daily destinations, provide more housing choices and encourage active transportation. After additional review, staff are recommending changing these properties from Centre to Corridor. These changes are reflected in the Proposed Updated SVP (see Figure 4).



**Figure 4: Designation for 1514, 1520 and 1538 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road**

The new land use designations are seen to better reflect a transition to lower height and density areas and acknowledges the urban design changes of the topographical changes. The staff recommendation and alternatives are detailed below.

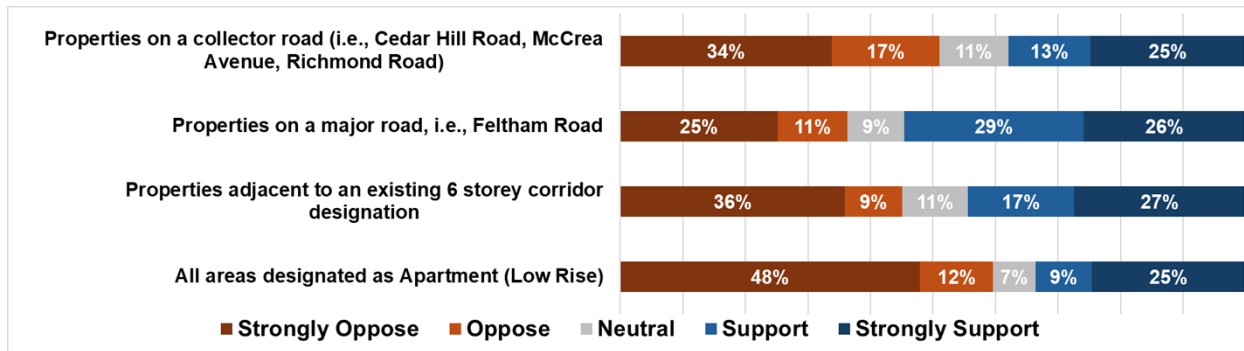


<b>B. Designation for 1514, 1520 and 1538 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road</b>	
<b>Staff Recommendation</b>	<b>Implications</b>
<p>Designate the parcels on 1514, 1520 and 1538 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road as Corridor (3 – 6 Storeys).</p> <p><b>Note:</b> <i>This has been incorporated in the Proposed Updated SVP.</i></p>	<ul style="list-style-type: none"> <li>• Aligns with the OCP's direction on building height transition (OCP Policy 7.3.12) since the parcels are closer to the periphery of the Centre.</li> <li>• Aligns better with commercial core extents of the Centre.</li> <li>• Reduces overall potential housing capacity in the area.</li> <li>• Directly responds to public feedback and concerns.</li> </ul>
<b>Alternative</b>	<b>Overview and Implications</b>
<p><b>Alternative 1:</b> Retain the Current Designation of 1514, 1520 and 1538 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road as a Centre.</p> <p><b>Note:</b> <i>This alternative was in the Draft SVP 2025 but changed in Proposed Updated SVP.</i></p>	<ul style="list-style-type: none"> <li>• Although the parcels are located at the periphery of the plan area, they have good access and are within close proximity to the established commercial core, amenities, and services area in the Shelbourne Valley Centre.</li> <li>• The sizes and layout of these parcels are suitable for land assembly for a mid- to high-rise development.</li> <li>• Allows for design flexibility and maximizes the sites potential to deliver more housing.</li> <li>• Due to topography and surrounding designations, the development could stand out compared to its context.</li> </ul>

