Sustainable Saanich

OFFICIAL COMMUNITY PLAN

May 2024

Saanich

TERRITORIAL ACKNOWLEDGEMENT

The District of Saanich is within the territory of **Lək̓ʷəŋən** peoples known today as Songhees and Esquimalt Nations, and the **W̱SÁNEĆ** peoples, represented today by the **W̱JOŁEŁP** (Tsartlip), **BOḰEĆEN** (Pauquachin), **SȾÁUTW̱** (Tsawout), **W̱SIḴEM** (Tseycum) and **MÁLEXEŁ** (Malahat) Nations. The First Peoples have been here since time immemorial and their history in this area is long and rich.

The District of Saanich is proud that our name is derived from the **W̱SÁNEĆ** peoples. Saanich Council is committed to taking a leadership role in the process of healing wounds of the past and becoming a more just, fair and caring society.

Sustainable Saanich
Official Community Plan

Schedule A to Official Community Plan Bylaw 2023, No. 10000

Adopted May 7, 2024

(Includes Amendments up to September, 2026)

Prepared by the District of Saanich Planning Department

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OCP Bylaw Schedules

List of Bylaw Schedules

The Official Community Plan (OCP) Bylaw is comprised of multiple schedules.

Schedule A - Official Community Plan

Schedule B - Development Permit Area Guidelines

Schedule C - Uptown-Douglas Plan

Schedule D - Cadboro Bay Village Plan

Schedule E - Cordova Bay Village Plan

Schedule F - Shelbourne Valley Plan

Schedule G – Quadra McKenzie Plan

1 Background & Context

1.0 Plan Overview

1.1 About Sustainable Saanich - Official Community Plan

The Sustainable Saanich – Official Community Plan (OCP) is the principal legislative tool for guiding future growth and change in Saanich. The Plan is an expression of the fundamental values and goals of the community. It establishes directions for achieving a collective vision of what Saanich should be. The OCP is adopted by a Council Bylaw and is composed of:

- Sustainable Saanich – Official Community Plan;
- Development Permit Area Guidelines; and,
- Centre, Corridor, and Village Plans.

This OCP is Saanich's fifth. Previous OCPs were adopted by Saanich Council in 1979, 1984, 1993, and 2008, with minor revisions made from time to time to address specific issues. Updates to the OCP recognize that circumstances can change, new issues can emerge, technology can advance, and new information can surface. To remain relevant, the OCP needs to reflect and respect what is important to the residents of Saanich.

Building on previous versions, the OCP integrates community values and provides guidance to:

- Respond to climate change, increase resiliency, and grow as a community while also living within the capacity of the planet;
- Move towards reconciliation with the First People;
- Accommodate growth and guide change to make Saanich a 15-minute community where residents have convenient access to services and amenities;
- Foster livability and community well-being;
- Incorporate and retain biodiversity and ecosystem services and enhance the urban forest;
- Integrate land use with sustainable transportation options such as transit, walking, biking, and electric vehicles;
- Protect agricultural land and support food security;
- Create vibrant mixed-use Centres and Villages;
- Support diversity, equity, and inclusiveness in the community; and,
- Increase housing supply, diversity, and affordability.

As Saanich moves forward it will be important to build on its strengths and successes as a community. Looking into the future means making informed assumptions and evaluating short-term trade-offs where necessary. However, by taking an integrative approach from the outset, being committed to best practice, and working continuously towards improvement, the community can move towards ensuring future environmental, social, and economic sustainability. It is important to continually examine the trends and influences that are shaping and affecting the community and to develop strategies that can influence, adapt to, and take advantage of opportunities as they arise.

Perhaps most important, is a commitment to implement the OCP through the use of appropriate planning and regulatory tools and the careful stewardship of financial resources. This includes on-going monitoring and reporting of decisions and actions and their outcomes, intended and unintended. Realizing the intent of the Plan is a shared responsibility and requires the combined efforts of everyone in the community. Success will be achieved through awareness and attention, involvement and cooperation, innovation, and adaptation. More information on the Implementation Plan is covered in Section 4: Taking Action and Tracking Progress.

1.2 Planning Framework

The preparation of this Plan is guided by the "Local Government Act", which provides legislative authority and sets out several requirements regarding content and process. While the Plan applies only within Saanich, it does contain statements for consideration by other jurisdictions such as senior governments, the Capital Regional District, adjacent local government jurisdictions, First Nation governments, and school districts. The OCP is consistent with the Regional Growth Strategy - Capital Regional District.

The OCP also works in tandem with the Saanich Strategic (Corporate) Plan. Whereas the OCP is the umbrella document for the whole Corporation outlining the community's values, vision and goals within a long-term policy framework, the Strategic Plan maps out specific actions that the municipality will carry out to achieve them within that specific Council four-year term (Figure 1).

Other strategic planning exercises take place on several different levels across the Corporation. Departments such as Parks, Recreation, and Community Services, Engineering, Sustainability and Strategic Initiatives, Corporate Services, Police, and Fire, prepare and oversee long range planning documents that are an important component of creating a healthy and vibrant community. The OCP applies to the entire District and provides the principal policy framework for development and regulation within an overall municipal perspective. All plans and strategies must comply with the principles and policies of the OCP.

Centre, Corridor, and Village (CCV) Plans are developed within the framework of the OCP and content will be incorporated into the OCP Bylaw. These CCV plans capture issues unique to the different Primary Growth Areas. CCV plans provide detailed planning and articulate how the broader OCP vision is implemented in specific areas with a focus on land use, housing, transportation and the public realm. Collaborating with the community and integrating local conditions during plan development is a key strategy to building a vibrant and livable community.

Local Area Plans, adopted by Council resolution, provide important context and background at the neighbourhood level. These plans are not currently being updated and are gradually being superseded by CCV plans and District-wide planning. When a conflict exists between the OCP and a Local Area Plan, direction will be taken from the OCP.

Development Permit Area Guidelines, also adopted as part of the OCP Bylaw, provide direction on how to design buildings and developments that are sensitive to the existing character of an area, enhance livability, and add to the community through improved streetscapes, active transportation facilities, and quality green or open spaces. In addition, Development Permit Area Guidelines can provide guidance on land use issues in and around sensitive ecosystems, and within hazard areas such as flood plains and areas susceptible to wildfires. Development Permit Area Guidelines work together with other tools such as the Zoning Bylaw and Subdivision Bylaw to implement the OCP vision at the application level.

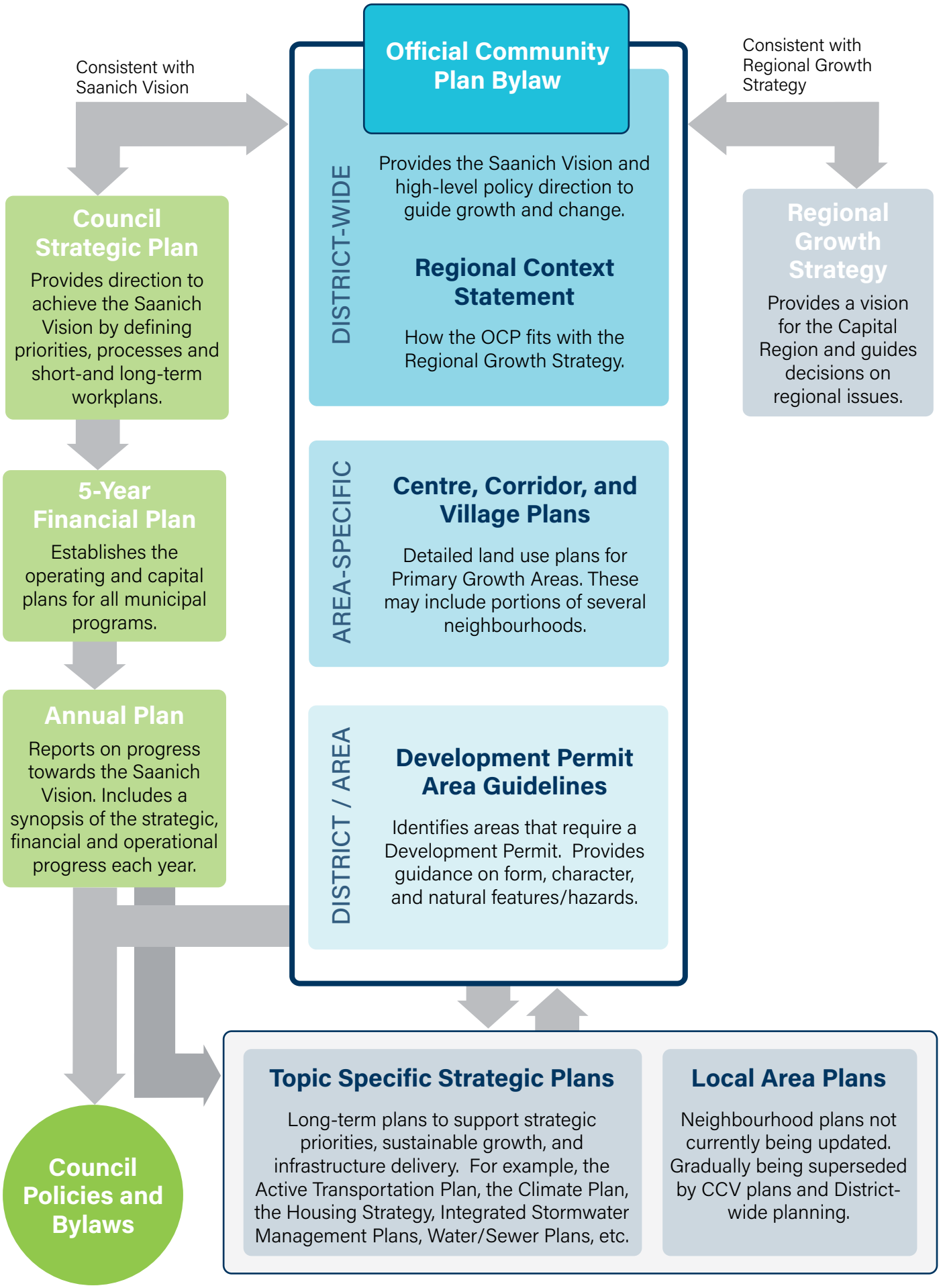


Figure 1. Saanich Strategic Policy Framework

Official Community Plan

1.3 Strategic Update Process

About the Process

This OCP was updated in 2023 through a strategic update process and used the previous OCP (2008) as its basis in terms of overall vision, community values and policy direction. The Strategic OCP Update applied a streamlined approach to consultation and engagement which reflects the limited scope of the update as well as the extensive consultations completed as part of other recent Council work (e.g., Housing Strategy, Climate Plan, Active Transportation Plan).

The project focused on:

- Incorporating recent district work and demographic data/statistics;
- Refining the sustainability framework;
- Updating the land use framework to strengthen the focus on complete, sustainable communities; and,
- Strengthening monitoring and implementation.

Emerging priorities considered through this process were:

- Adding "Corridor" designations to the land use framework;
- Clarifying the location of Centres, Villages and Primary Corridors;
- Updating the Neighbourhoods designation to support new infill housing forms;
- Strengthening policies to create complete communities, including making Saanich a walkable 15-minute community; and,
- Aligning with Provincial directives and legislative changes.

1.4 How to Use the OCP

The OCP provides a vision and policy framework to guide growth and change in Saanich. The OCP provides broad direction and is supplemented by CCV plans (OCP Bylaw), Development Permit Area Guidelines (OCP Bylaw), topic specific strategic plans, local area plans, and other Saanich and regional documents. All work undertaken or bylaws enacted by Saanich must be consistent with the OCP.

The main OCP document is organized into four primary sections:

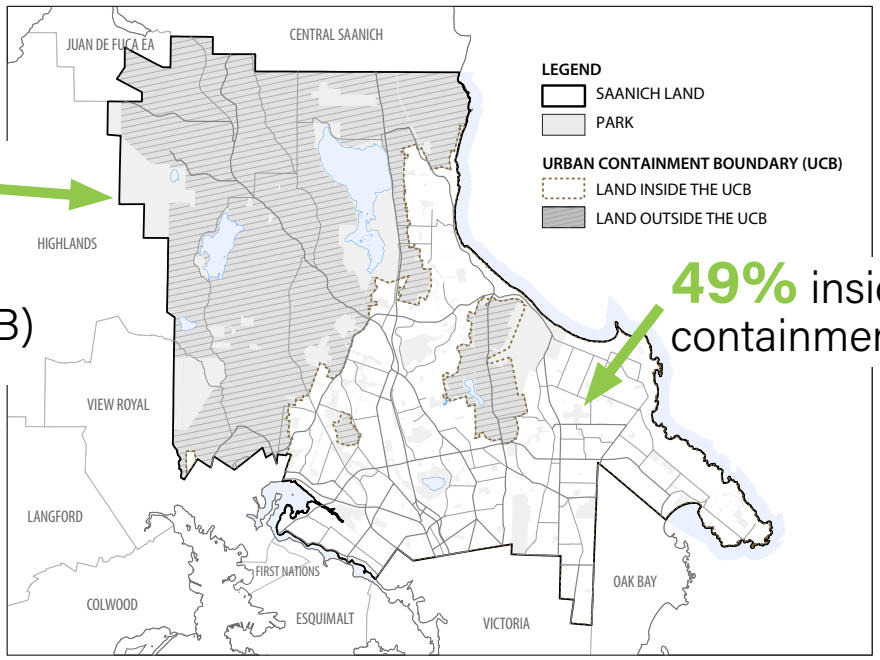
- Background and Context – identifies the OCP role, planning framework, relevant history, and contextual planning information;
- Vision and Plan Foundations – establishes the vision and fundamental sustainability principles that guide decision making;
- Focus Areas – includes core content of the OCP, specifically objectives and policies by subject area; and
- Taking Action & Tracking Progress – outlines priorities for implementation and monitoring.

The sections are linked by an overall emphasis on sustainability and livability. When considering concepts in the OCP and how policies apply to specific projects or decisions, the integrated nature of the document is important to recognize. For example, a decision about a housing project would consider policy elements from several sections, e.g., land use, transportation, infrastructure, natural environment, climate change, and housing. Building on this framework, Centre, Corridor, and Village Plans provide additional policy direction for specific geographies while implementation tools such as the Development Permit Area Guidelines, the Zoning Bylaw, and the Subdivision Bylaw impact how a specific decision or development is realized on the ground. Further details on OCP amendments is discussed under Section 16: Implementation.

2.0 Planning Context

2.1 Physical Setting

Saanich is the largest municipality in the Capital Region, both in area and in population. It occupies a central position within the region – immediately north of the City of Victoria and sharing boundaries with Highlands, View Royal, Esquimalt, Oak Bay, and Central Saanich. As the gateway to the metropolitan core, Saanich provides key transportation links to the airport, ferry terminal, Western Communities, Saanich Peninsula, and the rest of Vancouver Island. Saanich's physical setting contains a mix of marine shoreline, freshwater lakes, natural watercourses, and diverse rolling topography with elevations ranging from sea level to 355 m. The landscape includes glacially scoured rock outcroppings, farmland, dense woodlands, and an extensive system of open space and parkland. Approximately half the Municipality is urban and half rural/agricultural – a dual role that has influenced its character and development.



51% outside urban containment boundary (UCB)

49% inside the urban containment boundary

Figure 2. Regional Context

Primary Growth Areas **15%**

Agriculture Land Reserve **18%**

SAANICH TOTAL AREA
10,344 ha (103.44 km²)
Largest in Capital Region

FOREST CANOPY COVER
within Saanich **43%**
within the UCB **31%**

172 parks within Saanich and **115+km** of trails

8% of Saanich consists of parks

47 km of marine shoreline

350 ha of freshwater lakes

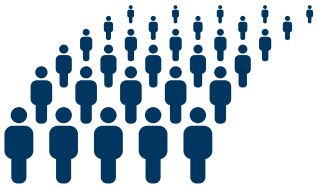
Mixed topography - sea level to **355 m**

2.2 Demographics & Other Trends

Looking at demographic trends over time and comparing these to the Capital Regional District (CRD) provides important context to understanding the community. Data from 2006 was used to highlight trends from the 2008 OCP.

SAANICH CRD GRAPHICS COLOUR KEY

Demographic Profile

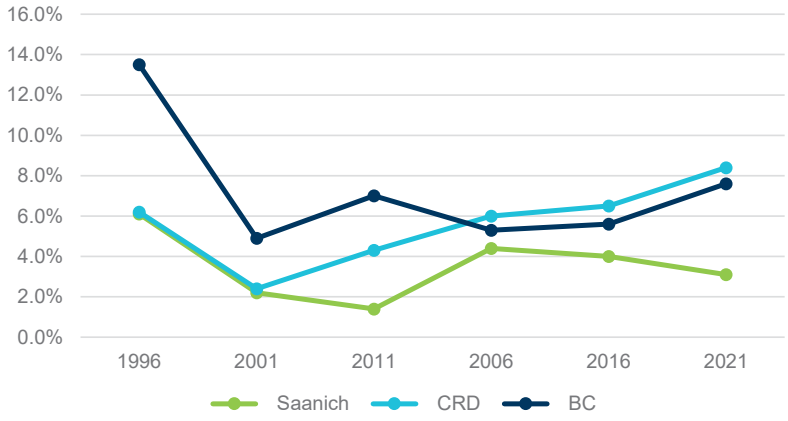


Population 2021

117,735
in Saanich vs
415,451
in the CRD

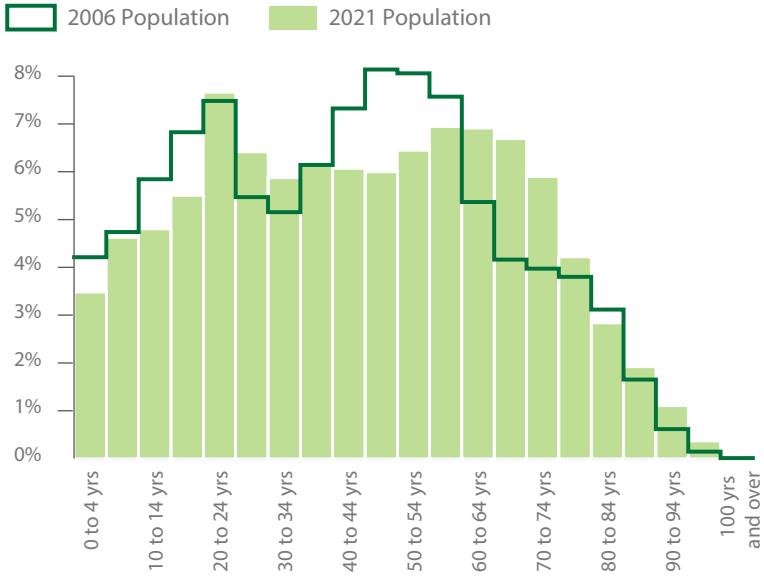
Proportion of Saanich population to the Capital Regional District (CRD)
31% (2006)
28% (2021)

Population Rate of Change



Saanich's population has increased by approximately 9500 people over the past 15-years with other areas of the CRD adding an additional 60,800 people. While Saanich's population continues to grow, the rate at which it is growing is slower than growth rate for both the CRD and the Province. As a result, Saanich residents make up a lower proportion of residents in the CRD than they did in 2006. Population increases in the region are coming primarily from migration, in particular from other places in BC and Canada.

Saanich Age Structure - 2021 vs. 2006



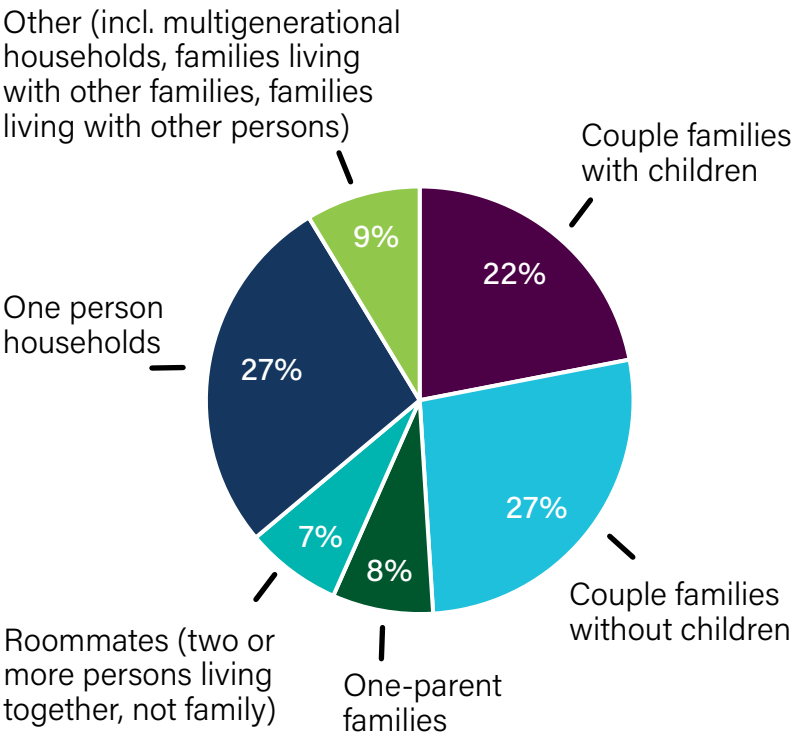
Median Age

Saanich
42.9 yrs (2006)
44.4 yrs (2021)

CRD
43.6 yrs (2006)
45.2 yrs (2021)

Saanich's population is aging, mirroring the high-level demographic pattern across the CRD and the country. While Saanich's median age is lower than CRD, census data indicates that families with young children may be establishing elsewhere in the region.

Household Characteristics



Saanich contains a diverse mix of household types. There is also a consistent pattern revealing decreasing ratios of both couple and single parent families with children, as well as couples without children. All other household types are increasing, including multi-generational households; families living with other families or individuals; roommate households and singles.

Average Household Size (2021)

Income & Diversity

Median household income (2021)

$93,000

in Saanich vs

$84,000

in the CRD

Low income households (2021)

8.2%

in Saanich vs

9.1%

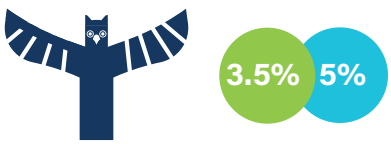
in the CRD

The proportion of first-generation immigrants is steadily increasing, with 1 in 5 residents identifying their Mother Tongue as not English or French. The top countries of origin for Newcomers to the CRD are Ukraine, Syria, China, India, and the Philippines.

Top 5 Non-Official Languages Spoken (people)

Mandarin	4,005
Cantonese	2,950
Punjabi	2,595
Filipino	1,305
Spanish	1,240
Other	10,945

Indigenous Population (2021)



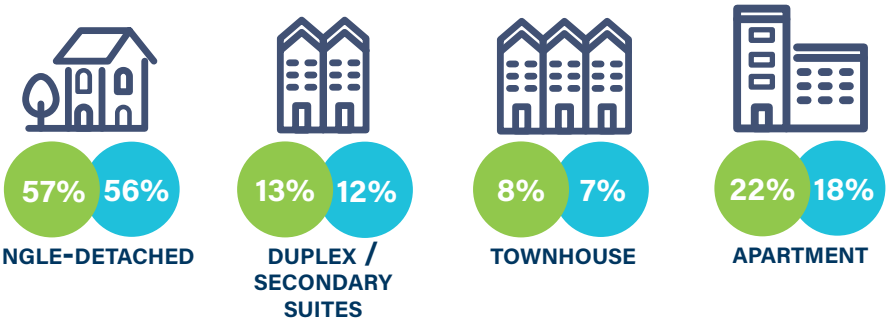
The share of our population who identify as Indigenous is growing, and the demographic in this group is notably younger than the population at large.

Housing

Saanich's housing stock is dominated by single-detached housing forms. Recent trends indicate a shift towards more apartments getting constructed. The Housing Needs Report estimates the total housing need. The District's 20-year housing need is calculated by addressing the existing housing need as well as the supply of units to meet household growth over the next 20 years. Based on this method, Saanich plans for 23,559 new units between 2021 and 2041. To respond to the demand identified in the Housing Needs Report, Saanich will need to add more diversity to its housing stock including smaller units for one-person households, larger family-sized units, as well as rental and non-market housing options.

GRAPHICS COLOUR KEY SAANICH CRD

23,559
housing capacity required to 2041



Percentage of households in core housing need in Saanich

Saanich Renters	Saanich Owners	Overall Households
20.8%	5.9%	10.3%

573 households on BC Housing's waitlist, December 2023

Sustainable Transportation

2,400 cyclists and pedestrians use the Galloping Goose and Lochside Trails daily in the summer

32 District public charging stations

35,050 passengers get on the bus in Saanich each day

26% of all trips in Saanich are made by walking, cycling, and transit

INFORMATION PRIMARILY OBTAINED FROM CRD ORIGIN-DESTINATION 2022 HOUSEHOLD TRAVEL SURVEY, STATISTICS CANADA CENSUS, AND INTERNAL DATA SOURCES AND ANALYSIS.

Economic Considerations & Community Well-Being

62,500 Saanich residents are in the labour force. This is 29% of the total labour force for the CRD.

1.9% Industrial Commercial Vacancy Rate for the CRD

5000+ business licenses in Saanich in 2023. The local economy is highly diversified making it resilient to economic downturns and able to take advantage of emerging opportunities.

64% of residents who have a sense of belonging to their community

4 Major Recreation Campuses in Saanich

OVER 2.3 MILLION visitors to Saanich Recreation Campuses with over 10,000 Recreation programs offered annually.

86% residents live within 300 m of a park. Parks have experienced over 100% growth in the last 3 years.

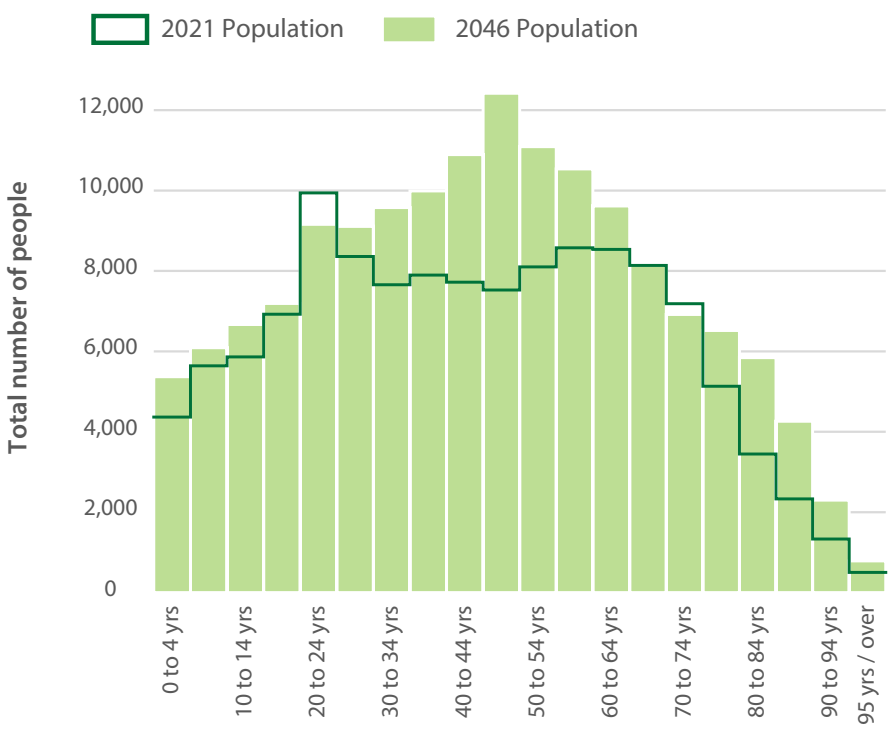
Population Projections to 2046

Detailed population projections were prepared as part of the background work for the OCP update. Key factors are births, deaths, migration patterns, and meeting housing need, including latent demand. By 2046, Saanich's population is projected to grow to 152,500 people requiring 15,400 net new housing units.

152,500

projected total population

Change in population composition between 2021 and 2046



2.3 History

The history section was developed by District staff using the sources identified at the end of this section. Staff will continue to explore opportunities to have it reviewed by local First Nations.

First Peoples/Nations

The oral histories of the **Lək̓ʷəŋən** and **W̱SÁNEĆ** peoples tell of their presence in the region since time immemorial. Following the end of the last ice age some 14,000 years ago, the glaciers that covered south Vancouver Island had retreated. Indigenous people's history of living on the south coast from these times and onwards is reflected through oral histories and visible in the archaeological record. While hundreds of archaeological sites within the Saanich area have been recorded, very few have been systematically documented or dated. Many of these sites have been obscured by changing sea levels or destroyed by urban development. The sites that have been documented within Saanich and the surrounding area show that since the glaciers retreated, Indigenous peoples have been living here, in societies that have emerged from this land. Today, over 135 archaeological sites from across these thousands of years have been documented within the District of Saanich, revealing fragile glimpses of the rich lives of the First Peoples of the area.

Lək̓ʷəŋən Peoples

The **Lək̓ʷəŋən** peoples today are the people of the Songhees and Esquimalt First Nations. Prior to the creation of Indian Reserves by colonial officials, **Lək̓ʷəŋən** families lived in several villages sites, including within the District of Saanich at the village of **sŋɛ́ʔqa** in Cadboro Bay, and in the village of **sxʷsɛ́psəm** along Portage Inlet. Among numerous other prominent historic **Lək̓ʷəŋən** villages and camps in the wider area were **sʔiča'naɬ** at Willows Beach and **sxʷíŋxʷəŋ** in the Inner Harbour of Victoria. **Lək̓ʷəŋən** peoples worked together to care for, use and occupy many significant places throughout the region, including prominent landmarks like **míqən** at what is now Beacon Hill Park which is important for foods like camas, and the duck hunting grounds of **q̓amaʹsəŋ** along the Gorge waterway. The **Lək̓ʷəŋən** teachings of care and respect for their territories resound in the oral histories:

"After the flood the transformer, Haylas, was travelling with Raven and Mink teaching the people how things were to be done. When they reached a grand waterway cutting through the land, they came upon a young girl named **q̓amaʹsəŋ**, and her grandfather. She was crying, so Haylas asked her why. "My father is angry with me" she replied, "and will not give me anything to eat."

Having travelled far and wide, Haylas knew of many foods so he asked her if she liked sturgeon. When she answered 'no' he threw the sturgeon to the Fraser River, and that is why there are sturgeons there and not here. He asked her if she liked cranberries. When she answered 'no' he threw them into Shawinigan Lake, and that is why there are cranberries there now.

She refused many things that were offered, but she accepted duck, herring, coho and oyster, and that is why these were plentiful on the Gorge waterway. Unimpressed by her greed and lack of gratitude, Haylas told her she would look after the food resources for her people and he turned her and her grandfather into stone" (Source: Songhees by Ron Sam, Beth Dick, Jeannie Pelkey and Christina Clarke, 2013)

W̱SÁNEĆ Peoples

The **W̱SÁNEĆ** oral history places the **W̱SÁNEĆ** people in this region when **XÁ,EL,S** (the Creator) formed the landscape and recalls the events of a great flood that correlates with Western geological history. The name W̱SÁNEĆ means "emerging people" and refers to their new home emerging after a great flood which the First Peoples survived by floating in their canoes tied with a rope to an arbutus tree at the top of a **LAU, WEL, NEW** (Mount Newtown).

The traditional territory of the **W̱SÁNEĆ** peoples includes the east and south coasts of the Saanich Peninsula, the Saanich Inlet and forested lands to the west, as well as the San Juan and Gulf islands. The **WSÁNEĆ** peoples speak **SENĆOŦEN**. Their descendent are members of the **W̱JOŁEŁP** (Tsartlip), **BOḰEĆEN** (Pauquachin), **SȾÁUTW̱** (Tsawout), **W̱SIḴEM** (Tseycum) and **MÁLEXEŁ** (Malahat) First Nations. Like their **Lək̓ʷəŋən** neighbours, not every **W̱SÁNEĆ** village was set aside as reserves during the colonial era, including the village at **ȾEL,IŁĆE** in Cordova Bay within the District of Saanich, and numerous important village and camp sites in the Gulf Islands.

