

# DISTRICT OF SAANICH

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## INTERIM POLICY ON BUILDING HEIGHT FOR CORRIDORS AND NEIGHBOURHOODS

May 9, 2022

### 1. PURPOSE

The purpose of the Interim Policy on Building Height for Corridors and Neighbourhoods is to signal Council's openness to considering taller buildings along Corridors and in Neighbourhoods in certain circumstances.

The "Policy" provides guidance for Council, staff, the community and developers in consideration of such projects and includes provision for additional height when purpose-built rental projects or projects with below-market units are proposed. While the Interim Policy provides a pathway to consider such projects, a formal Official Community Plan (OCP) amendment process would still be required for project approvals.

### 2. TIMEFRAME OF THE INTERIM POLICY

The Interim Policy is intended to be in place for a limited period until the Strategic OCP Update is completed, which is anticipated to be in April 2023. At that time, direction will be sought from Council on rescinding the Interim Policy.

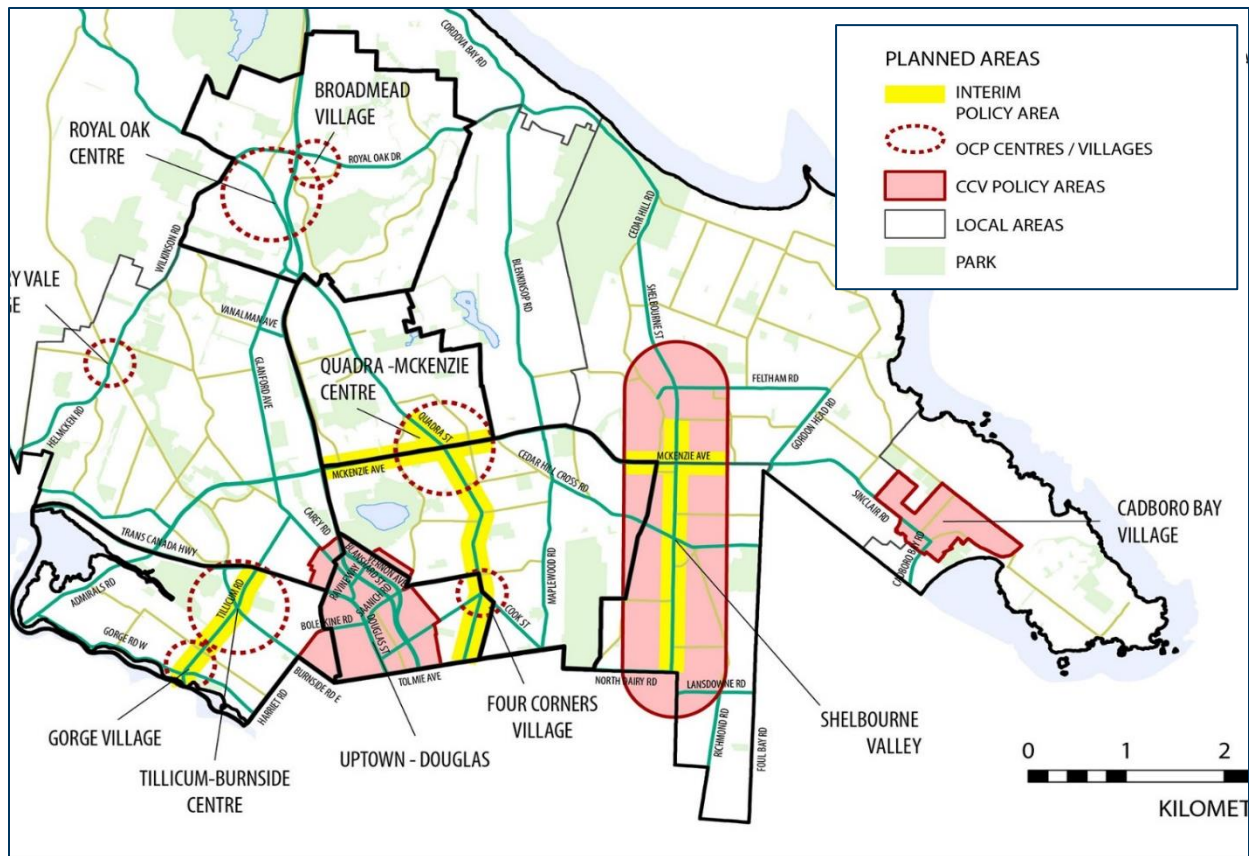
### 3. INTERIM POLICY - CORRIDORS

Council Policy Adopted May 9, 2022:

"That while the work to support a strategic update of the Official Community Plan is in progress, Council is open to considering proposals for targeted Official Community Plan amendments in support of residential/mixed use residential buildings of up to six storeys as an appropriate land use and building form along major corridors, and up to 12 storeys for purpose-built rental tenure or secured below-market units (defined as at least 20% below market rates for at least 10% of units in to perpetuity) in locations noted on map 2 of the staff report dated March 10, 2022, subject to an evaluation of project details, urban design elements, and site constraints."

#### Area of Application

The Interim Policy for Corridors applies to properties directly fronting onto Corridors in areas identified in yellow the map below.



