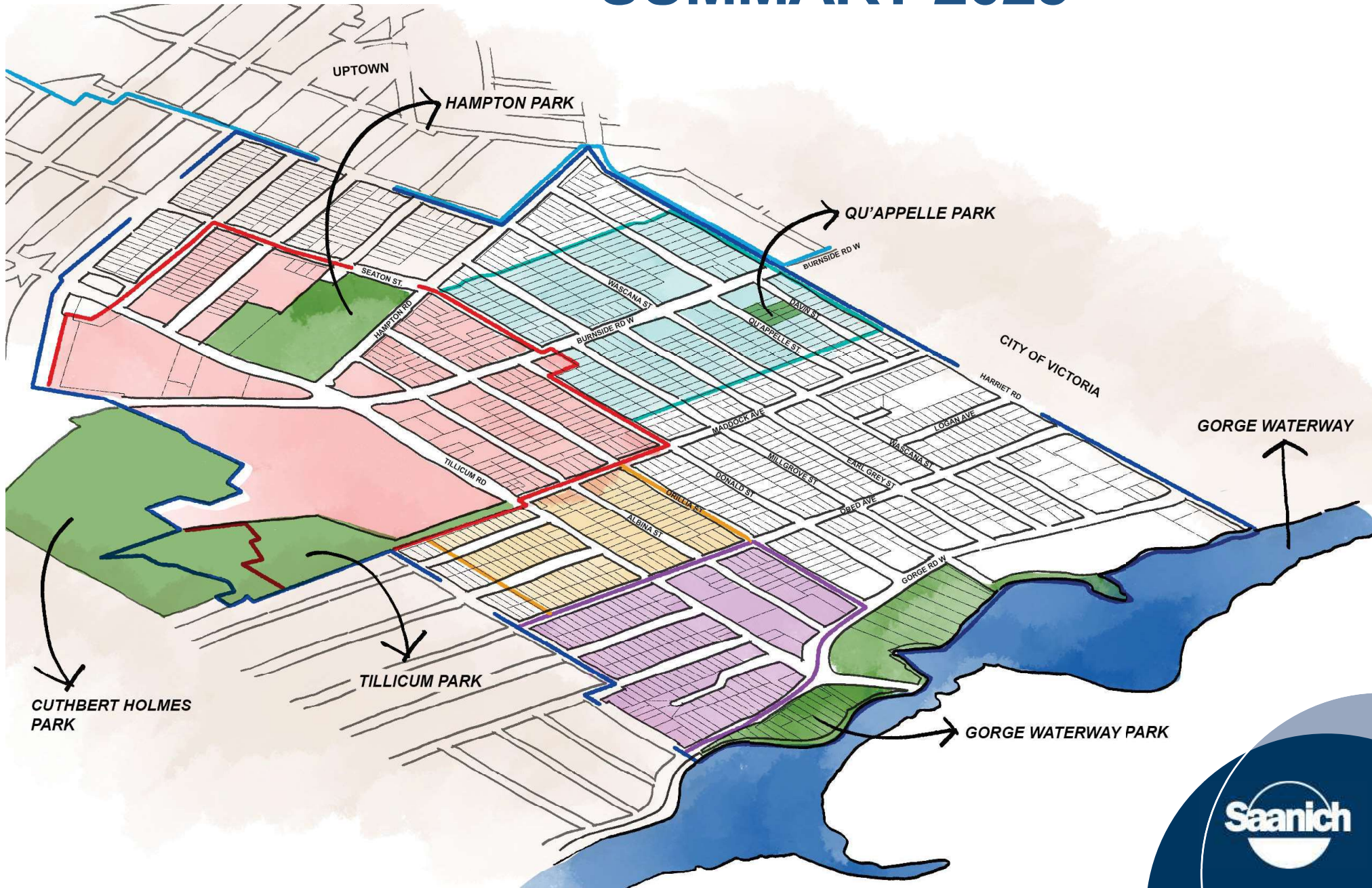


BASE LINE CONDITIONS SUMMARY 2025



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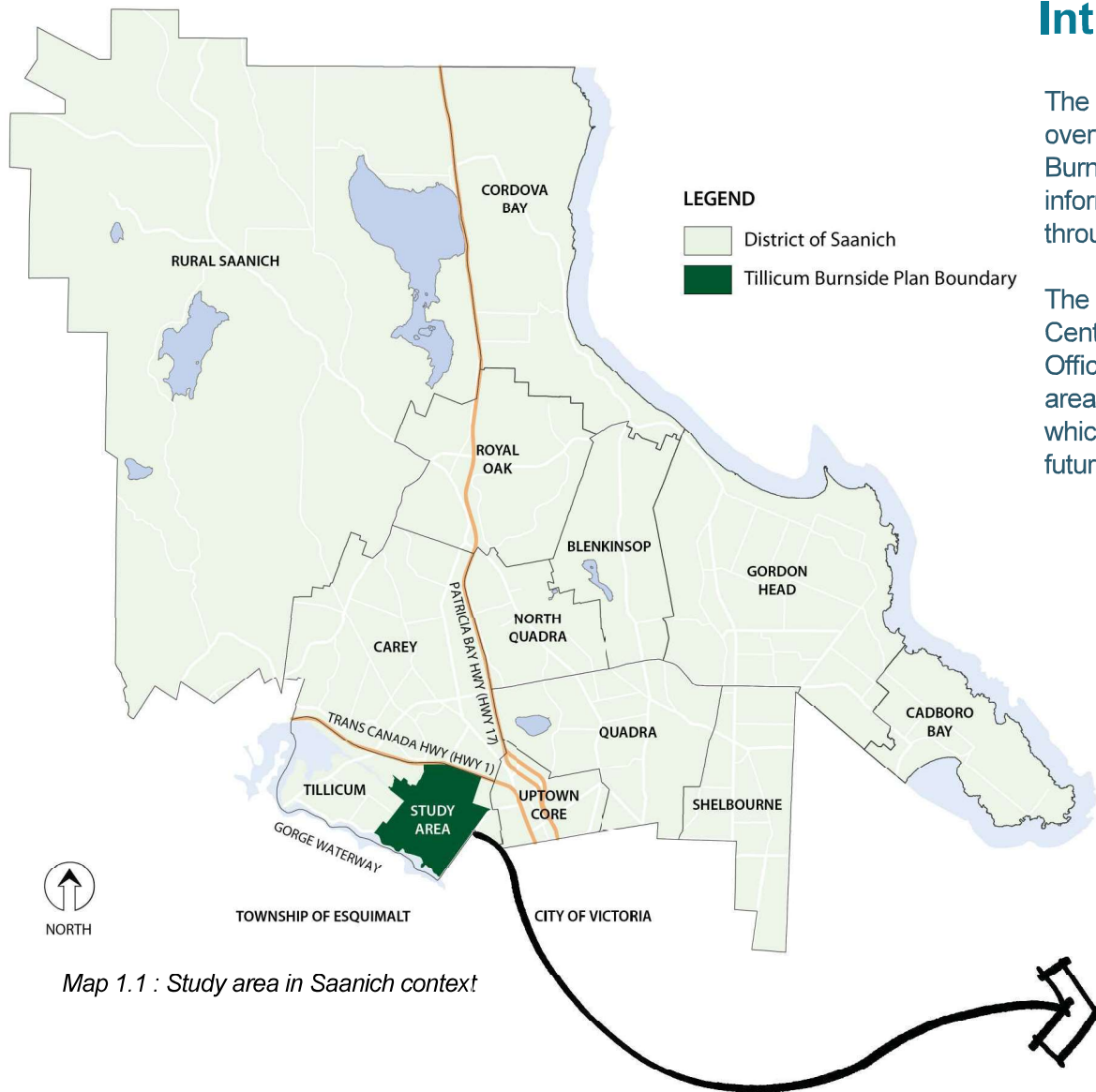
Biodiversity 18

March 2025

Introduction and Background

The Baseline Conditions Summary provides an overview of the existing conditions within the Tillicum Burnside Plan (TBP) area. As key current state information, this document will inform the discussions throughout the Tillicum Burnside Plan drafting process.