All the Indigenous peoples living in the region utilized local marine resources, and the wealth of the region's impressive cedar forests and the habitats they supported. Families had extensive relations to, and connections with, other Indigenous communities throughout the region. **WSÁNEĆ** and **Lək̓ʷəŋən** communities were closely linked by a network of trails over lands in the District of Saanich and of course by sea. Depending on the season, regular activities included hunting, camas picking, medicine gathering, selective use of large cedars for ocean canoes and buildings, fishing, crabbing and other marine harvesting on the region's beaches, ceremony, education and recreation at cultural sites across the landscape, as well as caring for deceased loved ones in burials along the shore.

Early Colonial Settlement

The population of the **Lək̓ʷəŋən** and **W̱SÁNEĆ** peoples immediately prior to the introduction of European diseases to the region in the late 18th century is conservatively estimated to be in excess of 2,600 peoples. Over the following century, heavy population losses were sustained in **Lək̓ʷəŋən** and **W̱SÁNEĆ** communities through infectious diseases like smallpox and influenza and to which local people had no immunity. By 1929, the entire Indigenous population on Vancouver Island had dropped by 85% and the census of **W̱SÁNEĆ** and **Lək̓ʷəŋən** peoples numbered 394 individuals.

The Spanish were the first Europeans to explore and chart the waters off the coast of Saanich beginning in the late eighteenth century. In 1842, Fort Victoria was established by the Hudson Bay Company as a trading post and fort under James Douglas. In 1851, the lands of Vancouver Island were granted to the Hudson Bay Company for settlement as a Crown Colony.

The Crown entered into treaty relationships with the **Lək̓ʷəŋən** in 1850, and with the **W̱SÁNEĆ** in 1852. While the written texts of these treaty documents identify a transfer of land, the First Nation oral histories describe peace agreements between the parties. The implications of these treaties are still emerging today.

With the introduction of British land tenure, the vast and culturally rich lands of the local First Peoples was disregarded as the built form of Saanich as we see it today gradually began to take form. During this time, many of First Nations people were moved to reserve lands located away from traditional villages with limited access to the land and sea and away from their burial grounds and other significant cultural sites and sources of food and medicine.

By the mid-1850s, Hudson's Bay Company employees and the first colonial settlers began transforming the area's forests into farmland, the timber which fueled the economy and the agricultural food becoming a vital and familiar source for the region's expanding settler population. This rural history and the associated settlement pattern are a continuing legacy, evident throughout the community in many buildings, structures, transportation links, and place names.

In 1858, gold discoveries along the Fraser River changed Fort Victoria from a fur trading post to a colonial settlement. By 1863, the stagecoach to Saanich became a daily service, leaving the City of Victoria in the morning by way of the west road to North Saanich and returning in the evening by the east road. More frequent service encouraged farming, logging and land speculation. Saanich forests supported several sawmills – at Royal Oak, Prospect Lake, Cordova Bay, and Durrance Lake.

Lum family home and Young Bros. Greenhouses, Shelbourne St. 1927

Traditional clam bake circa 1900

Source: Image G-04230 courtesy of the Royal BC Museum and Archives

Saanich in the 1900s and Early 2000s

The latter part of the nineteenth and first part of the twentieth centuries saw increasing settlement and the extension of services in Saanich. Elk Lake was established as the main domestic water source. Beginning in 1896, three railroads (the Victoria and Sidney, B.C. Electric Interurban, and Canadian Northern Pacific) were built through Saanich in response to the pre-World War I land boom. Improved road connections led to the demise of the railways, but some rail beds have since become part of the regional trail system.

To meet the burgeoning needs of the early settler community, Saanich was incorporated as a Municipality on March 1, 1906. In 1949, the most northerly and rural part of the Municipality became the District of Central Saanich. Saanich expanded its western boundary to include all of Heal's Rifle Range and the Hartland Landfill in 1995. The original municipal hall was in Royal Oak until the current municipal hall was built in 1965. It has since been designated as a heritage structure.

Following World War II, Saanich became a major residential area within a suburban community serving Greater Victoria. In 1966, Saanich's population surpassed Victoria's making it the largest municipality in the region. As the population grew, new services, amenities and infrastructure were developed to support it. The District celebrated its centennial in 2006.

During this time, the **Lək̓ʷəŋən** and **W̱SÁNEC** peoples endured the complicated legacy of Canadian colonialism, including residential schools, land dispossession, and imposition of legal and social orders which have impacted many parts of their lives. In spite of these distinctive hardships, these communities have endured and their rights and jurisdictions are a vital part of the Greater Victoria community.

Over time, a significant urban Indigenous population living off-reserve formed; while some of these people have **Lək̓ʷəŋən** and **W̱SÁNEĆ** roots, many have come to live in the region from other First Nation, Inuit and Métis communities from across Canada and beyond. Started in the early 1970s, the Victoria Native Friendship Centre serves the urban indigenous community of Greater Victoria. Located in Tillicum, it has grown from a one-room office to a 38,000-ft^2 facility offering a range of supports and programs.

Early Non-European Immigration

For nearly 200 years, immigrants from across the world have chosen to make Saanich their home and, in the process, have helped shape Saanich into the community it is today. The gold rush era of the late 1850s and 1860s brought the first large wave of immigration to BC. Chinese and black settlers began to arrive in the Capital Region at this time and were followed shortly thereafter by Japanese and Indian immigrants. These settlers played a key role in early community building in Saanich, working to establish churches, schools, and other institutions. Many of those who settled in Saanich became farmers or farm labourers, establishing Saanich as a rural agricultural region.

Most early black settlers were free blacks from the USA who immigrated to the Victoria area seeking greater freedom from discrimination. While many ended up opening businesses in Victoria, quite a few moved to Saanich and beyond to farm. Fielding Spotts, for example, arrived in Victoria in late 1858 / early 1859 and settled on 98 acres of land near what is now the northern border of Saanich near the Patricia Bay Highway and Tanner Road. Spotts raised cattle and chickens, orchard and field crops on the property until his death in 1902. Spotts also played an instrumental role in the formation of several churches in the Capital Region and served as a school trustee at two early Saanich schools.

Due to discriminatory Canadian immigration policies such as the 1885 Chinese Immigration Act, early Chinese communities in the Victoria area were largely bachelor societies. Chinese men would immigrate alone, find work in dangerous or low-status positions, hoping to save enough money to bring their families over. Saanich resident Lum Young Chow, for example, arrived in Victoria alone in 1903 at the age of 18. He found work as a houseboy for a wealthy coffee magnate, working 14 to 16 hours per day earning $3 per month. He eventually saved enough money to bring his three brothers over from China and, in 1924, he purchased land on Shelbourne Street and established a greenhouse. In 1928, he and his wife Lee Don Gui welcomed their eldest son, Edward Lum. Ed served on Saanich Council for many years and was mayor of Saanich from 1975 until 1978.

As with early Chinese immigrants, most early Japanese immigrants were young men and usually hailed from fishing or farming villages. Upon their arrival in the Victoria area, many found work as low-paid farm labourers for white landowners on

Saanich farms. Between the 1910s and the 1940s, for example, the Rowland Family leased land to Japanese immigrants Rinzo Ono and Jenkichi Nishimoto for farming operations. Rinzo Ono and his wife Tora operated the Tillicum Dairy at what is now 3157 Tillicum Road from the 1920s to 1942, while Jenkichi Nishimoto and his wife Shimoko grew vegetables and strawberries at what is now 3080 Albina Street from 1914 to 1938. Nishimoto also offered popular sight-seeing tours along the Gorge waterway in a sampan (a flat-bottomed, covered, wooden boat) that he built.

The early 1900s marked the first wave of South Asian immigration to the Capital Region. The vast majority were Sikhs from the Punjab region of India who came from farming backgrounds and who found work as labourers in resource sectors. A large Sikh community developed on the Saanich Peninsula between 1906 and 1915, providing labour to the Butchart cement plant and limestone quarry. The Sikh men who worked for the Butchart family developed a strong community. They would take turns walking to the Prospect Lake Store and to nearby farms to purchase groceries. A committee was formed to arrange finances for the purchase of food and supplies and each men's share was calculated at the end of the month. Due to poor working conditions and the prevalence of disease, the Sikh workers left all together in 1910 to work in a mill in the BC interior. They later returned to the Victoria area in 1930.

Since these first waves of immigration Saanich welcomed an increasingly diverse range of immigrants who continue to shape the development of our community. Today one in five Saanich residents identify a Mother Tongue as a language other-than English of French.

2.4 Indigenous Relations

Saanich initiated a renewed effort at rebuilding positive, respectful government-to-government relationships with neighbouring First Nation governments in 2018 as part of its response to the June 2015 Truth and Reconciliation Report's "Calls to Action".

One of the first milestones in the work to build new relationships came in 2021 with a Memorandum of Understanding (MoU) between the W̱SÁNEĆ Leadership Council (WLC) and the District

Sources:

The colonial settler history is sourced from the 2008 OCP.

First Nations:

1. Songhees by Ron Sam, Beth Dick, Jeannie Pelkey and Christina Clarke, 2013.
2. Salt Water People as told by Dave Elliott Sr. , Edited by Janet Poth., 1983.
3. Cordova Bay Local Area Plan and supporting process documents.
4. Official websites: W̱SÁNEĆ Leadership Council, the Songhees, Esquimalt, W̱JOŁEŁP (Tsartlip), BOḴEĆEN (Pauquachin), SȾÁUTW̱ (Tsawout), W̱SIḴEM (Tseycum) and MÁLEXEŁ (Malahat) Nations, and the Victoria Native Friendship Centre.
5. Support from Dr. Brian Thom, University of Victoria Faculty of Archeology.

Non-European Settlement:

1. Diverse Saanich: Early Settlement of Saanich Peninsula [online exhibit], District of Saanich Archives, 2020.
2. Earliest Pioneers (1858-1988), BC Black History Awareness Society, 2023, https://bcblackhistory.ca/firsts/

of Saanich. The MoU is called **ÁTOL, NEUEL** ("Respecting One Another") in the **SENĆOŦEN** language, and formalizes commitments to reconciliation and to pursuing opportunities for collaboration. The MOU outlines key areas of interest and priority for the **W̱SÁNEĆ** Leadership Council and Saanich within the following themes:

- Recognition of **W̱SÁNEĆ** rights, history, and culture;
- Governance and implementation of MOU;
- Environmental concerns;
- Protection of ancestral sites;
- Public art and education projects;
- Economic development opportunities, including housing; and
- Parks management.

In addition, priorities identified by the **W̱SÁNEĆ** Leadership Council included the District's Recognition of Douglas Treaty Rights and Oral History of the Douglas Treaties and the United Nations Declaration on the Rights of Indigenous Peoples. Saanich Council and staff are working to address these priorities.

The District recognizes that reconciliation is more than a ceremonial acknowledgement of its territories. It is an opportunity to learn the true history of this area and acknowledge the unjust treatment of the people whose lands it occupies. The process forward will take patience as the District takes a hard look at its colonial past and works toward decolonization and reconciliation with the **W̱SÁNEĆ**, **Lək̓ʷəŋən**, and Urban Indigenous populations.

2.5 Regional Context

Saanich is one of thirteen member municipalities and three electoral areas that make up the Capital Region District. With a population of over 430,000, the region is highly interconnected with residents, visitors, and goods moving freely across municipal borders. Infrastructure and transportation systems are highly integrated. Saanich is the largest member municipality in terms of population and size.

The Capital Regional District adopted its Regional Growth Strategy (RGS) in 2018. The RGS was developed to guide decisions on growth, change, and development within the regional district to promote socially, economically, and environmentally healthy human settlement that makes efficient use of public facilities and services, land, and other resources. Ten objectives were identified to assist Saanich and other local governments in the region in making day-to-day decisions that are sustainable and work towards maintaining and improving the quality of life for residents. As part of the RGS implementation, member municipalities are required to prepare a regional context statement that indicates how each Official Community Plan conforms with the Strategy (see Section 16 for the context statement required under the "Local Government Act").

For Saanich to achieve the vision outlined in this plan, it needs to work closely with other municipalities in the region both individually on specific localized issues as well as with the full CRD Board on broader issues such as climate change, biodiversity, food security, and infrastructure and transportation planning. Working with local First Nations through government-to-government relationships is also an important component of regional collaboration.

2.6 Global Context

No community functions in isolation. Global environmental, political, social, economic and demographic challenges shape local lives and have direct impacts on local government. Examples include global economic shocks, geopolitical crises, severe weather events, supply chain constraints, inflation, and pandemics; these scenarios are all outside the District's control, however taking steps to increase Saanich's resiliency means it will be better positioned to respond effectively.

Building on this, the OCP recognizes global linkages by encouraging and empowering Saanich residents to "act locally" while "thinking globally". This concept builds on the "One Planet Saanich" initiative which advocates for Saanich residents and business to take-action on living within the limits of the planet. One Planet Living is one of the foundational principles in the Plan (Section 4) and speaks to the global equity dimensions of living within planetary boundaries.

3.0 Opportunities & Challenges

As a community, Saanich is in a time of significant and accelerated change. The ways in which the District manages the challenges and opportunities of the next few years and decades will be critical to the health and well-being of Saanich, the region, and beyond. This section presents challenges and opportunities together rather than as separate lists; this recognizes that every challenge presents an opportunity. It's important to recognize that these challenges and opportunities are integrated; responses to one will impact others. To achieve a sustainable pathway forward, Saanich must pursue innovative multi-faceted strategies that tackle multiple issues at the same time.

Committing to Reconciliation

Following the release of the Truth and Reconciliation Commission's Call to Action, the District initiated work to respond. Important first steps were taken towards reconciliation with the First People through the initiation of formal government-to-government relationships with neighbouring First Nations governments and the signing of a Memorandum of Understanding (MOU) with the W̱SÁNEĆ Leadership Council. Significant work remains however on the part of both the District as an organization and its residents as a community, towards decolonization and reconciliation with both the W̱SÁNEĆ and **Lək̓ʷəŋən** peoples, whose traditional territories they occupy, as well as the local Urban Indigenous population.

Responding to Housing Supply, Diversity and Affordability Gaps

Saanich is experiencing gaps in housing supply, diversity, and affordability that have made housing a major concern for many residents. Recent local and global trends have resulted in increasing housing costs beyond anything Saanich has experienced before. At the same time, development economics and complex approval processes make financing and building new housing challenging. Adopted in 2021, the Saanich Housing Strategy demonstrates a commitment to meeting its housing needs across the housing spectrum. Saanich will need to work with a range of partners and exercise creativity and innovation to ensure that appropriate and affordable housing is available for Saanich residents.

Taking Action on Climate

Saanich is experiencing a global climate emergency. The latest climate science confirms the grave and mounting threat of climate change and that the greatest impacts will be on our most vulnerable populations. These impacts are no longer future possibilities that Saanich can avoid; the province, region and community is already experiencing devastating extreme weather events fueled by climate change that have resulted in hundreds of deaths, thousands of evacuations, destruction of infrastructure, buildings and homes, major disruptions to supply chains and millions of dollars of damage. Saanich has a long history of climate action. Most recently, Saanich Council declared a Climate Emergency in 2019 and adopted the *Climate Plan: 100% Renewable & Resilient Saanich* in 2020. This plan set targets to limit global warming and transition to 100% renewable energy. The focus for Saanich now must be on reshaping the community's shift off fossil fuels while adopting a range of adaptation strategies to increase its resilience.

Directing Future Growth to Build Complete Communities

Saanich and the broader Capital Region continue to face steady growth pressures. Accommodating most of the new housing and employment growth in Centres, Villages and Corridors and integrating it with sustainable transportation linked to amenities and services will be important. As part of this, focusing public and private investment on community services, parks, housing, transit and other forms of sustainable transportation infrastructure in these areas will be essential to livability. At the same time, maintaining the Urban Containment Boundary will support the protection of agricultural lands and natural areas. This approach to growth through compact, complete community development is critical for achieving the District's climate targets, yielding significant co-benefits such as improved social networks and improved community health outcomes.

Providing Sustainable Community Services & Supporting Infrastructure

A growing regional population is putting increased pressure on community services, amenities and supporting infrastructure. Factors such as access to and quality of parks, recreation and cultural facilities, health services, shopping and other amenities have an impact on the livability of the community. The safety and convenience for people and goods to move around the community is also significant. As Saanich continues to grow, the District has the opportunity to grow its community services, amenities and supporting infrastructure to continue to provide a high quality of life for residents. Key to this will be incorporating a sustainable service delivery model to manage existing and plan for new District services, assets, and infrastructure. This includes supporting growth through effective asset management by balancing services, risks, and costs.

Enhancing Natural Areas and Biodiversity

As the regional population continues to grow, increasing pressure will be put on Saanich's natural areas such as forests, waterways, wetlands, beaches, and the park system. The health and function of these places are vital to protecting biodiversity in the region, supporting community health and well-being, First Nations culture and food sources, adapting to and mitigating climate change, and providing ecosystem services such as clean air and fresh water to communities. While the approach will look different in urban and rural Saanich, applying strategies to enhance Saanich's natural areas, biodiversity, and ecosystem function is essential.

Supporting Governance and Engagement

As the District's strategic policy framework continues to evolve to focus more on community-wide processes and high-growth areas, new strategies will be required to connect and engage with residents in meaningful ways. Outreach and consultation techniques need to include a range of options and incorporate equity considerations to reach a broader range of residents than through traditional methods. At the same time, creating opportunities to incorporate local knowledge and concerns remains important. Building on this, decision-making processes should be transparent and accessible to community members and linked to strategic policy direction and analysis.

Changing Demographics and Population Trends

Census data shows that Saanich's population is aging, mirroring the demographic pattern of the region and the country. Notably, the Capital region's fertility rate is among the lowest in Canada. While Saanich's total population is growing, the number of residents under 14 is decreasing indicating that families with young children may be establishing elsewhere. The ratios of couple households and families with children are decreasing, while all other household types (including multi-generational households, families living with other families or individuals, roommate households, and singles) are growing.

The proportion of first-generation immigrants to Saanich is steadily increasing. Our Indigenous population is growing and the demographic in this group is notably younger than the population at large. The percentage of renters is also increasing. Monitoring and learning from these observations will help Saanich respond to the needs of current and future residents and their varied cultural perspectives; including the housing needed to accommodate the growing number of single-person households as well as families of all kinds.

Creating a Diverse, Equitable and Inclusive Community

While Saanich has strived to be an inclusive and accessible community for all residents, the COVID-19 global pandemic amplified existing inequalities. Heightened awareness of issues of systemic, institutional and structural racism faced by Black, Indigenous, and People of Colour (BIPOC), and other marginalized groups highlights the need for the District to increase its understanding of how these issues can manifest themselves in the District's policies, programs and services. Moving forward, adopting strategies related to diversity, equity, and inclusivity will be paramount to ensuring Saanich is a community for everyone.

2 Vision & Plan Foundations

4.0 Sustainability Foundations

4.1 Overview & Vision

With the adoption of the 2008 OCP, Saanich established a long-term vision for a livable community based on shared values and sustainability. Significant community input went into developing this vision and identifying community values as part of the 2008 process. The 2023 Strategic Update recommits to this vision as updated by Council in its 2023-2027 Strategic Plan (word "resilient" added). The Saanich Vision is around three pillars: environmental integrity, social well-being and economic vibrancy (Figure 3).

Supplementing the long-term vision, the 2023 update incorporates additional lenses to frame the conversation and support implementation. These elements help ensure a robust sustainability approach and are woven into the overall policy framework and related evaluation and monitoring processes. Table 1 provides an overview of the different components of the OCP's integrated vision.

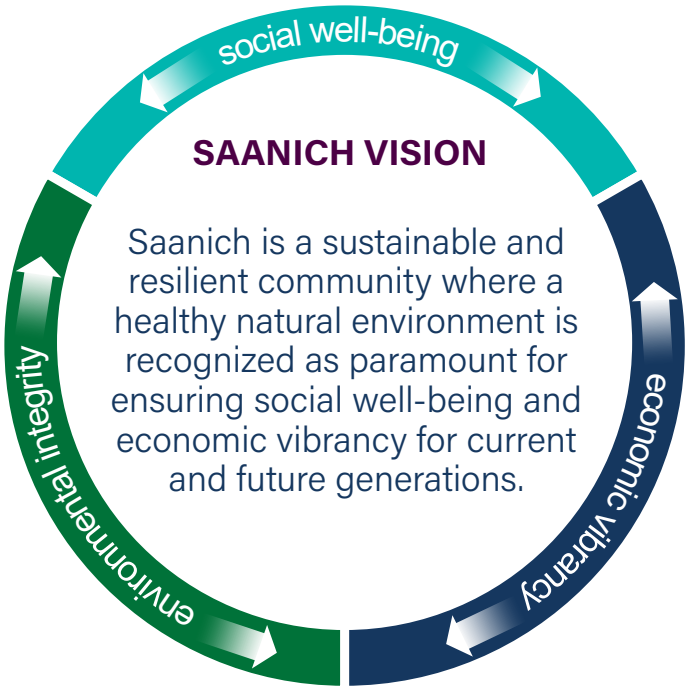


Figure 3. Saanich Vision

Table 1. Sustainability Approach

Component	Role	Description
Three Pillars of Sustainability	Guiding Framework	Core sustainability approach guiding the OCP vision. It integrates three pillars - Environmental Integrity, Social Well-being, and Economic Vibrancy – into overall policy direction and decision making.
One Planet Living	Policy Lens + Engagement Tool	Based on the three pillars, One Planet Living expands these into ten principles which support living within the capacity of the planet's resources. It provides a policy lens and engagement tool to assess global impacts of individual actions and local policy decisions. It recognizes global inequities with regards to access and use of resources.
15 Minute Community	Policy Lens + Implementation Tool	Planning approach to make Saanich a 15-minute community where all households within the Urban Containment Boundary are within a 15-minute walk (or 1.2 km) of key amenities that support daily living. Where these amenities do not exist, long-term planning to guide land use change will occur to meet community needs. Integrates One Planet Living and three pillar principles at a local scale.

4.2 Integrated Three Pillar Approach to Sustainability

The OCP's integrated three pillar approach to sustainability is based on the seminal work of the United Nations Brundtland Commission. The report "Our Common Future" released by the Brundtland Commission (1987) articulated the need for economic development to be done differently and for it to support social and environmental objectives without compromising the ability of future generations to meet their own needs. This foundational work has been expanded on and adapted over time, but still forms the basis for much of the present-day discussion around sustainability.

Building on the overarching Saanich Vision adopted in 2008, corresponding sub-visions were also adopted to provide further clarity on what each of these pillars means within the Saanich context.

> *"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."* --- Brundtland Report 1987

Only minor changes were made to the sub-visions as part of the 2023 Strategic OCP Update.

Environmental Integrity

Saanich is a model steward working diligently to improve and balance the natural and built environments. Saanich restores and protects air, land, and water quality, the biodiversity of existing natural areas and ecosystems, the network of natural areas and open spaces, and urban forests. The challenges posed by climate change are responded to. Primary Growth Areas accommodate the majority of future growth in sustainable and resilient communities where housing and amenities are integrated with sustainable transportation systems and green infrastructure.

Vibrant, distinct neighbourhoods provide a high quality of life and offer a diverse range of housing options. All households within the Urban Containment Boundary are within a 15-minute walk of key amenities that support daily living. Walking, cycling, and transit are viable and popular travel options, resulting in less car dependence. Rural and farm land is protected by adherence to the Urban Containment Boundary.

Social Well-being

Saanich offers opportunities for balanced, active, and diverse lifestyles. Housing, public services and amenities are affordable, accessible, equitable and inclusive and meet the needs of current and future residents. Residents enjoy food security through the safeguarding of agricultural land and the promotion of community gardens and urban farming. The community's heritage is valued and promoted. Residents take advantage of a diverse range of recreational, educational, civic, social, arts, and cultural services.

Community activities and events generate inter-generational and inter-cultural interest, participation, and social integration. Land-use planning, infrastructure design, and service delivery continue to address public safety issues. Resident awareness, education, and collaborative involvement promote shared responsibility and ownership of community development.

Economic Vibrancy

Saanich's economy is connected locally, regionally, and globally, providing diverse economic opportunities, ranging from high technology to agriculture. Our economy and labour force is responsive and has the ability to adapt to change. Saanich's clean, appealing environment, skilled workforce, responsive public services, and excellent community infrastructure make it an ideal location to live, work, and conduct business.

Implementation of strategic economic development strategies sustain and enhance the economy, and ensure long-term financial sustainability, while meeting social and environmental commitments. Saanich ensures sustainability through the provision of efficient, affordable, accessible, and reliable public services, programs, and utilities that meet community expectations, and are achieved through careful management, fiscal responsibility, innovation, progress monitoring, community involvement, and meaningful consultation.

4.3 One Planet Living Principles

The One Planet Living framework expands the integrated three pillar approach into ten principles which support living within the capacity of the planet's resources (Figure 4). Developed in 2002 by BioRegional UK, it focuses on individual and collective action making it a strong engagement and policy assessment tool. It is also aligned with the United Nations Sustainable Development Goals. The One Planet Living Principles were utilized as part of the 2023 Strategic OCP update to ensure the OCP's sustainability content was contemporary and reflected a broad range of sustainability outcomes. The One Planet Living approach also supports community engagement through the development of One Planet Living Action Plans for individuals, schools, businesses, community groups, and other organizations. The One Planet Living approach considers global inequities in resource use; at its foundation is the need for all people to only use their fair share of global resources.

To support moving towards One Planet Living, the ecological footprint for the District will be tracked as part of the ongoing monitoring program. The ecological footprint approach assesses how many planets are needed to support an individual's or population's lifestyle. The ecoCity Footprint tool, developed by BCIT's Cities Unit, measures the ecological footprint at the community scale using local data inputs where available. While a 2016 baseline analysis was completed in advance of the Climate Plan, an update is in progress using a refined methodology to incorporated provincial and federal government services.

Health and happiness	Encouraging active, social, meaningful lives to promote good health and wellbeing
Equity and local economy	Creating safe, equitable places to live and work which support local prosperity and international fair trade
Culture and community	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living
Land and nature	Protecting and restoring land for the benefit of people and wildlife
Sustainable water	Using water efficiently, protecting local water resources and reducing flooding and drought
Local and sustainable food	Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein
Travel and transport	Reducing the need to travel, encouraging walking, cycling and low carbon transport
Materials and products	Using materials from sustainable sources and promoting products which help people reduce consumption.
Zero waste	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution
Zero carbon energy	Making buildings and manufacturing energy efficient and supplying all energy with renewables

Figure 4. One Planet Living Principles

How Many Planets? How the Ecological Footprint Works

The ecological footprint is an estimate of how much biologically productive land and water area an individual or population needs to produce all the resources it consumes and to absorb the waste it generates. It is measured in global hectares (gha) per capita, where a global hectare is a biologically productive hectare with globally averaged productivity for a given year. Based on current global population and biological productivity levels, an average of 1.52 gha is available for each person on the planet (2021 data).

An initial ecological footprint analysis was completed for Saanich in 2016 with an update completed in 2023. Approximately four earths would be required to support the global human population if everyone had lifestyles comparable to the average District of Saanich resident (6.1 gha/ca). The ecofootprint of Saanich residents is about 70 times larger than the area the District of Saanich physically occupies. Reducing Saanich's climate impact is one way to reduce its ecofootprint. To learn more, visit saanich.ca/ecofootprint.

Figure 5. How the Ecological Footprint Works

4.4 15-Minute Community

Integrating a walkable 15-minute community approach into Saanich's planning framework enhances and elevates the importance of building compact, complete and resilient communities. A 15-minute community provides people with walkable access to daily amenities such as jobs, schools, childcare, grocery stores, pharmacies/ health services, parks, natural areas, recreation and cultural facilities, restaurants, and other shops and amenities. These amenities support community cohesion and strengthen resilience at the neighbourhood level. With the onset of the COVID-19 pandemic, the value of strong resilient neighbourhoods offering a range of amenities became increasingly apparent. The "15-minute" radius is based around the average distance a person can walk in five minutes (400 m) and 15 minutes (1,200 m).

The "15-minute community" concept takes the "complete communities" component of the 2008 OCP and 2018 Regional Growth Strategy one step further by linking it with time and distance to help guide plan implementation. Within the Saanich context, the focus is on creating a walkable community where all households within the Urban Containment Boundary are within a 15-minute walk (or 1.2 km) of key amenities that support daily living. Where these amenities do not exist, long-term planning to guide land use change will occur to meet community needs.

While walking is the basic form of transportation in this approach, a 15-minute community also relies on access to frequent transit service and high-quality cycling amenities to support linkages across neighbourhoods and to higher order services located in larger centres. A 15-minute community includes a range of housing options and provides the opportunity for people of all ages and abilities to engage effectively with and move around the neighbourhood.

Figure 6. 15-Minute Community

Benefits of the 15-minute community approach include:

- Reduced greenhouse gas emissions and air pollution;
- Lower levels of natural resource use;
- Increased activity and improved physical and mental health outcomes;
- Enhanced neighbourhood livability and satisfaction;
- Stronger social connections and neighbourhood cohesion;
- Supports age-friendly communities;
- Improved equity outcomes and greater awareness of neighbourhood deficits;
- Increased resiliency to climate change impacts at the local level; and,
- More efficient use of infrastructure and community amenities.

Saanich, like many of the communities in the Capital Region, has limited undeveloped land available within its urban growth area. As a result, within the Saanich context the transition to a walkable 15-minute community will occur gradually through long-term planning to guide land use change, redevelopment, and revitalization. As this process occurs, existing nodes will intensify as more housing, jobs, services/amenities, transit, and walking/biking infrastructure are added; in areas with service/amenity gaps, new neighbourhood-serving nodes will be identified through discussions with local communities as part of detailed planning.

5.0 Climate Change Response

Objectives

A. Transition Saanich to be a 100% renewable energy, zero carbon community by 2050 or before.

B. Incorporate adaptation strategies into land use, building and infrastructure planning and design, emergency response, natural areas management, and other services to create a more resilient community.

Saanich Council declared a Climate Emergency in 2019 in response to decades of scientific research demonstrating the need for urgent action to reduce global warming and adapt to climate change. A central component of this scientific research was the findings of the Intergovernmental Panel on Climate Change (IPCC) which identified significant and severe global impacts associated with moving from a 1.5°C increase in global temperature from pre-industrial levels to a 2.0°C increase. The Climate Emergency declaration was part of a broader movement in the region, initiated by the Capital Region Board, to recognize the escalating impacts of climate change as well as the role of local governments to inform, influence, and lead climate action and accelerate the region's move towards a zero carbon future.

5.1 Anticipated Impacts

Saanich, and British Columbia more broadly, is already experiencing devastating and increasingly costly impacts from climate change. The 2021 heat dome led to over 600 excess deaths across the province, while later that year an "atmospheric river" caused extensive flooding and landslides, cutting Metro Vancouver and Vancouver Island off from critical supplies. The Capital Region has experienced frequent droughts in recent years as well as air quality advisories due to wildfire smoke. Localized climate projections for the Capital Region project hotter and drier summers, sea-level rise, and increased numbers and intensity of winter storms. Figure 7 provides selected climate and sea-level projections for the region.

Top vulnerabilities to climate change in Saanich, as identified in the 2019 Climate Risk Assessment include:

- Loss of biodiversity and ecosystem stress;
- Health impacts from severe heat and wildfire smoke;
- Inundation of buildings and infrastructure from sea-level rise;
- Compromised food production; and
- Wildland-urban interface fire risk.

