

Draft Cadboro Bay Local Area Plan - Table of Changes*

Introduction

The Table below lists the main changes to the Draft Cadboro Bay Local Area Plan (October 27, 2021). These changes are the result of public feedback received on the Draft Plan and technical review by Saanich staff. The Table includes a description of the change and the rationale for the proposed change. Please note, the table does not include typos and minor formatting / grammatical edits.

Feedback on the Draft Plan included four open houses, a community feedback survey (307 surveys received). The Draft Plan received a high level of support (73%) from survey respondents. Additional comments were also received in writing (78 emails/letters) and through meetings with stakeholder groups.

Additional engagement was undertaken to further explore additional opportunities for purpose built rental housing and more diverse housing types suitable to a broader range of households. A community workshop (120 participants), two online sessions (with over 200 participants) and a community survey (874 surveys received) provided opportunities for feedback at this stage. Subsequent to the housing engagement, Council provided direction in August 2022 to largely retain the land use framework included in the original Draft Plan

Changes to content in the original Draft Plan, including the addition of new policy items is listed in this table as well as in the Red-lined version of the Draft Plan located on the project webpage at saanich.ca/cadboro.

Table of Changes

Item	Change/Addition*	Comment
Figure 1.1 Saanich General Plan Framework	Image changed to reflect new Saanich Development Permit Guidelines	New Saanich Development Permit Guidelines, include most guidelines for Cadboro Bay. Guidelines that are very specific to Cadboro Bay have been added as New Policy in the LAP.
Figure 1.2 Related Plans and Initiatives	Removed: BC Transit Future Plan	This is a regional plan that identified for the undertaking of the Jubilee Local Area Transit Plan is now concluded and included in Figure 1.2. The Jubilee Local Transit Plan includes Cadboro Bay.
Figure 1.2 Related Plans and Initiatives	Added: Resilient Saanich Biodiversity Conservation Strategy (in progress)	Currently underway, looks at protection of important areas, sensitive ecosystems, for conservation in Cadboro Bay and Saanich.
1.5 Summary of Engagement	Updated numbers from final project phase	Changes made to reflect recent public engagement activities and participation numbers.
2.3 Demographic Profile	Added text to reflect The Orchard, housing for seniors	Notes housing units that serve a specific demographic in the community. <i>**note: New census (2021) data specific to Cadboro Bay is not available until late 2023.</i>
3. Community Vision	Removed: "The area is infused, but not overwhelmed by the University of Victoria."	The wording was noted as awkward. The rewording keeps the original intent to acknowledge UVic presence in the community.

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	Replaced with: “The area continues to derive much of its identity from its coastal location, but is also strengthened as an important part of urban Saanich, including through connections with the University of Victoria”	
4 Environment and Sustainability	Added text to Objective F: “considering flood construction levels, providing space for inundation or managed retreat.”	Providing more detail regarding key elements of managing potential sea level rise impacts.
4 Environment and Sustainability	Added new paragraph regarding the Resilient Saanich process and Biodiversity Conservation Strategy	District-wide work in process to develop an environmental framework and strategy to formalize protection and management of important areas, and sensitive ecosystems.
4.1.6	Added policy: “Explore opportunities in Cadboro-Gyro Park for inundation areas in response to sea-level rise, stormwater management facilities, supporting naturally occurring and seasonal changes to ground water tables.”	To improve resilience to sea level rise and climate change impacts.
4.1.1 4.3.1 4.3.2 4.3.5	Change policy wording to a more active voice	Was considered too passive. Also, to reflect current Resilient Saanich process.
Maps 4.3A-C	Updated mapping, adding data source information, include Coastal Douglas-fir (CDF) and Sensitive Ecosystem Inventory (SEI) layers, Confirmed status of old growth as “older forest”	Better identification of areas and data sources. Maps 4.3A-C illustrate a combination of data sources that classify inventories differently. Updating and verifying data overlays, improving legend description.
Page 48	Added page providing more detailed information on data sources and information provided in Maps 4.3A-C Acknowledgement that areas shown on maps as “white space” do not necessarily mean that there is no vegetation there, only that it did not meet the minimum size requirement at the time of the inventory.	Added descriptive information of the data sources and nature of the data that was combined in Maps 4.3A-C. Recognizing the high interest in Cadboro Bay, and that some residents may be interested more specifically in species that can be found, we have included reference links to view more specific inventories that include both federal, provincial, and local (Saanich) inventories.
4.4 Climate Action: Mitigation	Added text: “The Climate Plan sets goals of cutting emissions in half by 2030 and being net zero by 2050.”	Addressing climate change has been identified as a community priority throughout the planning process. Community feedback received on the Draft Plan asked us to take climate change more seriously. Saanich has recently completed its Climate Plan and added text seeks create a better link and support the Climate Plan goals to significantly reduce emissions.

