WELCOME TO THE "BUILDING THE PLAN" WORKSHOPS

WHAT'S HAPPENED SO FAR

A lot of community engagement has been undertaken to find out what is important to Cordova Bay residents. We did:

- Visioning Open Houses
- Visioning Survey
- Village Design Charrette
- Cordova Bay Day
- Younger Age Groups Workshop
- Transportation and Mobility Workshop
- Parks and Community Amenities Workshop

See reports at saanich.ca/cordova

WORKSHOPS: HELPING TO "BUILD THE PLAN"

The workshops allow us to explore issues in more detail and get feedback on policy ideas that have been developed based on the community visioning, issues, and priorities we heard earlier in the project.

WHAT WE HEARD
Key issues and vision ideas that residents shared through public engagement

➡

CONTEXT
Other initiatives and reports that will have an impact and need to be taken into consideration

➡

POLICY IDEAS
Suggestions for policy that seeks to address community vision and key priorities

NEXT STEPS

Information received today will help us refine land use and housing policies in the updated Cordova Bay Local Area Plan. A draft will be available for public review in May 2019.

HOW TO PARTICIPATE

1. Review the display boards:
   - If you strongly support a policy idea, place a dot beside it
   - Use sticky notes to add comments
   - Check the box to let us know if we are on the right track
2. Talk to staff for clarification and to share ideas.
3. Participate in a facilitated workshop discussion to explore some community issues in more detail.
4. Fill out an individual comment sheet.

WORKSHOP SCHEDULE

6:30 to 7:30 Exploring Land Use and Housing Types in Cordova Bay

7:30 to 8:30 Continuing the Village Planning Process

Cordova Bay
LOCAL AREA PLAN

THANK YOU FOR COMING!

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Creating The Cordova Bay Village Plan

A key purpose of the Local Area Plan update is to examine how the Cordova Bay Village will grow and change over the next 30 years. A healthy Village offers the potential to respond to the community's need for housing options, improved transit and active transportation, local shops and services, and improved public spaces.

In May 2018, a three-day Village Design Workshop was undertaken to explore a number of ideas, strategies, and concepts for the Village's future. The collaborative exercises had community members interacting with the design team to identify issues and opportunities and provide feedback on emerging directions.

WORKING TOWARD A VILLAGE PLAN

The Village Design Workshop resulted in a number of draft concepts for the future of the Village. The draft concepts seek to respond to community priorities, maintain the village charm and ensure new development contributes positively to the lives of Cordova Bay residents.

The draft concepts include the following components which will be refined based on the discussion at today's workshop:

1. A **vision**

2. Eight **key directions**

3. Defined **"Village"** and **"Village Core"** areas

4. Mapping for **land use and building height designations**

5. **Land use policies** that address suitable land uses, building heights, housing types, and considerations for the public realm

6. **Design guidelines** for commercial and multi-unit residential development to address elements such as form and character, materials, transitions, views, landscaping, parking, lighting, and signage


ST. DAVIDS REDEVELOPMENT OPPORTUNITY.

A community vision for Cordova Bay includes:

- A strong village and public places to gather
- Housing for a diversity of people
- Efficient public transit
- A place of great natural beauty
- Improved walkability and better pedestrian experience
- Lots of tree cover
- Affordable housing options
- Low impact from traffic
- A scale that is "village-like"
- Vibrant shops
- Less car dependency
- Preserving the village, rural, beach character
- Improved and celebrated access to the beach

Cordova Bay
LOCAL AREA PLAN

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Land Use Objectives By Sub-Area

RURAL

Objectives:
- To maintain large lot sizes
- To protect land for agricultural use
- To limit urban sprawl
- To align with infrastructure investments such as water, sewer and transit service

SAYWARD HILL

Objectives:
- To support redevelopment of the former Trio site to include a range of housing types/tenures/prices and community amenities
- To maintain larger lot sizes to provide a transition to adjacent Rural areas