The Tillicum Burnside boundary area is based on Centres, Corridors and Villages (CCVs) identified in the Official Community Plan (OCP). The Tillicum Burnside area is one of Saanich's Primary Growth Areas, all of which are intended to accommodate the majority of future population and employment growth.



Map 1.1 : Study area in Saanich context



Map 1.2 : Tillicum Plan Area

Introduction

Project Objectives:

The purpose of Tillicum Burnside Plan is to develop a comprehensive Centre, Corridor and Village Plan including a new framework for land use changes and transportation and mobility improvements. This Plan will guide future changes in the area over the short, medium, and long term (20 years) to build a livable, vibrant, and transit-connected community. The long-term vision for the area will be influenced by the Official Community Plan's direction of One Planet Living and the 15-Minute Community.

Plan Goals:

Land Use



Implement the Centre, Corridor and Village growth management framework to build complete communities that foster sustainable, walkable, vibrant, and connected places.

Transportation and Mobility



Deliver complete streets in the Tillicum Burnside area and improve connections for all modes with an emphasis on car-light living, safety, enjoyment, and efficiency.

Housing Diversity, Affordability and Supply

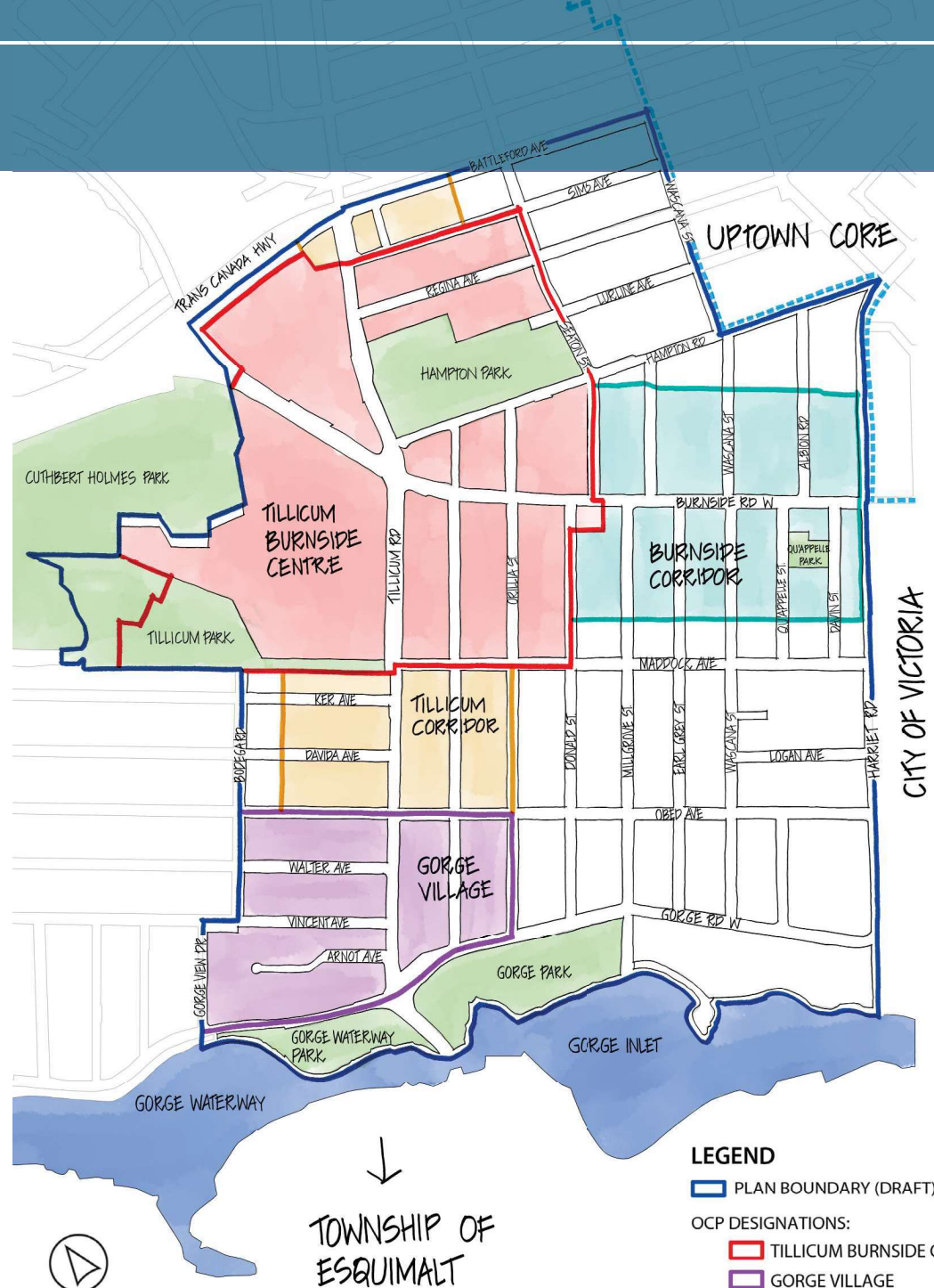


Provide opportunity for new housing within well-served areas with a focus on meeting the needs of the community and providing a diversity of housing options.

Public Realm and Open Space



Enhance overall livability through providing community amenities, a safe and connected network of open spaces and distinct public realm areas.



LEGEND

PLAN BOUNDARY (DRAFT)

OCP DESIGNATIONS:

TILLICUM BURNSIDE CENTRE

GORGE VILLAGE

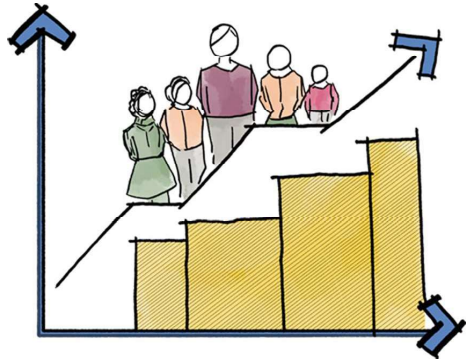
BURNSIDE CORRIDOR

TILLICUM CORRIDOR

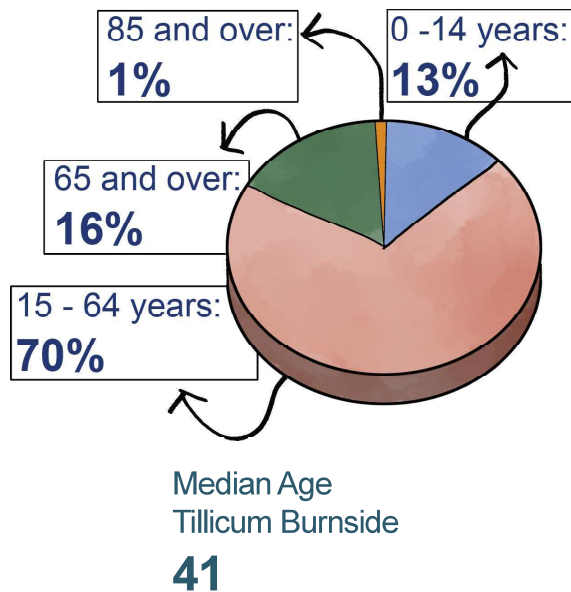
UPTOWN CORE

Tillicum Burnside Study Area

Study Area Characteristics



Population by Age:



Population

District of
Saanich
Population
117,735

Tillicum
Burnside
Population ¹
6,525

5.5% of Saanich
residents live in Tillicum
Burnside area.

