

## **Questions and Answers (TBP Primer Webinars – June 11<sup>th</sup>, 2025)**

### **Q1: Is it possible to reconsider the boundaries suggested by the Tillicum Burnside Plan (TBP) and decide if they make sense or if they should be changed?**

Yes – there is an opportunity to adjust the Tillicum Burnside Planning boundaries through input received during the public engagement process. The existing Plan boundary is based on the Official Community Plan (OCP) that was adopted in 2024.

### **Q2: What is the District of Saanich doing to increase the level of affordable and supportive housing in the area? (Housing)**

Increasing the supply of affordable and supportive housing in Saanich has been highlighted as a priority in the District's Housing Strategy. Affordable housing is a priority in all neighbourhoods and the District has undertaken several initiatives to support non-market housing, including:

- Changing regulations to enable the rapid deployment of non-market housing without a re-zoning;
- Providing grants through Saanich's Affordable Housing Reserve Fund;
- Providing Permissive Tax Exemptions;
- Fast tracking approvals for non-market housing; and
- Providing exemptions from Development Cost Charges and Community Amenity Contributions.

### **Q3: As a resident, I'm wondering how the District of Saanich is addressing concerns that new bike lanes may affect traffic flow, narrow driving lanes, or impact access for emergency vehicles?**

Historically the District's transportation network was built focusing on vehicular traffic and we are now catching up by implementing facilities for a variety of modes of transportation. Building bike lanes is consistent with policy approved by Council in documents such as the Official Community Plan, Active Transportation Plan, and Road Safety Action Plan.

The width of driving lanes follows industry standards and referenced from national and North American guidance such as that found in the Transportation Association of Canada's Geometric Design Guide for Canadian Roads. Those that design roads at the District of Saanich communicate regularly internally with departments that operate

emergency vehicles, as well as external agencies, to ensure that road designs facilitate their emergency response requirements. Any vehicle lane reductions are also considered in the context of existing and future traffic volumes and the intended role of the street.

**Q4: Will there be an investment by the District of Saanich to attract developers by upgrading or replacing aging infrastructure?**

Saanich has a [capital investment program](#) that focuses on short, medium and long-term projects to gradually enhance infrastructure and municipal assets over time. Recent improvements along [Gorge Road West and Tillicum Road](#) are examples of what the capital investment program aims to achieve. However, securing funds through development is also vital for infrastructure projects in Saanich as future growth depends on development-driven changes, especially through the rezoning process. With the Tillicum Burnside Plan (TBP), the intent is to craft policies that incentivize development and help deliver community amenities that can supplement planned infrastructure upgrades. Here's the link to our latest [Capital Works Projects guide](#) and to the [Hello Saanich project page](#).

**Q5: How is the District of Saanich ensuring access for people unable to attend in-person workshops and making community engagement more representative?**

District of Saanich has implemented various engagement strategies including a mix of formats/ schedules/ locations to support equity and accessibility. Engagement opportunities include three workshop events in addition to pop-up events and walking tours. To make the workshop events more accessible for wider population, the District will be providing childcare services and refreshments. Additionally, a [digital survey](#) will be live from June 13<sup>th</sup> to July 22<sup>nd</sup>, 2025, allowing for more people to share their views. The District will also be providing honoraria to certain groups to encourage diverse participation.

**Q6: To what extent is the District of Saanich building climate change resistant housing?**

Saanich prioritizes the development of climate-friendly housing and land use designs that are resilient to extreme heat, wildfire smoke, flooding, sea level rise and wildfire risk through a variety of projects and tools, which include:

- **Saanich's [Building Retrofit Strategy](#)** - includes a variety of actions the District can take to accelerate building retrofits across the community to develop a climate ready building stock.
- **[Zero Carbon Step Code \(ZCSC\) and Energy Step Code](#) requirements** – Saanich's adoption of the ZCSC and Energy Step Code regulate the energy efficiency and greenhouse (GHG) emissions from new buildings.
- **Retrofit Programs-** Saanich offers a variety of building retrofit rebate and support programs for both [single-family](#) and [multi-family homes](#). These include rebates and programs to help residents retrofit their homes with climate-friendly upgrades that will reduce emissions, add cooling, and improve energy efficiency.
- **[Gorge Coastal Flood Adaptation Strategy \(Gorge CFAS\)](#)**- The District of Saanich is working with Victoria, Esquimalt, View Royal and the CRD to develop a Gorge CFAS strategy, to better understand the risks of sea level rise and coastal flooding along the Gorge Waterway and Portage Inlet, and to develop strategies for adapting to these changes. The Strategy will help guide long-term decision-making about how to adapt to rising water levels in ways that protects people, infrastructure, the shoreline, and local ecosystems.
- **[Tillicum Green Infrastructure & Climate Resiliency Project](#)**- This project will provide green infrastructure such as trees, rain gardens and natural areas around Tillicum Elementary School and along various boulevards, roads, and sidewalks within the Tillicum area. This project will help the area be more resilient to climate changes by providing benefits such as shade, stormwater management, air purification, carbon sequestration, improved water quality and more.
- **[Development Permit Area \(DPA\) Guidelines](#)**- Saanich's recently updated DPA Guidelines specify our preferred development practices for designing zero carbon, resilient and high-performance buildings, which includes design strategies that utilize passive heating and cooling, on-site renewable energy, sustainable materials, stormwater management and sustainable landscape designs.

**Q7: Where in the process does the District of Saanich plan to include the business community and property developers?**

As part of the 'Phase Two: Concept Development', Saanich invited stakeholders to participate in a series of Focus Group discussions. The intent of this discussion was to further understand the unique challenges and opportunities within the neighbourhood. The categories of stakeholders that the District spoke to were:

1. Real Estate & Developers;
2. Housing Providers; and,

### 3. Service Providers & Organizations.

Further targeted outreach will occur as the project progresses.

#### **Q8: What proven strategies have the District of Saanich considered implementing to attract developers?**

A key part of meeting housing and other community needs is developing plans and regulations that are implementable and reflect market conditions. To that end, economic viability testing is undertaken to assess land use policy and developers are engaged to help understand barriers to construction.

Furthermore, a number of District-wide initiatives are underway to reduce barriers for development, including a permit and application modernization process. Additionally, as part of the Tillicum Burnside Plan's implementation process, the pre-zoning of land will be considered to help catalyze redevelopment.

#### **Q9: Why does the cycling infrastructure not connect to Tillicum Elementary School in any direction?**

Saanich is installing improvements to the blocks of [Albina Street, Maddock Avenue, and Orillia Street](#) that surround the Tillicum Elementary School. All three streets have been designed in a manner consistent with the Neighbourhood Bikeway street type in the *British Columbia Active Transportation Design Guide*. The improvements on the streets include raised crosswalks, raised intersections, curb extensions, midblock crossings, and formalized on-street parking, all which should make cycling more safe and comfortable around the school. Although the Active Transportation Plan doesn't identify these streets in the long-term bike network, they are designed in such a way that they could be signed as Neighbourhood Bikeways in the future. Burnside Road, which is also a frontage road for the school, is identified in the long-term bicycle network. Cycling improvements can be expected on Burnside Road in the future.

#### **Q10: Why is the District of Saanich trying to build 15-minute cities?**

The goal of the 15-minute community is to provide residents with the option to walk to meet most of their daily needs. The '15-minute' radius is based around the average distance a person can walk in 15 minutes (1,200 m). It in no way forces them to choose this mode of travel, however it promotes healthy and vibrant communities.

The 15-minute community provides people with walkable access to daily amenities such as jobs, schools, childcare, grocery stores, pharmacies/ health services, parks, natural

areas, recreation and cultural facilities, restaurants, and other shops and amenities. In addition, these amenities support community cohesion and strengthen resilience at the neighbourhood level ([OCP, 2024](#)).