Climate risk and vulnerability assessments are iterative processes that must be repeated regularly as the District monitors changes in its adaptive capacity and improves its understanding of climate risks over time.

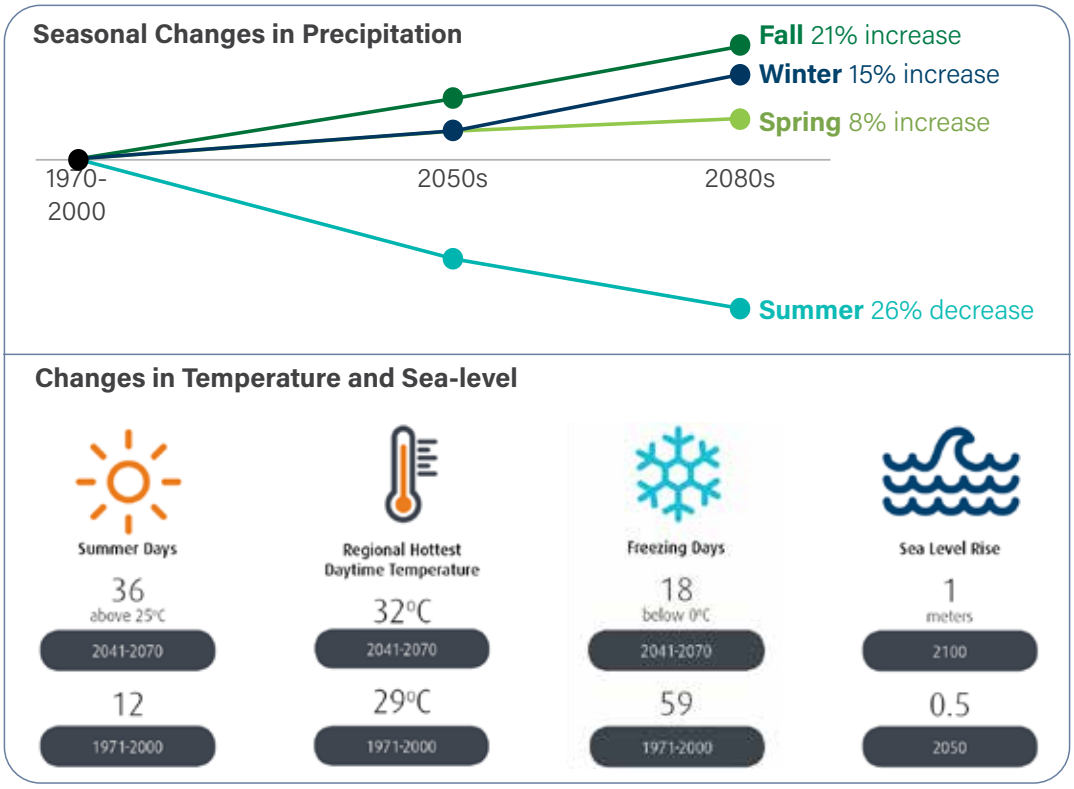


Figure 7. Climate and Sea-Level Rise Projections for the Region

5.2 Links with Land Use and Transportation Planning

Land use and transportation planning are two of the most significant policy areas impacting the ability of the District to meet its climate and sustainability goals and targets. Transportation is the largest source of GHG emissions in Saanich, followed closely by buildings. Sustainable land use, delivered through compact, complete communities means individuals are able to travel shorter distances to meet their needs; this is a core principal behind Saanich's transition to a 15-minute community.

Compact communities greatly increase the ability to use active transportation (walking, cycling) and transit and reduce car dependence, which is the District's largest source of transportation emissions. It makes the construction and maintenance of cycling and transit infrastructure more affordable by serving a greater population with a more compact system that requires less resources. It also means that a higher level of service and quality (e.g. transit frequency and priority and all ages and abilities bike lanes) can be provided with the same resources, further supporting sustainable transportation choices and ensuring tax-payers dollars are used most efficiently.

Further, building more attached housing forms like apartments, duplexes, and townhouses improves building energy efficiency by reducing heat loss by sharing walls. It also reduces the amount of building materials used for each unit, and the amount of paved surface per person for vehicles, compared with a single detached home. In addition, compact, complete community development (when well designed) yields significant sustainability co-benefits, such as improved social networks and community health outcomes, and protection and enhancements of our ecosystems.

The District's urban forests, natural areas, agricultural and rural areas play an important role in climate adaptation and mitigation through the provision of ecosystem services such as shade, air purification, drainage, carbon sequestration and pollination. The protection and enhancement of these areas relies upon a sustainable approach to development that directs growth to key nodes and corridors but which also retains, enhances and integrates natural areas, trees and green infrastructure within development and protects and enhances important areas of biodiversity. This approach is critical to ensure that people living in urban areas have access to nature and services are provided to mitigate the urban heat island effect, natural areas are connected, and our urban ecology and biodiversity is resilient and continues to thrive.

As a coastal community, it is important to ensure growth and development is directed away from areas that will be subject to future sea level rise, flooding and permanent inundation. New infrastructure must be 'future-proofed' for climate changes and existing infrastructure upgraded to be resilient to extreme weather events and future projections. This will require regular updates to climate projections and associated engineering and design standards and specifications.

5.3 Targets & Approach

Responding to the Climate Emergency declaration, the *Climate Plan: 100% Renewable and Resilient Saanich*, adopted in 2020, revised the District's greenhouse gas emissions targets to align with the reductions needed to limit global warming to 1.5°C. Three plan goals were identified (Figure 8).

The Climate Plan addresses both mitigation (reducing greenhouse gas emissions) and adaptation (preparing for a changing climate) in the wider Saanich community as well as in District operations. Applying an integrated approach, strategies are identified in six focus areas:

- Mobility;
- Buildings and infrastructure;
- Food and materials;
- Ecosystems;
- Community wellbeing; and,
- Leadership in District operations.

To achieve its Climate Plan goals and targets, the District needs action from residents, businesses, community organizations, institutions, neighbouring governments and, in particular, the Provincial and Federal governments. Recognizing the cross-cutting nature of the District's response to climate change, relevant sustainability and climate change policies are integrated throughout the OCP. However overarching policies, including reaffirming the accelerated GHG emissions reduction targets, are included below.

Climate Adaptation

Actions taken to help our community cope with or adjust to a changing climate.

Climate Mitigation

Actions taken to reduce climate change, primarily by reducing greenhouse gas emissions.

Figure 8. Three Climate Plan Goals

Overarching Policies

5.3.1 Implement Saanich's Climate Plan to:

a. Reduce Saanich's Greenhouse Gas Emissions to 50% of 2007 levels by 2030 and to net zero by 2050;

b. Transition to 100% Renewable Energy by 2050; and

c. Prepare for a changing climate.

5.3.2 Monitor and report on progress towards achieving the District's climate goals and targets and update targets as needed based on new scientific information and global equity objectives.

5.3.3 Lead by example and incorporate climate change mitigation and adaptation strategies into day-to-day operations and strategic long-term planning initiatives across the organization.

5.3.4 Regularly update climate risk and vulnerability assessments to incorporate changing conditions and updated climate projections into operations, asset management, service delivery and long-term planning.

5.3.5 Support Saanich's work towards reconciliation with local First Nations through collaboration on climate action.

5.3.6 Empower Saanich residents, businesses, organizations, institutions and the broader community to take climate action.

5.3.7 Support and encourage senior levels of government to enact legislation and implement policy and programs required to meet our climate goals and targets and to provide local governments with the necessary tools, funding and resources to address the climate emergency.

3 Focus Areas

6.0 Natural Environment

Objectives

A. Incorporate and retain Saanich's unique natural features, biodiversity, and ecosystem services.

B. Improve the health of watersheds and freshwater/marine shoreline habitat.

C. Enhance the urban forest and increase equitable access.

D. Recognize the vital importance of a healthy natural environment to supporting community health and well-being and climate resilience.

E. Support environmental stewardship, public education, awareness, and participation.

F. Enhance meaningful community connection with nature in ways that foster the well-being of both people and the natural environment.

Related Plans & Strategies

- Resilient Saanich
- Climate Plan
- Biodiversity Conservation Strategy
- Urban Forest Strategy
- Integrated Stormwater Management Planning
- Natural Asset Management Strategy

Environmental protection and climate action are priorities for the District of Saanich and fundamental components of a healthy, resilient, and sustainable community. Maintaining adequate green space, biodiversity, and well-functioning natural areas is important to both ecosystem health and human health. It is also a central component of One Planet Living.

Saanich is home to some of BC's most unique and rare ecosystems and species. These include biologically diverse areas of intact Coastal Douglas-fir forests and pockets of Garry Oak ecosystems. Saanich also has a long and rich marine foreshore, large productive lakes and wetlands, long river systems and a diversity of plant communities that support wildlife populations. The natural areas in Saanich provide unique ecological characteristics and are home to many rare and threatened species. They also provide important ecosystem services that benefit both humans and the broader community such as filtering water, purifying the air, reducing flooding, regulating climate, and storing carbon.

Resilient Saanich Process

The Resilient Saanich process was initiated by Council in 2017 to develop an Environmental Policy Framework (the Framework) to guide the creation of a coordinated approach for environmental projects, programs and policies led by Saanich. It reinforces a strong and united culture of environmental protection and enhancement among staff in their work related to the natural environment. The strategic pillars of the Framework as per the Council adopted Terms of Reference include the Climate Plan, a Biodiversity Conservation Strategy, an enhanced stewardship program, and the potential for a new Environment Development Permit Area. The Resilient Saanich Technical Committee was created to help develop this framework.

The Guiding Principles and Goals for the framework focus on:

- The implementation of the Climate Plan, Biodiversity Conservation Strategy and an enhanced stewardship program;
- New and revised environmental policies and programs, as well as the plans and strategies noted above; and,
- Supporting staff in their ongoing work on projects and policies that relate to the environment across departments.

The Environmental Policy Framework and related components guide Saanich's stewardship of the environment, address environmental and climate concerns through its building typologies and land use designations, and implement innovative solutions and practices to reduce emissions and mitigate and adapt to the effects of climate change.

Retaining and enhancing natural areas ensures they will continue to provide these ecosystem services and makes these areas more resilient to urban development and climate change. There are numerous threats to the integrity of natural areas. These can include direct permanent impacts such as the clearing of natural features for urban development, indirect impacts from human activity such as the establishment of invasive species, and natural threats such as flooding and wildfires. Often, these threats are interconnected and compounding such as the effect on plant stress caused by climate change, which can increase the susceptibility and spread of diseases. Urban development may lead to increased disturbance and fragmentation, which can facilitate the spread of invasive species. Some of these impacts are permanent while others can be mitigated through restoration.

Ecosystem services

The many and varied benefits to humans provided by the natural environment and from healthy ecosystems. Carbon sequestration, recreation potential, water filtration, and pollination are all examples of ecosystem services.

Natural assets

Natural assets are the stock of natural resources or ecosystems that are relied upon, managed or could be managed by a local government for the provision of one or more services to a community.

6.1 Ecosystems

Healthy ecosystems are vital to the health and well-being of Saanich's community, a vibrant economy, and the sustainability of the region and planet. Plants and trees clean the air, build soil, and regulate temperatures. Wetlands clean and hold water essential for life, and healthy soils support biodiversity. Healthy oceans, lakes, and streams support fish and other aquatic life. In addition, quiet, natural places, and opportunities for viewing and experiencing nature contribute significantly to the quality of life within Saanich.

Saanich is fortunate to contain some of British Columbia's most unique and rare species and ecosystems. The Coastal Douglas- fir climatic zone, which covers most of the District, is the smallest and most at-risk zone in BC. It includes Garry Oak ecosystems which contain over 200 species at risk, many of which are found only in these ecosystems.

Saanich and its residents place significant value on enhancing the natural environment. District efforts include raising awareness, gaining public support, and encouraging residents, businesses, and institutions to protect and restore the natural environment for the well-being of future generations. However, some practices will need to improve if the community is to continue making progress in this area.

Ongoing and effective care of the environment in the future calls for an enhanced commitment to protection and restoration of biodiversity and ecosystems, increasing efforts to control and eradicate invasive species, partnering and supporting Indigenous communities, and fostering sustainable land use practices. Sustainability principles also need to be embedded into all corporate and community decision-making especially those related to growth and development.

Policies

6.1.1 Monitor the Biodiversity Conservation Strategy and update policy documents as the strategy evolves to support their outcomes. This may include:

a. Development of new or updating existing bylaws, policies, and/or practices;

b. Ongoing data improvements to fill gaps and allow for deeper analysis to assess conditions and identify future trends including revising related mapping; and

c. Partnering with Indigenous communities and incorporating Indigenous perspectives on land use and management.

6.1.2 Implement the Biodiversity Conservation Strategy.

6.1.3 Protect natural areas by maintaining the Urban Containment Boundary (UCB) and encouraging compact urban development inside the UCB.

6.1.4 Continue to protect and restore habitats that support native species of plants and animals, and address threats to biodiversity such as invasive species.

6.1.5 Protect and restore rare and endangered species habitat and ecosystems, particularly those associated with Coastal Douglas-fir and Garry Oak ecosystems.

6.1.6 Incorporate and retain natural habitat where possible.

6.1.7 Require restoration plans, prepared by a qualified environmental professional where an environmentally sensitive area has been disturbed through unauthorized activities.

6.1.8 Link environmentally sensitive areas, riparian areas, and green spaces, where appropriate, using recreation corridors, and design them to maintain biodiversity.

6.1.9 Support the use of native species and climate change resistant plants for landscaping on both public and private lands and continue to promote the principles of Naturescaping.

6.1.10 Continue to update and improve environmental data sets to incorporate new information and refinements/ adjustments in methodological approaches.

What is Biodiversity?

Biodiversity is a term used to describe the variety and variability of life on Earth. It encompasses every living thing on the planet, ranging from microorganisms to plants, animals, and fungi. Biodiversity is typically interpreted as the number of species that inhabit an area and can be used as an indicator of ecosystem health and integrity.

Protecting biodiversity is important for many reasons, including supporting all life and human well-being, the economy, and the many ecosystem services humans receive from functioning natural areas. Biodiversity is interconnected with climate change in both impacts and solutions.

Resilient Saanich identified eight types of habitat elements to guide conversations:

1. Coastal Douglas-fir Forests
2. Green space
3. Garry Oak Ecosystems
4. Backyard Biodiversity – Rural
5. Backyard Biodiversity - Urban
6. Wetlands, Lakes, and Hydroriparian Streams
7. Coastal Sand Ecosystems
8. Marine Shorelines

6.2 Urban Forest

Saanich's urban forest includes all trees within the District of Saanich, including those in private yards, public parks, conservation areas, boulevards, natural areas, and other locations in urban areas and Rural Saanich. The urban forest provides benefits that support the health and well-being of Saanich residents and enhance community livability. These benefits, sometimes called ecosystem services, include providing habitat for wildlife, stabilizing steep slopes, filtering water, pollinating, storing and sequestering carbon, and cooling streets and homes.

Saanich's forest cover is estimated to be 43% (2019). This cover is unevenly distributed across the District. Rural Saanich has the highest average forest cover at 56% and the most natural state forest while areas within the Urban Containment Boundary (UCB) have an average 31% cover. The UCB and related policies are a key factor in retaining forest cover however the Agricultural Land Reserve designation poses a risk to rural tree protection.

Within Urban Saanich significant discrepancies exist between neighbourhoods, with some areas having canopy cover lower than the 30% target adopted by Council as a guiding principle as part of the broader 3:30:300 Principle (Figure 9). Compounding the issue, many of the areas with lower canopy covers are also associated with Primary Growth Areas. As these areas intensify, it will be important to incorporate and retain high value trees and plant site appropriate trees where possible to support both urban biodiversity and improve the overall livability of these areas.

Climate change projections for Saanich are likely to have significant impacts on the health and vitality of existing trees and forests in the community. Several native tree species are already experiencing declines in health connected to climate. While the urban forest plays an important role in the District's climate resiliency, it will also need support to adapt to climate impacts such as hotter temperatures, extended droughts, new and increasing invasive species and tree diseases, and more variable and severe weather events that elevate rates of tree damage.

Figure 9. 3-30-300 Principle

Policies

6.2.1 Implement the Urban Forest Strategy, including increasing the urban forest canopy to 44% by 2064.

6.2.2 Enhance the urban forest and improve equitable access by working towards the 3:30:300 principle (Figure 9) using strategies identified in the updated Urban Forest Strategy.

6.2.3 Incorporate and retain high value trees where possible and plant site appropriate trees, with a focus on species offering shade and ecosystem services, along boulevards and municipal properties, in parks and on private lands.

6.2.4 Incorporate space for boulevard shade trees as part of Right of Way planning.

6.3 Freshwater/Marine Shoreline Habitat and Water Quality

Water is a critical element for all life on Earth. Whether it is flowing through Beaver Lake or passing over a rocky outcrop on its way into the headwaters of the Colquitz River, water shapes Saanich's landscapes and the ecosystems that have evolved there. Saanich is home to a wealth of freshwater and marine ecosystems which provide habitat for aquatic life and for terrestrial life that rely on this valuable resource. Aquatic ecosystems range in scale from small, ephemeral wetlands and seasonally flooded fields to lakes and rivers that meander through urban areas. These water systems support some of the highest levels of biodiversity in the region and are among the most susceptible to change.

Saanich has approximately 350 ha of lakes and ponds, 31 ha of wetlands, and 47 km of marine shoreline. These features provide habitat for aquatic, terrestrial and marine species and are significant contributors to Saanich's overall biodiversity. As urbanization fragments Saanich's natural landscape, smaller aquatic ecosystems have become significant contributors to preserving biodiversity. These spaces act as refuges for small mammals, insects, and birds that need to rest and feed while they travel. Even smaller waterbodies in neighbourhoods and on golf courses act as linkages supporting the greater ecological network in Saanich.

Marine shorelines are some of the most popular natural places in Saanich for residents and visitors as well as biodiversity hotspots; high recreational use, development, and invasive species threaten the integrity of these highly sensitive ecosystems. Climate change impacts such as sea level rise, extreme weather events, flooding and increased erosion will further increase the pressure in these areas.

Taking an integrated approach to stormwater management is an important component of enhancing and protecting water quality. More information on the District's approach to stormwater management is found in Section 10.3.

Policies

6.3.1 Support an integrated watershed planning approach that promotes low impact development and healthy stream and coastal ecosystems.

6.3.2 Work with senior levels of government, First Nations, neighbouring municipalities, and stakeholders to protect and enhance marine, intertidal, backshore, wetland and riparian habitats.

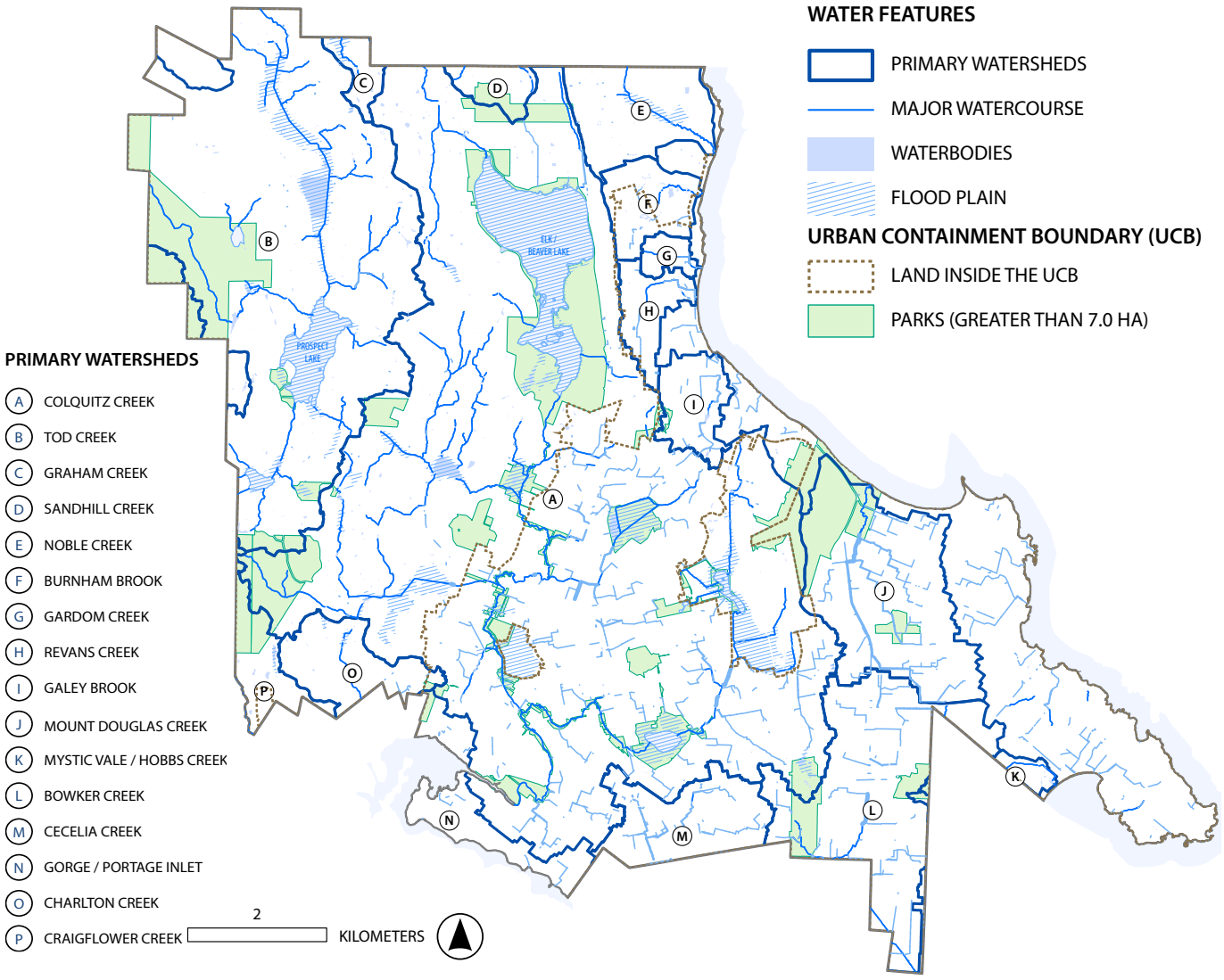
6.3.3 Encourage the retention or planting of native vegetation in the coastal riparian zone.

6.3.4 Support the daylighting of channelized or culverted watercourses where possible.

6.3.5 Support the Capital Regional District and the Vancouver Island Health Authority to continue monitoring the water quality of the region's principal lakes and streams and publishing of information on trends in water quality.

6.3.6 Work with the Capital Regional District, local and senior governments, business and stakeholders, as appropriate, to improve source control and reduce contamination entering our watercourse and marine environment.

6.3.7 Support stewardship of the Bowker Creek watershed including through advancing the principles and actions outlined in the Bowker Creek Blueprint and associated strategies.



Map 1. Watersheds, Water Courses & Floodplains

6.4 Air Quality

Air quality is an important health and ecological consideration. While the District has limited involvement in direct monitoring of air quality, actions taken in other areas of municipal jurisdiction do directly impact pollution levels in the air. Examples include urban forestry, transportation, and land use planning. In addition, ensuring buildings meet code requirements for ventilation and air filtration helps provide clean indoor air spaces during poor air quality events, such as during wildfires.

Policies

6.4.1 Support regional initiatives to address air quality concerns.

6.4.2 Initiate and support actions that improve air quality, such as encouraging low/no emission transportation options, increasing our urban forest cover, and coordinating planning of land-use and public transportation.

6.5 Environmental Stewardship

Supporting stewardship in Saanich recognizes the important role that residents, businesses, institutions, First Nations, and governments play as stewards of the natural environment.

Stewardship programs can be grouped into six categories:

- Local government-led programs for private land;
- Local government-led programs for public land;
- Local government-led education and awareness;
- Local partnership programs;
- Local government funding programs; and,
- Programs that governments can adopt.

Saanich has been engaged in stewardship programs in all six categories and has many long-standing programs such as Pulling Together that enhance stewardship of sensitive areas and build community capacity and awareness. A key element of Resilient Saanich will be to continue to build and enhance stewardship programs.

Policies

6.5.1 Continue to support stewardship programs and advance implementation of Resilient Saanich to enhance direction for stewardship programs.

6.5.2 Work with School Districts 61 and 63, and post-secondary institutions, to educate students about the environment and stewardship.

6.5.3 Foster and support public awareness, engagement, and participation in community environmental stewardship initiatives.

6.5.4 Work with private landowners to encourage stewardship that protects, preserves, and enhances natural systems and to protect riparian or environmentally significant areas.

6.5.5 Work with the community to build awareness on the impact of invasive species, mitigation measures, and opportunities to participate in volunteer eradication programs.

Related Plans & Strategies

- Regional Growth Strategy
- Centre, Corridor and Village Plans
- Housing Strategy
- Climate Plan
- Active Transportation Plan
- Transit Future Plan

7.0 Land Use

Objectives

A. Maintain the Urban Containment Boundary as the principal growth management tool to protect agricultural land, natural areas, and rural character while also supporting efficient service and infrastructure provision and climate resilient communities.

B. Plan for most new housing and employment growth to be accommodated in Primary Growth Areas.

C. Support the evolution of Primary Growth Areas into pedestrian-oriented, mixed-use places through prioritizing public and private investment in transit, community services/amenities, infrastructure, and high-quality urban design/landscaping.

D. Integrate land use with transit and active transportation networks to make it easier and safer for people and goods to move around the community while also working towards the District's net-zero emissions target and Vision Zero goal.

E. Support infill within Neighbourhoods to broaden housing choices.

F. Support land use changes that enable progression towards a walkable 15-minute community inside the Urban Containment Boundary.

G. Increase the supply and diversity of housing options, including non-market, supportive, and affordable/market rental units, in both Primary Growth Areas and Neighbourhoods.

Saanich is a unique community that contains a mix of urban mixed-use centres and villages, diverse neighbourhoods, major regional destinations, rural areas and agricultural lands, and parks and natural areas. The way in which Saanich's land base is organized and managed significantly impacts the community's ability to collectively respond to the climate crisis, as well as expand housing supply, protect biodiversity and agricultural lands, improve sustainable transportation options, and address demographic trends.

The policies in this section are designed to respond to these and other challenges by applying an integrative approach that involves directing most new growth to Primary Growth Areas while preserving the Urban Containment Boundary and linking land use with safe and sustainable transportation systems. The approach to land use also necessitates working with other orders of government, First Nations, and Capital Region District municipalities to advance joint priorities and increase community resilience. Together, these policies support Saanich's sustainability vision by taking concrete steps towards implementing One Planet Living and supporting Saanich's transition to a 15-minute community within the Urban Containment Boundary.

Historically, development in Saanich has followed topography, with the major road pattern based on right-of-ways that were constrained or enhanced by natural features. For decades, suburban development was mainly limited to the south part of the District, near the more urban City of Victoria. Gradually development extended into what was formerly countryside.

Since the 1970s, the Urban Containment Boundary has prevented further suburban sprawl and subdivision expansion into rural areas. Saanich and the Capital Region District have adopted growth management policies and strategies aimed at keeping urban settlement compact and enhancing the region's sustainability and resilience. As a result, the traditional view of outward growth as inevitable and necessary no longer holds true.

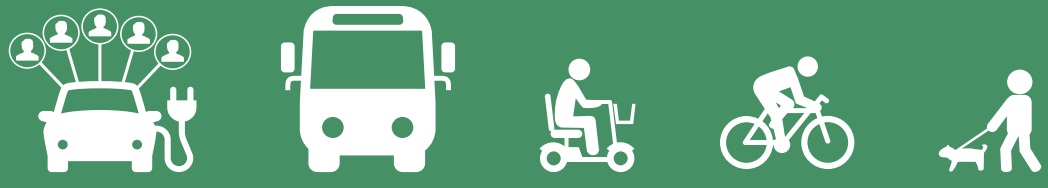
Containing and concentrating growth using the Urban Containment Boundary provides for better protection of rural areas and farmland as well as environmentally sensitive areas and green spaces. It allows for more cost-effective servicing and makes sustainable transportation more viable, while reducing non-renewable energy use. It provides opportunities for walkable, dynamic residential and commercial areas. At the same time, it puts greater pressure on parts of the existing urban area to accommodate new development. To foster livability, sustainability and vibrancy, it is important that development continues to support efficient land use and a climate resilient community.

With the adoption of its 2008 OCP Saanich prioritized the concept of directing higher density housing and employment opportunities into vibrant mixed-use Centre and Village areas. This approach is consistent with the Capital Regional District's Regional Growth Strategy. The initial Centre and Village locations were selected in 2008 because they represented existing commercial hubs and were in locations served by transit and major roadways. The 2023 update of the OCP introduces Corridors to strengthen the linkages between Centres and Villages, support additional density and housing options, and more effectively integrate land use with transit and active transportation. The update also recognizes that future development in Centres will need to be at an urban scale, similar to the Urban Core, to accommodate an increase in housing supply across the housing spectrum and provide for the complementary urban amenities and services. To support the link between housing and transit, this update also designates seven Transit Oriented Areas.

Future land use designations, outlined in Section 7.2, show the location, amount, type and density of residential development required to accommodate future housing needs based on a projected short-and- long-term population growth to 136,800 people by 2031 and 152,000 people by 2046. The designations also provide a framework for industrial, institutional, and rural lands as well as parks and natural areas. Commercial and recreation uses are integrated into other designations to better connect future housing growth with employment, services and amenities.

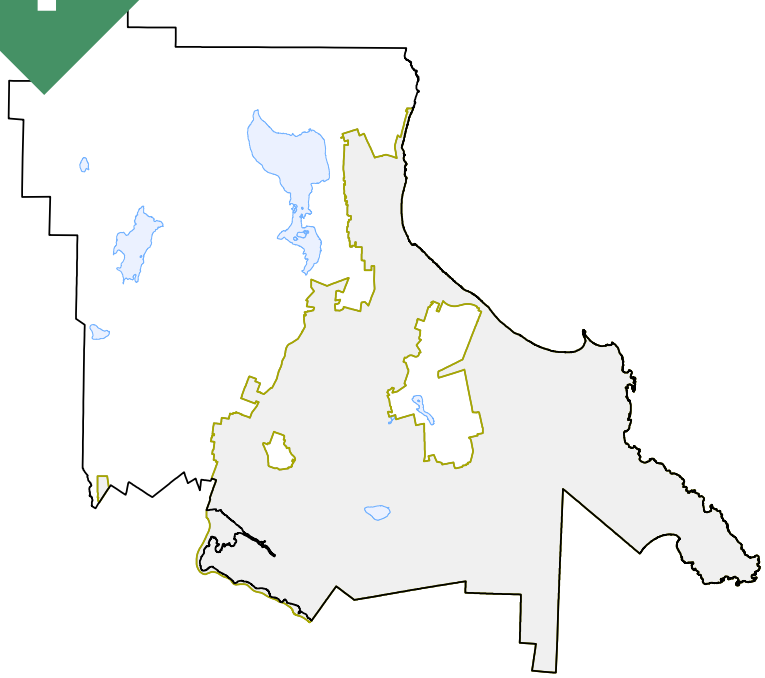
Sustainable Transportation

Sustainable transportation refers to travel modes with low to zero carbon emissions per person. These include public transit (transition to electric buses by 2030), electric car-share programs, electric micro mobility (e.g., e-bikes, e-kick scooters), and active transportation including walking, biking, and rolling.