Tillicum Burnside
Study Area:
125.31 Ha
(310 Acres/ 1.25 km²)

(1.2% of Saanich)

Economy

Population aged 15 Years and
over in Labour Force ³:

68%

Saanich Employment Base in Tillicum Burnside:

6%

Work At Home ⁴



20%

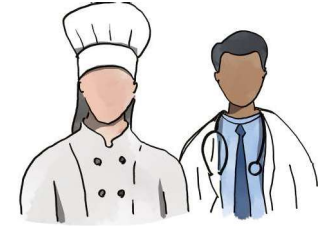
COMMERCIAL AND INSTITUTIONAL EMPLOYMENT ⁵

Number of Employees

1,915

Total Floor Area/
Employment Space.

107,042 sqm



Top ten non-official languages:

Punjabi	Spanish	German
Tagalog	Vietnamese	Portuguese
Yue	Mandarin	
Hindi	Arabic	

Recent Immigration: Top five countries of origin by birth place: ²

Philippines	Ukraine
India	Turkey
Korea, South	Australia
Mexico	

¹ - Stat Canada data, census of
population 2021.

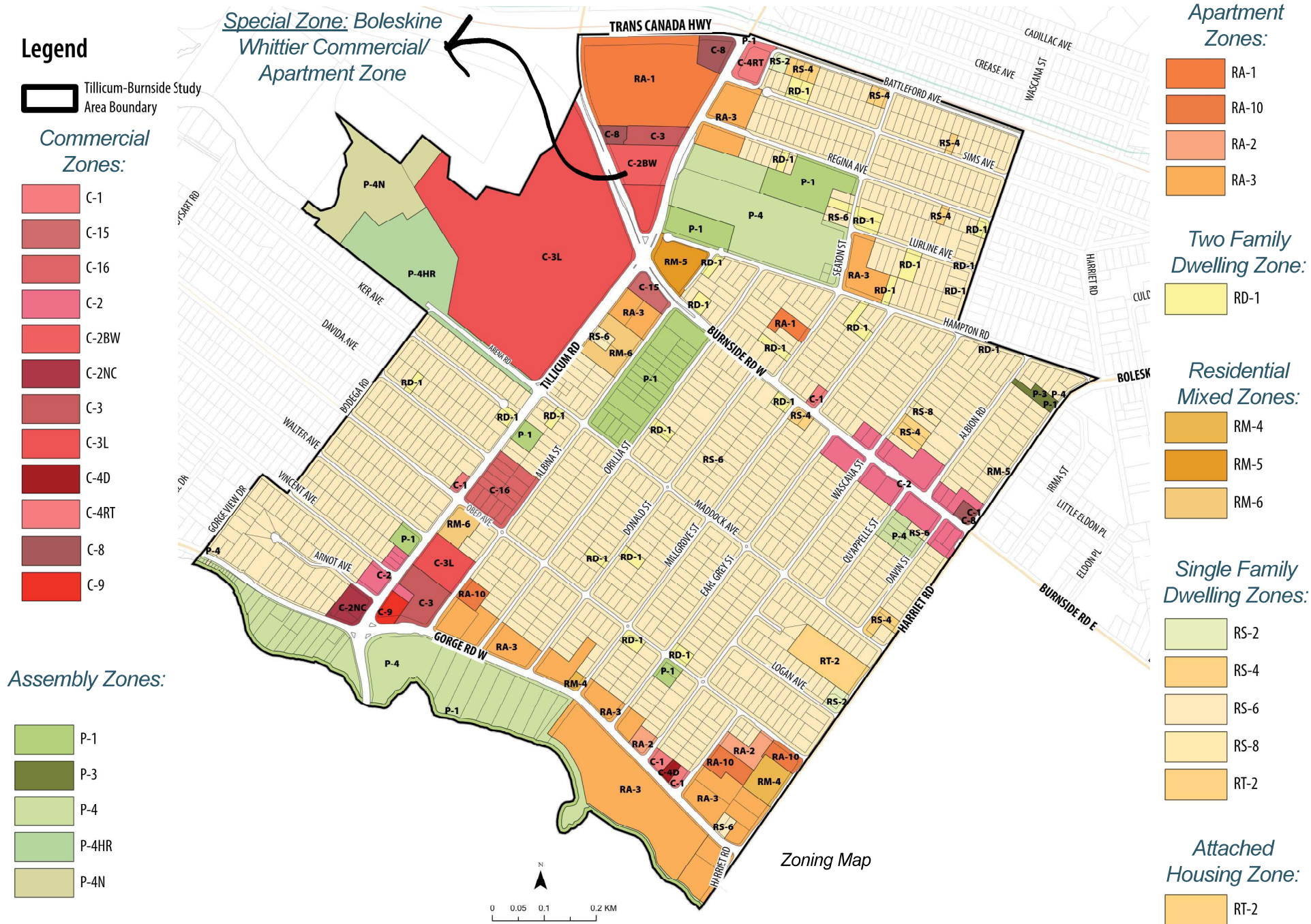
² - Census, 2021

³ - Census 2021 Place of Work

⁴ - Census 2021 Labour Force Status
(Aggregate data includes 2 overlapping
Census DA boundaries.