**Q11: The multi-use pathways that combine cycling lanes and pedestrian sidewalks together do not provide sufficient space between for users to feel safe.**

Multi-use paths are one solution for pedestrians and cyclists and are not optimal in all circumstances. Saanich uses the British Columbia Active Transportation Design Guide to design active modes facilities around the district. In some situations, where we need to balance the use of the road by all users and where space is constrained, there may be a need to build a narrower multi-use pathway than desired. In situations where the desirable pathway width has not been built, there is typically a plan to ultimately acquire more right of way so that a width that allows comfortable use by all modes is in place. Please stay alert and communicate with others when using shared spaces. Travellers will need to proceed more slowly, be more aware and act more courteously.

**Q12: Has the District of Saanich considered consulting with the youth groups that may be looking to continue to live in the area once they begin to look for housing options?**

Opportunities will continue to be pursued to engage young people in the process. Through community pop-ups, a number of youth have been engaged in conversations about the future of the area. There are still potential opportunities for engaging with the youth population in the future phases of drafting the plan.

**Q13: How will the Tillicum Burnside Plan ensure that small business is not threatened by development without removing the possibility for growing the employment opportunities in the area?**

The Tillicum Burnside area will undergo change in the coming years, with some of this change resulting in the redevelopment of existing buildings. Having said this, the overall goal of the Plan is to expand services and employment opportunities. A key part of the Plan will be to examine ways to add this new employment while supporting the continued operation of existing businesses.

**Q14: What are the boundaries of the potential Burnside Village?**

The potential Village at Burnside is not designated in the Official Community Plan, so there are no established boundaries. The existing commercial uses form a nucleus for this Village. Public consultation will continue to explore the appropriate boundaries for a future Village.

**Q15: Who owns the land in Tillicum Burnside and if these landowners wish to redevelop, is obtaining the appropriate permits the only requirement for altering land use?**

The land in Tillicum Burnside is primarily privately owned.

If a property owner wishes to re-develop their property, they would likely need a rezoning, which would subject to approval by Saanich Council. The Tillicum Burnside Plan would provide clear guidance for the desired future land use, building height, density and other considerations for each property within the Plan area.

**Q16: Has the District of Saanich established environmental and resiliency considerations as the population continues to grow?**

As part of the planning process at the District of Saanich, the primary reference for concerns related to the environment, climate change and resiliency is the [Official Community Plan \(OCP\)](#). The OCP provides an overarching policy guidance for the District of Saanich. Additionally, the District of Saanich has also developed a [Climate Plan](#), [Urban Forest Strategy](#) and [Biodiversity Conservation Strategy](#) that work together to address the challenges of protecting the environment down to a localized level and recognizes how redevelopment could affect the assets and the preservation of the area.

Within the Tillicum Burnside area, there are several environmental assets, including the border of Cuthbert Holmes Park, the migratory bird area along the Gorge and the waterfront parks. Throughout the development of the Tillicum Burnside Plan, all these assets will be taken into consideration and there will be a much deeper dive into what policy could look like to support redevelopment in this area to support growth over time.

**Q17: Are improvements to G.R. Pearkes Recreation Centre and the Greater Victoria Public Library – Saanich Centennial Branch in scope for the update?**

Yes - The Tillicum Burnside Plan area includes both Pearkes Recreation Centre and the library is within its boundary. General improvements needed to the facilities or

connections / interfaces with the surrounding area are in scope. During the focus group discussions with the stakeholders, we were able to have conversations regarding the impacts, opportunities and services needed on these sites to align with the plans for future growth in the area.

**Q18: What process would an applicant need to undergo to build as per the future Tillicum Burnside Plan?**

In most instances an applicant would need to apply for a rezoning, which would require a Council decision and be guided by policies and land use designations in the Tillicum Burnside Plan. In future, Council may consider pre-zoning of some parts of the plan area to align with TBP land use designations and improve development processing times.