### **C. Consideration of five storeys on selected Apartment (Low-Rise) Parcels on Feltham Road**

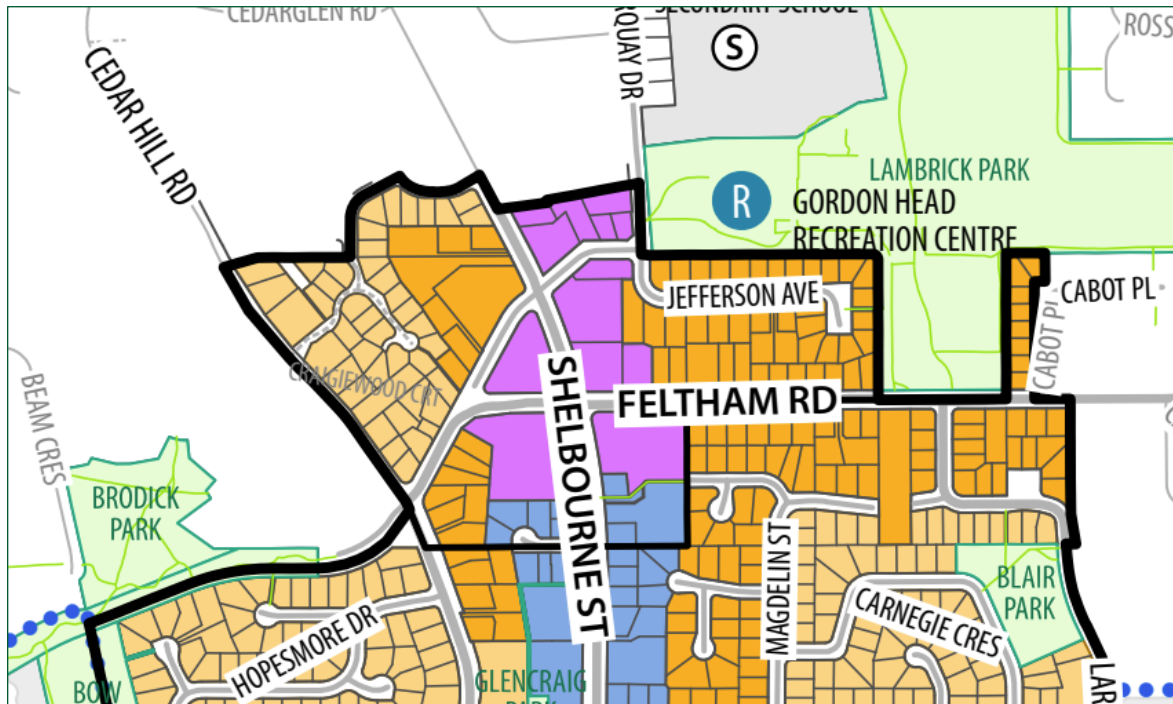
The Apartment (Low-Rise) Designation allows up to 4-storeys. This designation is primarily identified on properties that are transitioning away from Centre's, Villages and Corridors, but are close to key destinations and amenities. This designation can support diverse housing options (price point, unit size, tenure) in livable locations. However, on many sites in the Proposed Updated SVP area, a 4-storey development is increasingly becoming economically challenging to develop.

In Phase 4, different scenarios or locations within the Apartment (Low-Rise) designation were presented for public assessment to give considerations for taller buildings (5 or 6-storey). The feedback received showed a considerable level of support (55% support vs. 36% oppose) for taller buildings along Feltham Road. See survey results in Figure 5.



**Figure 5: Level of Support for Additional Storey(s) in Apartment (Low-Rise) Designations**

Staff have proposed allowing buildings up to five storeys fronting Feltham Road, east of Shelbourne Street. This change acknowledges Feltham Road's role as a Major Road and Frequent Transit Corridor and provides greater options for housing supply and diversity. It also provides a transition from the Major Road to established neighbourhood areas, similar to other corridors.



**Figure 6: Current Land Use Designations on Feltham Road**

In consideration of additional storeys on selected Apartment (Low-Rise) parcels on Feltham Road, the following options are suggested to Council:

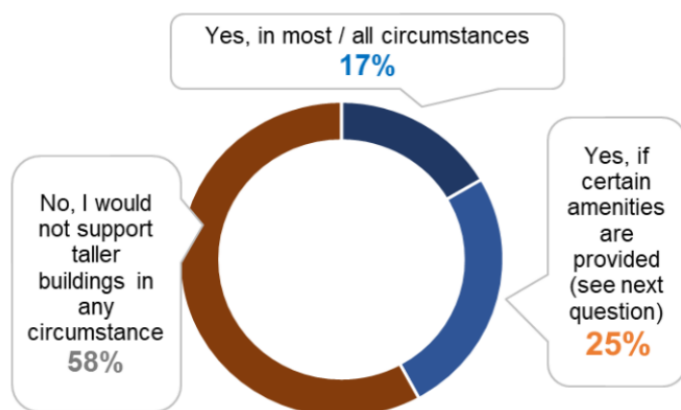
<b>C. Consideration of five storeys on selected Apartment (Low-Rise) Parcels on Feltham Road</b>	
<b>Staff Recommendation</b>	<b>Implications</b>
<p>Retain the Apartment (Low-Rise) designation but include a policy to support buildings up to five storeys for properties fronting Feltham Road east of Shelbourne Street.</p> <p><b>Note:</b> <i>This policy has been incorporated into the Proposed Updated SVP</i></p>	<ul style="list-style-type: none"> <li>Improves the likelihood that new development would happen.</li> <li>Acknowledges Feltham Road's role as a Major Road, Frequent Transit Corridor, and connection to major destinations.</li> <li>No changes required to the existing Land Use Designations.</li> <li>Addressed the concerns related to the economic viability of future low-rise development in the area.</li> <li>Limits greater height on Feltham Road.</li> </ul>
<b>Alternatives</b>	<b>Overview and Implications</b>
<p><b>Alternative 1:</b> Retain the existing Apartment (Low-Rise) Designation and remove the policy supporting buildings up to five storeys for properties fronting Feltham Road.</p> <p><b>Note:</b> <i>This alternative was in the Draft SVP 2025 but changed in Proposed Updated SVP.</i></p>	<ul style="list-style-type: none"> <li>Supports low-rise housing forms (3 - 4 storeys).</li> <li>Reduces likelihood that these properties will redevelop and add new housing.</li> <li>No changes required to the existing Land Use Designations.</li> </ul>
<p><b>Alternative 2:</b> Change the designations for properties fronting Feltham Road, east of Shelbourne Street from Apartment (Low-rise) to Corridor.</p>	<ul style="list-style-type: none"> <li>Supports low- to mid-rise developments (3 - 6 storeys) for properties fronting Feltham Avenue, east of Shelbourne Street.</li> <li>Increases the economic viability of future development to occur on these properties, particularly with opportunity for six storeys, which is typically the most economically viable form of development.</li> <li>Designation would cover properties needed to form an adequate depth of assembly for an apartment building.</li> </ul>

#### **D. Consideration of Taller Buildings (up to 18-storeys) on 3667 Shelbourne Street (Shelbourne Plaza)**

3667 Shelbourne Street, commonly known as the Shelbourne Plaza, is one of the Special-Sites identified in the Proposed Updated SVP. The Draft SVP 2025 outlined a policy to support up to 18-storeys on this property subject to certain conditions. The policy is outlined as follows:  
*“Support redevelopment of SS-02 (3667 Shelbourne Street - Shelbourne Plaza) that: Includes a range of building heights up to 18-storeys where significant community amenities and larger scale public open spaces are provided.”*

The intent of this policy is to expand the opportunities for greater housing density on this prime site and expand opportunities to negotiate community benefits in the area.

This policy was strongly opposed by the public, particularly by participants at open houses. In response to the survey question on this topic, there was limited support for the additional height (see Figure 7).



**Figure 7: Level of Support from Survey Respondents regarding Taller Buildings (up to 18 storeys) on the Shelbourne Plaza Site**

<b>D. Consideration of Taller Buildings (up to 18-storeys) on 3667 Shelbourne Street (Shelbourne Plaza)</b>	
<b>Staff Recommendation</b>	<b>Implications</b>
Limit building height on 3667 Shelbourne Street (Shelbourne Plaza) to 12-storeys.  <i>Note: This option has been incorporated in the Proposed Updated SVP.</i>	<ul style="list-style-type: none"> <li>This decision aligns with the OCP. The OCP only considers height up to 18-storeys where a Centre is located along two Primary Corridors and this is not the case in the Shelbourne Valley Centre.</li> <li>The policy was significantly opposed during public engagement; therefore, this option responds directly to public feedback.</li> <li>This would reduce design flexibility and the potential for greater housing units and employment spaces.</li> </ul>
<b>Alternative</b>	<b>Overview and Implications</b>
<b>Alternative 1:</b> Reintroduce policy to allow the possibility of 18 storey buildings on the Shelbourne Plaza site	<ul style="list-style-type: none"> <li>Would provide the opportunity for more design flexibility, including to consider potential Bowker Creek daylighting or the provision of public open space.</li> <li>Could give the district a greater leverage to negotiate significant community contribution when considering applications to redevelop the property.</li> <li>Not supported by community feedback.</li> </ul>