⁵ - Land Capacity Model

Planning Context: Existing Zoning



General Land Use



Single-Family
54%



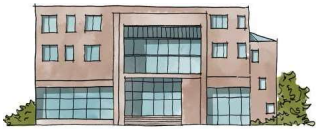
Plexes & Townhouse
2%



Apartment & Mixed Use
22%



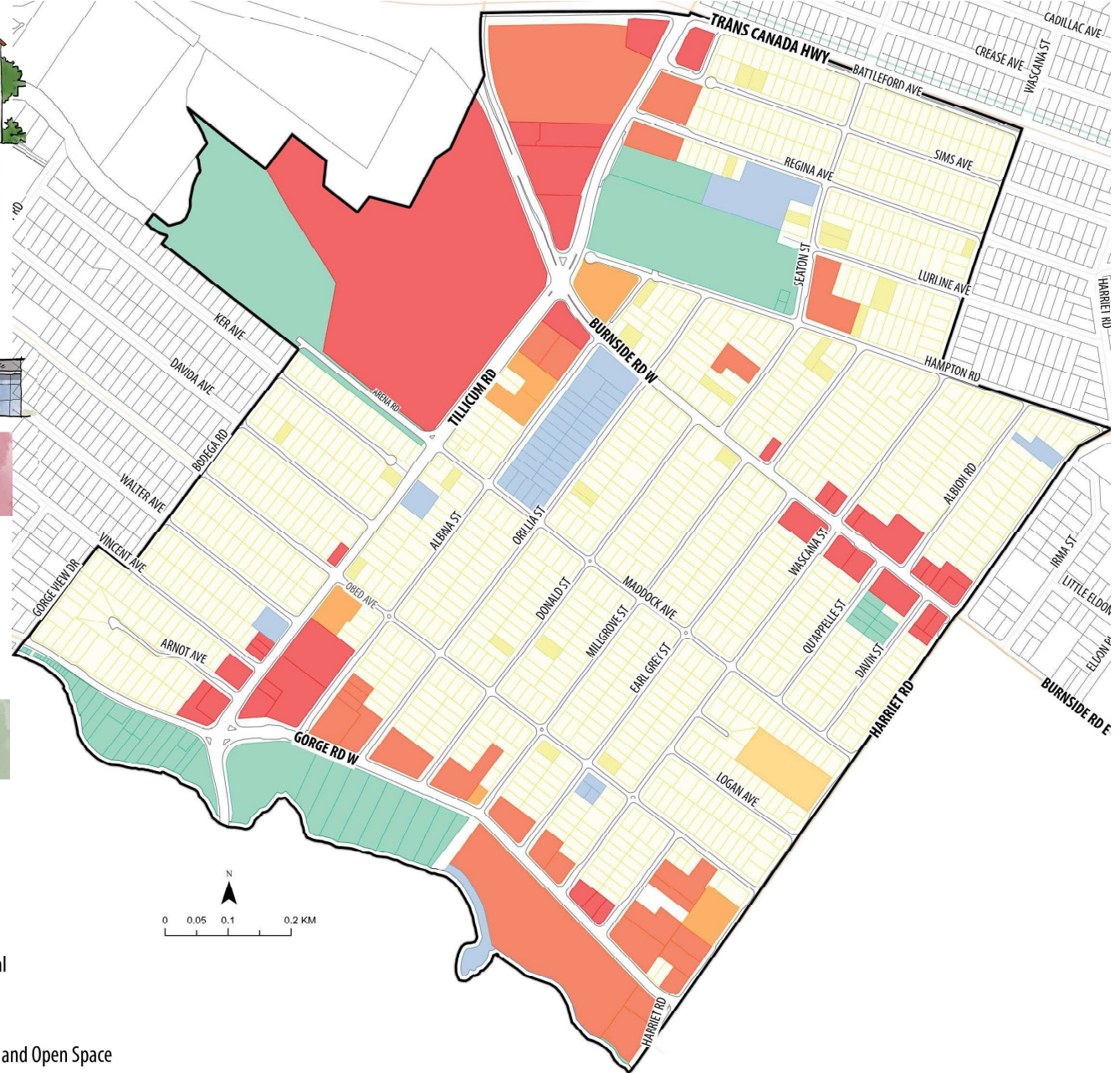
Commercial
5%



Institutional
7%



Parks
9%



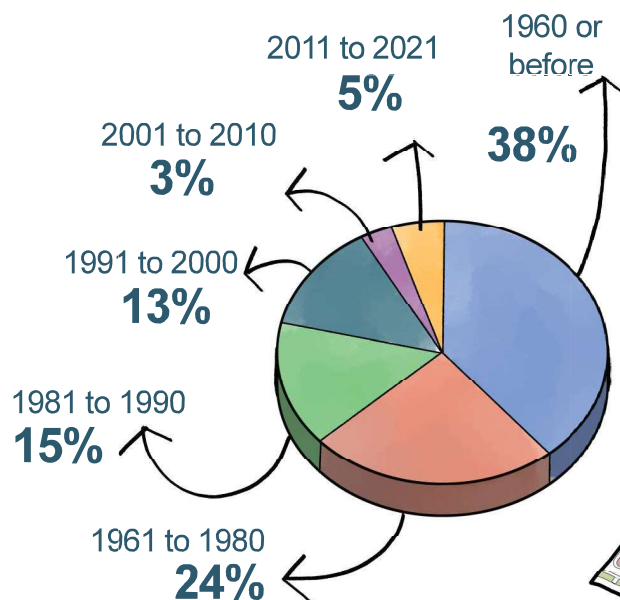
General Land Use

- Single Family
- Two Family Dwelling
- Attached Housing
- Residential Mixed
- Apartment

- Commercial
- Public
- Recreation and Open Space
- Tillicum-Burnside Study Area Bound;

Building Age

Age of Buildings:



Housing



41%



59%



Shelter Cost
26%

Spending more
than 30% of
income



In Core
Housing
Need

18%

*Households in core housing need live in an unsuitable, inadequate or unaffordable dwelling and cannot afford alternative housing in their community.**

Household Size



1 Person:
35%



2 Persons:
36%



3 Persons:
15%



5+ Persons:
6%



Household Size
2.2
Average
Household Size

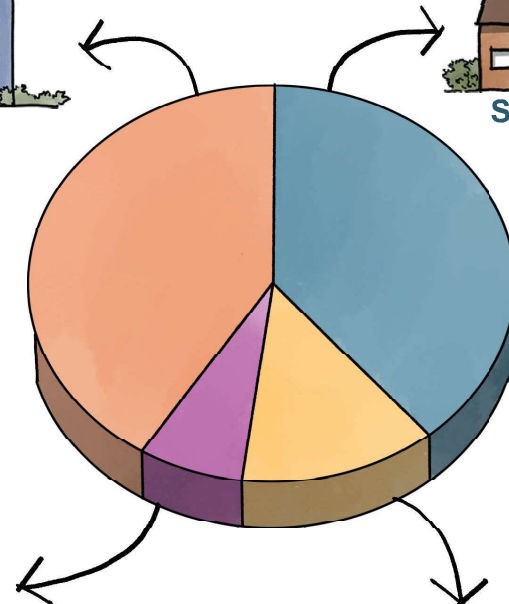


Apartments
41%



Rowhouse
7%

Housing Types



Single- Detached
39%



Semi-detached
(Duplex)**
13%

* Core housing need definition from Statistics Canada, and data from census data 2021.

** 50% Re-allocation for Apartment or flat in a duplex.

Heritage

Heritage - Designated



- Horspool Residence (1933)
- Hamilton Residence (1923)
- Hampton Hall (1927)