RIDGE

Objectives:
- To maintain primarily single family housing
- To be respectful of character streetscapes when considering infill applications
- To explore expanding housing types and smaller unit sizes to provide more housing options for people living on the Ridge

RIDGE SLOPE

Objectives:
- To maintain single family housing with larger lot sizes
- To limit infill opportunities
- To protect slope stability and environmental sensitivity
- To consider impact of new development on views

COASTAL

Objectives:
- To maintain single family housing with larger lot sizes
- To limit infill opportunities
- To protect shoreline stability and environmental sensitivity
- To consider impact of new development on views

VILLAGE

Objectives:
- To support low-rise apartment, mixed use, and townhouse developments in the Village core
- To expand the range of ground-oriented housing options between the key commercial nodes (i.e. Plaza and Mattick's Farm)
- To ensure new development is sensitive to Village scale and character
- To consider supporting redevelopment or lot acquisition to create new or improved beach access
- To explore opportunities for limited commercial development along Cordova Bay Road

SUNNYMEAD

Objectives:
- To maintain primarily single family housing
- To support redevelopment applications that enhance connectivity

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HOUSING AND LAND USE

Current Zoning

Legend

- CURRENT ZONING
- URBAN CONTAINMENT BOUNDARY (UCB)
- PARK
- LOCHSIDE REGIONAL TRAIL
- S SCHOOLS

Typical Zoning Classifications

A	Rural/Agricultural
RS	Single Family Residential
RT	Attached Housing (Townhouse)
RM	Multi-Family Residential (Apartment)
RA	Residential Apartment
P	Institutions and Parks
C	Commercial/Commercial Mixed-Use

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Housing Policy Considerations

OFFICIAL COMMUNITY PLAN

Saanich's housing policy is contained within the Official Community Plan (OCP). The OCP highlights that a range of housing types for accommodating people of different ages, incomes, family structures, and physical and social needs is a fundamental element of creating a healthy, inclusive, and resilient community.

The OCP contains policy direction to:

- Focus new multi-family development in "centres" and "villages"
- Explore opportunities for limited infill in established residential neighbourhoods
- Work towards implementing the Regional Housing Affordability Strategy
- Support a range of seniors housing and innovative care options in "centres, villages, and neighbourhoods"
- Consider density bonusing and incentives for affordable/special needs housing
- Foster sustainable, walkable neighbourhoods by supporting a range of housing choices by type, tenure, and price
- Support a variety of housing types in neighbourhoods including single-family detached, duplex, triplex, four-plex, townhouse, low-rise residential, and mixed use
- Within Villages, support a range of housing types including small lot single-family houses and carriage houses (to 2 storey), townhouses (to 3 storey), low-rise residential (3 to 4 storeys), and mixed use (3 to 4 storeys)

Sustainable Saanich
Official Community Plan
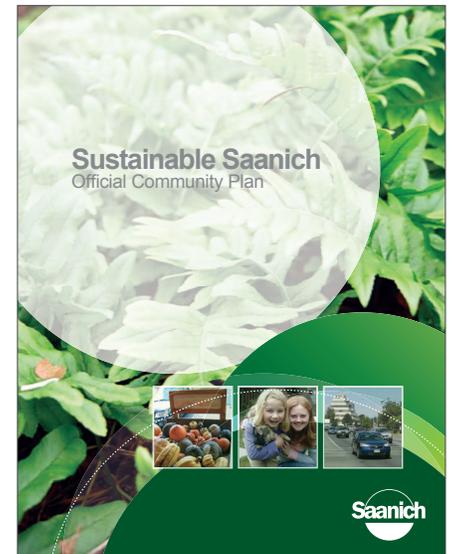
Saanich

SECONDARY SUITES

Since 2014, secondary suites have been allowed by permit process in urban areas of Saanich. A secondary suite is an additional dwelling unit located within a single family home.