### **E. Shelbourne Valley Centre Designation**

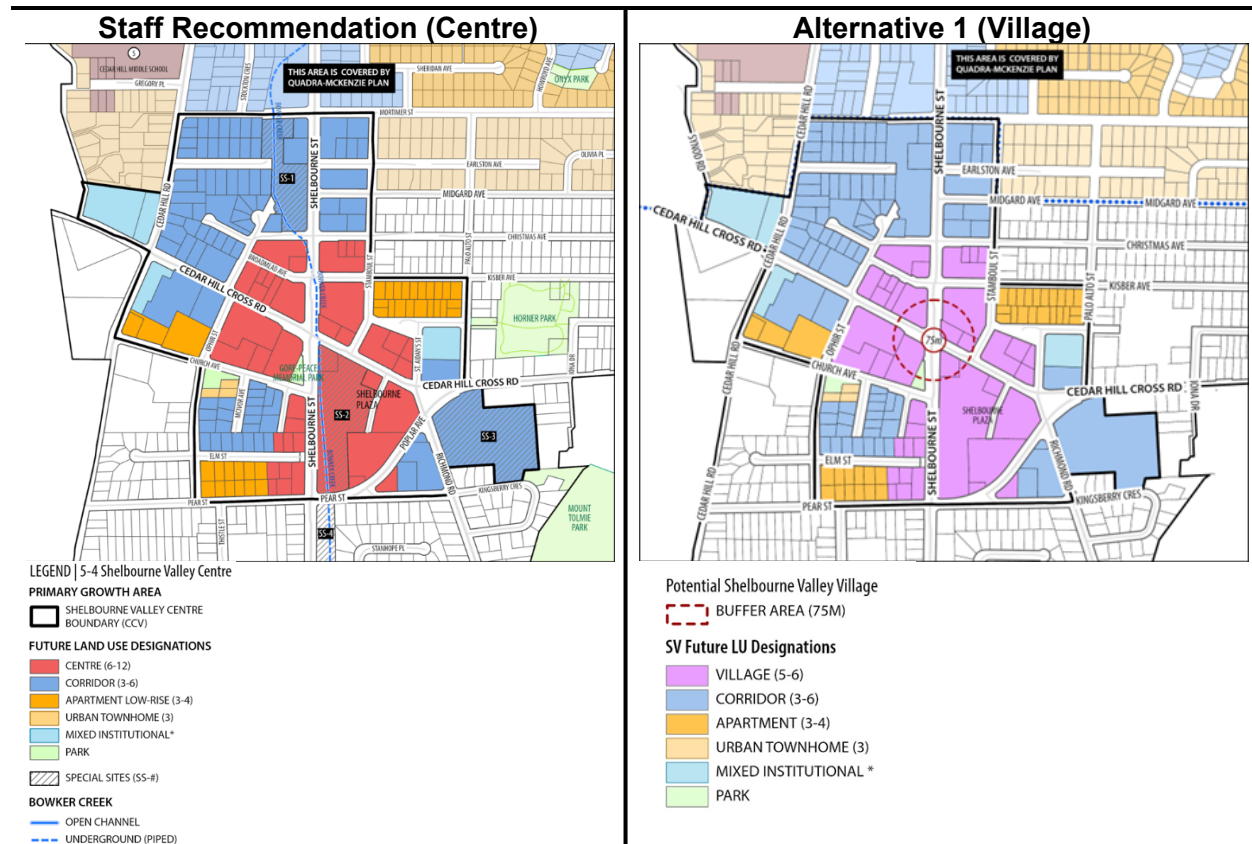
The OCP identifies two Centres in the Proposed Updated SVP area: Shelbourne Valley Centre and Hillside Centre. The Shelbourne Valley Centre is anchored on the intersection of Shelbourne Street and Cedar Hill Cross Road; and Hillside Centre is anchored on the intersection of Shelbourne Street and North Dairy Road. Supported by the Frequent Transit Network on Shelbourne Street, these Centres are planned to provide diverse community services, employment, and housing in the Proposed Updated SVP area.