Heritage - Registered



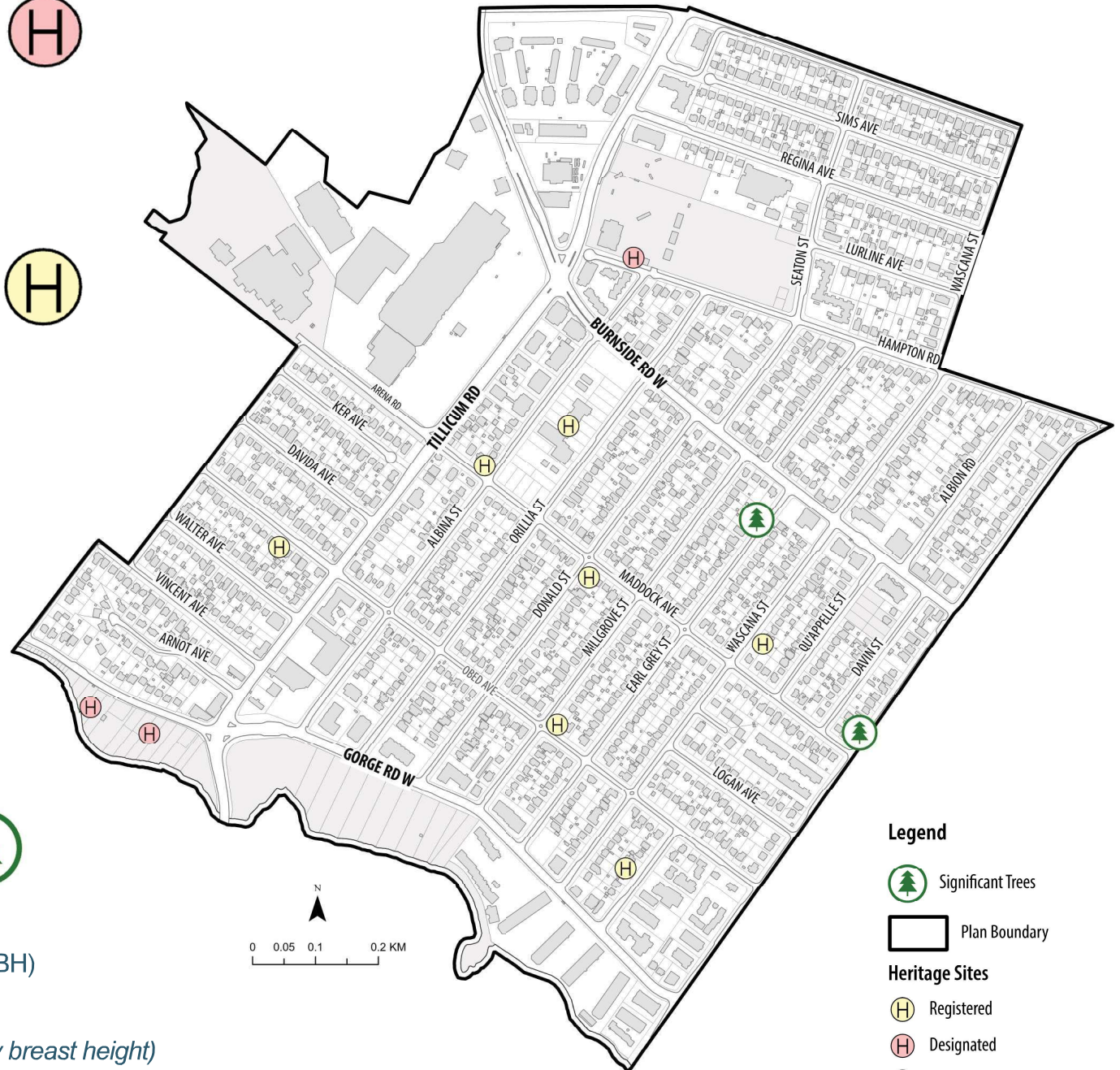
- Poole Residence (1913)
- Bird Residence (1912)
- Tillicum School (1916-1917 (1921, 1929))
- Residence (1938)
- Ridout Residence (ca 1914)
- Eden Residence (1921)
- Blyth Residence (1913)

Significant Trees



- Garry Oak - 100 cm (DBH)
- Fir spp. (True Fir) - 70 cm (DBH)

(DBH - Diameter of a tree at roughly breast height)



Legend

- Significant Trees
- Plan Boundary
- Heritage Sites**
 - Registered
 - Designated
 - Cemetery

Parks and Trails

Parks



Community Parks:

- Tillicum Park
- Hampton Park



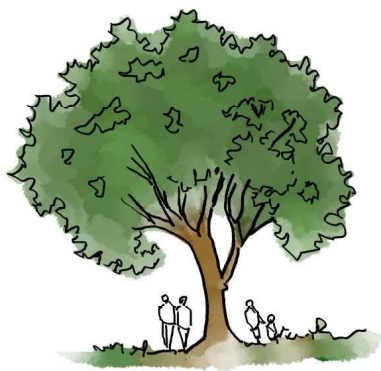
Municipal Parks:

- Gorge Waterway Park
- Gorge Park

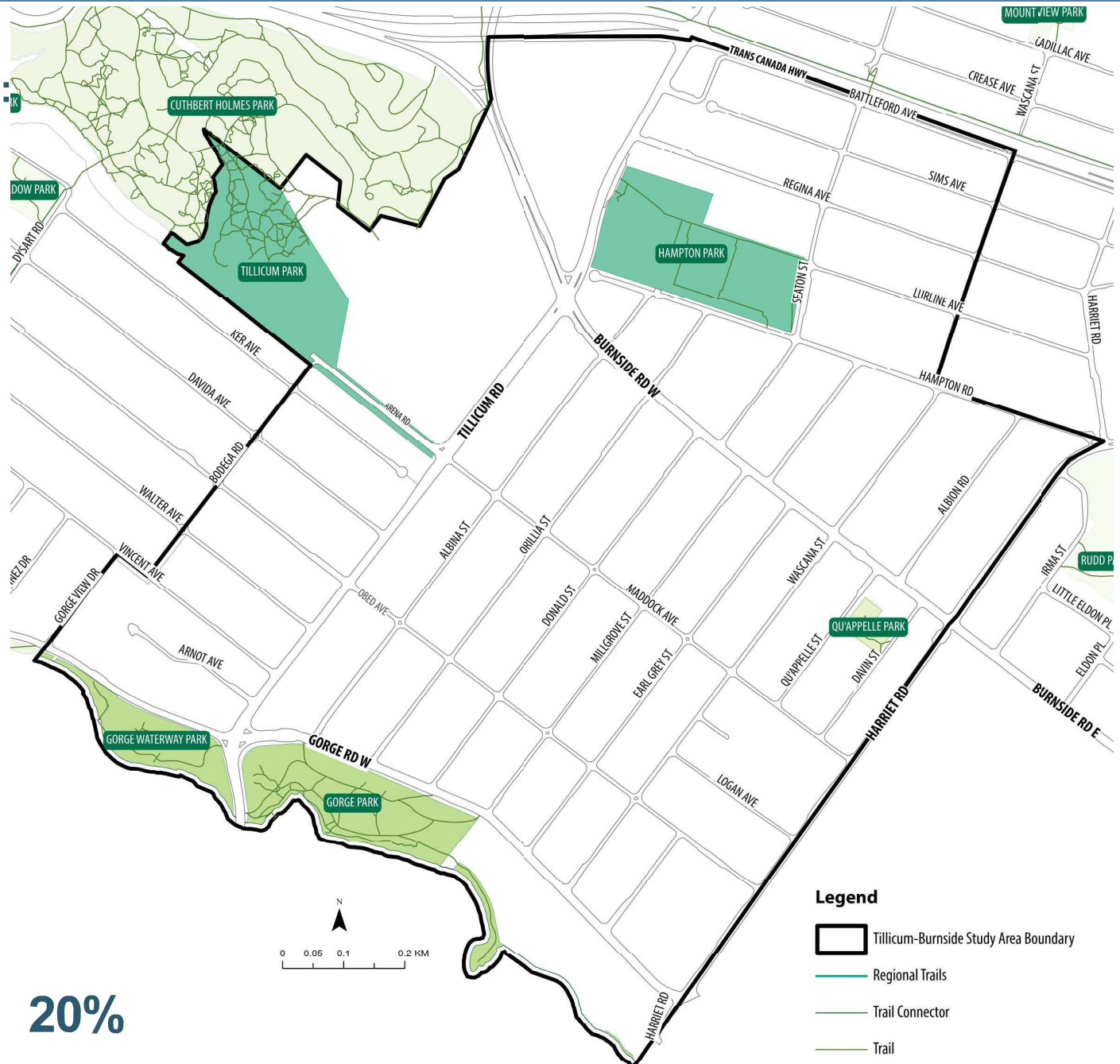


Neighbourhood Parks:

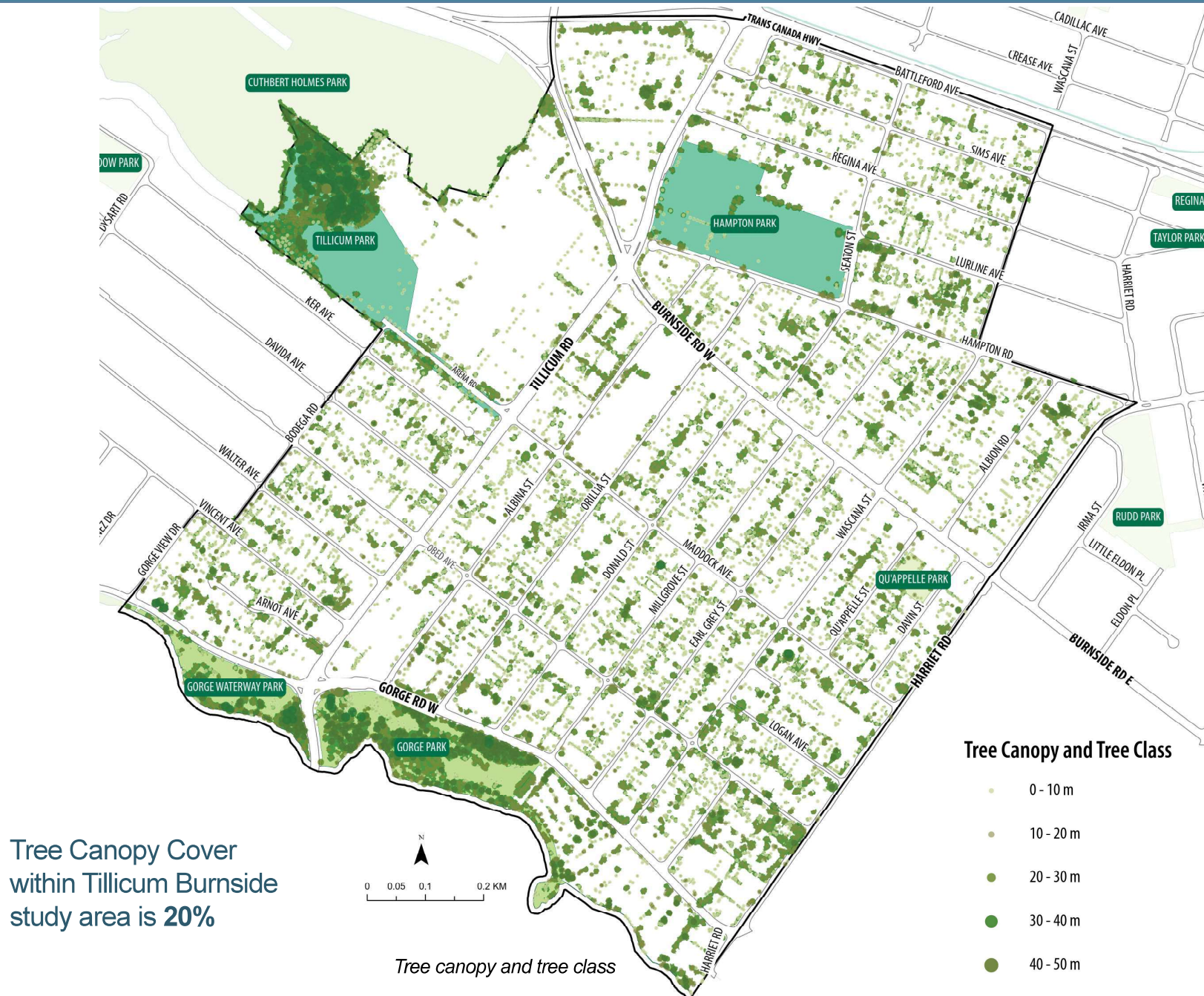
- Qu'appelle Park



**Tree Canopy Coverage
within the Study Area⁶: 20%**



Canopy Cover






Amenities

Public Amenity Type

-  Civic
-  Recreation
-  Medical
-  Library
-  Educational
-  Community
-  Place of Worship
-  Shopping

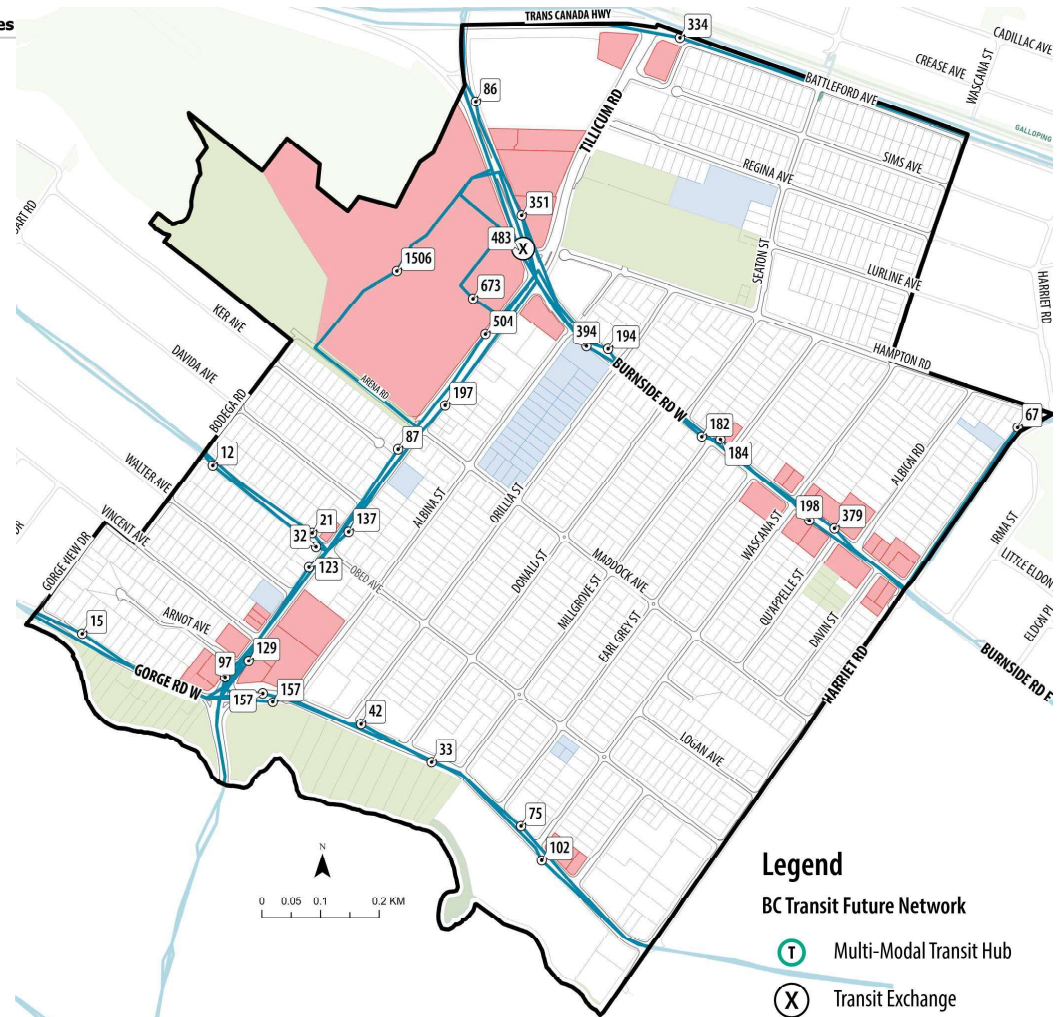
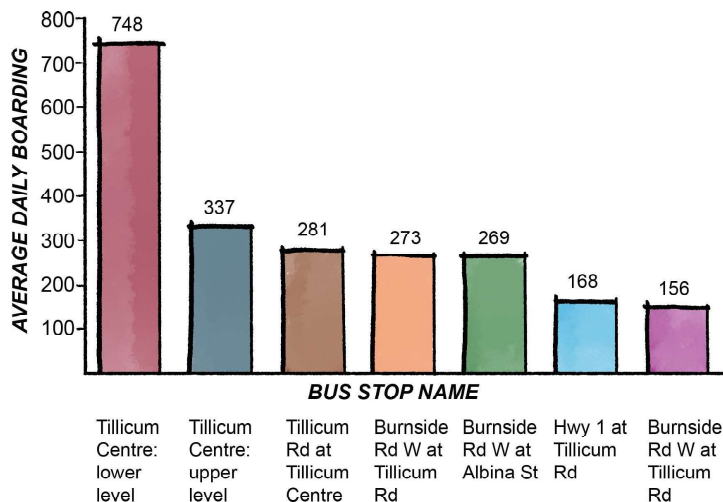