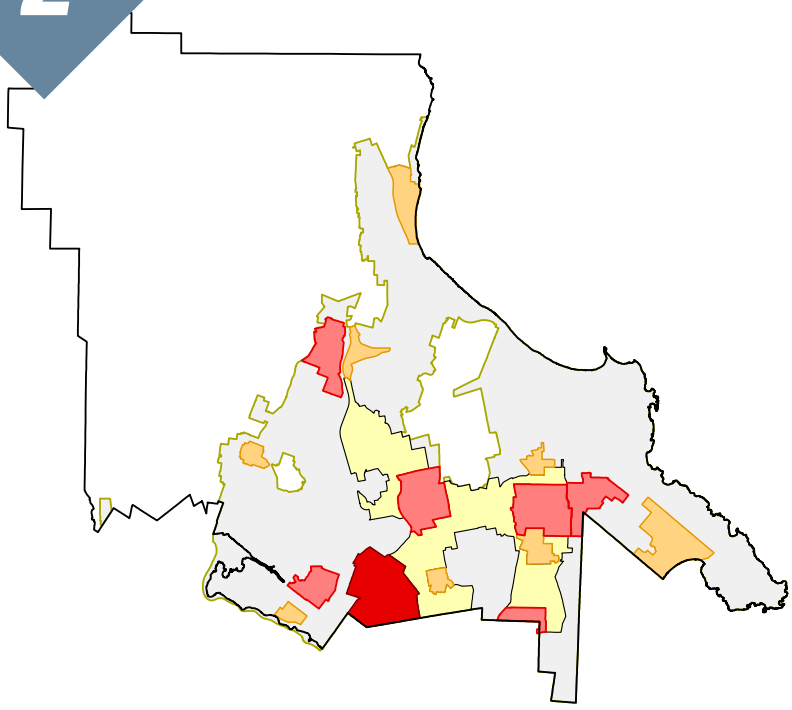
Four strategic land use directions guide the Official Community Plan. While focused on land use elements, these are closely linked with the District's sustainability goals and greenhouse gas emission reduction targets. Together the strategic directions foster One Planet Living by supporting efficient use of land and resources and creating livable communities close to services, amenities and jobs that are supported by transit and active transportation options.

1 Maintain the Urban Containment Boundary



Maintain the Urban Containment Boundary (UCB) to support the retention of agricultural land and natural areas while also reducing urban sprawl, supporting sustainable transportation options and encouraging efficient use of infrastructure and public investment.

2 Accommodate most New Development in Primary Growth Areas



Plan for most of the District's new housing and employment growth to be accommodated in vibrant walkable Centres and Villages linked by Corridors, frequent transit service, and All Ages and Abilities cycling infrastructure. Continue to improve the range of services, amenities, active transportation connections, and higher density housing and employment opportunities in these areas.

3 Expand Housing Diversity in Neighbourhoods

Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs and provide housing opportunities for all stages of life. Support the inclusion of a mix of ground-oriented houseplexes, low-rise apartments, and townhouses offering different tenure types and affordability levels.

4 Make Saanich a 15-minute Community

Building on the existing network of Centres and Villages, make Saanich a walkable 15-minute community where all households within the Urban Containment Boundary are within a 15-minute (or 1.2 km) walk of key amenities that support daily living. Where these amenities do not exist, long-term planning to guide land use change will occur to meet community needs.

7.1 Growth Management and Regional Collaboration

At a high level, growth management is about maintaining the Urban Containment Boundary and directing growth strategically while also protecting natural areas and agricultural lands for both Saanich and the broader Capital Region. It involves assessing the capacity of infrastructure and services when different growth options are considered. Effective growth management requires consultation and collaboration with neighbouring municipalities and First Nation governments on shared issues as well as on regional planning and infrastructure/services decisions. It also involves adapting to a changing climate and making a strong commitment to integrating land use with transit and other forms of sustainable transportation.

Policies

7.1.1 Support and implement the ten strategic objectives of the Regional Growth Strategy, namely: keep urban settlement compact; protect the integrity of rural communities; protect, conserve and manage ecosystem health; manage regional infrastructure services sustainably; create safe and complete communities; improve housing affordability; improve multi-modal connectivity and mobility; realize the region's economic potential; foster a resilient food and agriculture system; and, significantly reduce community-based greenhouse gas emissions (Regional Context Statement, Section 16).

7.1.2 Maintain the Urban Containment Boundary as the principal tool for growth management in Saanich, and direct new development to locate within the urban area.

7.1.3 Do not consider major changes to the Urban Containment Boundary except as an outcome of a comprehensive review of the Regional Growth Strategy.

7.1.4 Consider the capacity of all types of infrastructure including municipal services, schools, recreational facilities, social services and park space when reviewing growth options.

7.1.5 Consult with neighbouring municipalities and/or major institutions when considering land use changes along shared boundaries.

7.1.6 Develop and implement a policy for consultation with First Nations governments when creating new and/or updating major strategic plans, including land use documents.

7.1.7 Work with neighbouring municipalities and First Nation governments when undertaking planning studies that have inter-municipal implications and would benefit from a cohesive planning approach.

7.1.8 Work with the Ministry of Transportation and Infrastructure to implement an integrated transportation and land use approach when undertaking planning studies or considering development in proximity to a Ministry controlled road.

7.1.9 Direct growth and development away from areas that will be subject to future sea level rise, flooding and permanent inundation.

7.2 Land Use Framework

The OCP's Land Use Framework articulates an overarching approach for managing uses of land in Saanich. Land use designations identify desired policy outcomes for specific areas of the District as it evolves over time through redevelopment. In Saanich, the Urban Containment Boundary is a key driver behind this framework and clearly delineates urban and rural areas (Figure 10).

Within urban areas, Primary Growth Areas are identified for higher concentrations of housing and employment density and greater investment in transit service, community amenities, and infrastructure, including elements such as sidewalks, bike lanes, and parks/plazas. These growth areas take the form of Centres, Villages and Corridors. Seven Transit Oriented Areas are designated based on the locations of existing or future transit exchanges (See Figures 11, 12, and 13 and Appendix A). Supporting the growth areas are Neighbourhoods providing a range of mostly ground-oriented housing options and local-serving Neighbourhood Hubs. Over time, areas within

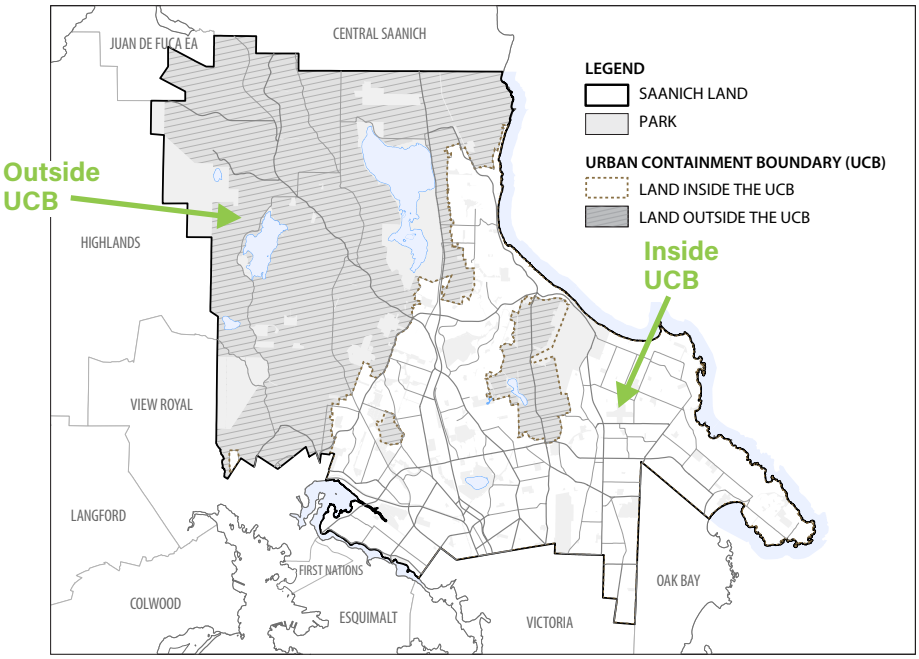


Figure 10. The Urban Containment Boundary

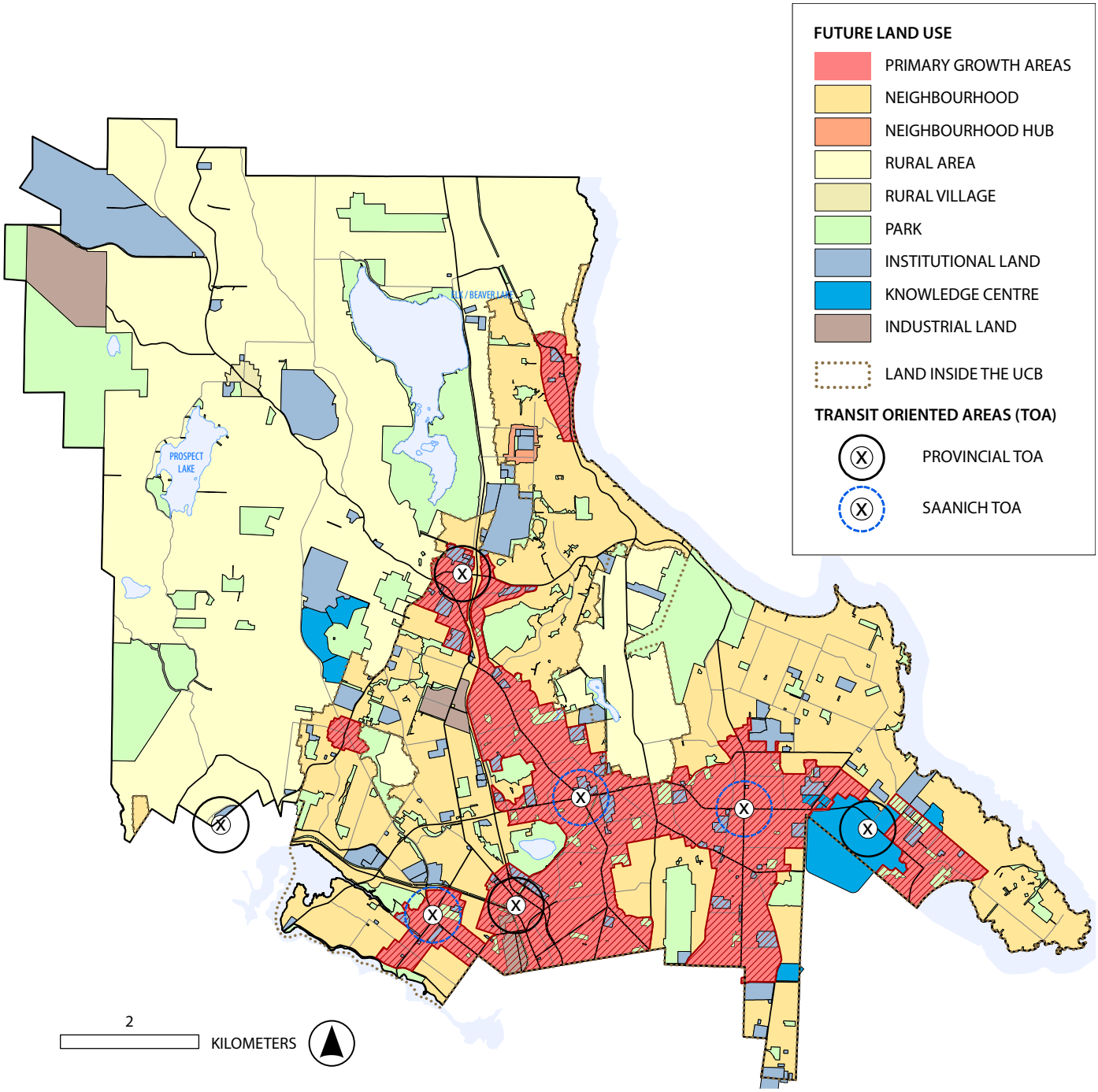
First introduced in 1968 the Urban Containment Boundary delineates the boundary for urban and rural Saanich and the extent for urban infrastructure and service standards. While there have been changes over time, successive Councils have shown a strong commitment to maintaining this boundary. Protection of the UCB across the Capital Region is a key principle of the 2018 Regional Growth Strategy.

the Urban Containment Boundary will transition towards a 15-minute community. This process will occur gradually through long-term planning to guide land use change, redevelopment, and investment in infrastructure and amenities/services.

Rural areas, in turn, are characterized primarily by farms and other agricultural uses on large lots (2+ hectares), natural areas, and limited housing. These areas typically are not serviced by regional water and sewer infrastructure; they are generally car-dependent with limited transit and pedestrian/cycling infrastructure. A Rural Village located in the Prospect Lake area provides a small concentration of services and amenities serving this part of rural Saanich.

Complementing these uses are lands designated for institutional uses such as hospitals, libraries, recreation facilities, and education and research centres, as well as industrial lands with a mix of industrial and light industrial operations. While primarily located within the Urban Containment Boundary these uses are also found in rural areas. Commercial uses are found throughout the District but are concentrated in Primary Growth Areas. Parks are present in all areas of Saanich and protect natural areas and biodiversity and provide the community access to green space, beaches/water features, and a range of recreational opportunities.

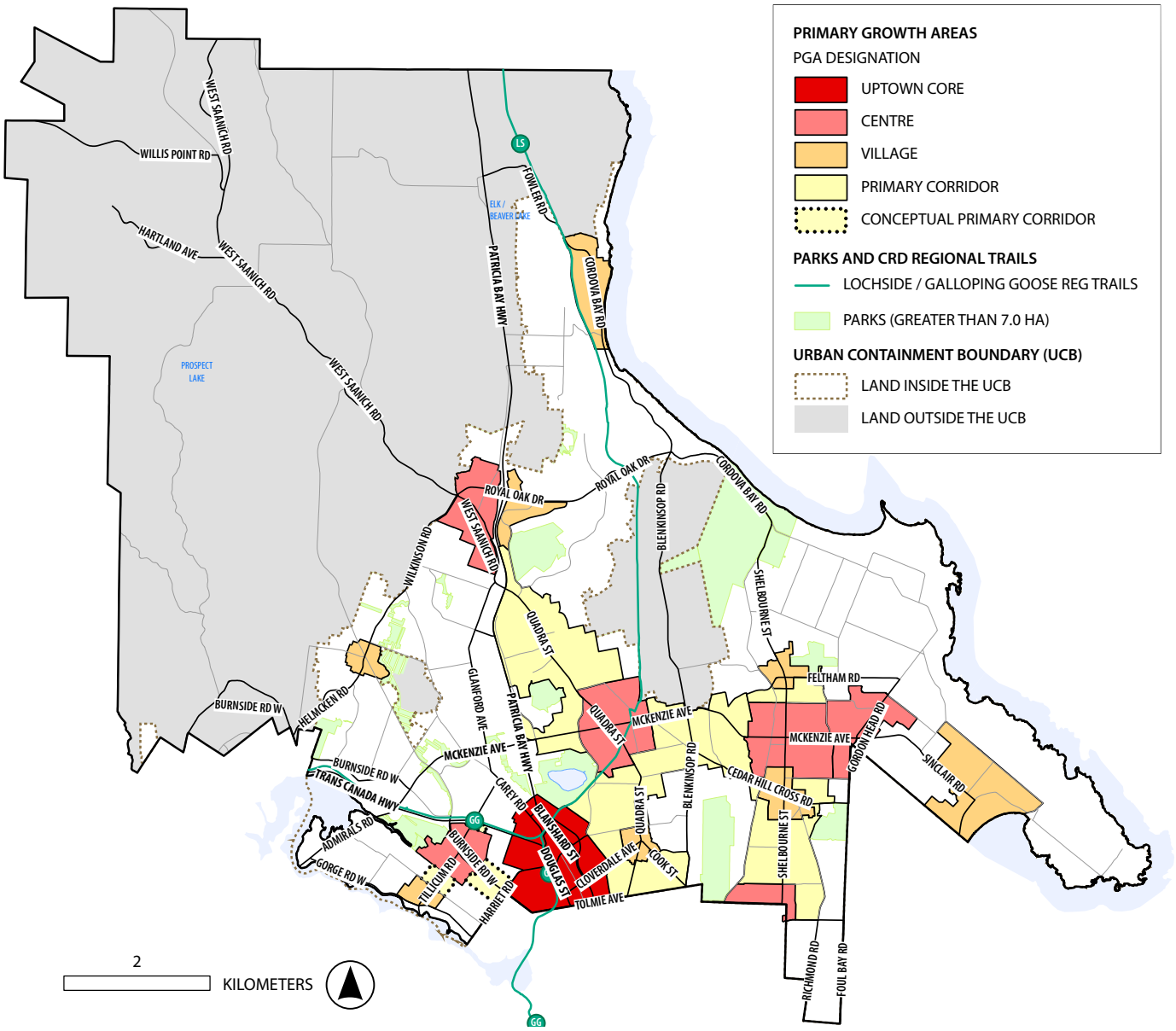
Map 2 and Map 3 illustrate the future land use designations for Saanich while Table 2 provides a summary of their characteristics.



Map 2. Future Land Use Designations

Map notes:

- Secondary Corridors and additional Neighbourhood Hubs will be identified through future planning exercises and incorporated into the OCP.
- Provincial Transit Oriented Areas (TOAs) are addressed in a separate bylaw.



Map 3. Primary Growth Area Future Land Use Designations

Map notes:

- Conceptual Primary Corridors are areas where detailed planning has not yet been completed. Conceptual 200 metre buffer distances from the road centre-line are used to depict these areas. All applicable Primary Corridor policies apply to these areas.

Table 2. Future Land Use Designations

Primary Growth Area Designations (Map 2 and Map 3)	
Uptown Core	
Description	The urban core of Saanich identified for significant growth and land use transformation. Supports highest levels of housing density, employment options and diversity of services/amenities. Includes significant transportation corridors and hosts the regional multi-modal Uptown Transit Hub and adjacent Transit Oriented Area. Envisioned to become the central gathering place and "heart" of Saanich. The Uptown-Douglas Plan provides detailed policy direction and high-quality urban design guidelines.
Uses	Mixed-Use, Residential, Commercial, Industrial/Light Industrial, Institutional/Mixed Institutional, Recreation, Park, Public Utility.
Building Forms	▪ High-rise buildings ▪ Mid-rise buildings ▪ Low-rise buildings ▪ Townhouses, including stacked and row house forms ▪ Houseplexes (select locations)
Height	As per the Uptown-Douglas Plan, buildings up to 18-storeys in the Core with select opportunity for buildings up to 24-storeys.
Centres	
Description	Areas providing a broad range of community and service needs and containing significant employment and housing opportunities at an urban scale. Supported by the Rapid and/or Frequent Transit Network, all ages and abilities cycling facilities, and other sustainable transportation infrastructure. Centres include high-quality public spaces and urban design. Transit Oriented Areas are designated around the existing and future transit exchanges located at Tillicum-Burnside Centre, Shelbourne-McKenzie Centre, Quadra-McKenzie Centre, and Royal Oak Centre.
Uses	Mixed-Use, Residential, Commercial, Recreation, Institutional/Mixed Institutional, Light Industrial, Recreation, Park, Public Utility.
Building Forms	▪ High-rise buildings (select locations) ▪ Mid-rise buildings ▪ Low-rise buildings ▪ Townhouses, including stacked and row house forms
Height	Up to 18 storeys considered where a Centre is located along two Primary Corridors (Quadra McKenzie, Tillicum-Burnside, Shelbourne McKenzie, see Table 2 and Map 3), or where a Centre is located adjacent to a Knowledge Centre as per the Quadra McKenzie Plan (Gordon Head McKenzie), as per policy 7.3.22. Up to 12 storeys in all other Centres (Hillside, Royal Oak).

Table 2. Future Land Use Designations

Primary Growth Area Designations (Map 2 and Map 3)	
Villages	
Description	Smaller neighbourhood-serving centres that meet a range of basic commercial and service needs with medium-density housing. Supported by transit service, all ages and abilities cycling facilities, and other sustainable transportation infrastructure. Includes high-quality public spaces and urban design.
Uses	Mixed-Use, Residential, Commercial, Institutional/Mixed Institutional, Recreation, Park, Public Utility.
Building Forms	▪ Mid-rise buildings (select locations) ▪ Low-rise buildings ▪ Townhouses, including stacked and row house ▪ Houseplexes (select locations)
Height	Up to 11 storeys considered in the Four Corners Village as per the Quadra McKenzie Plan. Up to 6 storeys considered where a Village is located along a Primary Corridor (Gorge, Feltham) or within a Transit Oriented Area (Broadmead Village) as per policy 7.3.26. Up to 4 storeys in all other villages within the Urban Containment Boundary (Strawberry Vale, Cordova Bay, Cadboro Bay).
Primary Corridors	
Description	Higher-density housing options supported by the Frequent Transit Network, all ages and abilities cycling facilities, and other sustainable transportation infrastructure. Located along sections of Major Roads. Primary Corridors tie into regional destinations along key transportation routes and connect Centres and Villages. These Corridors are primarily residential but can support Mixed-Use development in some areas.
Uses	Mixed-use, Residential, Institutional/Mixed Institutional, Recreation, Park, Public Utility. Additional uses supported under the Agricultural Commercial designation as per the Quadra McKenzie Plan.
Building Forms	▪ Mid-rise buildings ▪ Low-rise buildings ▪ Townhouses, including stacked and row house forms ▪ Houseplexes (select locations)
Height	Up to 6-storeys
Other Land Use Designations (Map 2)	
Parks	
Description	Protect natural assets and provide community recreation opportunities. Includes both Saanich and Capital Regional District parks.
Uses	Park, Recreation, Accessory Small-Scale Commercial/Retail, Accessory Agriculture, Public Utility.
Forms	Small-scale buildings to accommodate supported uses.
Height Maximum	Up to 2.5-storeys.

Table 2. Future Land Use Designations

Other Land Use Designations (Map 2)	
Neighbourhoods	
Description	Lower-density residential areas with mostly ground-oriented housing forms with convenient access to transit and other sustainable transportation options. Commercial and mixed-use developments will be considered to provide access to amenities that support daily living. Low rise apartment forms supported in limited locations.
Uses	Residential, Mixed-Use, Commercial, Institutional/Mixed Institutional, Recreation, Park, Public Utility.
Building Forms	▪ Low-rise buildings (limited areas) ▪ Townhouses, including stacked and row house ▪ Houseplexes ▪ Single Detached Dwelling, Secondary Suite, Garden Suite
Height	Up to 4 storeys as per Policy 7.4.8 and in pre-existing locations.
Secondary Corridors (Not mapped - to be identified through future planning)	
Description	Areas with medium-density housing in ground-oriented and low-rise apartment forms integrated with transit service and other sustainable transportation options. Located along sections of Collector or Major Roads. Secondary Corridors connect neighbourhoods to Villages, Centres, and Neighbourhood Hubs.
Uses	Residential, Mixed-Use, Institutional/Mixed Institutional, Commercial, Recreation, Park, Public Utility.
Building Forms	▪ Low-rise buildings ▪ Townhouses, including stacked and row house forms ▪ Houseplexes
Height	Up to 4 storeys.
Neighbourhood Hubs (Additional areas to be identified through future planning)	
Description	Neighbourhood focal points with local-serving, small-scale commercial uses and medium-density housing in ground-oriented and low-rise apartment forms. Key location for transit and other sustainable transportation connections. Can include small-scale services, community facilities, and central gathering places such as parks or plazas.
Uses	Mixed-Use, Residential, Commercial, Institutional/Mixed Institutional, Recreation, Park, Public Utility
Building Forms	▪ Low-rise buildings ▪ Townhouses including stacked and row house forms ▪ Houseplexes
Height	Up to 4 storeys.

Table 2. Future Land Use Designations

Other Land Use Designations (Map 2)	
Industrial Lands	
Description	Lands dedicated to retain and support industrial operations. Operations foster a vibrant economy through employment generation and service provision. Supported by convenient transit and other sustainable transportation infrastructure.
Uses	Industrial/Light Industrial (and Ancillary Office and Commercial), Park, Public Utility. Additional uses supported under the Mixed Employment designation as per the Uptown Douglas Plan.
Building Forms/ Height	Mix of forms and heights dependent on function and in consideration of adjacent land uses as shown on Map 2 and Map 3.
Institutional Lands	
Description	Provide essential community services, contribute to individual well-being, foster community vibrancy, and offer local employment. Supported by transit service and other sustainable transportation infrastructure with larger sites scaling up to have more extensive service and infrastructure.
Uses	Institutional/Mixed Institutional, Non-Market Residential, Recreation, Park, Public Utility.
Building Forms/ Height	Mix of forms and heights consistent with adjacent land use designations as shown on Map 2 and Map 3.
Knowledge Centres	
Description	Institutional lands associated with large-scale research and innovation centres with significant volumes of daily commuters/visitors. Some Knowledge Centres, such as the University of Victoria, also include housing and a range of amenities. Supported by the Regional or Frequent Transit Network and active transportation infrastructure. Broader mix of uses is supported on these sites.
Uses	Institutional/Mixed Institutional, Light Industrial, Residential, Commercial, Mixed-Use, Recreation, Parks, Public Utility.
Building Forms/ Height	Mix of forms and heights dependent on Knowledge Centre function and in consideration of adjacent land uses as shown on Map 2 and Map 3.
Rural Areas	
Description	Support agricultural uses and food production. Protect natural areas and biodiversity and rural character/lifestyles. Located outside the Urban Containment Boundary.
Uses	Agriculture, Agricultural related uses (including accessory sales), Large lot Residential, Home-based business, Recreation, Park, Public Utility.
Building Forms	▪ Agriculture structures. ▪ Single Detached Dwellings
Height	▪ Up to 2.5 storeys.
Rural Villages	
Function	Local-serving commercial hub in rural area providing basic commercial amenities for nearby residents. Located outside the Urban Containment Boundary.
Uses	Commercial, Accessory Residential, Recreation, Park, Public Utility.
Typical Building Forms	Small-scale commercial buildings.
Maximum Height	Up to 2.5 storeys.

Table 3: Examples of Building Forms		
Single-detached houses, Suites, and Houseplexes (up to 3-storeys)		
Townhouses (up to 4-storeys, includes row, stacked, and cluster forms)		
Low-Rise (up to 4-storeys)		
Mid-Rise (5 to 11-storeys)		
High-Rise (over 12-storeys)		
Mixed-Use and Commercial		
Industrial (urban and standard)		

General Policies

7.2.1 Consider changes to land use in Saanich based on future land use designations identified in Maps 2 and 3 and in Table 2, applicable Development Permit Area Guidelines, all other policies contained in this Plan, collectively, and other relevant Saanich policies and strategies.

7.2.2 Implement the Development Permit Area Guidelines (Schedule A) which includes form and character guidelines (Part A) and other guidelines which restrict the use of land for development in hazardous or environmentally sensitive areas (Part B).

7.2.3 Defer to the OCP where there is an inconsistency in policy direction between the OCP and a Local Area Plan or Action Plan.

7.2.4 Consider OCP amendments for increased residential density/height where proposed developments:

a. Advance overall plan objectives;

b. Demonstrate architectural and site design excellence;

c. Provide a significant public benefit including securing non-market or supportive housing and/or parks or community facilities.

7.2.5 Integrate land use planning with transit and other sustainable transportation options to reduce transportation-related carbon emissions and reduce total vehicle trips in Saanich.

7.2.6 Support the development of the Rapid and Frequent Transit Network (Map 4) by directing higher levels of housing and employment densities near this network and in Transit Oriented Areas and by working with BC transit to prioritize infrastructure and service investments.

7.2.7 Enhance the active transportation and mobility network as part of development proposals, including through new connections, road dedications, and streetscape improvements as outlined in the Active Transportation Plan, area plans and/or other applicable plans.

7.2.8 Create new parks, urban plazas, open space and trail connections especially in high growth/high density areas through development proposals.

7.2.9 Support improvements to neighbourhood and community parks, beaches, and community/recreation facilities to reinforce their role as local gathering spaces and focal points in the community.

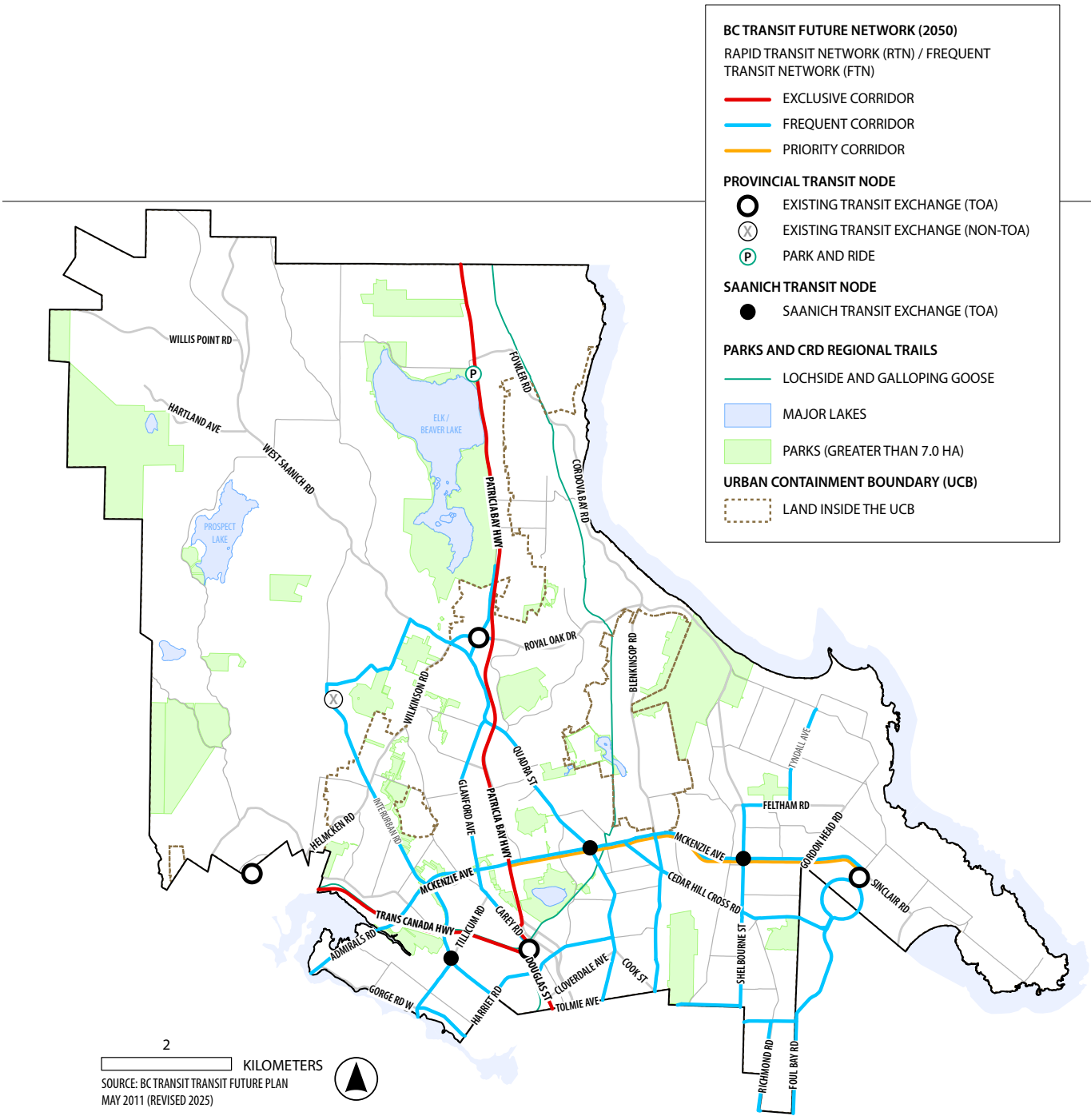
7.2.10 Increase awareness of the responsibility of applicants to protect archeological sites and artifacts and comply with the Heritage Conservation Act.

7.2.11 Where heritage or Indigenous cultural assets are potentially impacted through redevelopment, require applicants to explore opportunities and innovative tools to protect, rehabilitate, restore and/or formally designate these assets as appropriate.

