

Cadboro Bay Local Area Plan Update

Draft Plan, dated April 11, 2023

SUMMARY: Key items that have been changed in the updated Draft Plan

1. **General:** The Draft Cadboro Bay Village Design Guidelines will no longer be adopted as a separate document, as Saanich is developing updated District-wide Development Permit Guidelines (target adoption date of August). Guidelines from the Cadboro Bay Village DPA guidelines have been incorporated in two places. Firstly, the guidelines that are broadly applicable to quality site and building design have been included in the new *Saanich Development Permit Area Guidelines*. Secondly, guidelines that have specific application to Cadboro Bay Village have been included as new policy items in Section 9: Village Sub-Area Plan (addressing mainly the building form and character, urban design, public realm, streetscape and connections).
2. Section 3: Community Vision - has been lightly altered based on community feedback received on the Draft Plan noting the original wording as “awkward”
3. Section 4: Environment and Sustainability - information added on the Biodiversity Conservation Strategy currently underway; mapping updated and text added to provide more information on databases and sources used in mapping.
4. Section 5: Land Use - text revisions to improve readability, changes have been made to the Future Land Use Maps 5.2, 5.4 and 9.2, including changing designation from apartment to the townhouse at Penrhyn Close to reflect existing condition, shifting density slightly towards Hobbs Street area, changing designation of a small number of properties at west end of Village from Village Residential Infill to Townhouse. Adjusted maximum Townhouse density from 1.0 FSR to 1.1 FSR to reflect results of economic viability analysis. More consideration for impacts of sea level rise to provide more resiliency to the impacts of climate change and support the local economy in the Village Centre. Reference has also been included to Saanich-wide initiatives that will further explore aspects of infill housing and provide further guidance. Policies around Land Use Contracts have been adjusted / removed based on recent staff correspondence to Council and Provincial expirations provision in 2024.
5. Section 5.9: Water Resource Infrastructure - has been reworded to reflect whole system approach. Engineering review includes added policy to provide more clarity regarding considerations / process for expanding the Sewer Service Area
6. Section 9: Village Sub-Area Plan - changes reflect those noted in Section 5: Land use and additional policy items resulting from the *Draft Cadboro Bay Design Guidelines* that are specific to Cadboro Bay Village and are not included in the Saanich Development Permit Guidelines (see item #1 top of list)