GARDEN SUITES

A garden suite is a small detached home that is sited in the rear yard of a single family lot. It is accessory to the primary dwelling. The District of Saanich is currently undertaking a study to explore the legalization of garden suites within the sewer service area. Draft regulations will be available for public comment in April 2019. More information can be found at saanich.ca/gardensuites.

Garden Suites in Saanich | Saanich is exploring regulations for garden suites.

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Housing Policy Ideas

WHAT WE HEARD

- A greater range of housing and affordability options are needed
- There should be more housing options for people as they age
- There is a shortage of rental housing
- Most new housing should go to Trio site and Village area
- Keep new development low-rise to fit with character of area
- Consider more infill subdivision opportunities

CONTEXT

Land use in Cordova Bay is characterized by low-density large lots, a rural interface, and pockets of higher-density development. The Plaza and Trio sites are anticipated to see redevelopment. Other than these sites, most of the future growth is likely to be smaller-scale re-development and infill.

The Official Community Plan and Regional Housing Affordability Strategy encourage a range of housing types to address community housing needs and help build a complete community.

POLICY IDEAS

- Support the provision of additional shops, services, and housing options in the Cordova Bay Village
- Be sensitive to streetscape character when considering applications for increased residential density
- Identify opportunities for increased housing options within Cordova Bay that are within walking distance of services and amenities
- Work in partnership with the CRD, BC Housing and other agencies to support affordable housing developments, including identifying potential affordable housing sites
- Consider a policy for small lot infill for more single-family lots

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Use sticky notes to add comments.

Check the box to let us know if we are on the right track.

Are we on the right track?	
Yes	No

Under what circumstances are more intensive forms of housing supportable?

What are reasonable trade-offs or offsets for more density?

PLACE A DOT NEXT TO ALL THAT APPLY!

- A high standard of sustainable building design
- Providing housing choice
- Providing housing affordability
- Providing subsidized or below-market housing
- Seniors housing
- Environmental protection
- Trees and urban forest protection
- Providing additional commercial services or community amenities
- Other?

An important part of local area planning is to identify amenities that are needed and can help offset the impacts of new development.

What community amenities are a priority for Cordova Bay residents?

PLACE DOTS NEXT TO YOUR TOP 3!

- Public art
- Daycare
- Affordable housing
- Public realm improvements like sidewalk areas
- Facilities for cycling like bike racks
- Benches and picnic tables
- Protection of heritage buildings
- Park dedication
- Enhancements to trails and wayfinding
- Improvements to beach accesses
- Support to enhance agriculture and food security
- Protection of ecological assets
- Other?

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Regional Housing Context

WHAT WE HEARD

An important part of a complete community is the availability of housing options that can meet a broad range of community needs. In Saanich and the region, all areas of the housing/shelter spectrum must be addressed.

Non-Market | **Market**

| Emergency Shelter | Transitional Housing | Social Housing | Non-Market Rental | Market Rental | Affordable Ownership | Market Ownership |

The Capital Regional District adopted an updated Regional Housing Affordability Strategy in 2018.

The strategy is guided by five goals:

#1 Build the right supply

#2 Sustain a shared regional response

#3 Protect non-market and rental stock

#4 Operationalize regionally-coordinated housing and homelessness response

#5 Create community support for affordable housing developments

2018

REGIONAL HOUSING AFFORDABILITY STRATEGY

for the Capital Regional District

CRD
Making a difference...together
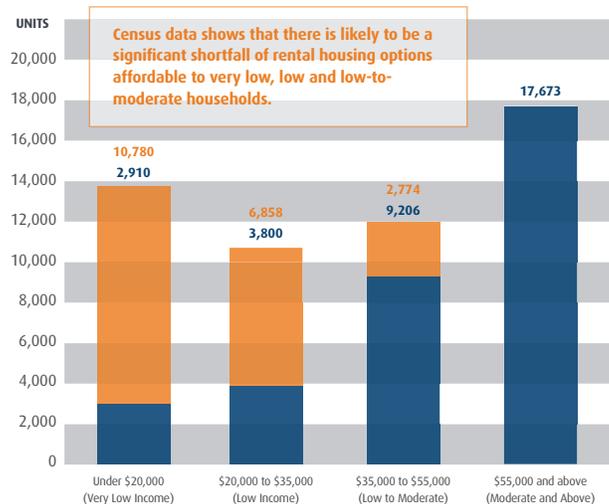
UNITS