7.2.12 Assess potential impacts of new development (by study where necessary) to analyze impacts on active transportation networks, traffic flows, infrastructure capacity, ecological assets, trees, land use and building transitions, public views, shadowing and shading, and geotechnical conditions.

7.2.13 Discourage development applications and land assemblies that do not meet the development potential of the site based on its future land use designation in the OCP and/or limit or restrict the development potential of neighbouring parcels.

7.2.14 Avoid land assemblies which isolate individual parcels that would be unable to meet development potential and/or the Development Permit Area Guidelines associated with the future land use designation.



Map 4. Frequent and Rapid Transit Network

7.2.15 Support site design and layout of new development projects to incorporate and retain high value trees and natural habitat where possible.

7.2.16 Consider the use of variances to support public realm and/or infrastructure improvements including but not limited to parks/plazas, playgrounds, heritage retention, and frontage improvements beyond what is required.

7.2.17 Consider the use of variances or density bonusing where it would achieve improved site design and additional retention of high value trees or natural features and increased on-site open space.

7.2.18 Implement Transit Oriented Areas adjacent to the existing or future transit exchanges at:

a. Burnside-Tillicum
b. Quadra-McKenzie
c. Royal Oak Exchange (Provincial)
d. Shelbourne-McKenzie
e. University of Victoria Transit Exchange (Provincial)
f. Uptown Transit Hub (Provincial)
g. Victoria General Hospital Transit Exchange (Provincial)

7.2.19 Further to Policy 7.2.18, support minimum heights, up to 10 storeys on any lot, or portion of a lot, within 200 metres of a Provincial transit exchange/hub and 6 storeys between 201 metres and 400 metres from a Provincial transit exchange/hub (Appendix A).

7.2.20 Notwithstanding the maximum heights set by the Land Use Framework, consider increased height where proposed developments:

a. are on sites with substantial grade differences;
b. meet specified density bonus zoning provisions; or
c. achieve retention of high value trees or natural features and increased on-site open space

7.2.21 Consider future land use designation as identified on Map 2 or Map 3, as amended from time to time, in the context of the applicable Agricultural Land Commission Act and associated regulations.

7.2.22 Do not support applications to exclude land from the Agricultural Land Reserve unless the property is identified for exclusion in a Local Area Plan or in a future District-led planning process.

Transit Oriented Areas (TOAs)

There are two types of TOAs in Saanich. The first in **Provincial TOAs** which are designated through the Local Government Act and are subject to Provincial development requirements including minimum heights and densities. Provincial TOAs are located at the Royal Oak Exchange, the Uptown Transit Hub, the University of Victoria Exchange, and the Victoria General Hospital Exchange. Saanich designated these four TOAs by bylaw in June 2024. The second type is **Saanich TOAs**, which are not subject to Provincial regulations, but are critical to the District's land use framework and are important locations to prioritize future transportation and land use investments. Land use changes in both types of TOAs are guided by and in alignment with underlying Future Land Use Designations in the OCP, with the exception of the University of Victoria Transit Exchange.

7.3 Primary Growth Areas

The concept of urban pedestrian-oriented mixed-use Centres and Villages was introduced in the 2008 OCP. Since that time, varying levels of development intensity have occurred within the different Centres and Villages with some areas experiencing more development activity than others. With this update to the OCP, Primary Corridors are introduced to connect the Centres and Villages with each other and to adjacent Neighbourhoods and regional destinations both within and outside Saanich. These three geographic areas make up Saanich's Primary Growth Areas. Moving forward, most of Saanich's new housing and employment growth will be accommodated in these areas.

As Saanich accommodates a higher proportion of its population in Primary Growth Areas, it will be important to ensure these places are livable and sustainable. This is particularly relevant as the District works to respond to future housing needs as it is anticipated this response will lead to rapid change in some areas.

To accommodate growth and support the livability of Primary Growth Areas for both current and future residents, these areas will require additional public and private investment in infrastructure, services and amenities. Higher standards of urban design, active streetscapes, and public gathering spaces are needed to create a vibrant public realm. Viable alternatives to single-vehicle travel will be essential, including planning for and investing in transit and active transportation infrastructure concurrent with or in advance of major redevelopment. To support this, seven Transit Oriented Areas (TOAs) adjacent to existing and future transit exchanges are identified (Figures 11, 12 and 13, and Appendix "A").

Public access to quality parks, plazas, and green infrastructure is also important to support the physical and mental well-being of residents in Primary Growth Areas, many of whom live in higher-density housing forms with lower levels of private outdoor space. Parks, plazas, trees, and green infrastructure support urban biodiversity and climate resilience by providing ecosystem services such as shade and urban cooling, habitat, air quality maintenance, stormwater management, and carbon sequestration.

As Primary Growth Areas redevelop, efforts should be made to retain important natural features and add in green infrastructure to enhance the urban environment, particularly fronting the public realm. Applicants working on development projects in these areas should work to design and site buildings:

- To incorporate and retain high value trees and natural habitat;
- Utilize low-impact development strategies and green infrastructure;
- Plant new site appropriate trees and other landscaping; and,
- Create quality new public and semi-private/ private outdoor spaces.

An important component of planning for Primary Growth Areas is also planning for building form and density transitions within the growth area and into adjacent Neighbourhood areas. While these transitions will be implemented largely at the individual project level, this plan provides guidance on desired transition patterns for Primary Growth Areas as a whole. Recognizing the 50+ year lifespan of new developments and realities of incremental site-by-site redevelopment, decisions will be made based on supporting desired long-term uses; transitions may be sub-optimal in the short-term as the area moves towards the long-term vision.

While Saanich's different Centres, Villages and Primary Corridors have many elements in common, they each have a unique sense of place. They exist at different scales and face different growth pressures and policy responses based on factors such as land use designation (Map 2 and Map 3) and proximity to the Rapid or Frequent Transit Network. Also, within individual Centres and Villages, uses and forms are not uniform and may reflect different site conditions and considerations.

The highest levels of residential and employment development will be accommodated in the Uptown Core followed by Centres located along two Primary Corridors (Quadra McKenzie, Shelbourne McKenzie, and Tillicum-Burnside) or adjacent to a Knowledge Centre (Gordon Head McKenzie) and then in other Centres (Hillside, Royal Oak). Villages not located on a Primary Corridor or the Rapid or Frequent Transit Network will experience lower levels of residential and employment development. Areas identified as Urban Townhome within Centre, Corridor, and Village Plans will have the lowest levels of residential density in Primary Growth Areas.

The "Centre, Corridor, and Village" plans (CCV plans) reflect local considerations and public input through a focus on land use, housing, transportation and the public realm. Content from the CCV plans is included in the OCP Bylaw (Figure 3) and provides detailed guidance for desired uses, forms, and transition patterns in both the CCV areas and in the immediately adjacent Neighbourhood areas.

Identifying Primary Growth Area Boundaries

Parcel-based boundaries are identified for each of the Primary Growth Areas (Appendix A). Where detailed area plans have been completed, the Primary Growth Area boundary identified through the planning process has been used in the OCP. In the case of the Uptown Core, the boundary was amended to incorporate all lands within 400 metres of the Transit Oriented Area (TOA) associated with the multi-modal Uptown Transit Hub. The identification of TOAs within 400 metres of transit exchanges is required by new Provincial legislation (Fall 2023).

Where detailed planning is not complete, conceptual boundaries are identified based on proximity to the focal point/intersection or transit exchange. A 400 metre radius was used for Centres and a 250 metre radius for Villages. A conceptual 200 metre buffer distance from the road centre-line is used for the Primary Corridors. These boundaries were adjusted to account for Transit Oriented Areas (where applicable), major land uses/natural features, overlapping Primary Growth Areas, and street block patterns/roads. As each CCV plan content is adopted into the OCP Bylaw, the Primary Growth Area boundaries will be updated to reflect the outcomes of this detailed planning.

Policies

7.3.1 Direct the majority of Saanich's residential and employment growth into Primary Growth Areas and support these areas with higher levels of investment in infrastructure, community services, parks, recreation facilities, and public spaces.

7.3.2 Complete detailed plans for all Primary Growth Areas and update these on a regular basis.

7.3.3 Support development in Centres and Villages that:

a. Encourage a diversity of housing, economic and cultural opportunities;

b. Enhance the mix of uses that supports area vibrancy;

c. Support transit and other forms of sustainable transportation;

d. Provide publicly-accessible amenity space that complements the public realm, and creates identifiable focal points within each growth area;

e. Set aside land for public open space in the form of parks, playgrounds, recreation programming, open air plazas, and other assembly and activity spaces;

f. Encourage the integration of residential, commercial, and recreational land uses;

g. Support the integration of institutional uses as community focal points to maximize opportunities for accessing essential social amenities and services; and,

h. Create or enhance a unique "sense of place."

7.3.4 Within Primary Growth Areas support a mix of housing types, unit sizes, and tenures including non-market, rental, ownership, and co-operative housing.

7.3.5 Develop Primary Growth Areas to be pedestrian-oriented through features such as generous sidewalks, places to sit, active building frontages, high quality urban design and landscaping/ shade trees with a focus on accessibility and climate adaptation.

7.3.6 Develop strategies and incentives to support incorporating high value trees, natural habitat, and green infrastructure into site design during redevelopment in Primary Growth Areas.

7.3.7 Work with BC transit to ensure land use policies and transit investments reinforce the development of complete Centres, Villages, and Corridors and Transit Oriented Areas.

7.3.8 Foster walkability and enhanced pedestrian safety and experience through redevelopment and infrastructure investment in Primary Growth Areas.

7.3.9 Develop Primary Growth Areas with integrated multi-modal sustainable transportation options.

7.3.10 Support a range of housing options by location, type, tenure, and affordability levels throughout Primary Growth Areas to increase housing options for a diverse range of households.

7.3.11 Secure new public benefit amenities through redevelopment applications including public open spaces, playgrounds, childcare facilities, landmarks, and activity, recreation and/ or culture centres, in alignment with the Amenity Cost Charge Bylaw or Community Amenity Contribution and Inclusionary Housing Policy.

7.3.12 Generally concentrate the tallest building forms and intensities of residential and employment activity near the centre or focal area of each Centre/Village and on front-facing parcels along Primary Corridors and locate lower forms and intensities near the periphery of the Primary Growth Area.

7.3.13 Further to Policy 7.3.12, consider development applications that do not follow this general transition pattern based on an assessment of the following contextual considerations:

a. Identified as a Provincial Transit Oriented Area;

b. Site access and road classification;

c. Size of site (preference for large sites and/or land assemblies)

d. Proximity and suitable access to the Regional or Frequent Transit Network;

e. Adjacency to services/amenities (either existing or planned in future); and,

f. Compatibility with the desired future uses for the area.

7.3.14 Require active frontages, pedestrian-oriented design, and commercial or institutional uses on the ground-floor of mixed-use buildings within Primary Growth Areas.

Uptown Core

The Uptown Core is centrally located in the Greater Victoria area and has been strategically identified for significant growth and transportation infrastructure improvements. The level of density and intensification available through redevelopment, coupled with a broad and innovative array of land uses, will assist in making this area a unique and dynamic 'heart of Saanich.' The Uptown Core's current state includes:

- Strong employment base of more than 600 individual employers;
- Central cluster of public and institutional services, including the Municipal Campus (Municipal Hall, Police Station/Fire Hall), Emily Carr Library, and Victoria School Board.
- Four core regional retail centres, including Uptown Shopping Centre, Saanich Plaza, Gateway Village and Island Home Centre.
- Significant transportation routes, including Blanshard Street/Patricia Bay Highway and Douglas Street/Highway 1, intersection of the Galloping Goose and Lochside Regional Trails, and home to the future regional landmark, multi-modal Uptown Transit Hub.
- Ability to accommodate a variety of new housing forms, tenures and densities to support high levels of anticipated growth through mixed-use, commercial and industrial redevelopments.

While Saanich is a community of highly identifiable and valued neighbourhoods, it lacks a singular shared space for its residents to gather, engage and celebrate. The Uptown Core is envisioned to become this central location and function as the heart of the community. Detailed land use direction and policy in the Uptown-Douglas Plan offer guidance for future development in the area, including creating a vibrant public realm featuring public open spaces, sustainable transportation options and access to the regional multi-modal Uptown Transit Hub, and livable neighbourhoods with high-quality design, varied housing choices and a range of amenities and District-wide services.

Policies

7.3.15 Support development which reinforces the primacy of the Uptown Core in Saanich and as a regional landmark.

7.3.16 Support the following uses in the Uptown Core:

a. Residential;

b. Mixed-use;

c. Commercial;

d. Industrial (including light);

e. Institutional/Mixed Institutional;

f. Recreation;

g. Park; and,

h. Public Utility.

7.3.17 Support the following forms of development in the Uptown Core as per the Uptown-Douglas Plan:

a. High-rise buildings (between 12 and 18 storeys with select consideration for buildings up to 24 storeys);

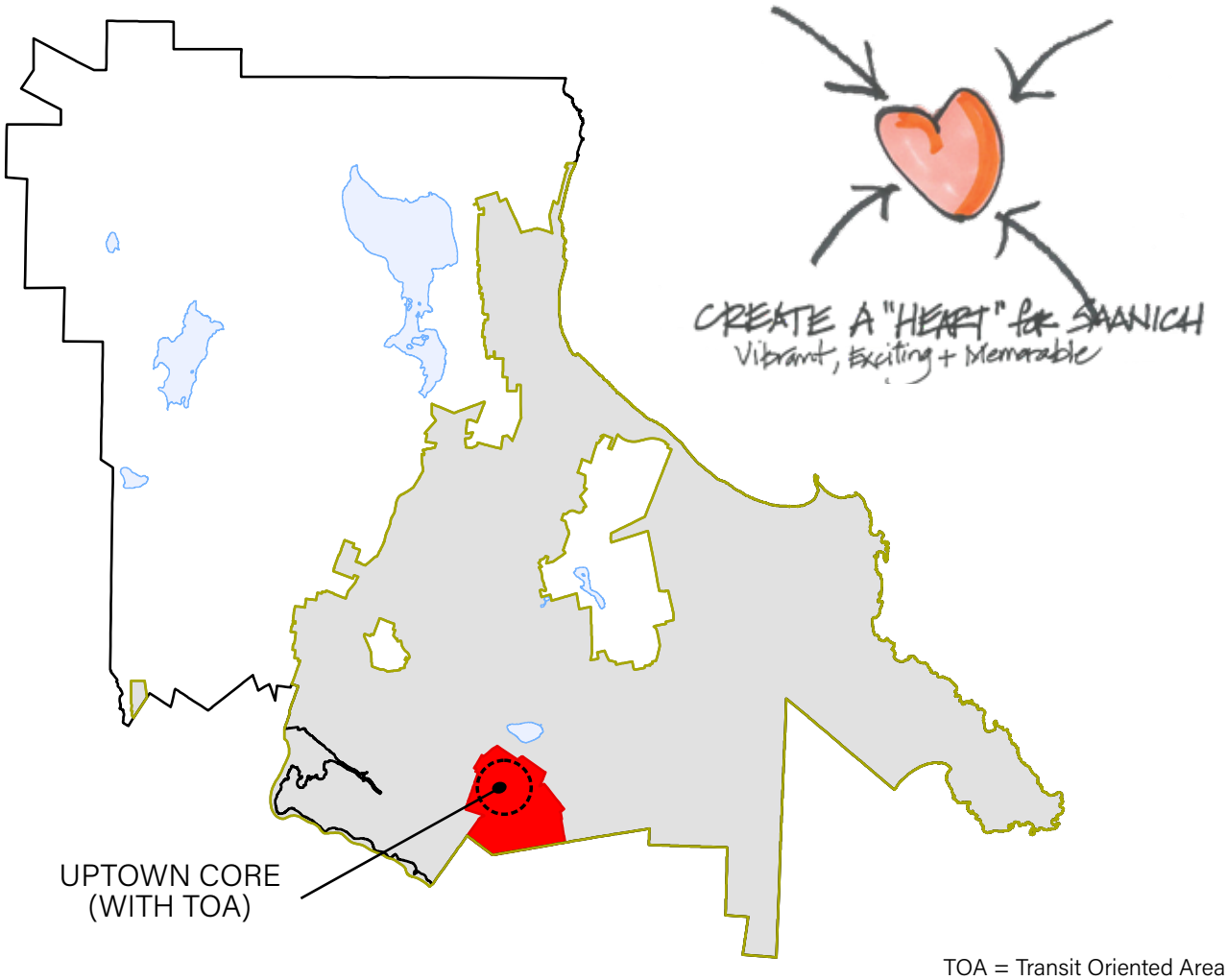
b. Mid-rise buildings (up to 11 storeys);

c. Low-rise buildings and stacked townhouses (up to 4 storeys); and,

d. Townhouses and houseplexes (up to 3 storeys).

7.3.18 Implement land use, transportation and urban design policies for Significant Street Corridors identified in the Uptown-Douglas Plan, including Douglas Street, Blanshard Street, Vernon Avenue, Ravine Way, Saanich Road and Boleskine Road.

7.3.19 Support the development of the landmark multi-modal Uptown Transit Hub and ensure the integration of a mix of public spaces, uses, multi-modal connections and pedestrian activity.



TOA = Transit Oriented Area

Figure 11. Uptown Core

Centres

Centres are key urban areas that can meet a broad range of housing, commercial, and employment opportunities. They provide a diversity of multi-unit housing forms, including non-market and rental options, and accommodate institutional uses such as community centres and libraries. They also can include light industrial operations. Centres are vibrant pedestrian-oriented spaces and include public gathering places, green spaces and green infrastructure, and high-quality urban design. They are typically located on major transportation corridors and are served by multiple transit routes integrated with active transportation (walking/biking/rolling) networks.

Within Centres and along Primary Corridors, development will occur at an urban scale to viably accommodate an increase in housing supply across the housing spectrum and provide for complementary urban amenities and services.

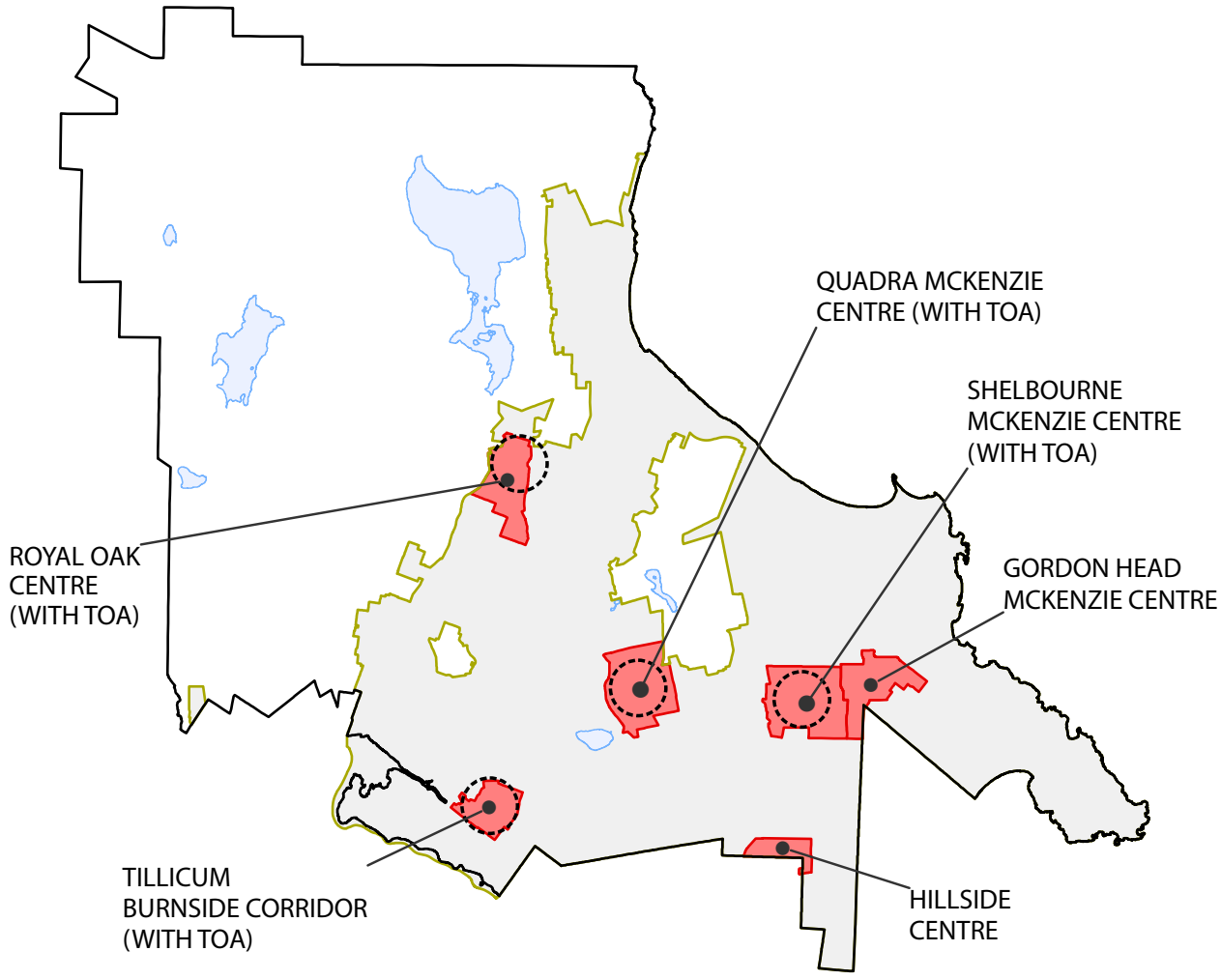


Figure 12. Centres

TOA = Transit Oriented Area

Policies

7.3.20 Support the following uses in Centres:

a. Mixed-use;

b. Residential;

c. Commercial;

d. Institutional/Mixed Institutional;

e. Light industrial;

f. Recreation;

g. Park; and,

h. Public Utility.

7.3.21 Support the following forms in Centres:

a. High-rise buildings (up to 12 storeys);

b. Mid-rise buildings (up to 11 storeys);

c. Low-rise buildings and stacked townhouses (up to 4 storeys); and,

d. Townhouses (up to 3 storeys).

7.3.22 Notwithstanding Policy 7.3.21, where a Centre (see Table 2 and Map 3) is located along two Primary Corridors (Tillicum-Burnside, Quadra McKenzie, Shelbourne McKenzie) or adjacent to a Knowledge Centre (Gordon Head McKenzie), consider buildings up to 18 storeys provided that the following criteria are satisfied:

a. Located at key intersections and/or on unique large sites;

b. Demonstrate the advancement of OCP objectives, where applicable and as appropriate to the site;

c. Demonstrate how increased building height can contribute to on-site publicly accessible open space, significant public realm improvements, and/or new public plazas, park spaces, or recreation facilities; and,

d. Provide active, ground-oriented, human-scale commercial, retail and/or institutional uses.

7.3.23 Support a variety of building heights on large sites to create a varied urban form, to enable transitions to adjacent sites and to respond to different street interface contexts.

Villages

Villages are neighbourhood-serving activity areas that meet a broad-range of local residents' basic commercial and service needs. They provide housing options in multi-unit residential buildings as well as employment opportunities. Villages are pedestrian-oriented and are an important component of making Saanich a 15-minute community, as they provide walkable access to services and amenities for adjacent primarily residential areas. Villages are serviced by convenient transit (with some located on the Frequent Transit Network) and provide links to the broader active transportation network, including all ages and abilities cycling facilities. Villages also include at least one central public gathering place in the form of a park and/or plaza as well as green infrastructure. Saanich has seven Urban Villages. Different intensities of redevelopment are anticipated in different Villages. Factors that impact this include whether it is located on a Primary Corridor or the Frequent Transit Network, and/or in a Transit Oriented Area.

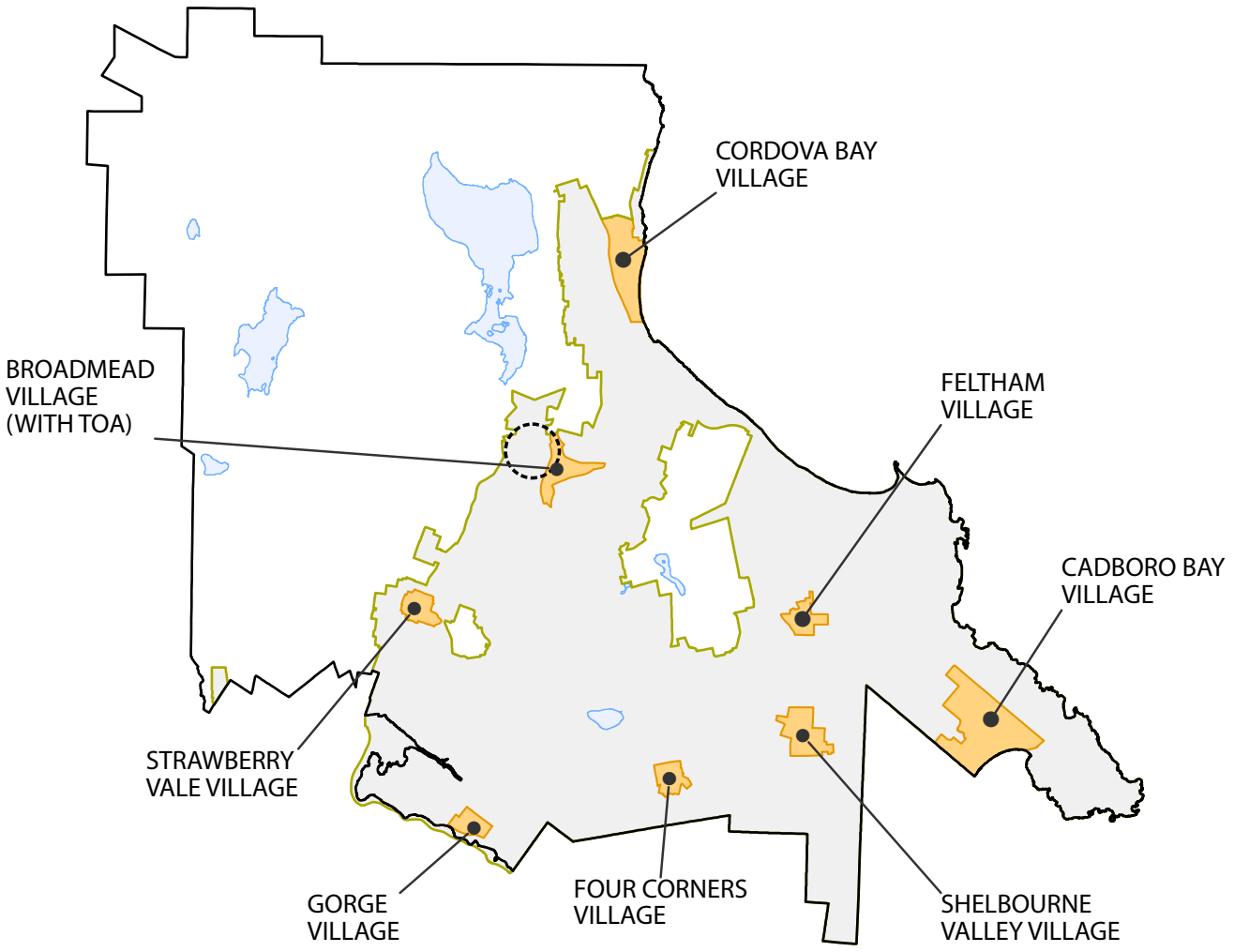


Figure 13. Villages

TOA = Transit Oriented Area

Policies

7.3.24 Support the following uses in Villages:

a. Residential;

b. Mixed-use;

c. Institutional/Mixed Institutional;

d. Commercial;

e. Recreation;

f. Park; and,

g. Public Utility.

7.3.25 Support the following building forms in Villages:

a. Mid-rise buildings (select locations)

b. Low-rise residential and stacked townhouses (up to 4 storeys); and

c. Townhouses (up to 3 storeys); and,

d. Houseplexes, in select locations (up to 3 storeys).

7.3.26 Notwithstanding Policy 7.3.25, where a Village is located:

a. Along a Primary Corridor (Gorge Village and Feltham Village) or in a Transit Oriented Area (Broadmead Village), consider buildings up to 6 storeys, and;

b. In the Four Corners Village, consider buildings up to 11 storeys as per the Quadra McKenzie Plan.

7.3.27 Support a diverse mix of innovative ground-oriented housing forms within a five-minute walk (400 m) of Villages.

7.3.28 Generally require pedestrian oriented commercial or institutional uses on the ground floor along Major roads and at intersections with Collector roads within Villages.

7.3.29 Notwithstanding detailed Village plans, support up to 4-storey forms for Non-market housing providers in all areas within the identified Village boundaries with the exception of:

a. Areas designated Neighbourhood Residential in the Cadboro Bay Village Plan; and,

b. Areas designated as Waterfront Parcels in the Cordova Bay Village Plan.

Primary Corridors

Primary Corridors are major transportation corridors that connect Saanich's Centres and Villages to each other and to major regional destinations and key transportation routes. They provide diverse higher-density housing options integrated with the Rapid or Frequent Transit Network and linked with active transportation infrastructure. High-quality built form, public realm design, green infrastructure and landscaping supports a pedestrian-oriented streetscape. In Saanich, Primary Corridors are primarily residential in nature but provide easy access to services and amenities in nearby Centres and Villages. This designation also includes areas identified as Urban Townhome in Centre, Corridor, and Village plans. These areas are primarily residential and intended to provide a transition between denser building forms along Major Roads and adjacent Neighbourhood areas as well as other land use designations where applicable. Significant Streets within the Uptown Douglas Plan area, such as Douglas Street and Blanshard Street, are addressed in the Uptown Core section and the Uptown-Douglas Plan.

Local-serving mixed-use hubs along Primary Corridors will provide access to a small range of amenities to support daily living and are part of Saanich's transition over time to a 15-minute community. They could include commercial/service uses in mixed use developments, community facilities, and gathering places including a park or plaza, and provide a location for greater community activity. Building forms will be at a scale and intensity consistent with Primary Corridors. These hubs will become a key network location for transit and sustainable transportation infrastructure.