The building heights for Centres (6 to 12 storeys) in the Proposed Updated SVP align with the OCP. However, during Phase 4 Engagement, there was opposition from some community members to the proposed building heights in the Shelbourne Valley Centre. Generally, low- to

mid-rise developments from 3 to 6 storeys were supported in the Centres and along the spine of Shelbourne Street. The proponents of reduced building heights argued that a maximum of 6-storeys is more appropriate to be able to preserve the views (for instance Mount Tolmie) and character of the area. There were also submissions about the challenging sub-surface conditions in the Proposed Updated SVP area that could limit the potential for constructing taller buildings in the Proposed Updated SVP area.

In consideration of the Shelbourne Valley Centre Designation, the following options are provided to Council. Figure 8 provides a map of the staff recommendation and alternative.

<b>E. Shelbourne Valley Centre Designation</b>	
<b>Staff Recommendation</b>	<b>Implications</b>
Retain the Shelbourne Valley Centre designation as is in the Proposed Updated SVP.	<ul style="list-style-type: none"> <li>Aligns with the OCP</li> <li>Allows greater density development to occur, therefore, more opportunities for housing and employment in the area.</li> <li>Provides opportunities for a more flexible site and building design that allows for more open space to be provided.</li> <li>Could give the district a greater leverage to negotiate significant community contribution, particularly open spaces and Bowker Creek Daylighting, when considering redevelopment applications.</li> <li>No changes required to the existing Land Use Designations in the Proposed Updated SVP and the OCP.</li> </ul>
<b>Alternative</b>	<b>Overview and Implications</b>
<b>Alternative 1:</b> Change the “Shelbourne Valley Centre” to “Shelbourne Valley Village”	<ul style="list-style-type: none"> <li>Applies a Village Designation which maintains commercial opportunities in the area</li> <li>Reduces building heights from up to 12 storeys, to a maximum of 6 storeys</li> <li>If Council chooses this option, staff recommend building heights from 5 to 6 storeys in the Village Designation, and up to 8-storeys within 75m of Shelbourne Street and Cedar Hill Cross Road.</li> <li>The Village Designation continues to advance the 15-minute community objective of the OCP</li> <li>OCP Land Use Designation will need to be amended to change Shelbourne Valley Centre to Village.</li> </ul>



**Figure 8: Shelbourne Valley Centre vs Shelbourne Valley Village**

## IMPLEMENTATION

Once adopted, the Proposed Updated SVP will serve as a key tool for guiding growth and change through providing direction for public and private investments. While a large portion of the Plan's implementation will be undertaken through property-owner initiated rezonings, additional actions will be required to realize the goals outlined in the Proposed Updated SVP.

Other key implementation items to consider are potential pre-zoning to catalyze development in certain areas of the Shelbourne Valley and further exploration of a density framework to incentivize specific development outcomes.

After plan adoption, staff recommend that an implementation plan be brought forward that outlines key proposed actions with associated timelines and resource implications. This implementation plan is anticipated to be brought to Council after the Proposed Updated SVP is formally adopted.

## ALTERNATIVES

1. That Council endorse the staff recommendation and initiate the process to progress the Proposed Updated SVP towards consideration for adoption.

Should Council endorse the staff recommendation, formal bylaw amendments to adopt the Proposed Updated SVP would be prepared and brought forward for Council's consideration prior to a public hearing to consider Plan adoption.



2. That Council direct staff to make specific amendments to the Proposed Updated SVP and initiate the process to progress the Proposed Updated SVP towards consideration for adoption.

Should Council wish they could provide direction on specific changes to the Proposed Updated SVP that they would like to see prior to its consideration for adoption. These could be revisions based on information provided in the staff report or other revisions that Council would like to see.

Staff would proceed to make these amendments and bring forward the revisions and associated Bylaw amendments for consideration at a Council meeting prior to a scheduling public hearing on the Plan.

3. That Council direct staff to undertake major revisions to the Proposed Updated SVP and/or undertake additional public engagement.

Should Council wish to make more complex changes to the Proposed Updated SVP, further analyze specific elements and/or direct additional public consultation then staff would undertake the work as directed. In this scenario, staff would conduct engagement and/or technical work and bring a further revised Plan back to a future Committee of the Whole meeting.