Census data shows that there is likely to be a significant shortfall of rental housing options affordable to very low, low and low-to-moderate households.

Income Category	Unit Shortfall	Needs Met
Under $20,000 (Very Low Income)	10,780	2,910
$20,000 to $35,000 (Low Income)	6,858	3,800
$35,000 to $55,000 (Low to Moderate)	2,774	9,206
$55,000 and above (Moderate and Above)		17,673

NEEDS MET   **UNIT SHORTFALL**

There is a particular shortfall of rental housing available in the region that is affordable for very-low to moderate income households.

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Defining Cordova Bay Village Area

A first step of the Village planning process has been to refine and define the "village area" which is conceptually identified in the Official Community Plan.

Cordova Bay's village area was historically located around the Beach House Restaurant, and the plaza site. At the Village Design Workshop, we heard from residents that the Village should include Mattick's Farm, and extend to Doris Page and Cordova Bay Parks to the south.
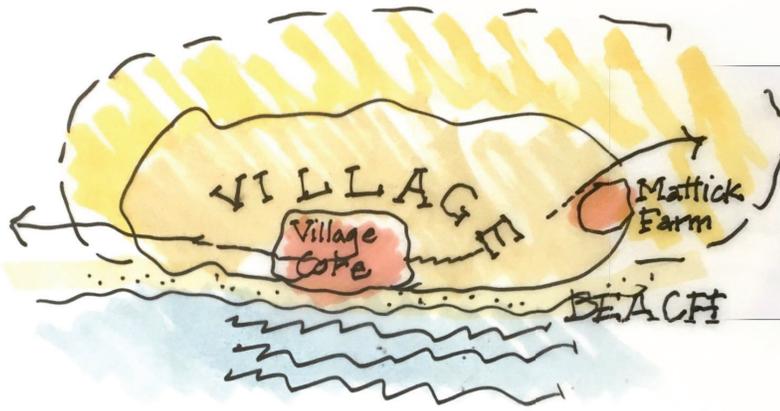
What defines a "Village?"

- Walkable to shops and services
- Natural gateways and topographical boundaries
- An intensity of use
- Areas with amenities that people are drawn to and where they gather

POLICY IDEAS

- Define the "Village" as the area bounded by Doris Page and Cordova Bay Parks to the south, Mattick's Farm to the north, Lochside Drive to the west, and the beach to the east

- Enhance the "edges" and "gateways" to the Village

- Over the long term, enhance the Village's role as the core of Cordova Bay, and the location for most of the residential and commercial growth

- Enhance Cordova Bay Road as a multi-modal street with a high quality public realm

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Village Draft Land Use Concept

A key purpose of the Local Area Plan update is to strengthen planning for the village area, and explore its future role in the next 30 years. This examination involves assessing potential land use change in the context of broader Official Community Plan (OCP) goals.

At the Village Workshop, we heard a desire for more shops and services, and to expand housing choice. The draft land use concept below was developed to identify potential areas for additional housing and commercial services. Height designations were added, informed by the OCP and community input.

In addition to a core area, less intensive areas are shown where the goal would be gentle increases in density while maintaining single family character.

A key purpose of today's workshop is to review and refine these designations and take a closer look at the potential range of housing options.