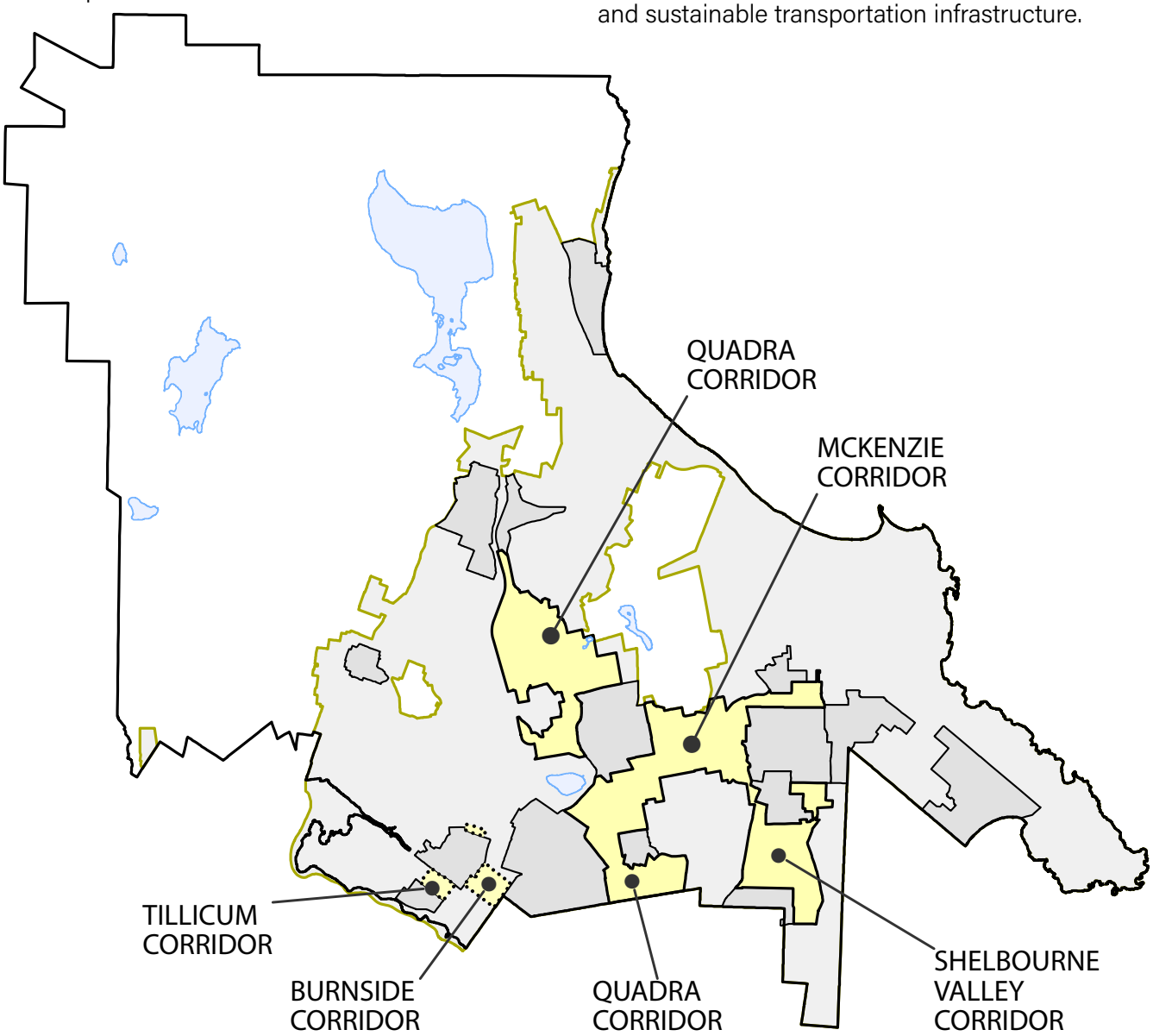


Figure 14. Primary Corridors

Policies

7.3.30 Support the following uses within Primary Corridors:

a. Mixed-use
b. Residential;
c. Institutional/Mixed Institutional;
d. Recreation;
e. Park; and,
f. Public Utility.

7.3.31 Support the following building forms within Primary Corridors:

a. Mid-rise buildings (up to 6 storeys);
b. Low-rise buildings and stacked townhouses (up to 4 storeys); and,
c. Townhouses (up to 3 storeys); and,
d. Houseplexes, in select locations (up to 3 storeys).

7.3.32 Support redevelopment and renewal on Primary Corridors to offer a mix of housing types and tenures at densities which support transit and active transportation investment.

7.3.33 Design all Primary Corridors to accommodate high transit service levels, good transit facilities, and active transportation infrastructure.

7.3.34 Work with adjacent municipalities to identify and plan for Primary Corridors which cross or abut municipal boundaries. Potential considerations include land use types and intensities, building forms and heights, traffic impacts, transit service, parks and other community amenities, intermunicipal shared services and infrastructure, drainage, and active transportation connections.

7.3.35 Focus the greatest intensity and growth of employment activity in Centres and Villages with Primary Corridors having intermittent employment uses primarily located in hubs and/or in a mixed-use residential building.

7.3.36 Identify new hubs in locations on Primary Corridors that build on existing community destinations/commercial uses and/or respond to gaps in the walkable 15-minute community network through detailed planning.

7.3.37 Encourage the retention of corner stores and other locally serving shops as a means to support a walkable 15-minute community and act as a potential catalyst for new Villages or hubs.

7.3.38 Notwithstanding the Primary Corridor designation, support heights up to 8-storeys on 4009 and 4011 Rainbow Hill Lane.

7.3.39 Notwithstanding the Primary Corridor designation, support heights up to 18-storeys on 1821 McKenzie Avenue, 1827 McKenzie Avenue and 3936 Gordon Head Road for secured not-for-profit housing and in consideration of criteria identified in Policy 7.3.22 (b., c. and d.)

7.4 Neighbourhoods

Neighbourhoods represent Saanich's lower-density, low-rise urban residential areas. Single detached homes are the most common housing form in Saanich neighbourhoods with secondary suites and garden suites providing rental opportunities. With Provincial housing reforms, local governments are required to update zoning regulations to permit multiple small units on a single lot. Additional units must be supported near frequent transit.

Neighbourhoods are well served with parks, open space, recreation facilities, and schools. Saanich's Neighbourhoods are mostly residential with few areas supporting commercial shops and services. In a typical suburban style, many Neighbourhoods have curvilinear street patterns and cul-de-sacs with sidewalks limited to collector and major roads. These urban areas are serviced with District water, sewer, and stormwater.

While most of Saanich's growth will be directed to Primary Growth Areas, a portion of future housing capacity will be accommodated through infill that is compatible with the pattern and scale of Neighbourhoods. Infill will add housing choice and take advantage of existing amenities and municipal infrastructure. Neighbourhood infill will mostly take the form of ground-oriented housing such as suites, houseplexes, and townhouses. Low-rise apartment and mixed-use building forms, including non-market housing, will be supported in areas well-served by transit and near community amenities.

To support walkable, 15-minute neighbourhoods, community planning work will be undertaken for Neighbourhood Hubs and Secondary Corridors. These areas are appropriate for low-rise residential intensification and small-scale commercial and local community uses and will benefit from improvements to the active transportation network and transit service.

Through appropriately-scaled infill development and the transition to more complete, walkable communities, Neighbourhoods will provide increased housing choice, sustainability, livability for a broad range of households at all life stages.

Infill Housing

Infill housing refers to the construction of additional units of housing on existing lots within Neighbourhood areas. Infill housing forms (e.g., suites, houseplexes, townhouses, small apartments) typically increase density and expand housing options while fitting well into existing neighbourhoods

Policies

7.4.1 Within Neighbourhoods, support a mix of housing types, unit sizes, and tenures including non-market, rental, ownership, and co-operative housing.

7.4.2 Support the following uses in Neighbourhoods:

a. Residential;

b. Mixed-use;

c. Institutional/Mixed Institutional;

d. Commercial; and,

e. Recreation;

f. Park;

g. Public Utility.

7.4.3 Support the following building forms in Neighbourhoods:

a. Single detached dwellings and secondary suites/garden suites;

b. Townhouses and houseplexes (up to 3 storeys); and,

c. Low-rise buildings and stacked townhouses (up to 4 storeys in limited locations), as per Policy 7.4.8 and in pre-existing locations.

7.4.4 Support a range of infill forms as-of-right within Neighbourhoods for both rental and owner tenure with more allowable density close to frequent transit.

7.4.5 Monitor uptake on infill development in Neighbourhoods and undertake actions to reduce barriers as necessary through education and changes to regulation, policy, and procedures.

7.4.6 Enhance neighbourhood connectivity through investments in active transportation infrastructure.

7.4.7 Consider rezoning to support additional residential density and small-scale commercial uses in Neighbourhoods in locations with good proximity to amenities such as transit, parks, greenspace, active transportation infrastructure, and local commercial and where the project contributes to the goal of a 15-minute community and neighbourhood walkability.

7.4.8 For non-profit housing developments, support up to four-storey residential and mixed-use building forms on sites that are within 100 m of the Frequent Transit Network, on institutional properties, or where a non-market housing development is currently operating.

7.4.9 Identify additional locations for market and non-market four-storey residential and mixed-use buildings in Neighbourhoods through Neighbourhood Hub and Secondary Corridor planning to support walkable, 15-minute communities.

7.4.10 Notwithstanding the Neighbourhood designation, support the following building heights:

a. One eleven-storey and one five-storey building at 4734, 4744, and 4755 Elk Lake Drive.

b. Up to eight-storeys at 5388 Hill Rise Terrace.

c. One four-storey building at 4080 Gordon Head Road

d. One five-storey building at 2921 Earl Grey Street

e. One six-storey building at 3984 and 3986 Gordon Head Road.

7.4.11 Notwithstanding the Neighbourhood designation, support building heights above four storeys at 773 Cordova Bay Road (Trio site) subject to a comprehensive redevelopment plan.

Secondary Corridors and Neighbourhood Hubs

While none are identified yet, Secondary Corridors will connect Saanich's Centres and Villages to adjacent Neighbourhood areas. Located on sections of Collector or Major Roads they will function as important local transportation routes, integrating transit and sustainable transportation options with land use, including multi-unit housing forms up to four-storeys. They are primarily residential in nature but support small-scale commercial/services in mixed use developments and provide convenient access to Centres, Villages, and Neighbourhood Hubs. Secondary Corridors will be identified through future planning.

Neighbourhood Hubs, which are typically located on a Secondary Corridor, provide access to amenities that support daily living and support Saanich's transition to a 15-minute community. These can include small-scale services, community facilities, and a central gathering place including a park or plaza. Building forms are consistent in scale and intensity with Secondary Corridors. These hubs are important local network locations for sustainable transportation infrastructure. Cordova Ridge, identified in the 2021 Cordova Bay Local Area Plan process, is Saanich's first Neighbourhood Hub. Additional Neighbourhood Hubs will be identified through future planning in consultation with the community.

Policies

7.4.12 Identify Secondary Corridors and additional Neighbourhood Hubs through upcoming detailed planning.

7.4.13 Within Secondary Corridors and Neighbourhood Hubs, support a mix of housing types, unit sizes, and tenures including non-market, rental, ownership, and co-operative housing.

7.4.14 Support the following uses in Secondary Corridors and in Neighbourhood Hubs:

a. Residential;
b. Mixed-use;
c. Institutional/Mixed Institutional;
d. Commercial;
e. Recreation;
f. Parks; and,
g. Public Utility.

7.4.15 Support the following building forms in Secondary Corridors and Neighbourhood Hubs:

a. Low-rise buildings and stacked townhouses (up to 4 storeys); and,
b. Townhouses and houseplexes (up to 3 storeys).

7.5 Institutional Lands & Knowledge Centres

Institutional uses and lands play an important role in community life. In addition to supporting key centres of learning, research and innovation, healthcare delivery, and places of worship, they also often contribute important social gathering space, community services, and public natural areas.

Saanich is home to a broad-range of institutional uses integrated into its Primary Growth Areas, Neighbourhoods, and Rural Lands (Map 5). These include a mix of schools, daycares, places of worship, community centres and clubhouses, libraries, government services, supportive housing facilities, and cemeteries. Several major institutions of regional significance are also located in Saanich including the Royal Jubilee Hospital, Camosun College (Lansdowne and Interurban Campuses), the University of Victoria and the Vancouver Island Technology Park. Complementing these facilities, are additional research institutions including the Dominion Astrophysical Observatory, the Pacific Forestry Centre, and the Horticultural Centre of the Pacific. The Victoria Native Friendship Centre, serving the urban indigenous population, and Saanich Neighbourhood Place, providing family supports, are also located in Saanich. The District of Saanich operates four Recreation Campuses as well as one smaller community centre at Braefoot Park Centre.

Saanich's institutional uses range in scale from a mix of smaller facilities integrated into primarily residential areas through to major regional destinations. As community gathering places, they are important destinations for transit and other forms of sustainable transportation; as the scale increases their importance as a key connection in the overall transportation network also increases.

Institutional properties are experiencing considerable change as society and community needs evolve. For example, many faith-based organizations are experiencing declining congregations and changes in delivery models. Other institutions are pressured to redevelop, expand uses, and intensify in order to remain viable or to serve the public in new ways. In other cases, institutional sites may be considered surplus and be offered for sale. Many of Saanich's institutional uses are sited on larger sites with significant open space that contribute significantly to community livability. As uses on institutional sites change, the goal is to maintain these sites as institutional as much as possible and where this is not feasible to ensure that new uses carry forward amenities of benefit to the community.

While all institutional uses have similarities, regardless of scale, the Knowledge Centres designation applies to larger sites with a greater intensity of activity and mix of uses on the site. These sites include the University of Victoria, Camosun College (Interurban and Lansdowne campuses and associated lands), and the Vancouver Island Tech Park. The Knowledge Centre designation also supports a wider range of uses.

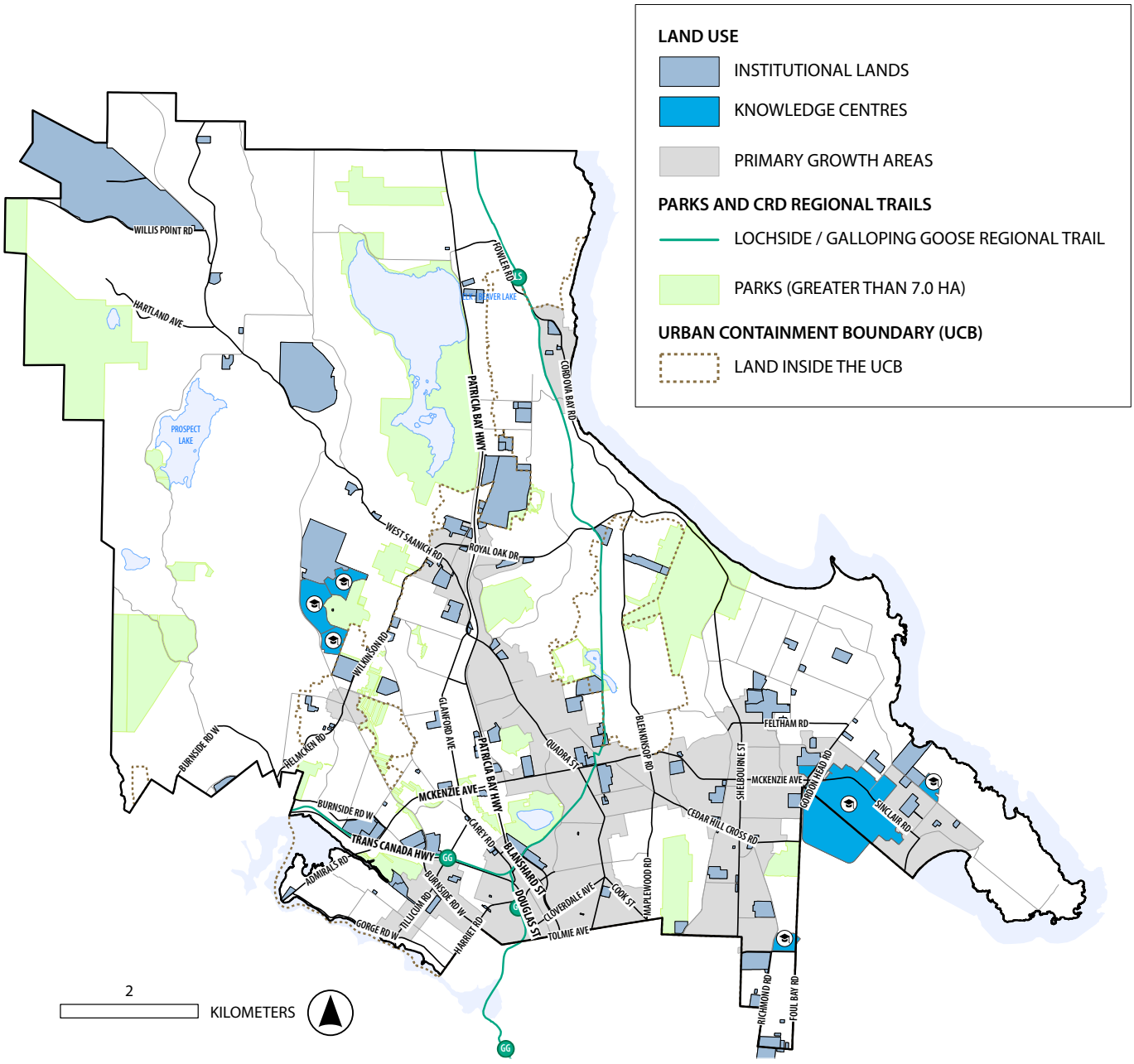
General Policies

7.5.1 Review development applications for institutions considering such factors as: intended use, servicing, multi-modal access, integration of active transportation into site design, traffic generation, proximity to the Rapid and Frequent Transit Network, lot size, open space, scale, context, accessibility, and environmental impacts.

7.5.2 Encourage institutional land owners to preserve on-site open space and make it publicly accessible where possible.

7.5.3 Require institutional and post-secondary uses to locate within the Urban Containment Boundary with the exception of the lands associated with the Vancouver Island Tech Park and Camosun College Interurban Campus.

7.5.4 Support the long-term, continued viability and changing needs of institutional sites by considering the redevelopment and intensification of institutional sites within the Urban Containment Boundary by institutional property owners with a mix of uses such as non-market supportive and affordable housing and small-scale commercial.



Map 5. Knowledge Centres & Institutional Lands

7.5.5 In cases where redevelopment is being considered on institutional land:

a. Prioritize the retention of ownership of the property as institutional or non-profit, including through supporting partnerships and incentives;

b. Support the use of the site for non-profit rental housing and/or non-market housing with a mix of institutional, small-scale commercial, and other compatible uses;

c. Where institutional land, up to one hectare in size, is sold and proposed for a use other than institutional or non-market housing, do not support a change in use and OCP amendment unless the applicant provides a community benefit on the site (in addition to an Amenity Cost Charge/Community Amenity Contribution); and,

d. Where institutional land, over one hectare in size, is proposed for an OCP amendment with a use other than institutional or non-market housing, a master plan that demonstrates how the project provides significant community benefit related to community facilities, dedicated park land or publicly accessible open space and/or natural area preservation is required.

7.5.6 Require an OCP amendment where a development project will result in a change away from uses outlined in Table 2 for institutional lands.

7.5.7 Support rezoning of existing public school district sites to allow for non-institutional uses only where the proposed use would result in:

a. The setting aside of at least 50% of the site as publicly-accessible open space; or the,

b. Provision of other significant neighbourhood public amenities.

7.5.8 Continue to support the research capabilities of the Dominion Astrophysical Observatory by supporting Dark Sky initiatives and considering lighting regulations, including as part of the Development Permit Area guidelines.

7.5.9 Work with institutions to support the use of transit and other forms of sustainable transportation to access these sites.

7.5.10 Consider parking variances on institutional properties when linked with Transportation Demand Management strategies.

7.5.11 Work with the CRD, member municipalities, First Nations governments, and other stakeholders to identify suitable locations for significant regional institutions.

7.5.12 Liaise with the institutions to address operational issues and impacts on adjacent residents and businesses where applicable.

Knowledge Centres

Knowledge Centres play a pivotal role in shaping Saanich and fostering a positive impact on the community. Knowledge Centre employees and students are an important component of the local community and regional economy. Employees and students thrive in an environment that fosters information and technology transfer, complemented by a range of housing options located within walking distance.

A Knowledge Centre serves as a hub for innovation-led, knowledge-based businesses, nurturing their start-up, incubation, and development. These institutions drive employment and contribute to the physical and social fabric of the community. They create a significant employment base, attracting thousands of commuters daily.

Knowledge Centres also have the potential to evolve into complete communities; supporting future growth and offering a range of market and non-market housing options, commercial services and amenities that can assist in addressing gaps in housing supply and diversity. Ensuring continued support for robust transit services and infrastructure that promote active mobility to these centres aligns with Saanich's vision of becoming a net-zero community while enhancing individual well-being. Moreover, these institutions possess the capacity to lead the way in exploring sustainable design strategies, including transportation demand management programs, boosting building efficiency, and resilience.

Policies

7.5.13 Support the following uses in Knowledge Centres within the Urban Containment Boundary:

a. Institutional/Mixed Institutional;

b. Light Industrial;

c. Residential;

d. Commercial;

e. Mixed Use;

f. Recreation;

g. Parks; and,

h. Public Utility.

7.5.14 Support post-secondary institutions to provide increased opportunities for student and employee housing on lands designated as Knowledge Centre within the Urban Containment Boundary.

7.5.15 Consider opportunities to provide student and employee housing and uses that align with educational and research objectives outside the Urban Containment Boundary on a case-by-case basis.

7.5.16 Encourage further integration of Knowledge Centres into the broader community through long-term land use change.

7.6 Industrial Lands

Industrial lands are a significant component of local and regional employment and play an important role in service delivery and fueling the economy. Saanich has two key industrial areas, including the Royal Oak Industrial Park and the Uptown Core's Tennyson Industrial Quarter and Tolmie Quarter. In addition to these primarily industrial lands, supported industrial uses operate on a number of properties throughout the District, including the Hartland Landfill, operated by the Capital Regional District.

In recent years and on a regional scale, vacancy rates are amongst the lowest in the country. The Royal Oak Industrial Park is nearly built out; few opportunities to accommodate new operations remain without looking to significant intensification of the area. Securing suitable industrial space is a concern locally and regionally.

Like institutional uses, it is imperative to recognize the changing model of many industrial operations and integrate opportunities into the land use framework in both new and established areas of Saanich. Specifically, consideration of sensitivity for surrounding land uses, connections through these areas, and impacts on transportation corridors are important. Also, encouraging a mix of varied yet compatible uses for on-site operations, such as in the Tennyson Industrial Quarter and Tolmie Quarter, is key to maintaining and enhancing industrial operations.

Policies

7.6.1 Preserve the integrity of our industrial land base (Map 6) by:

a. Improving efficiencies of industrial lands through supporting greater density and intensity of redevelopment;

b. Supporting limited retail uses in industrial areas to meet the needs of the employment population (i.e., café, corner store);

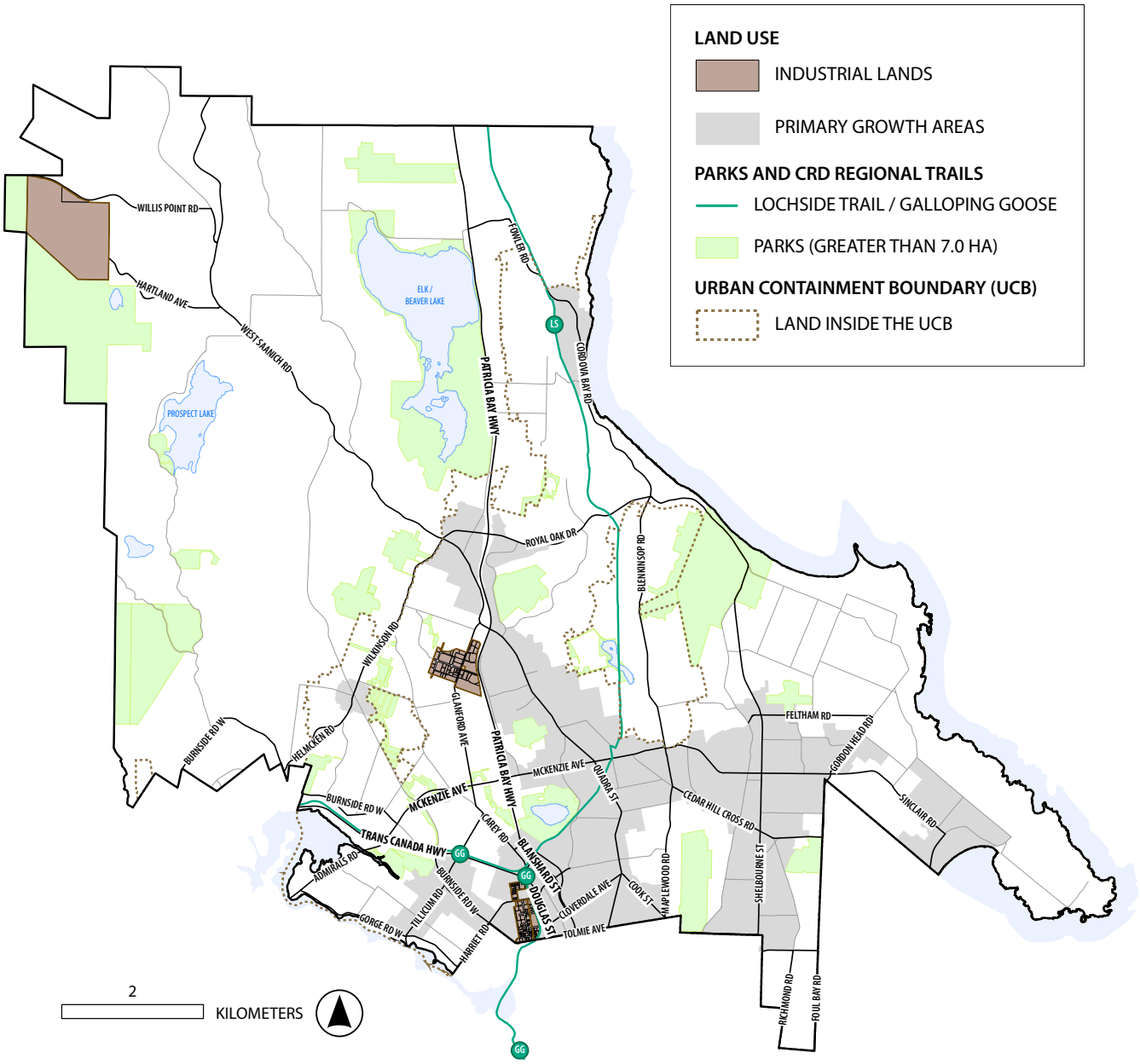
c. Permitting a mix of ancillary employment uses to industrial including office, commercial, and community uses; and,

d. Limiting housing development.

7.6.2 Apply the following criteria when assessing applications for industrial uses: access/egress, traffic volume, transit routes, lot size and orientation, density, form and massing, surrounding land use context, accessibility, environmental impacts, and economic considerations including employment loss or generation.

7.6.3 Promote a regulatory framework that encourages retention of industrial uses and supports their economic vitality.

7.6.4 Identify priorities and provide direction for new and existing industrial lands, with an emphasis on future employment opportunities and goods and services delivery, as part of the implementation of the Saanich Economic Development Strategy.



Map 6. Industrial Lands

Map notes:

- Industrial Lands include the Mixed Employment land use designated areas as per the Uptown Douglas Plan. This designation applies to the development of a combination of uses including light and ultra-light industrial, commercial, office and residential where the primary operation at grade is industrial.

7.7 Rural Areas

The Rural Area designation includes all areas located outside the Urban Containment Boundary including the Blenkinsop Valley. These areas are valued for their agricultural potential, forested lands, rural lifestyle, diverse natural environments, high biological diversity, and natural beauty. The diversity of the natural environment remain today, primarily as a result of ongoing stewardship by local residents and Saanich's leadership in implementing growth management, environmental protection, and other planning concepts to retain the character of the area and the health of its natural systems. The link between rural areas, agricultural land, and food security is considered further in Section 12: Agriculture and Food Security.

A Rural Village is a distinct type of local activity centre that acknowledges the unique character of Rural Saanich. Rural Village is meant to serve the basic commercial needs of local residents and does not include multi-unit residential buildings. Saanich's only Rural Village is located in the Prospect Lake area at the intersection of Prospect Lake Road, Sparton Road & West Saanich Road.

While vehicle travel is anticipated to be the primary form of travel in the Rural Area designation in the short-to-medium term, opportunities to enhance active transportation (walking/biking/rolling) and increase transit ridership along key rural transportation routes exist.

Policies

7.7.1 Support the retention of rural and farm lands through adherence to the Urban Containment Boundary policy and preservation of the Agricultural Land Reserve (Map 7).

7.7.2 Maintain farming, food production, and large lot residential as the predominant land use in rural areas.

7.7.3 Maintain a minimum parcel area of 2.0 ha for the A-1 (Rural) zone and 4.0 ha for the A-2 (Rural) and A-4 (Rural) zones.

7.7.4 Generally, do not support further subdivision of the Agricultural Land Reserve to create new lots.

7.7.5 Consider boundary adjustment subdivisions within the Agricultural Land Reserve that would improve farming and are consistent with provincial legislation.

7.7.6 Do not support applications for non-farm uses and non-adhering residential uses in the Agricultural Land Reserve unless demonstrated that the proposed use would directly support and complement agriculture operations.

7.7.7 Support home-based businesses that fit with the character of rural neighbourhoods.

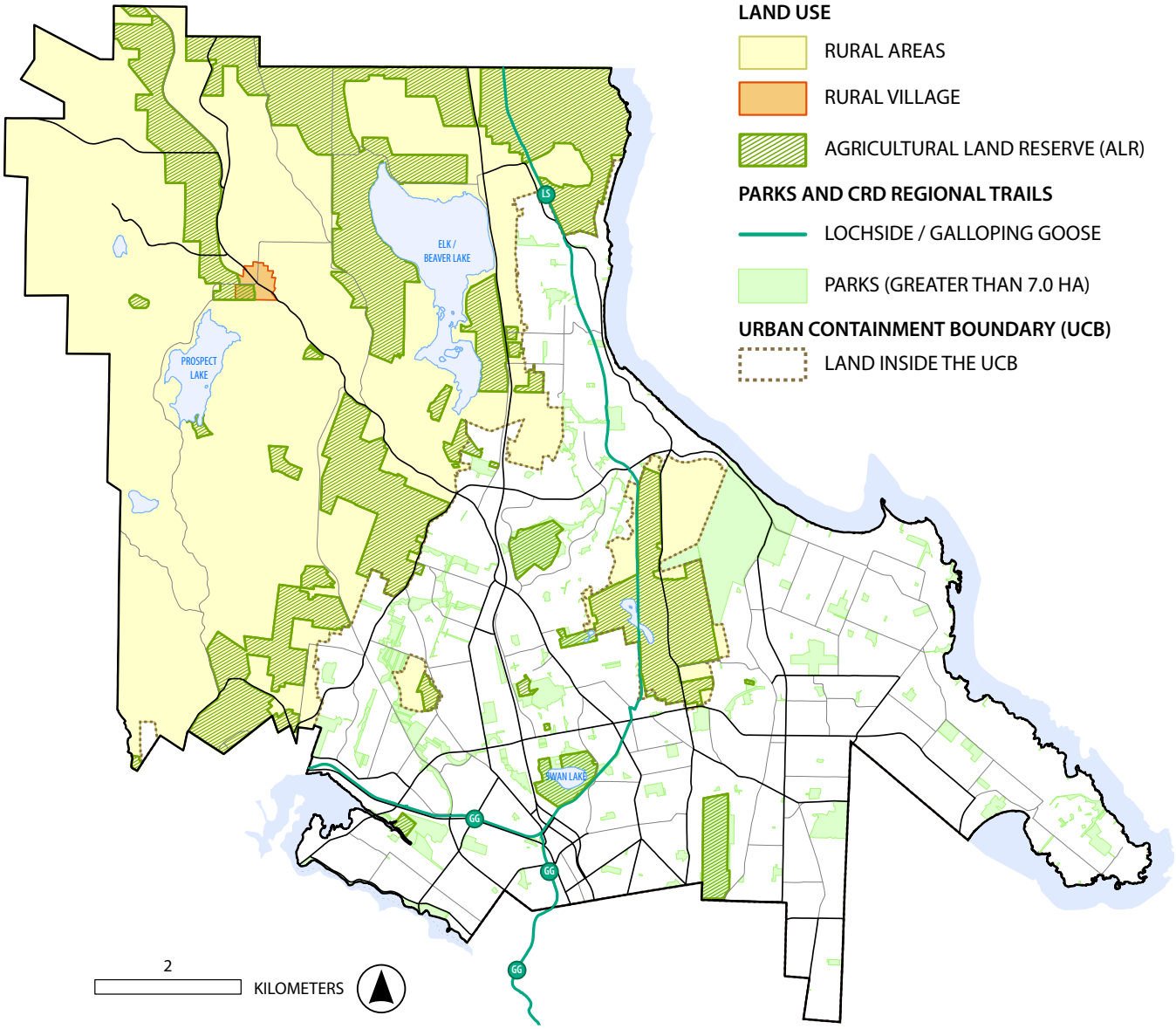
7.7.8 Support the following building types and uses at the Prospect Lake Rural Village: Commercial buildings (up to 2.5 storeys); Accessory Residential; Recreation; Park; and Public Utility.