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5 Land Use	Moved paragraph. (p.55)	Same text content reorganized to improve text flow and provide the reader with a better sense of the Cadboro Bay local area.
5 Land Use Objective E	Added text “while exploring incremental infill through Saanich-wide initiatives.”	Added text to acknowledge that upcoming Saanich-wide initiatives to explore for infill housing may provide additional housing opportunities,
5.1.4	Added text “expansion of housing diversity and affordability”	Policy includes list of supported attributes when considering redevelopment, providing more diverse housing for families and seniors was identified as important factor.
Map 5.2 Map 5.4 Map 9.2	<p>Changed designation at Penrhyn Close to “Townhouse” and shifted density to identified area at Hobbs Street</p> <p>Changed designation on eastside of Hobbs St. between Penrhyn and Sinclair from Low-rise Mixed Use residential to Commercial Mixed-use</p> <p>Changed parcels on westside of Pitcombe Place from Village Residential Infill to Townhouse</p>	<p>Based on feedback received on the Draft Plan (October 27, 2021) and community survey (307) and the many additional letters and comments revived from community members, including the 3 Strata’s, CBRA and a petition from Penryn Close residents, making this request.</p> <p>Additional comments were also received to further consider the area in relation to the impacts of sea level rise and groundwater affecting the area and requesting the concept density to be shifted towards Hobbs Street outside of the impacted area, where terrain is more level and there is more possibility for underground parking.</p> <p>Pitcombe Place change made to have a consistent treatment on both sides of the street,</p>
Figures 5.1 & 9.1 Land use and building height designations	Change to Townhouse designation Floor Space Ratio (FSR) from 1.0 to 1.1	Figures 5.1 & 9.1 are the same. Both include the same change, as a result of the Economic Analysis to reflect townhouses that would be achievable.
5.2.3	Policy wording changed to replace with “high-quality building design that fits within the scale and character of established neighbourhoods.”	This makes the policy more specific referring to the “scale and character of established neighbourhoods” as opposed to “a positive fit”.
5.4.6	Change policy wording to “Undertake a review and update of parking regulations to requirements in the Village in a way that reflects active transportation options, access to services, community amenities and transit.”	Wording change from passive voice (support) to more actively “undertake” the much-needed review and update of parking requirements in the Village.
5.6.4 & 5.2.13	<p>Removed policy 5.6.4, and (LUC) notation on Maps 5.1, 5.2, 5.3, 5.5. 5.6, 5.7</p> <p>Updated policy 5.2.13 to read: “Support Zoning Bylaw amendments to reflect existing land use where existing</p>	Province amended the Local Government Act to terminate Land Use Contracts (LUC) on June 30, 2024. Saanich Planning communicated with property owners in 2022 with information indicating the property would be reverting automatically to underlying RS zoning. While no changes are required, in instances where the zoning is non-

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	land use contracts have been terminated by the Province.	conforming, property owners may apply to rezone their properties to conform to the Zoning Bylaw. This is reflected in the Draft Plan that now includes an updated policy 5.2.13. Cadboro Bay included Land Use Contracts at: <ul style="list-style-type: none"> • Wedgewood Estates • Queenswood-UVic (already expired in 1981)
5.7.10	Add bullet at top noting: "On-site amenities (such as gardens, outdoor areas for respite and gatherings, etc.);	To include an example of desirable on-site amenities for residential care facilities and seniors housing to include for residents.
5.8 Urban Design	Text changes to reflect the fact that Saanich-wide Design Guidelines are being developed	Design guidelines developed during the Cadboro Bay LAP planning process are included in the Saanich Development Permit Guidelines, and guidelines more specific to Cadboro Bay Village have been added as policy providing more detail in Section 9: Village Sub-Area Plan.
5.8.1 and 5.8.2	Word changes to: <ul style="list-style-type: none"> - refer to Saanich Development Permit Guidelines - enhance Saanich wide infill design guidelines to encourage a positive fit with existing Cadboro Bay neighbourhoods 5.8.1 adding: "and urban design policies in this Plan (see Section 9.3)"	Urban Design policy in this section acknowledges the new Saanich Development Permit Guidelines, noting that guidelines that are more specific to Cadboro Bay Village have been included in the updated Draft Plan as new policy items in Section 9 Village Sub-Area Plan which provides more detail.
5.9 Water Resource Infrastructure	Renamed from "Underground" to "Water Resource" Infrastructure Numbers updated	To acknowledge and reflect a whole system approach that is not only limited to underground piping. Based on technical review, numbers have been updated to reflect recent engineering data.
5.9 regarding sewer service area and climate change considerations	Added new policy: 5.9.6 "Consider extending the Sewer Service Area to properties off Monarch Place and Haro Road based on land use and environmental policies, where a municipal sanitary sewer exists." 5.9.7 "Consider expanding the Sewer Service Area based on land use and environmental considerations." 5.9.8 "Evaluate the long-term effects of climate change on the municipal storm water system, including the creeks and waterways, and its adaptive capacity."	Based on Engineering technical review and public comments received regarding possible sewer service area expansion, as well as the need to address the impacts of climate change. Added policy to improve clarity on what is involved with considering sewer extensions. Addressing climate change has been identified as a community priority throughout the planning process and public review of the Draft Plan.