DRAFT VILLAGE LAND USE CONCEPT

PROPOSED VILLAGE LAND USE DESIGNATIONS

- SINGLE-DETATCHED RESIDENTIAL
- LOW-DENSITY MULTI-FAMILY
- TOWNHOUSE
- LOW-RISE APARTMENT
- MEDIUM-RISE APARTMENT
- COMMERCIAL MIXED-USE
- INSTITUTIONAL MIXED-USE
- INSTITUTIONAL
- PARK

- VILLAGE CORE
- ···· VILLAGE BOUNDARY

BUILDING HEIGHT DESIGNATIONS

- # MAXIMUM HEIGHT (IN STOREYS)
- (#) HEIGHT OF EXISTING BUILDINGS (IN STOREYS)
- * POTENTIAL HEIGHT WITH EXISTING ZONING

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Key Directions For The Cordova Bay Village

The following eight key directions emerged from the Village Design Workshop held in May 2018, and have been expanded with policy ideas. These building blocks will form the basis of the village sub-area plan which will form part of the Local Area Plan update, and guide future Village development and enhancement decisions.

1 CELEBRATE THE BEACH CHARACTER

The beach is a highly-valued feature that many feel is not visually prominent enough. More could be done to improve beach accesses and visual references to the beach/water. When locals and visitors move around Cordova Bay, the beach and marine elements should be more visible and celebrated.

POLICY IDEAS

Village concept of "pearls on a string" and key commercial nodes

- Prioritize beach parks and accesses for improvements
- Consider opportunities to acquire an additional beach access at the Village core
- Transfer road ends to Parks from Engineering and include beach access improvements in the parks planning process
- Within the village, install sidewalks on both sides of Cordova Bay Road to improve connectivity to the beach
- At key pedestrian crossings in the Village, install "on-the-way" nodal elements such as benches, wayfinding elements, and public art that celebrates the beach
- Encourage the use of "West Coast" design features and materials in private and public development

2 CREATE A COMPACT, COMPLETE, WALKABLE VILLAGE

Through engagement, we heard the desire for more housing choice, increased local shopping and services, improved sidewalks, less reliance on vehicles, opportunities for aging-in-place, higher transit services, and places to gather. These benefits can come with future compact growth.

POLICY IDEAS

Village concept of "pearls on a string" and key commercial nodes

- Focus mixed-use and apartment development in the Village core
- Support low-density infill housing next to the Village to add housing options in proximity to shops and services
- Consider small-scale commercial uses along Cordova Bay Road to reinforce the beach Village concept
- Improve pedestrian connections between the Village core and Mattick's Farm
- Ensure new development contributes amenities to the area (i.e. affordable housing, daycare, streetscape improvements)

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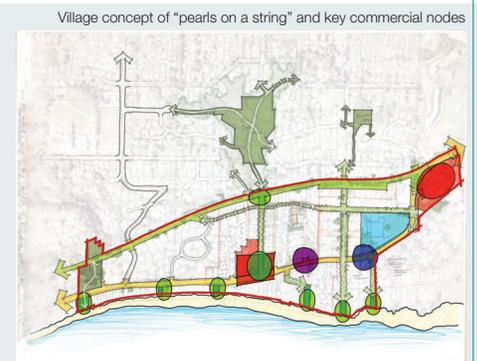
Key Directions For The Cordova Bay Village

3 EMPHASIZE HUMAN SCALE AND HIGH DESIGN STANDARDS FOR NEW BUILDINGS

We heard that it is important to retain the beauty and peaceful, intimate scale of Cordova Bay. We also heard that improvements are needed to pedestrian areas and the public realm that encourage walking, and offer places to meet and gather.