### Interim Policy Area – Corridors

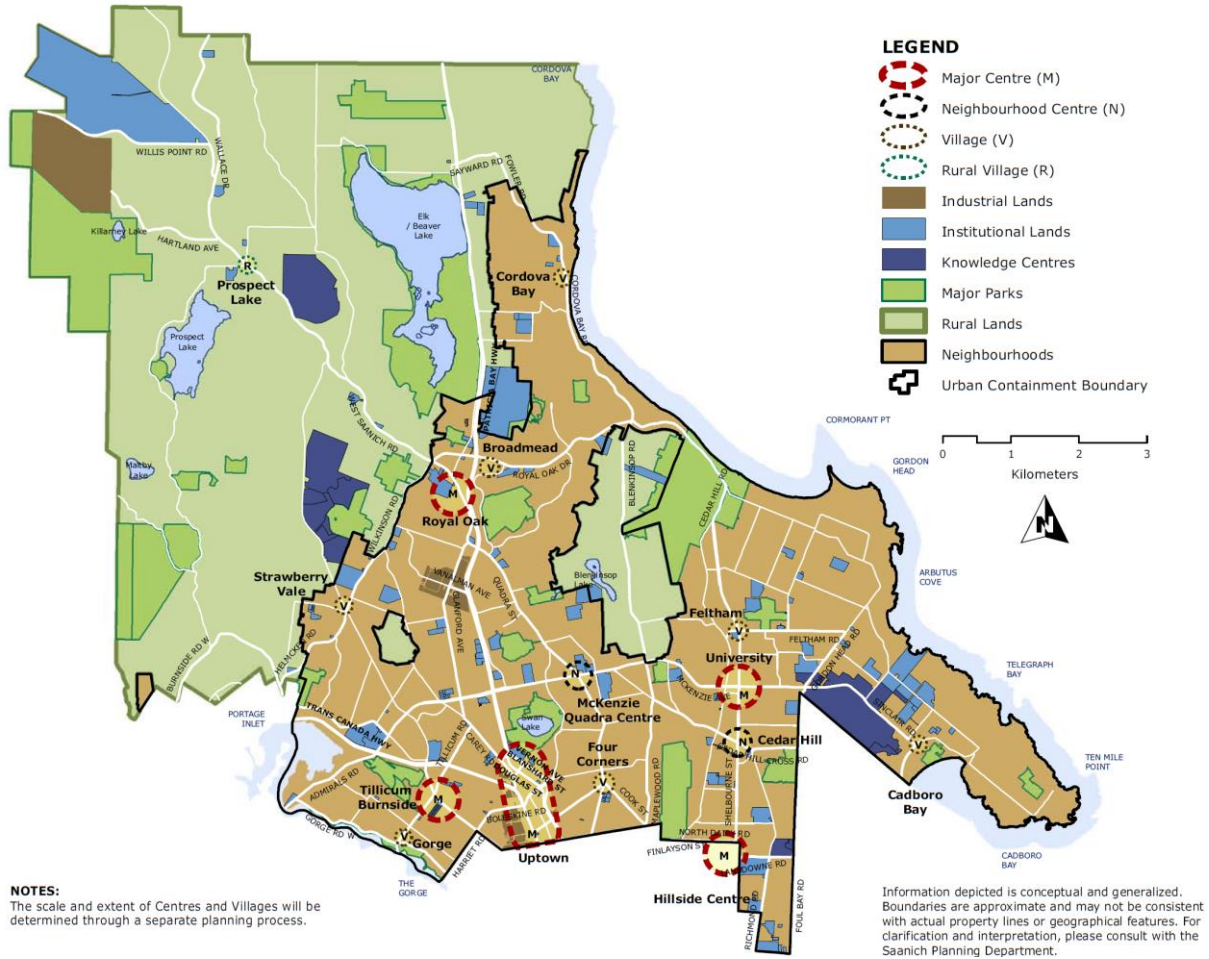
## 4. INTERIM POLICY - NEIGHBOURHOODS

Council Policy Adopted May 9, 2022:

“That Council is open to considering proposals for targeted Official Community Plan amendments in support of residential/mixed use residential buildings of up to six storeys as an appropriate land use and building form for neighbourhood designated areas, which currently allow for four storeys, if they are in close proximity to transit and services, and if either rental tenure or below market units are secured (defined as at least 20% below market rates for at least 10% of units in to perpetuity) subject to an evaluation of project details, urban design elements and site constraints.”

### Area of Application

The Interim Policy for Neighbourhoods applies to “Neighbourhood” areas identified in the OCP, which are the majority of areas of Saanich inside the Urban Containment Boundary, but outside of “Centres” and “Villages”. Map 6 of the OCP (included below) identifies neighbourhood areas.



## Interim Policy Area – Neighbourhoods (Official Community Plan – Map 6)

### 5. RENTAL TENURE

Policies for both Corridors and Neighbourhoods reference the potential for additional height with secured rental tenure. Consistent with other Saanich policies, the expectation is that rental tenure would be secured for the life of the building to meet the intent of the Interim Policy.