7.7.9 Limit opportunities for expansion of the Prospect Lake Rural Village by supporting rezoning only for uses that are consistent with the rural character, having regard for the visual, environmental, and traffic impacts.

7.7.10 Work with BC Transit to continue to support transit service on key connections in Rural Areas including maintaining service to the Prospect Lake Rural Village and looking for opportunities to promote Park & Ride facilities to rural residents.

7.7.11 Implement active transportation enhancements in Rural Areas as per the Active Transportation Plan.

7.7.12 Work with landowners to protect and enhance natural areas and biodiversity in Rural Areas as part of implementation of the Biodiversity Conservation Strategy.



Map 7. Rural Areas and Agricultural Land Reserve

7.8 Design and Accessibility

Urban Design is the art of making places for people. It is concerned with both how urban spaces function and how they look. Urban Design addresses such issues as the connections between people and places, movement and urban form, nature and the built fabric, and the processes for ensuring successful places are developed and maintained. Successful communities are welcoming, safe and accessible for all residents.

Saanich's Development Permit Area Guidelines Part A - Form and Character (Schedule B to the forthcoming OCP Bylaw) provide direction for the form and character of new development and the redevelopment of existing buildings and sites. Development Permit Area Guidelines address safety, accessibility, aesthetics, characteristic elements, social and cultural history, technical infrastructure, environmental sustainability, economics, and all mobility modes. Perhaps most importantly, Development Permit Area Guidelines address how to accommodate change and future growth in positive and appropriate ways.

Development Permit Area Guidelines are not intended to restrict design flexibility or creativity. They present basic expectations for development to fit into the community's coordinated vision. The guidelines represent an integrated approach to addressing the form and character of Saanich's Primary Growth Areas and Neighbourhoods. Focusing on the relationship between public and private spaces, they foster the creation of vibrant, human-scale, pedestrian, bicycle and transit-oriented neighbourhoods which are accessible to all residents.

General Policies

7.8.1 Use the Development Permit Area Guidelines to direct building and urban design in Saanich through development proposals, seeking to advance core urban design and sustainability objectives.

7.8.2 Use the Development Permit Area Guidelines and BC Building Code to implement universal accessibility and adaptable housing principles.

Saanich's Urban Design Principles

Create Great Streets and Public Spaces

Development should define and activate streets and public spaces to support their flexibility of use, and encourage pedestrian activity and social interaction.

Design Buildings to the Human Scale

Buildings and site features should be designed to the human scale, optimized to be used by people, and oriented towards pedestrian activity.

Use Placemaking to Strengthen Neighbourhood Identity

Development should contribute to a local area and sense of place by considering neighbourhood context and character, linkages, and future land uses at each scale of design – from site layout to landscaping to building details.

Grow the Urban Forest and Enhance Green Infrastructure

Development should respond to natural surroundings and utilize opportunities to improve ecological function by retaining on-site trees, enhancing the urban forest and boulevard trees, implementing green infrastructure, and connecting to green spaces.

Facilitate Active Mobility and Implement Universal Design

Site and building design should ensure connectivity, safety and comfort for people walking, rolling, and cycling, both within the site and to/from the surrounding neighbourhood.

Support Zero Carbon Resilient, High-Performance Buildings

Site and building design should support Zero Carbon, resilient high-performance buildings that provide cooling and maximize occupant health and comfort while not compromising urban design principles.

Achieve Design Excellence

Developments should look beyond current trends and consider best practices and innovation for issues such as energy efficiency, and building design to create a positive and lasting legacy.

Zero Carbon and Sustainable Building Practices

The Province has introduced and committed to several legislative changes that support zero carbon and sustainable building practices and deliver on the provincial CleanBC Plan, climate targets and Roadmap to 2030. This includes the BC Energy Step Code and Zero Carbon Step Code; the part of the BC Building Code that regulates energy efficiency and greenhouse gas (GHG) emissions from new buildings. While the Province outlines an implementation timeline for new buildings to be net zero by 2030, Saanich has shown leadership and adopted an accelerated timeline to 2025 that aligns with its climate targets.

The Zero Carbon and Energy Step Codes apply to new buildings, however, the existing building stock accounts for a considerable portion of our community-wide GHG inventory. In addition, the hotter, drier summers and increased wildfire events projected under Saanich's climate change scenarios and recent experience during the 2021 fatal heat dome, mean that passive and mechanical cooling and ventilation systems are no longer considered a luxury, but a necessity for public health in many instances. Retrofitting existing buildings from fossil fuel space and water heating systems such as natural gas, oil and propane, to renewable electric heat pumps make buildings healthier and more comfortable for occupants, provides cooling, and reduces monthly energy costs, improving affordability. Further, investments in retrofits support the longevity of buildings and Saanich's housing stock, helping to maintain existing rentals, increasing the ability to age in place, reducing embodied carbon, and providing well-paying local jobs that help to stimulate the local economy.

While the Development Permit Area Guidelines provide further direction on zero carbon and sustainable building practices, high level policies are included below.

Policies

7.8.3 Accelerate renewable energy and energy efficiency upgrades in existing buildings.

7.8.4 Accelerate adoption of zero carbon new construction to meet climate targets.

7.8.5 Transition towards a climate-ready building stock by designing and retrofitting buildings for future climate projections.

7.8.6 Implement the BC Energy Step Code and Zero Carbon Step Code as per Council Policy where these exceed the BC Building Code.

7.8.7 Identify and remove municipal barriers to building low-carbon/high-performance buildings to achieve the District's zero carbon targets.

7.8.8 Advocate for the incorporation of climate adaptation considerations into the BC Building Code.

7.8.9 Advocate for the development of a building retrofit Code.

7.8.10 Incorporate and promote sustainable building and site design practices that:

a. Reduce water consumption;

b. Incorporate naturescaping principles where possible to enhance urban biodiversity;

c. Reduce impervious surfaces (e.g., through the provision of on-site open green space, green roofs, bioswales, pervious pavers);

d. Work with local topography and incorporate and retain high value trees and natural habitat;

e. Use low impact, healthy materials;

f. Minimize embodied emissions; and/or,

g. Minimize waste generated and impacts associated with the extraction, processing, transport, maintenance and disposal of building materials.

Accessibility

Designing communities and buildings so that they can be accessed, understood, and used by all people regardless of their age, size, and ability is an important urban design and planning principle. Saanich is committed to incorporating best practices into key implementation tools such as the engineering standards and Development Permit Area Guidelines.

Policies

7.8.11 Encourage accessibility through the incorporation of universal design in all new development and redevelopment.

7.8.12 Continue to incorporate best practices into the Saanich Subdivision Bylaw and the Development Permit Area Guidelines to support people of all ages, sizes, and abilities.

7.8.13 Support BC Transit initiatives to increase accessibility for the mobility challenged, including low-step and lift-equipped buses, HandyDART service, and suitably designed bus stops and shelters.

7.8.14 Liaise with private and public agencies to support the needs of people with differing cognitive and physical abilities.

View Corridors

View corridors to vistas of hill tops, lakes, the ocean, and open spaces add to the character and beauty of Saanich – for example, the view of the Olympic Mountains from many public roads or the view of Cadboro Bay from the top of Sinclair Hill. To ensure views from public places and roadways are not lost or blocked, the impact of new development needs to be considered.

Policies

7.8.15 Support the protection of significant public view corridors where identified through detailed planning.

7.8.16 Protect the scenic values of the principal transportation corridors into the Capital City as identified in regional or District planning processes or studies.

7.9 Asset Management

Saanich delivers a wide range of services to its residents, using the physical assets that it owns, operates, and maintains (e.g., drainage, facilities, information technology, natural assets, park and trail structures, transportation, vehicles and equipment, water and wastewater).

Asset management is an integrated, lifecycle approach to effective stewardship of assets to maximize benefits, manage risk and provide satisfactory Levels of Service to the public in a sustainable manner. Building on the Asset Management policy adopted by Council in 2019, the District has developed an Asset Management Strategy to guide the development of a formal, systematic approach to asset management applied consistently across the District. This approach will be essential for the District to move toward service, asset, and financial sustainability.

The District's asset management program is based on the Asset Management BC Framework: Asset Management for Sustainable Service Delivery (Figure 15) which is an iterative process of continuous improvement. The focus of the framework is sustainability, which means meeting the needs of the present without compromising the ability of future generations to meet their own needs.

How the District grows and changes over time, guided by land use policy, drives the demand for new services and directly influences the District's ability to achieve sustainable service delivery.

Policies

7.9.1 Implement the Asset Management Strategy for the District.

7.9.2 Integrate asset management considerations into planning processes and development approvals.

Land Use

Land use regulations support assessment management by:

- Directing development to areas that can be serviced affordably;
- Increasing densities to improve economies of scale (i.e. spreading costs over more users);
- Ensuring an appropriate and affordable level of service to support planned land uses;
- Protecting natural assets;
- Reducing greenhouse gas emissions;
- Adapting to climate change impacts; and,
- Minimizing development's impact on assets.

Source: Land Use Planning and Asset Management, Asset Management BC, 2019.

Figure 15. Asset Management for Sustainable Service Delivery

Source: Asset Management for Sustainable Service Delivery - ABC Framework, Asset Management BC, 2019.

8.0 Housing

Objectives

A. Increase housing supply to meet current and future needs

B. Protect and increase rental housing

C. Increase the supply of affordable and supportive housing

D. Expand housing diversity for more housing choice

E. Strengthen partnerships to improve housing outcomes

F. Promote intergenerational equity in housing policies and initiatives.

Related Plans & Strategies

- Saanich Housing Strategy
- Housing Needs Report
- Regional Housing Affordability Strategy
- Centre, Corridor and Village Plans

Canada's National Housing Strategy states that everyone should have housing that meets their needs and that they can afford. Housing plays a critical role in well-being and allows residents to participate in community life. The OCP sets the direction for the provision of a range of housing that can accommodate people of different ages, incomes, household structures, and physical and social needs as the foundation for a healthy, prosperous, and sustainable community.

Access to appropriate and affordable housing is a growing concern for many Saanich residents. As part of global and local dynamics, the recent increases in the costs of ownership and rental housing have been unprecedented. Household incomes have not kept up. There has been limited availability in housing stock and rental vacancy rates have been well below optimal levels. Increasingly, these circumstances have made living in Saanich unattainable for many households and put others at risk of unsuitable housing and homelessness.

In response to these trends and informed by its Housing Needs Report, Saanich adopted its first Housing Strategy in 2021. Saanich works toward achieving its housing goals through the implementation of the Housing Strategy and in consideration of the Provincial Housing Supply Order that came into effect on October 1, 2023. The five-year minimum housing target of 4,610 units represents 75% of Saanich's housing needs. This effort will require an accelerated, collaborative, and sustained approach to provide housing opportunities in the vibrant, amenity-rich Primary Growth Areas and through well-integrated infill within Saanich Neighbourhoods.

8.1 Housing Supply

An adequate supply of housing is essential for the social, physical, and economic health of a community. By 2046, it is anticipated that 152,500 people will live in Saanich. To appropriately house our existing and future residents, Saanich will need 23,559 new dwelling units.

Saanich's housing demands are guided by its Housing Needs Report which identifies projected five- and twenty-year housing need, by tenure, unit mix, and household income. Saanich's Economic Development Strategy also notes the importance of housing for business retention and expansion as well as for workforce housing. Saanich will need to work to promote investment in housing to reach its targets by streamlining its development approval process, enabling higher densities in growth areas, and updating relevant policy documents. This will be particularly challenging given rapidly changing development economic conditions.

While housing is needed across the housing spectrum, the need is especially serious for lower and median-income households struggling to find secure and affordable homes. Over the past 20 years, the rate of core housing need has steadily increased within Saanich and the region. Some groups, including Indigenous people, people requiring supportive housing, those with mobility challenges, young adults, and new immigrants, face additional barriers to housing. Saanich will need to collaborate with all housing stakeholders and seek innovative solutions to address these housing challenges.

Figure 16. Housing Spectrum

Policies

8.1.1 Increase new housing units across the housing spectrum and continue to implement the Housing Strategy.

8.1.2 Work in partnership with housing agencies, stakeholders, and senior governments to build housing supply for households needing below-market and subsidized housing.

8.1.3 Implement regulatory and development process changes to improve the efficiency of approvals to help meet Saanich's housing goals.

8.1.4 Measure progress in the increase in housing supply and implementation of Housing Strategy actions through active monitoring / tracking and annual reporting.

8.1.5 Update the Housing Needs Report every five years in alignment with the release of Census data to guide housing priorities.

8.1.6 Maintain and update the Housing Strategy as the primary strategic document for prioritizing and directing housing actions.

8.2 Rental Housing

A healthy supply of rental housing is vital to a stable and sustainable housing system. Saanich's rental units make up 30% of its overall housing stock which is lower than the regional average. Rental housing is provided in both private and non-profit sectors. While some rental in Saanich is provided through the primary market in secure, purpose-built rental buildings, a high percentage (almost 80%) of rental housing occurs in the less stable secondary rental market (e.g., houses, suites, units in condominium buildings).

Insufficient supply of purpose-built rental housing is a significant challenge in Saanich. Since the 1990s when Federal support for new rental development ended, the total number of rental units in Saanich has been static. A generation of under-investment in rental stock renewal has contributed to limited supply, low vacancy rates, affordability pressures, rental insecurity, and other problems. Increasing the supply of secure, purpose-built rental housing to achieve a healthy vacancy rate (3-5%) and stabilize rents is a key priority for Saanich. There are tools such as rental tenure zoning that the District can explore to help protect and increase the supply of rental housing.

In addition to building new rental supply, it is important to protect existing purpose-built rental housing stock. Over 80% of rental buildings were built before 1990 and provide much of Saanich's affordable housing. Reinvesting in these older buildings while retaining the rental tenure should be encouraged and, where displacement through renovation or redevelopment is unavoidable, tenant assistance should be provided to those who need it. The loss of rental units to short-term rentals is another concern. Saanich prohibits short-term rentals and will continue to monitor these regulations and their impact on long-term rental housing supply.

Rental affordability is another key challenge. On average, renter households in Saanich earn less than half the income of owner households. The gap between the cost of available rental housing and what people can afford is widening at an alarming rate. The high cost of home ownership and very low rental vacancy rates both in Saanich and in the region have caused average rents to rise rapidly. While new rental projects are being built in Saanich, the cost of new rental construction is priced beyond what many can afford.

Increasingly, people are turning to the non-market housing sector to provide affordable rental housing for not only very low-income households but also for moderate income and workforce housing. Solutions are complex and support for market, non-market, and below-market rental housing is needed.

Rental housing options in every neighbourhood provide opportunities for residents to stay within their communities throughout many stages of life and help in the fair distribution of socioeconomic characteristics. Support must be given to a range of rental options in all parts of Saanich to enhance community-wide resilience and equity.

Policies

8.2.1 Add to the supply of rental housing by prioritizing the retention, renewal, and development of secure, purpose-built rental housing.

8.2.2 Support the development of rental housing in all Primary Growth Areas as a key priority for residential intensification.

8.2.3 Explore incentives and tools to increase the supply of rental and affordable rental housing.

8.2.4 Do not support the conversion of rental buildings with three or more rental units to strata when the Canada Mortgage and Housing Corporation rental vacancy rate is below 4%.

8.2.5 Support the retention and encourage the revitalization of older purpose-built rental apartment buildings to retain existing affordable rental housing units.

8.2.6 Where redevelopment of sites with existing purpose-built rental buildings is proposed, encourage replacement with secure rental housing and consider the use of rental tenure zoning.

8.2.7 Support the acquisition of older purpose-built rental apartments by non-market housing providers to protect the supply of affordable and secure rental housing.

8.2.8 Monitor and revise as needed the Tenant Assistance Policy to protect tenants who are displaced during redevelopment or renovation of older rental buildings.

8.2.9 Support the development of regulations for short-term rentals to increase the availability of long-term rental homes.

8.2.10 Expand opportunities for rental housing in all residential areas including through exploring allowing additional suites on residential lots, suites within attached housing developments, and new forms of shared accommodation.

8.2.11 Expand the diversity of rental options in Neighbourhoods by exploring opportunities for: secure purpose-built apartments within all local areas, suites within attached housing forms, multiple suites on a lot, and non-market rental housing developments and new forms of shared accommodation.

8.3 Affordable and Supportive Housing

Adequate housing is a fundamental element of a healthy, inclusive, and sustainable community. All people deserve access to housing that is safe, stable, and affordable. A key objective in Saanich is to increase the supply of affordable and supportive housing and reduce the number of households experiencing core housing need.

Housing affordability is a significant challenge with over half of Saanich residents paying more than 30% of their income on housing costs. High land values, upward pressure on rental rates, and increased construction costs have contributed to deepening affordability concerns and market housing is unaffordable to many Saanich households. Within a complex housing system, the District must take a comprehensive approach working across departments, organizations, and other levels of government to support housing affordability.

Non-market housing is an important source of secure and affordable housing in Saanich and accounts for almost 5% of total dwelling units. These include government housing projects, non-profits, and housing co-operatives. As the gap between the housing costs and household incomes increases, more and more people are turning to non-market housing to secure affordable and/or adequate housing that meets their needs. The District should see itself as a partner and use all available municipal tools to increase the supply of non-market housing.

Supportive housing that serves populations with specific needs is greatly needed in Saanich and the region. Projects are often complex to plan and can receive significant community pushback particularly for some groups who face multiple barriers. Clear and consistent support is needed to ensure opportunities are available for a range of affordable and supportive housing projects to improve equitable housing outcomes.

The private sector has an important role in housing affordability. Adding to housing diversity and supply throughout the housing system in Saanich will improve affordability and lead to a more vibrant, inclusive, diverse, and resilient community. Within larger development projects, market developers should be encouraged to provide housing affordability as amenity contributions. The District can explore incentives to secure affordable and below-market units for ownership and rental tenure.

The Federal and Provincial governments greatly impact local housing affordability through legislation, tax policy, funding, and other means. Saanich can lobby senior levels of government to help with affordability by reducing real estate speculation and providing development financing and funding programs to support the construction of more affordable homes.

Policies

8.3.1 Encourage housing affordability across the housing spectrum.

8.3.2 Attract, support, and incentivize non-market housing development through the application of municipal tools such as:

a. Accelerating approval timelines and streamlining processes;

b. Aligning policy and procedures with funder requirements;

c. Supporting flexibility in the application of design guidelines for non-profit developers of affordable and supportive housing;

d. Reducing parking requirements;

e. Providing financial support through the Saanich Affordable Housing Fund;

f. Waiving Amenity Cost Charges/ Community Amenity Contributions and reducing Development Cost Charges and other municipal fees and costs; and

g. Offering property tax exemptions.

8.3.3 Support the expansion and redevelopment of existing housing co-operatives in Saanich and the development of new ones.

8.3.4 Consider OCP amendments for increased height and density for non-market housing projects to expand the supply of affordable housing.

8.3.5 Support and incentivize stable and affordable housing for populations more represented in core housing need such as low-income seniors, persons with disabilities, the Indigenous, youth, and lone-parent households.

8.3.6 Explore opportunities to use District-owned land for affordable and supportive non-market housing projects.

8.3.7 Assess opportunities to co-locate affordable housing with District facilities as part of redevelopment and upgrade projects.

8.3.8 Support the redevelopment and renovation of non-market housing sites to increase housing units and expand services.

8.3.9 Support and encourage institutional landowners and faith-based organizations to incorporate affordable and supportive housing into redevelopment projects.

8.3.10 Support the development and siting of critical housing for those experiencing or at risk of homelessness including shelters, transitional housing, and supportive housing for mental health and addictions.

8.3.11 Encourage larger market developments to provide below-market ownership and rental units as amenity contributions.

8.3.12 Seek support from senior levels of government through legislation, guidelines, and funding to realize affordable housing units and stabilize housing costs.

8.4 Housing Diversity

Having a range of housing options is an important part of an inclusive and equitable community. A diverse and balanced housing supply helps to support people in finding the housing they need at all stages of life and as their needs change.

Saanich's housing system is heavily weighted toward one housing form. Single-detached houses are currently the dominant housing form in Saanich accounting for 88% of Saanich's residential land base and 70% of its population (within both houses and suites). This means that many housing options are excluded from a large part of Saanich and people with needs that do not fit with that form are not appropriately housed. Expanding housing choice in Neighbourhoods and in areas designated for more intensive growth will help meet the needs of residents of all ages, incomes, household size, and abilities.

Saanich's housing needs are changing. Projections show that in the future there will be more single-person and smaller households. At the same time, larger units that are suitable for families with children must not be left out of the unit mix provided within new residential buildings. It is important that Saanich's housing supply can meet its diverse needs.

Policies

8.4.1 Support a range of housing options in all neighbourhoods to achieve a more balanced mix of housing typologies, tenures, and costs.

8.4.2 Add to Saanich's housing diversity by supporting higher-density apartment housing forms in Primary Growth Areas close to transit, services, and employment areas.

8.4.3 Expand housing choice in Neighbourhoods by supporting ground-oriented attached infill housing broadly and low-rise apartments in hubs, secondary corridors, and areas supported by frequent transit to expand housing options to more household types and provide more opportunities for housing at all life stages.

8.4.4 Support family-friendly housing by encouraging that new multi-unit residential developments contain a minimum of 30% units with two bedrooms or more, and that at least 10% of all units have three or more bedrooms.

8.4.5 Undertake a family-friendly housing study to ensure that households with children have access to suitable housing, child care facilities, schools, parks, and other supports that make Saanich a desirable place for families to live.

8.4.6 Encourage the inclusion of features such as larger unit sizes, common areas, and cultural spaces within housing developments to support the unique needs of special cultural groups and populations.

8.4.7 Encourage housing developments to include adaptable and accessible features and dwelling units for those with diverse abilities and to support aging in place.

8.4.8 Encourage the incorporation of family-friendly features and amenities within new residential developments such as secured child-care space, play areas, and larger family-sized units to support households with children.

8.5 Partnerships

Saanich cannot address its housing needs on its own. Housing is the shared responsibility of a broad range of partners including government, funders, non-profit organizations, market developers, non-market developers, property owners, and residents. To achieve success in addressing housing and homelessness, the District needs to take a collaborative and coordinated approach with all its housing partners.

Policies

8.5.1 Work collaboratively with other levels of government, non-profits, Indigenous organizations, institutional partners, private sector, and residents to address housing needs and homelessness in Saanich.

8.5.2 Coordinate with developers, non-profits, and other agencies to support housing affordability within development projects.

8.5.3 Lobby senior levels of government to use their powers to encourage housing investment, support populations in core housing need, and reduce speculative real estate investment.

8.5.4 Work in partnership with First Nations governments, the Victoria Native Friendship Centre, and other community and government partners to provide housing for Indigenous populations in Saanich.

8.5.5 Work with the Capital Regional District and other regional stakeholders to implement the Regional Housing Affordability Strategy and continue to support and contribute to regional housing initiatives and programs.

8.5.6 Advocate to the provincial and federal governments for infrastructure funding, support for affordable housing projects, and expanded local government development approval authorities and other tools to help meet local housing needs.

8.5.7 Educate and engage community members on the District's housing needs and strategic housing goals to build support for housing outcomes in Saanich.

Related Plans & Strategies

- Active Transportation Plan
- Road Safety Action Plan
- Climate Plan
- BC Transit Futures Plan
- CRD Regional Transportation Plan

9.0 Transportation & Mobility

Objectives

A. Integrate land use with transit and other forms of sustainable transportation.

B. Prioritize walking, cycling, public transit, and the movement of goods and services in transportation planning and implementation.

C. Reduce greenhouse gas emissions by shifting fuels to sustainable transportation options.

D. Eliminate all traffic related fatalities and serious injuries.

E. Reduce total vehicle kilometers travelled in Saanich.

A sustainable and equitable transportation network is critical to achieving climate change goals, ensuring livability and enabling residents to function and thrive in the community. Mobility refers to the ability to move around the District and wider region easily and efficiently. It is an integral part of a sustainable community fabric; how it is integrated with land use has significant environmental, social and economic impacts. Travel modes include active forms (e.g., walking, cycling, rolling) as well as public transit, personal vehicles, and commercial vehicles. Electric mobility options are increasing in popularity as the District transitions off fossil fuels to zero-emission vehicles.

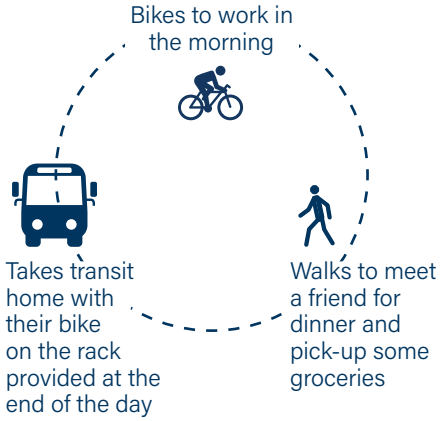
Conventional mid-twentieth century development patterns, based predominantly on vehicle use, have created several challenges including:

- Costly low-density suburban sprawl;
- Air, noise and visual pollution;
- Greenhouse gas emissions;
- The loss of environmentally and culturally significant areas; and,
- For some (particularly people who do not drive or own a car), social and economic isolation.

As traffic congestion increases, there is added pressure to build or widen roads. Research indicates however that increasing road capacity leads to more traffic, and ultimately more congestion. As population and employment pressures continue to grow in Saanich and

Multi-modal transportation

Multi-modal transportation refers to linking together different forms of transportation, such as walking, cycling, transit, and vehicle travel, to move around the community safely and conveniently. For example, an individual:



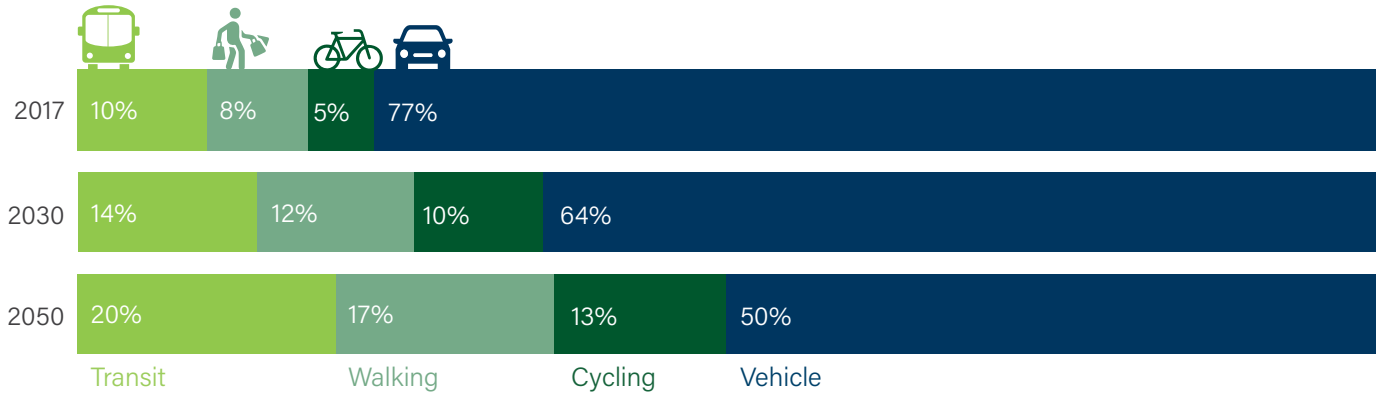


Figure 17. Saanich Mode Shift Targets

(Actual and modelled percentage of trips by mode in Saanich to remain within emissions limits)

the Capital Region, moving people and goods efficiently is a priority for both the livability and economic vibrancy of the region. In addition, chemicals and salts from the roads contribute to contamination of stormwater which can negatively affect water quality. At the same time vehicle emissions degrade air quality.

Compounding this, transportation is the largest source of greenhouse gas emissions in Saanich, responsible for more than half of its total emissions. To meet the District climate targets, it is imperative that current transportation choices switch from those heavily reliant on fossil fuels to sustainable transportation forms. Moving towards a walkable 15-minute community means individuals can travel shorter distances to meet their needs. This greatly increases the ability to use active transportation and transit and reduces car dependence. A more compact community makes the construction and maintenance of cycling and transit infrastructure more affordable by serving a greater population; it also means that a higher level of service and quality (e.g., transit frequency and All Ages and Abilities bike lanes) can be provided with the same resources.

The District had adopted mode share targets (Figure 17) through the Climate Plan and Active Transportation Plan. These targets are based on the percentage of trips people make (refers to resident's daily movement around the community) by the form of transportation used (i.e., their mode of travel): transit, walking, cycling, and vehicle. The mode share targets align with the District's greenhouse gas emission targets.

9.1 General

While specific policies are needed to capture the nuances of different components of the transportation system, several of the policies outlined below apply across all components and mobility options. This includes policies related to identifying mobility priorities, reducing greenhouse gas emissions, cooperating with other regional partners, and implementing network safety improvements.

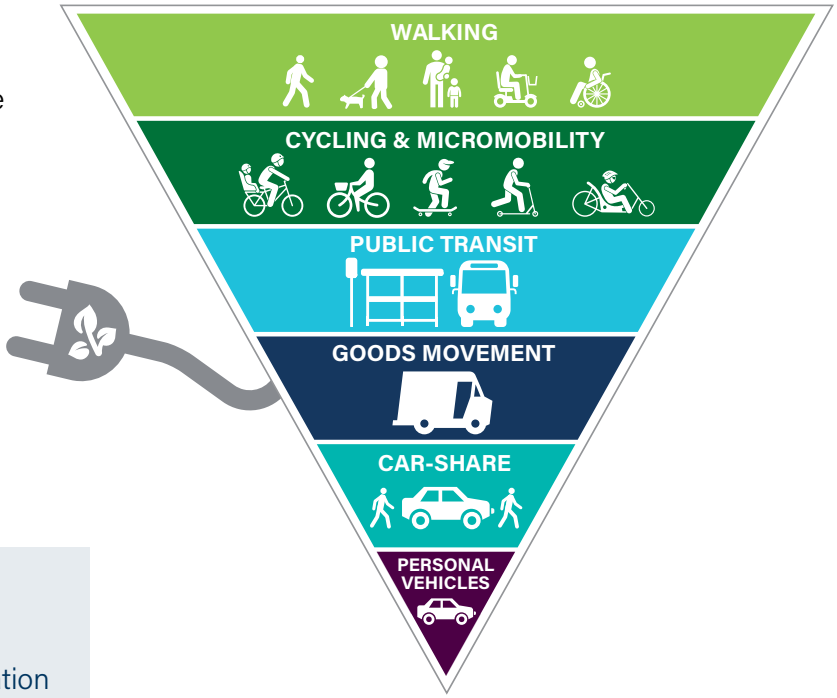


Figure 18. Mobility Priority Pyramid

Policies

9.1.1 Continue to work with the CRD to implement the Regional Transportation Plan along the five theme areas:

a. Integration of land use and transportation;

b. Creating exceptional environments for walking and cycling;

c. Taking transit to the next level;

d. Getting the most out of our roads and trails; and,

e. Influencing travel behaviour.

9.1.2 Reduce transportation-related greenhouse gas emissions by fostering a shift to transit and other sustainable transportation options.

9.1.3 Prioritize mobility modes within the transportation network based on the Mobility Priority Pyramid (Figure 18) with walking as the highest priority followed by cycling and micro-mobility, public transit, goods movement, car-share, and personal vehicles.

9.1.4 Reduce the total vehicle kilometers travelled in Saanich over time to achieve the District's greenhouse gas emissions targets by providing high quality sustainable transportation and goods movement options and implementing strategies to reduce personal vehicle ownership.