POLICY IDEAS

- Update Development Permit Area Guidelines for Cordova Bay Village to require a high standard of design that reinforces the intimate seaside character
- Require buildings be pedestrian-oriented at ground level
- Maintain 2-storey form along Cordova Bay Road (step upper floors back)
- Use the natural grade to step massing and minimize visual impact of taller buildings
- Taller buildings should be sited and designed to minimize shadowing and overlook and retain a sense of human scale

Emphasize human scale and quality pedestrian areas in taller buildings
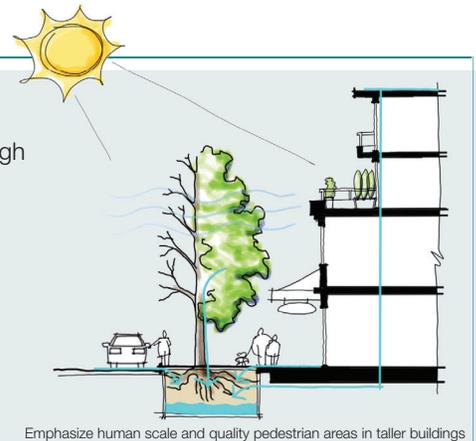
4 ENHANCE THE PUBLIC REALM

Within road rights-of-way, make efforts to provide an attractive and comfortable public realm along Cordova Bay Road and within the Village.

POLICY IDEAS

- In the Development Permit Area Guidelines for Cordova Bay Village include design guidelines that address the public realm to create comfortable, beautiful environments for pedestrians
- Consider road dedications to expand the public realm
- Through the redevelopment process, encourage the inclusion of public art, wayfinding elements, bus shelters, bicycle racks, landscaping, and opportunities for sitting/gathering within the public realm, and especially at key nodes
- Support the multi-modal redesign of Cordova Bay Road

Elements to improve the public realm in keeping with intimate character of Cordova Bay

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Key Directions For The Cordova Bay Village

5 TAME CORDOVA BAY ROAD

Slowing traffic on Cordova Bay Road and improving the comfort and safety of pedestrians is a mobility goal of the local area plan update. There are road design and building design strategies that can help achieve this.

POLICY IDEAS

- Adopt a road design for Cordova Bay Road that reinforces the village area and informs the planned future multi-modal upgrades to the corridor
- Use tree plantings and landscaped medians to reduce the perceived road width
- Establish a maximum building setback for commercial buildings along Cordova Bay Road
- Insert "friction" elements like crosswalks, on-street parking, and landscaped medians to cause vehicles to slow down
- Work towards a continuous tree canopy along Cordova Bay Road

Cordova Bay Road Design Concept

6 INCREASE EAST-WEST CONNECTIVITY

Improving the walkability of the village will require better east-west connections, particularly the main spine along Doumac Avenue. On-road landscaping, pedestrian amenities, and cycling improvements can reinforce this as a key connector to the Lochside Trail.

POLICY IDEAS

- Designate Doumac Avenue as a key east-west green corridor
- Develop the Lochside-Doumac intersection as a trail plaza with amenities
- Explore property acquisition that would permit improved connection from Lochside Drive to Doumac Avenue to the Village
- Identify new crosswalk locations that reinforce active community routes on Cordova Bay Road and connect destinations

Concept ideas for Doumac and Lochside trail park and pathway to the village

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Key Directions For The Cordova Bay Village

7 KEEP IT GREEN

Lush tree canopy and landscaping is a defining feature of Cordova Bay. Protecting and enhancing the urban forest benefits the community in environmental, climatic, emotional, recreational, and aesthetic ways.

POLICY IDEAS

- Require a high standard of tree planting and landscaping with redevelopment
- Enhance the trees and landscaping in rights-of-way, parks, and natural areas
- Be flexible about building setbacks to protect existing mature trees
- Use trees and landscaping to buffer pedestrians from traffic and create high quality pedestrian environments
- Prioritize the protection of trees in street design projects

8 ENCOURAGE SUSTAINABILITY AND RESILIENCE

Reducing greenhouse gases, protecting the natural environment, and fostering community-building improve quality of life and long-term resilience. There are opportunities in the community to meet multiple goals when sustainability and resilience are addressed.