Depending on the scale of analysis and engagement directed, this direction would likely have additional budget and/or timeline implications. This could also impact the timing of other priority planning projects, including other Centre, Corridor, and Village Plans.

4. That Council provide alternate direction to staff.

## **FINANCIAL IMPLICATIONS**

Council allocated \$50,000 to fund the update to the 2017 Action Plan. The remaining project budget is approximately \$14,000. There are no immediate financial implications associated with Plan adoption. Should Council direct staff to undertake additional analysis or engagement, there may be additional financial implications. The implementation strategy, which is recommended to be considered at a future meeting will provide financial information on potential implementation actions.

## **NEXT STEPS**

Subject to Council's direction, the next steps will focus on finalizing the Proposed Updated SVP and advancing the necessary amendments to the OCP Bylaw.

Specifically, staff will:

- Finalize the Proposed Updated SVP to reflect Council direction;
- Prepare an OCP Amendment Bylaw to incorporate the Proposed Updated SVP into the OCP, including amendments to applicable schedules, maps, and policy sections;
- Undertake internal and external referrals as required, including coordination with relevant District departments and applicable regional and provincial agencies; and
- Complete final technical and legal review of the OCP Amendment Bylaw to ensure consistency with the *Local Government Act* and other adopted District of Saanich bylaws and policies.

Once the OCP Amendment Bylaw is prepared, staff will bring forward a report to Council, recommending First and Second Reading of the bylaw and referral to a Public Hearing in accordance with the *Local Government Act*. Following the Public Hearing, staff will report back to Council with a recommendation for Third Reading and Adoption, including any amendments arising from the Public Hearing. The Proposed Updated SVP becomes effective after it is adopted by Council.

Subject to Council adoption of the OCP Amendment Bylaw, staff will proceed to prepare an implementation strategy for the Shelbourne Valley Plan. The implementation strategy will be brought forward for consideration at a future Council meeting. Ongoing monitoring and periodic updates will ensure the Shelbourne Valley Plan remains responsive to Council priorities, infrastructure investment, and evolving community needs.

## CONCLUSION

The Shelbourne Valley is one of Saanich's most vital areas. The area is well served by frequent transit, existing and planned amenities, and active transportation infrastructure. The Proposed Updated SVP is a focused update to the 2017 Action Plan. The process involved staff assessment, inter-departmental collaboration, and variety of in-person and online engagement with residents and other stakeholders on the plan. Two rounds of engagement included pop-up events, open houses, webinars, surveys and stakeholders' meetings and sought to identify community issues, understand what was working / not working with the existing plan and discuss ideas for improvement.

The Proposed Updated SVP maintains the vision and goals of the 2017 Action Plan while incorporating recent data (housing, census, transportation, etc.), addressing evolving community needs, and aligning with the District of Saanich's broader planning and policy framework. The land use designations in the Proposed Updated SVP are consistent with the OCP framework. These designations will position the Shelbourne Valley to contribute to the fulfilment of the OCP vision: a compact mix of developments where all households have access to housing, transportation options and services and amenities within easy walking distance.

The revised policies in the four core sections of the Proposed Updated SVP (Chapter 4 - Climate and Environment; Chapter 5 - Land Use; Chapter 6 - Transportation and Mobility; Chapter 7 - Urban Design and Accessibility) have been updated to reflect new and emerging plans and policy. Through the public engagement, additional changes were made to address community concerns and improve alignment with the OCP goals.

The Report highlights a number of key community issues and identifies options for potential amendments should Council wish to make changes before the Proposed SVP is considered for adoption. Should Council endorse the Proposed Updated Shelbourne Valley Plan, staff would prepare the final Plan and associated Bylaw amendments for Council consideration at a public hearing.

Prepared by: Joseph Abiola, Planner

Reviewed by: Cameron Scott, Manager of Community Planning

Approved by: Lindsay Chase, Director of Planning

Attachments: A. Proposed Updated Shelbourne Valley Plan  
B. Phase 4 Engagement Summary  
C. Summary of Changes - Shelbourne Valley Action Plan (2017) and Shelbourne Valley Plan (Draft, July 2025)  
D. Additional Changes - Shelbourne Valley Plan (Draft, July 2025) and Proposed Updated Shelbourne Valley Plan

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Planner.

Brent Reems, Chief Administrative Officer