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Map 5.9 Sewer Service Area	Updated pump station locations on map	To accurately show the municipal sewer service area and existing pump stations owned by Saanich in the local area.
5.10.4	Added wording “by adding new trees and vegetation” and added bullet noting: “Dedications or easements that create new plazas, public space or connections for pedestrians and cyclists.”	Improved clarity on items suitable for community contributions.
Map 6.1 Map 6.2 Map 7.1	Updated to show preferred cycling / pedestrian connection through Frank Hobbs School site	To show Camelot as the preferred route to/from school to reflect Safe Routes to School (2019).
6.3.2	Added “School District 61”	To include School District 61, Frank Hobbs School when working to establish a cycling connection from Finnerty Rd. to Clarendon Rd.
6.7.11	Added policy: “Explore opportunities for parking on Cadboro Bay Road outside the Village Centre”	Following technical review, new policy added to look at parking opportunities for this segment of Cadboro Bay Road, while acknowledging challenges due to grade changes
Figure 6.6 Cadboro Bay Road Design Concept – Inside Village	Updated showing 2.2 m for bike lanes and 4.5 m sidewalk	Based on current Transportation Engineering Standards and adequate space to include buffer for bike lanes.
Figure 6.7 Cadboro Bay Road Design Concept – Outside Village	Removed: - car image shown behind tree - words “parking and altering”	Technical review noted that grade changes would make it very challenging to include parking spaces within the public right-of-way. As a result, Policy 6.7.11 was added to explore parking opportunities on Cadboro Bay Rd.
Figure 7.1 Cadboro Bay Parks	Updated table with minor park data information changes	To reflect current area size, function, and designations. Including additions that took place since the 2002 LAP.
7.2 Cadboro-Gyro Park 7.2.2	Added wording “and continue to hold a relationship to the land.” Added bullet to Policy 7.2.2 “Indigenous recognition and acknowledgement”	Added wording to recognize and acknowledge that First Nations continue to hold a relationship to the land. This was also included in some of the feedback received on the Draft Plan.
8. Social and Cultural Well-being	Objective E removed “active transportation” and replaced with “mobility” options	The goal of this objective is to include all mobility options including those for people with mobility issues as well as active transportation (walking, cycling and transit).
8.4.5 8.4.6	Added policy: 8.4.5 “Encourage respect for heritage and cultural resources (e.g., Goward House) through site design.”	Included from the design guidelines developed during the planning process that are specific to Cadboro Bay and not included in the Saanich Development Permit Guidelines.

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	8.4.6 “Ensure new buildings highlight local heritage and culture through art and unique signatures such as signage, seating, natural landscapes, and heritage plaques that recognize the natural and human roots of the Cadboro Bay local area, as reflected in the Saanich Heritage management Plan.”	
8.5.2	Changed wording to: “Explore opportunities that provide access to locally produced food, such as a local farm event.”	Concern was expressed by the BIA that previous wording may entail something larger more permanent that may be competing with current local retail efforts.
9. Village Sub-Area Plan	Added reference to “Regional studies, including the MXD Village and Centre Projections and Trends (2013)”	In response to more specific request for reference.
9.1.3	Removed wording” with pre-existing zoning” changed to “Identified for up to 4 storeys on Map 9.2”	Wording change provides a closer link to land use designation map.
9.1.9	Added policy: 9.1.9 “Assess potential changes to the Village Residential Infill designation as part of the District-wide Neighbourhood Homes Infill initiative.”	Reflecting District-wide initiative undertaken to further look at infill housing. Recommendations arising from this study would apply Saanich-wide. Project would be undertaken in 2023-2024.
9.2 Local Economy	Added policy “Improve pedestrian and cyclist access to the Village Centre to support a vibrant village atmosphere and economic resiliency.”	To improve local access, making it easier to walk or cycle to the Village and support Village businesses and a healthy local economy.
9.3 Urban Design Village Design Principles (p.142) Item # 5. Natural	Rewording edits Changed item 5 to read: “Developments incorporate natural features and assets with the goal of enhancing, conserving and restoring healthy, diverse ecosystems and ecological assets.”	Item 5 was reworded to reflect Cadboro Bay Village (not only Cadboro-Gyro Park).
9.3 Urban Design Building Form and Character (p.143)	Added new policy: 9.3.3 “Encourage architecture that reflects the west coast seaside vernacular or the traditional Craftsman or Tudor design elements, while supporting a mix of treatments in Cadboro Bay Village to create diversity.” 9.3.4 “Design buildings using architectural features, detail and building design elements that are scaled and oriented to support pedestrian activity.”	Added from the Village design guidelines developed during the planning process that address more specifically Cadboro Bay Village (not included in the Saanich Development Permit Guidelines). Removed text was replaced by the new policies which provide more detailed and fuller information on building form and character in the Village Centre.