Legend

-  Plan Boundary
-  Parks
-  Regional Trails

Transportation - Public Transit Ridership

Stop Name	Average Daily Boarding	Average Daily Alightings	Average Daily Activities
Gorge Rd W at Millgrove St	28	5	33
Gorge Rd W at Wascana St	88	15	102
Gorge Rd W at Wascana St	15	60	75
Burnside Rd W at Albion Rd	123	256	379
Gorge Rd W at Orillia St	5	37	42
Burnside Rd W at Wascana St	133	65	198
Harriet Rd at Hampton Rd	19	48	67
Gorge Rd W at Tillicum Rd	137	19	157
Gorge Rd W at Tillicum Rd	22	136	157
Burnside Rd W at Millgrove St	120	62	182
Tillicum Rd at Gorge Rd W	68	61	129
Tillicum Rd at Gorge Rd W	56	42	97
Burnside Rd W at Millgrove St	64	120	184
Tillicum Rd at Obed Ave	62	61	123
Tillicum Rd at Obed Ave	58	79	137
Obed Ave at Tillicum Rd	12	9	21
Obed Ave at Tillicum Rd	8	24	32
Gorge Rd W at Gorge View Dr	2	13	15
Tillicum Rd at Arena Rd	50	36	87
Burnside Rd W at Albina St	62	133	194
Burnside Rd W at Albina St	269	126	394
Tillicum Rd at Maddock Ave W	70	127	197
Tillicum Rd at Tillicum Centre	281	222	504
Obed Ave at Bodega Rd	1	12	12
Burnside Rd W at Tillicum Rd	273	210	483
Burnside Rd W at Tillicum Rd	156	195	351
Tillicum Centre - Lower Level	748	758	1506
Hwy 1 at Tillicum Rd	168	166	334
Burnside Rd W at Interurban Rd	59	27	86
Tillicum Centre - Upper Level	337	336	673



00 Average Daily Bus Stop Activities (Boarding and Alighting)*
*based on data provided by BC Transit

Walkability

Walk Score	Transit Score	Bike Score	Intersection
87	66	76	Obed x Tillicum
89	67	74	Maddock x Tillicum
83	71	90	Tillicum x Trans Canada Hwy
83	66	73	Obed x Donald
80	70	80	Wascana x Burnside
77	65	71	Wascana x Obed
76	63	55	Gorge Rd W x Harriet Rd
78	70	79	Harriet x Maddock
86	69	76	Burnside x Seaton
78	73	95	Sims x Seaton
81	66	80	Obed x Bodega
72	64	60	Gorge Rd W x Gorge View Dr
80	63	58	Tillicum x Gorge Rd W

Walk Score

90–100 Walker's Paradise, Daily errands do not require a car
 70–89 Very Walkable, Most errands can be accomplished on foot
 50–69 Somewhat Walkable, Some errands can be accomplished on foot
 25–49 Car-Dependent, Most errands require a car
 0–24 Car-Dependent, Almost all errands require a car

Transit Score

90–100 Rider's Paradise, World-class public transportation
 70–89 Excellent Transit, Transit is convenient for most trips
 50–69 Good Transit, Many nearby public transportation options
 25–49 Some Transit, A few nearby public transportation options
 0–24 Minimal Transit, It is possible to get on a bus

Bike Score

90–100 Biker's Paradise, Daily errands can be accomplished on a bike
 70–89 Very Bikeable, Biking is convenient for most trips
 50–69 Bikeable, Some bike infrastructure
 0–49 Somewhat Bikeable, Minimal bike infrastructure