POLICY IDEAS

- Maintain and enhance the urban forest in the village
- Encourage opportunities for on-street and public EV charging
- Build social resilience with initiatives such as diversity in housing/population, creating social gathering places, expanding local businesses and services, improving walkability, and reducing vehicle dependence
- Encourage "green" storm water management

On-street EV charging in the village

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Development Permit Area Guidelines

Development permit (DP) area guidelines influence site planning and building design. The Local Area Plan (LAP) update process is an opportunity to consider all planning tools and ensure they work together to the best extent possible. As part of the LAP update process, the 20-year-old Village design guidelines will be enhanced to reflect community aspirations around building and site design and align with the Official Community Plan (OCP) and updated LAP. A revised Development Permit Area would apply to all the areas of the Village designated for future multi-family, mixed use, and commercial uses.

KEY DRAFT DESIGN GUIDELINES

The following draft guidelines were developed based on community input at the Village Design Workshop. These guidelines will be further refined and enhanced based on input at today's workshop. Draft Village design guidelines will be presented to the public with a draft updated LAP.

The form and character of buildings and landscape should enhance the West Coast village character and natural environment of forest, beach, and dune.

Retain village scale by maintaining a two-storey streetwall along Cordova Bay Road and most streets. Where taller buildings are allowed, upper storeys should be stepped back. Use lower elements and landscaping to retain a sense of human scale.
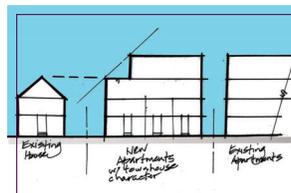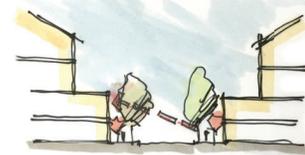
Transition uses and building scale gradually so that new buildings do not overwhelm their neighbours.

Surface parking should be at the side or to the rear of a building and screened from public view.

Support variances to setbacks to ensure protection of mature trees.
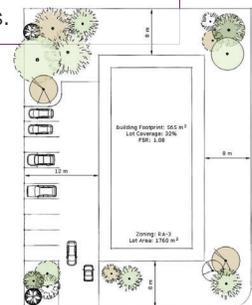
Use slope to reduce impact of building height.

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# Planning Tools And How They Shape Development

Planning tools that are available to local governments to manage land use and development include zoning, policy, and development permit guidelines. These tools work together as layers to inform what is permitted / desired on each parcel of land and the process to obtain approval for a project. This is how they work, and how they can be used to shape future development.

1. ZONING ESTABLISHES DEVELOPMENT PARAMETERS

Zoning is the foundation for regulating land use. Each parcel in the District of Saanich is designated as within a specific zone. Zoning is prescriptive.

- Zoning regulates what is permitted on a parcel, including density, height, use, setbacks, parking, and lot coverage
- Development applications must meet existing zoning requirements or go through a formal rezoning process to obtain approval from Council which includes a Public Hearing
- Some things can be "varied" by Council or the Board of Variance without needing to change zoning, such as height and setbacks
- Changes to density or use always require a rezoning

Zoning provides parameters for development and a level of certainty to property owners and residents.
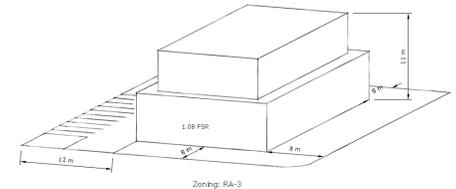
2. POLICY IS USED TO GUIDE DECISION MAKING

Policy helps guide decision-making on planning and land use management through a series of statements and objectives. Land use policies reflect the community vision and goals and:

- Are developed through community consultation and adopted by Council
- Are mostly contained in the Official Community Plan (OCP) and Local Area Plans (LAP)
- Create parameters for future zoning regulations, but do not impact existing zoning regulations
- Work in tandem with other policy plans (i.e. Active Transportation Plan) which inform Council decisions