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	<p>9.3.5 “Buildings should have a presence on the street, positively frame and define public open spaces, plazas and/or outdoor patios, and support pedestrian comfort, safety and vitality.”</p> <p>9.3.6 “Increase public realm spaces by providing a 2 m setback on the east side of Cadboro Bay Road to allow for widening of the sidewalk/public space and deter new zero lot-line developments.”</p> <p>9.3.7 “Design roof forms to be articulated and provide a variable skyline to match the historical character of the village.”</p> <p>9.3.8 “Incorporate building finishes with a natural palette, with brighter colours limited to use as accent only (e.g., around the entries or eaves for emphasis).”</p> <p>9.3.10 “Retain public views and view corridors through building height, form and site design considerations, with particular attention given to southern waterfront views to Cadboro-Gyro Park.”</p>	
<p>9.3 Urban Design Public Realm (p.145)</p>	<p>Added policy:</p> <p>9.3.13 “Design and site plazas and shared outdoor spaces at grade, as an extension of the public sidewalk.”</p> <p>9.3.14 “Provide public art and points of interest in plaza and public spaces that encourage spill out places such as café/restaurant patios and orient building entrances towards the plaza to support active and dynamic spaces.”</p> <p>9.3.19 “Encourage the incorporation of elements into new developments in the form of art or unique signatures such as signage, seating, natural landscapes, or heritage plaques that recognize the natural and human roots of the Cadboro Bay local area and its history.”</p> <p>9.3.20 “Encourage signage design elements to reflect seaside character and encourage signs that are hand crafted and constructed of durable and weather resistant material.”</p>	<p>Added from the Village design guidelines developed during the planning process (not included in the Saanich Development Permit Guidelines).</p> <p>Policy items address more specifically the public realm in Cadboro Bay Village (not included in the Saanich Development Permit Guidelines).</p>

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<p>9.4 Streetscapes and Connections</p>	<p>Added new policy: 9.4.3 “Undertake Streetscape improvements on Cadboro bay Road, between Sinclair Road and Penrhyn Road that:</p> <ul style="list-style-type: none"> • Prioritize pedestrian circulation and comfort; • Retain and expand street tree canopy over; • Enhance existing bus stops to create an attractive transit area; and • Incorporate varied pavement treatment to emphasize the pedestrian focus of the area and increase visibility.” <p>9.4.5 “Maintain through-block pedestrian walkways and improve pedestrian and cyclist connections to the Village Centre and the more broad Cadboro Bay open space network.”</p>	<p>Added from the Village design guidelines developed during the planning process (not included in the Saanich Development Permit Guidelines).</p> <p>Policy items address more specifically streetscapes and connections in Cadboro Bay Village (not included in the Saanich Development Permit Guidelines).</p>
<p>9.6.1</p>	<p>Removed bullet noting: “At the northwest corner of Cadboro Bay Road and Sinclair; and”</p>	<p>Engineering technical review noted that during detailed design, despite efforts made, it was not possible to accommodate the retention of the trees at this location and provide for cyclist and pedestrian safety. The tree bylaw would apply with replacement trees planted in the vicinity.</p>
<p>11.1 Action Plan</p>	<p>Added text: “More information on current projects and opportunities for input is available on the Saanich website at saanich.ca”</p>	<p>Added text provides reference for members of the public who would like more information on current projects and opportunities for public input.</p>
<p>11.1 Action Plan - Table</p>	<p>Section 5 Land Use: Removed reference to Draft “Cadboro Bay Village Development Permit Guidelines”</p> <p>Section 6 Transportation & Mobility Added: “and School District 61”</p>	<p>These guidelines have been included and form part of the Saanich Development Permit Guidelines. A number of guidelines that are more specific to Cadboro Bay Village have been incorporated in the Draft LAP as policy items addressing aspects of urban design, building form and character, public realm, streetscape and connections (all new added policy items are noted in this Table and include explanatory notes).</p> <p>To reflect amended Policy 6.3.2 when considering the cyclist connection at this location to include SD61. Area students and families are noted to use area to access to/from school (SRSP 2019).</p>

NOTE (*) All Item changes noted in this Table are shown in RED in the Red-lined version of the updated Draft Cadboro Bay Local Area Plan dated April 2023