Legend

- Plan Boundary
- Park
- Parks
- Walkscore Marker

00 Walkability
 00 Bike Score
 00 Transit Score

*Data based on Walkscore.com
 Maximum value = 100



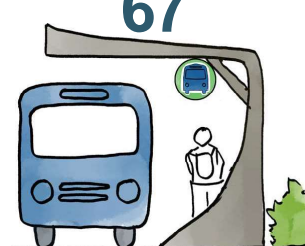
Walk score Average
81



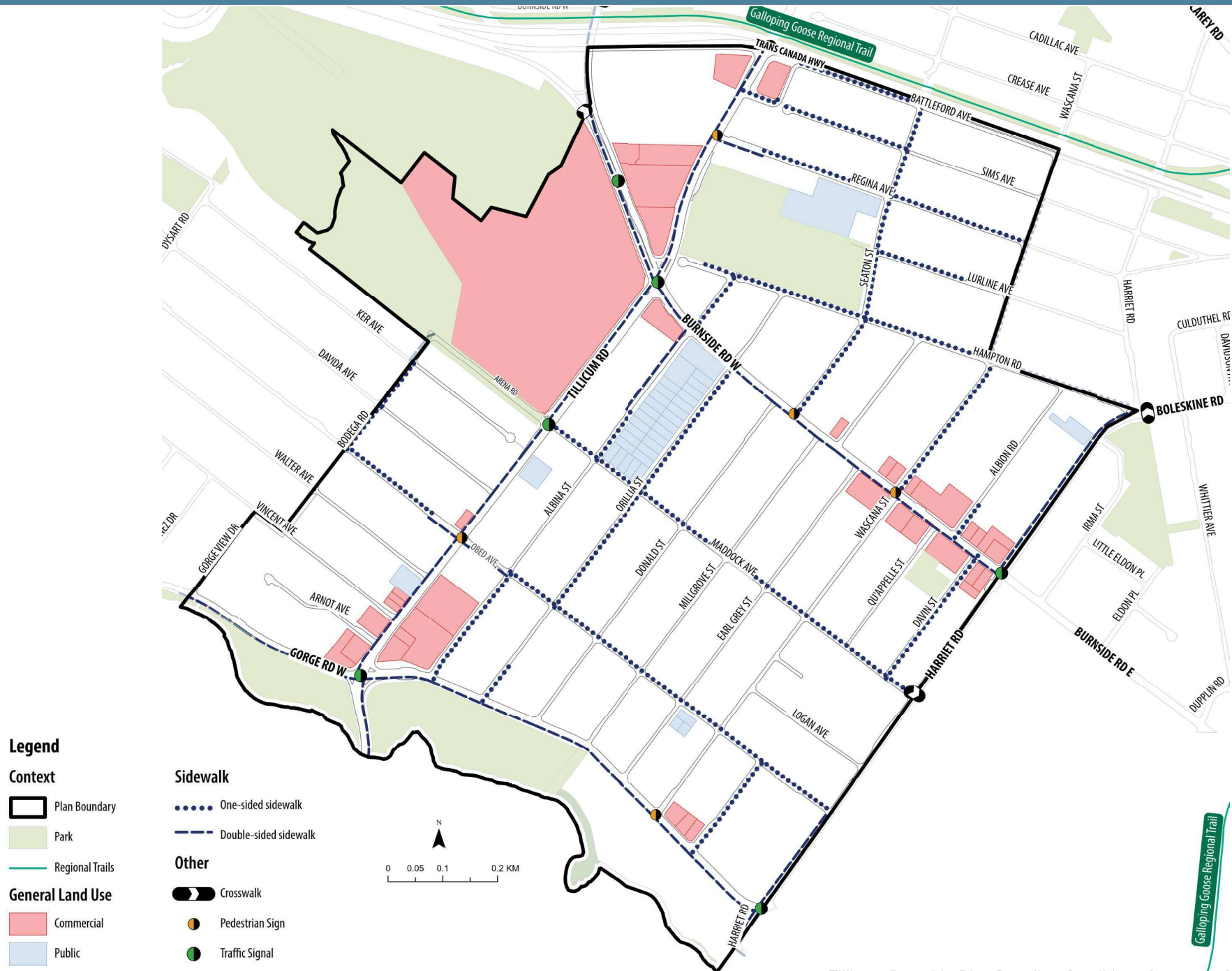
Bike score Average
74



Transit score Average
67

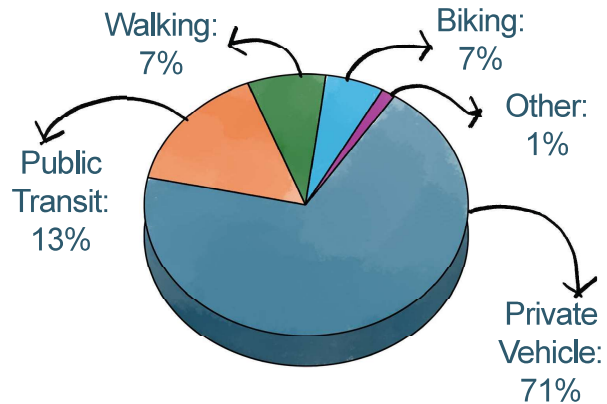


Existing Pedestrian Network

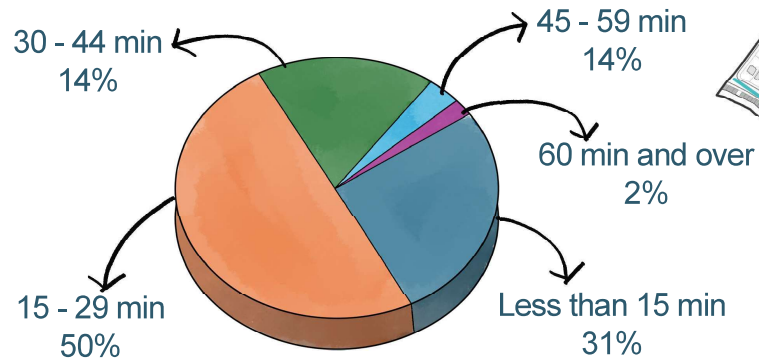


Travel Modes and Traffic Volumes

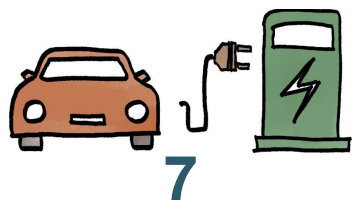
Travel Modes to work:



Travel Time ⁷:

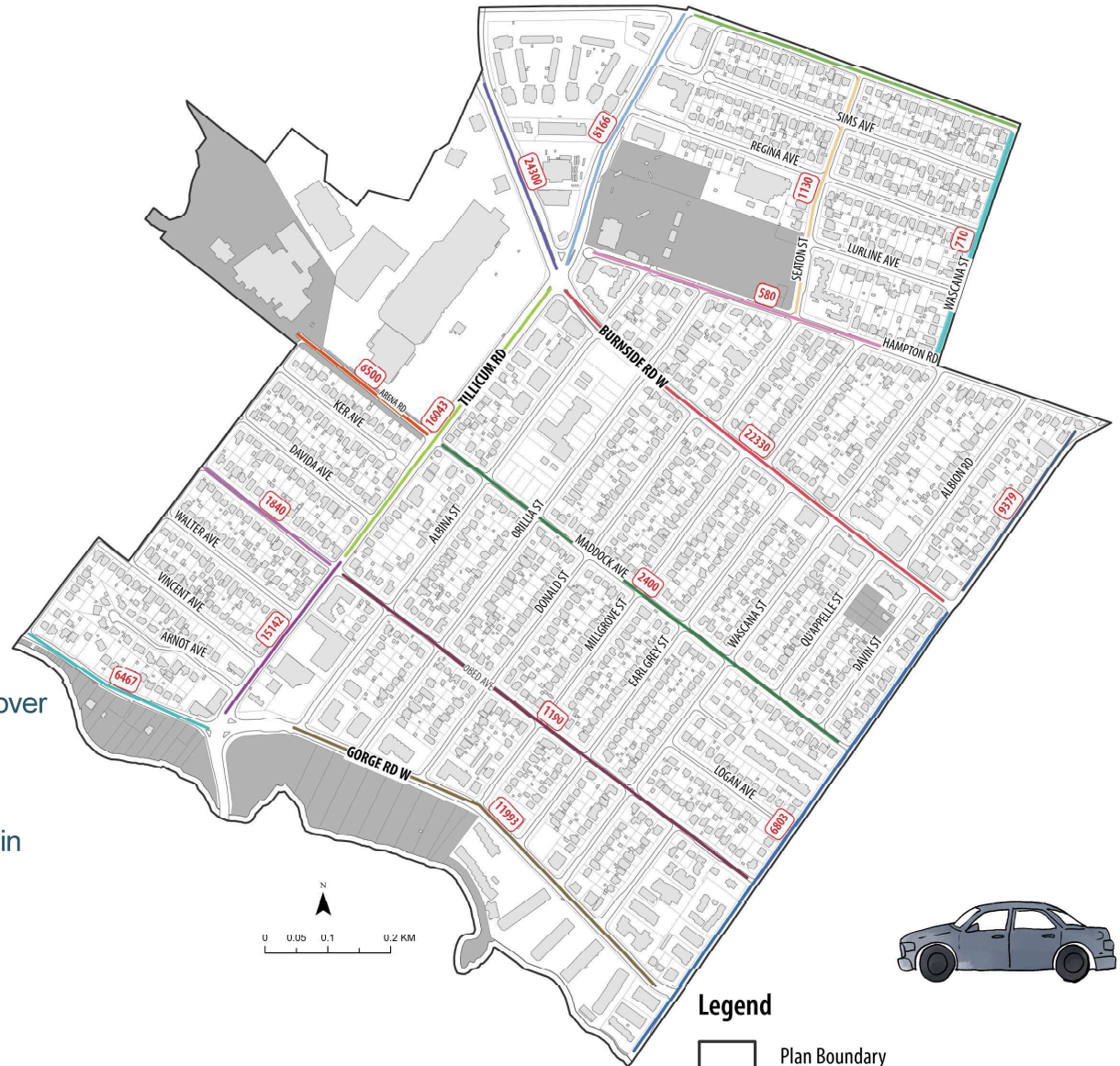


Public Charging stations ⁸:



7 - 2021 Census: Travel time getting to their place of work each day (one-way) by Car, truck or van, Public Transit and Active transportation modes.

8 - Data from plugshare.



Legend

- Plan Boundary
- Parks

00 24h Motor vehicle traffic volume*

*Data owned and provided by District of Saanich Engineering Dept. Number shown represents combined traffic, both directions on average weekday.

Environmental Layers



Agricultural Land Reserve & Natural State Covenant



Biodiversity