Policies in the OCP and LAP provide a framework to evaluate a potential change to land use, and principled guidance for decision-making given unforeseen situations or decision points.
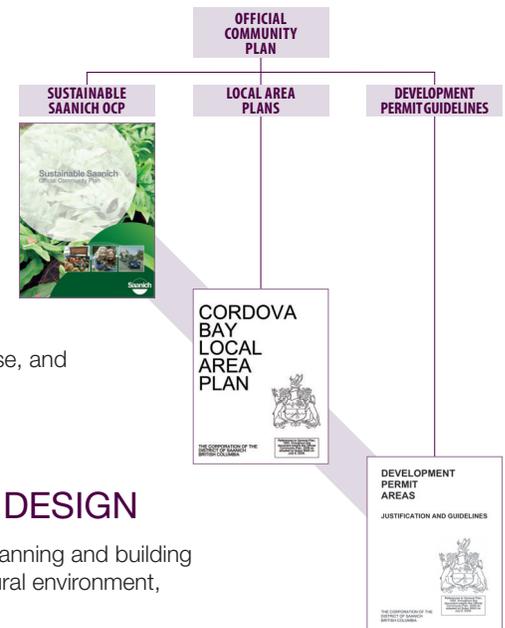
3. DEVELOPMENT PERMIT GUIDELINES INFLUENCE DESIGN

Development Permit (DP) Guidelines include objectives and guidelines that influence site planning and building design. They may be used to address the form and character of buildings, protect the natural environment, and protect hazardous areas. Development Permit guidelines:

- Supplement the more prescriptive Zoning Bylaw requirements
- Are discretionary and intended to allow Council a level of flexibility in their application
- Apply to all commercial, industrial, and multi-family development in Saanich
- Can apply to designated Development Permit Areas, with guidelines addressing the local context
- Must include justifications and rationale

Development Permit Guidelines are part of the regulatory framework and are developed with community input.

Cordova Bay
LOCAL AREA PLAN

How do Planning Tools Work?

WHEN CONSIDERING DEVELOPMENT APPLICATIONS...

SCENARIO 1
THE APPLICATION IS WITHIN CURRENT ZONING

The zoning prescribes the parameters for development on a parcel with respect to what may be constructed (i.e. use, density, height, setbacks).

- If an application meets all zoning requirements, no rezoning process is needed
- If a property is within a Development Permit Area or commercial, multi-family or industrial a Development Permit (DP) is required
- A development permit requires approval by Council, with the scope of Council's decision limited to building and site design elements (in the case of a form and character DP)

SCENARIO 2
THE APPLICATION IS NOT SUPPORTED BY CURRENT ZONING

When an application does not conform to current zoning, a potential zoning change must be evaluated. A change in zoning requires a thorough and extensive application process, and considers:

- Is the proposal supported by OCP policy and does it meet the District's goals?
- Is the proposal supported by LAP policy and does it meet the neighbourhood's goals?
- What are the potential benefits and impacts of the project?
- What is the level of community support?
- Does the design of the project meet the Development Permit guidelines (if applicable)?

For each rezoning application the above questions are analyzed by Planning staff and presented to Saanich Council in a report with a recommendation. The rezoning application is then considered by Council for approval. Council can broadly consider all components of a project and often must consider conflicting goals and objectives before arriving at a decision that Council believes reflects an appropriate balance. An updated Local Area Plan provides Council with an updated community vision to inform consideration of rezoning proposals.

WHAT IS ADDRESSED BY DEVELOPMENT PERMIT GUIDELINES?

Most redevelopment projects, including all multi-family, commercial and industrial properties, are subject to development permit guidelines to ensure high quality site and building design. Most guidelines in Saanich are focused on building form and character, with considerations such as:

- Is the building designed and sited to be a positive addition to the street?
- Does the building minimize negative impacts to natural features and eco-systems?
- Is the building designed to respond to neighbourhood character and sited to minimize negative impacts to adjacent properties?
- Does the site design promote accessibility for all modes of travel?

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