9.1.5 Integrate transit and different sustainable transportation options with land use to enable residents to seamlessly link these options together as part of their daily routine, including through:

a. Ensuring different travel modes work together (e.g., connect key transit stops to the regional trail network);

b. Continuing to improve the pedestrian/cycling network with a focus on linking to destinations such as parks, services, amenities and employment areas;

c. Incorporating new pedestrian connections as part of infill and redevelopment where feasible; and,

d. Continuing to work with BC transit to improve service and to identify new priority routes that are supported by increased residential density.

9.1.6 Protect former railroads and rights-of-way for future transportation, utility or recreation purposes.

9.1.7 Achieve Vision Zero and implement a safe systems approach to eliminate traffic fatalities and serious injuries.

9.1.8 Consider the CRD Origin Destination Household Travel Survey when establishing priorities to upgrade and maintain municipal roads and other transportation infrastructure.

9.1.9 Discourage drive through businesses to reduce unnecessary car idling and support more pedestrian friendly development.

9.1.10 Support the investigation of variable cost automobile (pay-as-you-drive) insurance by ICBC and the Province, as a financial incentive to reduce reliance on automobiles.

9.2 Road Network

Saanich road network is the backbone of the District's transportation system. With an increasing focus on transit and active modes of travel, roadways need to be redesigned to incorporate supporting infrastructure for walking, biking and public transportation. In many cases, reallocation of existing road space and/or additional right-of-way will be required to accommodate these uses along with additional elements such as boulevard trees and in some areas, on-street loading or parking. Roads in Primary Growth Areas also play an important role as public spaces and require a higher level of pedestrian-oriented building design and high quality public realm improvements. An example of this is the Significant Streets identified in the Uptown Douglas Plan.

Policies

9.2.1 Apply a hierarchical approach to the road network to identify appropriate roles, design treatments and engineering standards (Map 8).

9.2.2 Consider alternative road designs where appropriate to protect critical infrastructure and environmental features.

Council adopts Vision Zero, 2022

Vision Zero is an ambitious goal to eliminate all traffic injuries and fatalities while ensuring safe, healthy, and equitable mobility for all road users. This includes people who walk, ride a bike, take a bus or drive. Vision Zero is a new paradigm for road safety that recognizes that human error is inevitable and a systems-based approach (called a Safe-Systems approach) is needed to ensure that actions targeted to achieve safe speed limits, safe road design, safe people and safe vehicles work together to achieve this aim.

9.2.3 Monitor the effectiveness of the Truck Route Bylaw (Map 9) to minimize the intrusion of truck traffic through neighbourhoods, and develop measures to mitigate the impact of Truck Route traffic, where necessary.

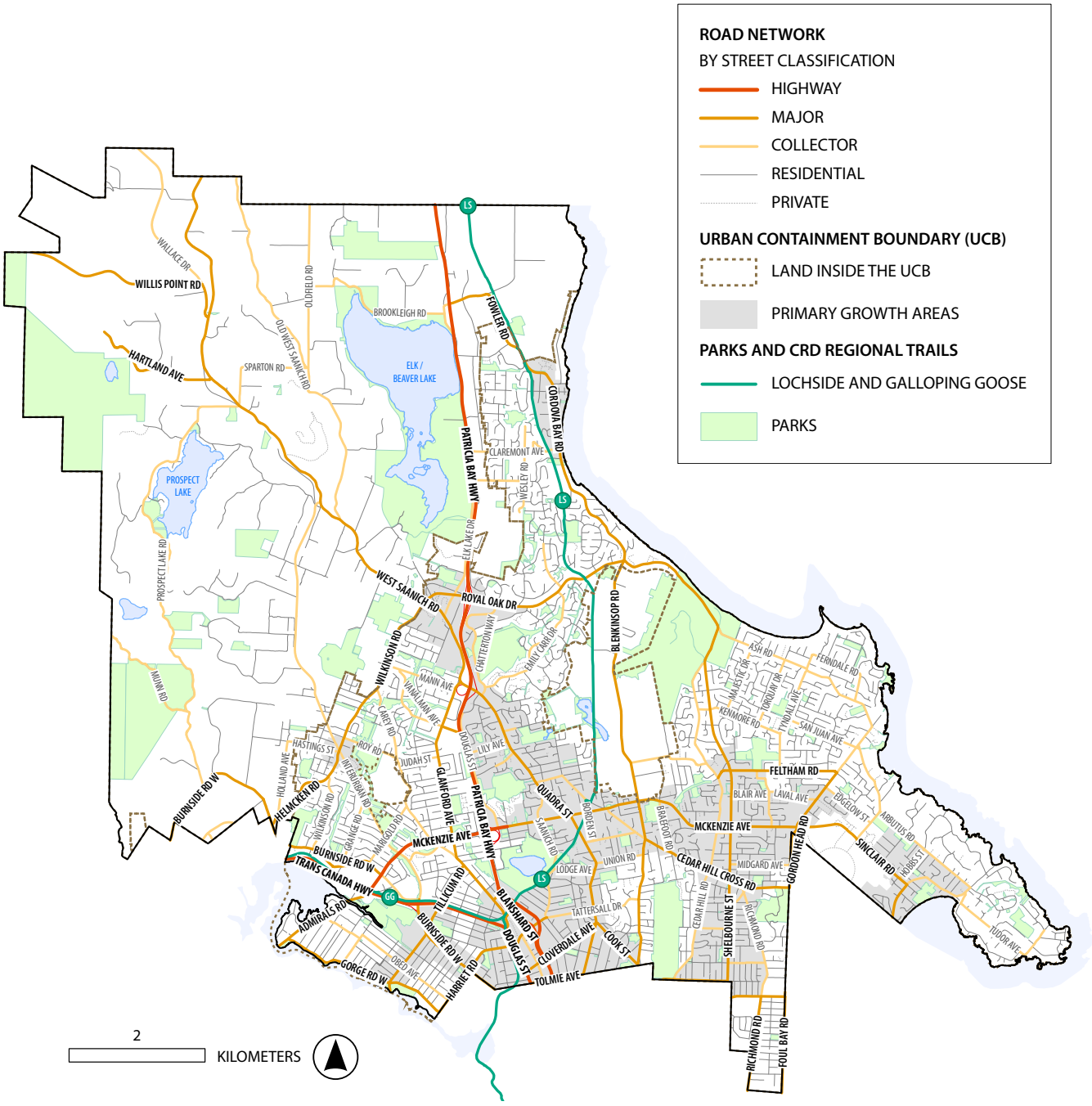
9.2.4 Ensure that transportation links allow for efficient disaster/emergency response routes throughout the municipality and region.

9.2.5 Encourage the Ministry of Transportation to implement sound-attenuation where appropriate along major transportation corridors (e.g., Patricia Bay Highway/Island Highway).

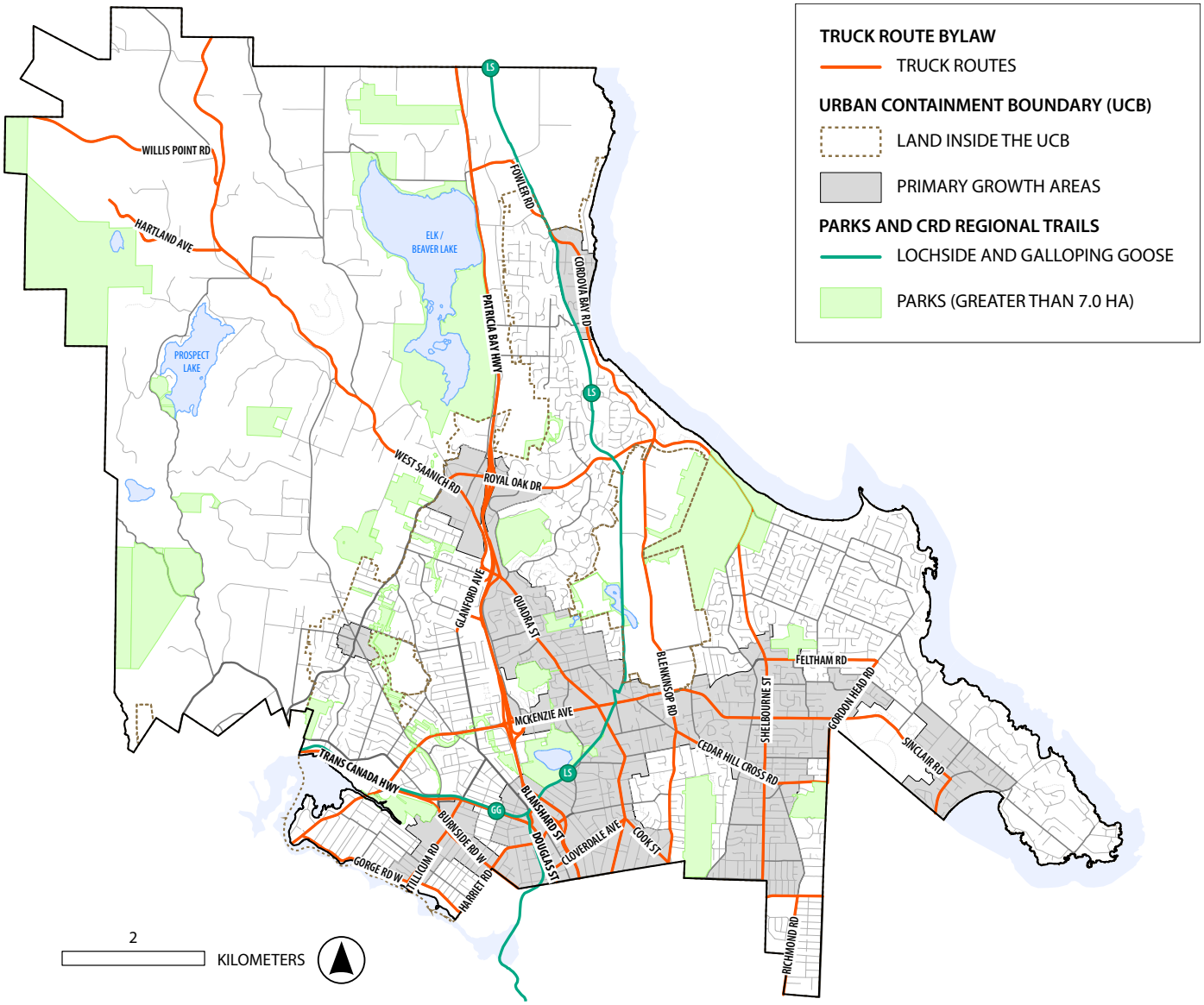
9.2.6 After the required space for construction of utilities and high-quality pedestrian and cycling infrastructure has been identified and allocated, require boulevard tree planting, landscaping, and where appropriate stormwater infrastructure improvements as part of the design, construction, and reconstruction of roads.

9.2.7 Utilize Transportation Demand Management strategies and other appropriate techniques to address safety concerns and short-cutting through neighbourhoods.

9.2.8 Identify undeveloped road rights-of-ways and create a process to assess the best future use for each of these spaces based on strategic priorities and local conditions



Map 8. Road Network



Map 9. Truck Routes

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BCTransit

9.3 Active Transportation - Walking, Cycling, and Rolling

Council adopted an updated Active Transportation Plan in 2024. The plan includes three overarching themes (updated):

- Connections – build off existing infrastructure to enhance the connectivity of Saanich's pedestrian and bicycle routes;
- Convenience – make active transportation facilities available to all uses by ensuring that new facilities are universally accessible and convenient in terms of distance between destinations, travel time, and supporting infrastructure; and,
- Culture – incorporate supportive measures such as education, encouragement, and raising awareness about active transportation to help build a culture to support sustainable transportation.

Increasingly, the importance of equity in active transportation (AT) is emerging as a key consideration. Applying an equity lens to decisions about infrastructure and programming investments ensures that the needs of specific geographic areas and populations which may have been overlooked in the past are being prioritized.

What is Active Transportation?

Active Transportation is any active trip you make to get yourself, or others, from one place to another, whether it is to work, school, the store, or to visit with friends and family. Active transportation includes any form of human-powered or electric-assist transportation that facilitates personal mobility. This includes walking, cycling, or rolling using a skateboard, in-line skates, a wheelchair, or other wheel-based form of transportation. It also includes walking to catch the bus.

Council adopted an updated Active Transportation Plan in 2024.

#moving saanich fwd
OUR 30 YEAR ACTIVE TRANSPORTATION PLAN

Official Community Plan

Policies

9.3.1 Continue to develop a connected, safe, accessible, and visually appealing walking network and biking network (Map 10) to support non-vehicular transportation.

9.3.2 Complete updates to the Active Transportation Plan every five years.

9.3.3 Construct pedestrian and cycling improvements when upgrading all streets as prioritized in the Active Transportation Plan and the transportation capital plan.

9.3.4 Leverage opportunities created through redevelopment and land use change to achieve construction of the Active Transportation network.

9.3.5 Integrate street trees into the Active Transportation network to provide shade, enhance air quality and increase comfort of these routes.

9.3.6 Require that new sidewalks be separated from the pavement by a curb and boulevard, except where implementation is considered impractical because of natural topography, inadequate right-of-way, trees, or open ditches.

9.3.7 Continue to support the Capital Regional District's Ready, Step, Roll Program and Saanich's Active and Safe Routes to School program, in conjunction with school districts and individual schools.

9.3.8 Require bicycle parking/storage/charging and other end-of-trip facilities such as change/shower rooms where appropriate, in commercial, institutional, recreational, and multi-unit residential buildings and at key community destinations such as parks, recreation and education centres, and commercial and employment areas.

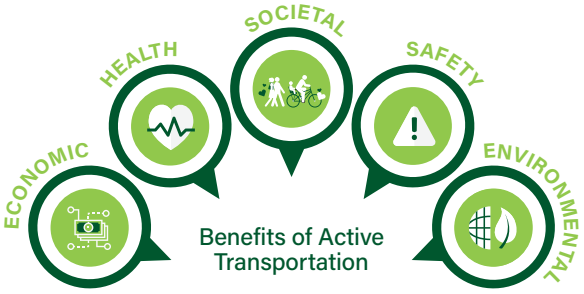
9.3.9 Add new connections to reduce travel distances for active transportation users by identifying future trails, footpaths, and bikeways and acquiring right-of-ways or easements through development proposals including in cul-de-sacs.

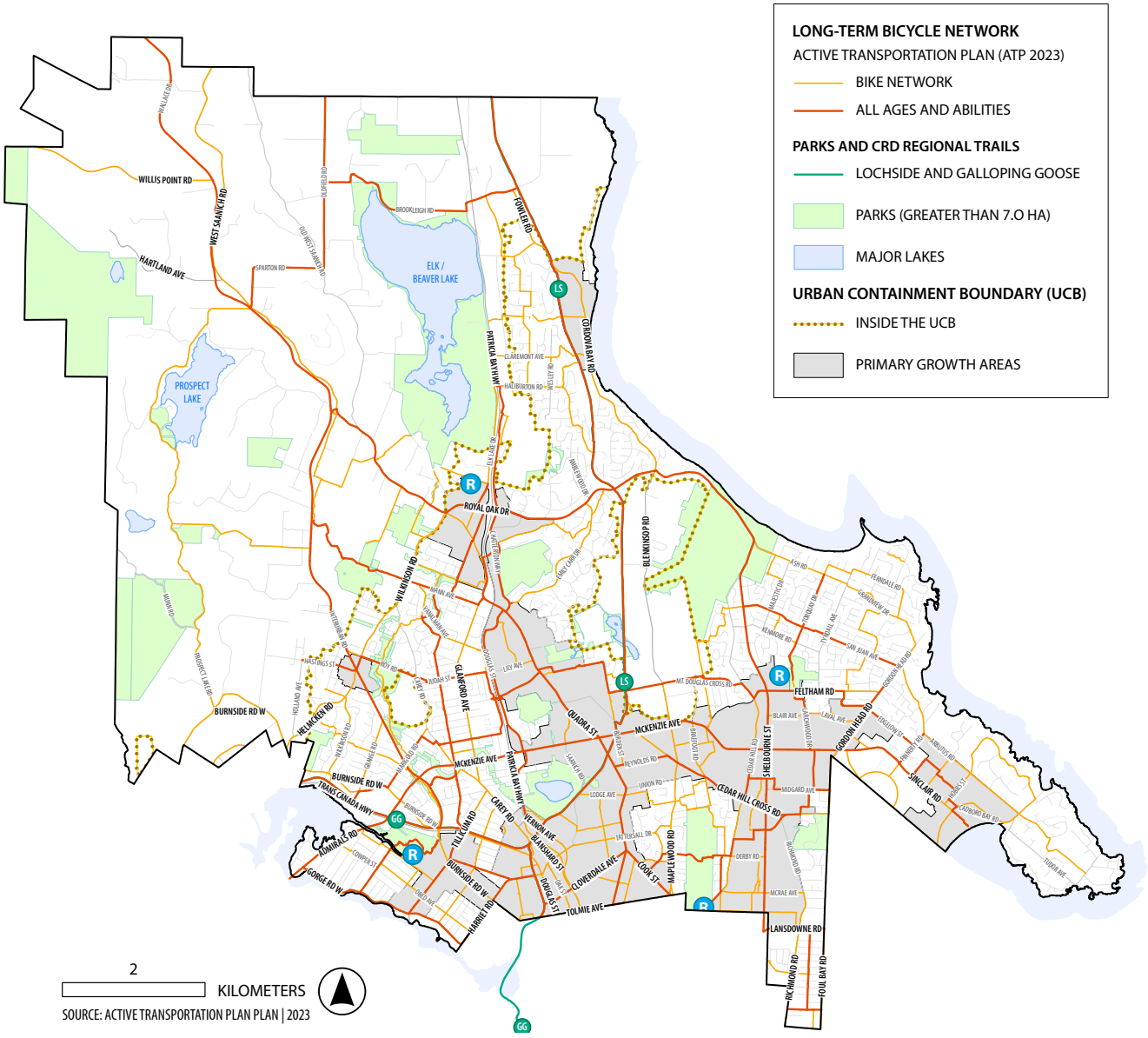
9.3.10 Follow the established priorities in the Active Transportation Plan for constructing sidewalks, footpaths, and bikeways and upgrading the visibility of pedestrian crosswalks.

9.3.11 Support ongoing pedestrian and bike safety education and awareness programming to increase overall road safety and build a culture of active transportation in the community.

9.3.12 Ensure pedestrian networks in Primary Growth Areas are designed to accommodate projected population and employment densities, with features that support an enjoyable experience, such as sidewalk cafes, public art, street furniture, street trees, and boulevard plantings.

9.3.13 Encourage the Ministry of Transportation and Infrastructure to build high quality pedestrian and cycling infrastructure along Ministry controlled roads as part of other planned projects, and advocate for the upgrading of existing substandard infrastructure as part of new Ministry projects.





Map 10. Long-Term Bicycle Network

Map notes:

- The Saanich bike network is continually being upgraded in accordance with best practices. This means that from time to time, some routes may be removed from the overall bike network if they do not meet the classification requirements set out by the documents such as the BC Active Transportation Design Guide. For an updated map please visit the Saanich website.

9.4 Public Transit

Transit has tremendous potential to contribute to more sustainable communities. A strong transit system has the potential to improve equity outcomes, reduce reliance on private vehicles and support sustainable land use planning. Continued work with BC Transit, the region's transit provider, will be essential to support population and employment growth, ensure alignment with active transportation networks and improve quality of life outcomes.

The need to realize this potential in Saanich and the broader Capital Region is increasingly important because of factors such as climate change, population growth, increasing traffic congestion and an aging demographic. The Capital Region has an estimated population of 415,000 residents with well over 1 million trips (all modes of travel) made each day throughout the region. An estimated population of 453,000 by 2038 is expected to create a 40 per cent increase in daily trips equating to 1.7 million trips per day in the region. Meeting the demands of the forecasted population and traffic growth requires a shift in focus from moving vehicles to moving people.

In its Transit Future Network Plan, BC Transit identifies four layers of transit service which together create a comprehensive network:

- Rapid Transit Network (RTN) service is designed to move high volumes of passengers between major regional destinations along key transportation corridors. Service is more frequent with less stops than traditional service.
- Frequent Transit Network (FTN) service provides medium to high density mixed land use corridors with a convenient, reliable, and frequent service. The goal is to allow customers to spontaneously travel without having to consult a travel schedule.
- Local Transit Network (LTN) connects neighbourhoods to local destinations and to the rapid and frequent transit network. The service allows customers to plan a trip by transit with route frequency and vehicle capacity selected based on demand.
- Target services are a collection of services that respond to the specific needs of customers. They include interregional services, handyDART services, express service, and rural para-transit with flexible transit routing in rural areas.

Important transit routes and infrastructure in Saanich include three RTN routes, several FTN routes, and a multi-modal transportation hub in the Uptown Core (Map 4).

Policies

9.4.1 Work with BC Transit to coordinate transit planning and investments with land use policy and development decisions with a focus on providing residential and employment densities supportive of the Rapid or Frequent Transit Network.

9.4.2 Work with BC Transit to implement strategic transit infrastructure in the District including the:

a. Multi-modal Uptown Transit Hub;

b. McKenzie Corridor East-West Rapid Transit Route;

c. Douglas Corridor North-South Rapid Transit Route; and,

d. Highway 17 Rapid Transit Route.

9.4.3 Provide transit supportive infrastructure such as bus stops and shelters, transit priority options, and charging opportunities, to support a sustainable and efficient transit system.

9.4.4 Support BC Transit to:

a. Increase transit ridership;

b. Enhance connections between travel modes;

c. Up-grade transit facilities; and,

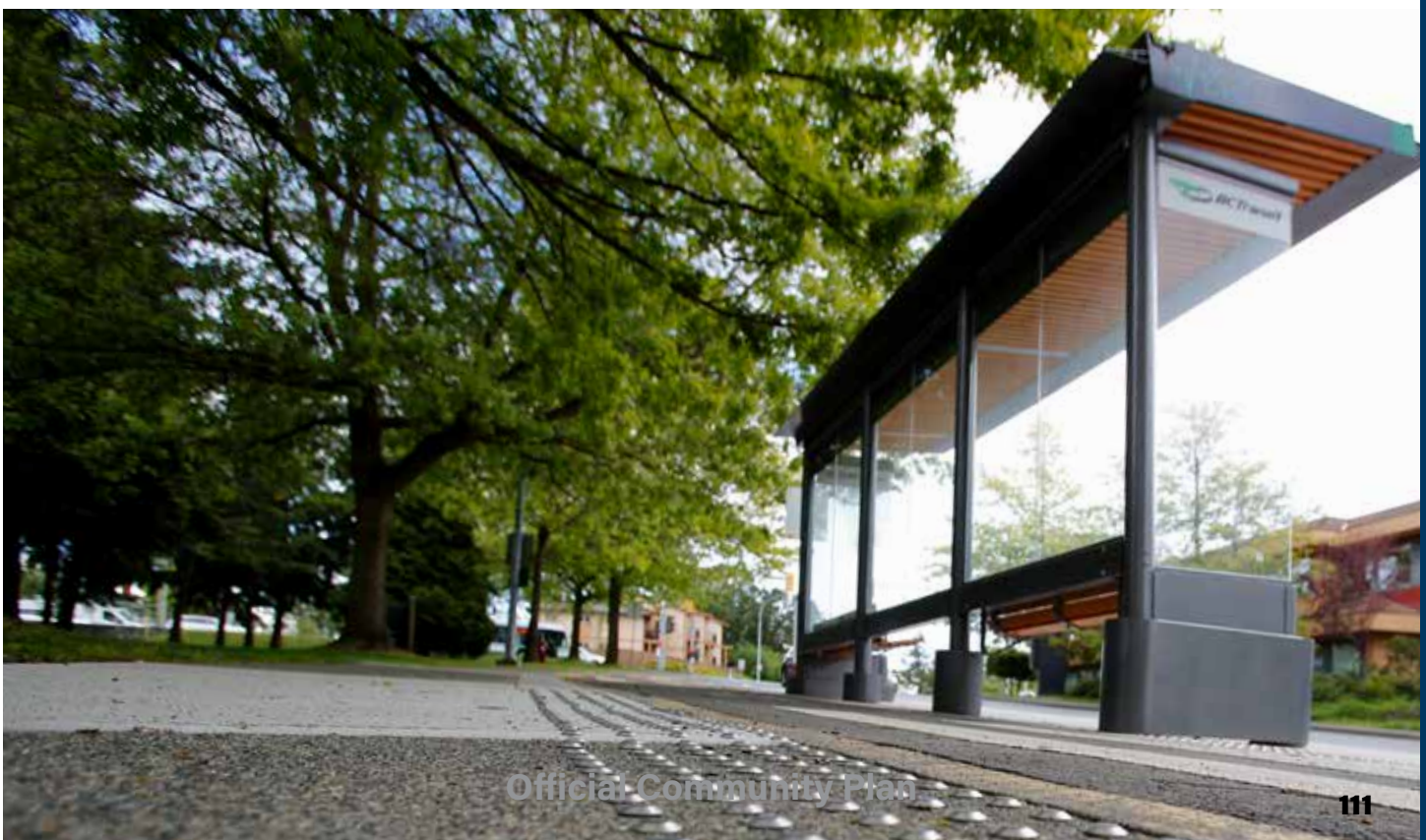
d. Work towards a zero-emissions bus fleet by 2030.

9.4.5 Continue to encourage BC Transit to prioritize providing service to major institutional and employment centres and along the corridors with the highest ridership potential.

9.4.6 Continue to work with BC Transit to promote the transit pass program for major multi- family, commercial, industrial and institutional developments.

9.4.7 Ensure future Light Rapid Transit (LRT) options are not eliminated when considering development along major transportation corridors.

9.4.8 Work with BC Transit and the Capital Regional District Board to create Park and Ride facilities in strategic locations to reduce personal vehicle traffic.



9.5 Electric Mobility and Zero Emissions Vehicles

On-road transportation is the largest source of greenhouse gas emissions in Saanich, primarily from personal vehicles. While the focus is to shift to transit and active transportation to the many benefits they provide beyond emissions reductions, the District's mixed rural and urban community and the need for efficient distribution of goods, means that vehicular travel will still form a part of its daily operations. The way the community is designed will reduce the number and length of those vehicle trips, but it is important that individuals also switch to zero emission vehicles.

Zero emissions vehicles such as electric vehicles (EVs) and e-mobility devices, improve affordability, air quality, noise levels and health outcomes (when using e-bikes and other forms of active electric mobility). Provincial and Federal regulations and programs, alongside action by the District action, are driving the market and supporting EV charging infrastructure needed to realize the transition.

Policies

9.5.1 Support a rapid transition off fossil fuels to electric vehicles and bikes by implementing identified actions in the E-Mobility Strategy's five focus areas:

a. Electric bikes;

b. Electric vehicles;

c. Home and workplace charging;

d. Public charging network; and,

e. District leadership.

9.5.2 Work with regional partners to plan and implement infrastructure improvements that support e-bike riders and other active transportation users, including:

a. Widening multi-use trails that are becoming congested or projected for higher use;

b. Creating pull-outs and parking for cargo/delivery e-bikes;

c. Providing secure bike/e-bike parking in commercial areas; and,

d. Posting speed limits on congested trails.

9.5.3 Work with regional partners to implement additional electric vehicle (EV) public charging infrastructure, informed by the Capital Region EV Infrastructure Road Map, that supports access for residents of Multi-Unit Residential Buildings and car share organizations amongst others, and includes on-street EV charging infrastructure in the public right of way.

9.5.4 Support retrofits to existing buildings to implement 100% EV-ready charging infrastructure and access to convenient and secure charging for the use of e-bikes and other e-mobility devices.

9.5.5 Work with BC Hydro and the provincial and federal governments to ensure the electrical infrastructure needed is in place to support the transition to electric vehicles, including the expansion of DC Fast Chargers in Saanich, in locations that are convenient for travelers and residents of existing multi-family buildings and as part of a larger regional, provincial and national network.

9.5.6 Complete the Saanich Zero Emission Fleet Strategy to transform the municipal, fire and police fleet to 100% renewable energy by, or before, 2040.

9.6 Transportation Demand Management and Parking

An important component of transportation network planning is managing demand through a range of strategies to increase the efficiency of the overall network. Known as Transportation Demand Management (TDM), this approach seeks to influence people's behaviour and transportation decisions by encouraging and incentivizing certain outcomes while discouraging other outcomes. A key lever available is parking; decisions made to provide, require, prioritize and price both on and off street parking spaces affects mode choice.

Policies

9.6.1 Support the use of Transportation Demand Management by schools, institutions and major employers, to help reduce the reliance on automobiles, and make more efficient use of available parking and transportation resources.

9.6.2 Incorporate Transportation Demand Management strategies within Municipal operations and as part of the Saanich Zero Emissions Fleet Strategy and the Climate Friendly Commuter Program.

9.6.3 Support programs such as car-sharing, carpooling, and ridesharing to help reduce personal vehicle ownership.

9.6.4 Encourage the incorporation of car share vehicles and memberships as part of residential, commercial and institutional developments.

9.6.5 Require all vehicle parking to be located underground, or in exceptional circumstances, under building. These circumstances could include:

a. Areas of high-water table;

b. Substantial grade differences;

c. Poor soil conditions;

d. To support tree retention; and/or;

e. For building forms such as townhouses.

9.6.6 Further to 9.6.5, under building parking must include adequate screening and landscaping.

9.6.7 Notwithstanding Policy 9.6.5, permit limited surface parking, for accessible, visitor parking, and car-share parking.

9.6.8 Update off-street vehicle/bicycle parking standards to limit the total amount of vehicle parking required and reflect current development practices while improving land use efficiency, including through:

a. Reviewing off-street parking and loading area regulations in relation to Transportation Demand Management strategies; and

b. Updating off-street parking and loading area standards in relation to the function of Primary Growth Areas as identified through detailed planning.

9.6.9 Consider parking variances where one or more of the following apply:

a. Transportation Demand Management strategies are implemented;

b. Transit and active transportation options exist within the immediate vicinity of the proposed development; and,

c. The development is located in a Primary Growth Area.

10.0 Utilities & Service Infrastructure

Objectives

A. Apply a coordinated sustainable service delivery approach to infrastructure.

B. Consider the latest climate projections in the design, upgrade, operations, and maintenance of new and existing infrastructure.

C. Integrate natural assets and ecosystem services into the District's broader approach to infrastructure management.

D. Design communities to support a Zero Waste target.

Related Plans & Strategies

- Water Master Plan
- Sanitary Sewer Master Plan
- Core Area Liquid Waste Management Plan
- Climate Plan
- Integrated Stormwater Management Plans

Infrastructure services and utilities such as sanitary sewers, storm drainage, potable water, solid waste, and energy utilities are essential elements of a community's physical fabric, ensuring individual, community, economic and environmental health and supporting growth and development. Recognizing and increasing the role of natural assets and ecosystem services as an integral component of service infrastructure supports the District's climate mitigation and adaptation response.

Infrastructure in Saanich is provided by several different agencies and levels of government. The District provides and maintains sanitary sewage collection, storm water, solid waste collection, and water distribution systems. The Capital Regional District provides sewage treatment, trunk sewer services, solid and liquid waste disposal and management, and watershed and reservoir management. Public and private companies provide utilities such as energy, communication, fiber optic and cable networks.

10.1 General

Maintaining existing infrastructure services, replacing older infrastructure, resolving service deficiencies, and improving efficiency is an ongoing community priority. Complementing this, is work to upgrade and modernize infrastructure to reduce carbon emissions, and incorporate ecosystem services and natural assets to improve the District's climate resiliency. This work is happening in collaboration at the District and regional level as well as in discussion with the private sector. To support sustainable service delivery, Council adopted the Asset Management Policy in 2019.

As the population of Saanich and the region continues to increase the infrastructure capacity limits will also become more of a concern. Implementing One Planet Living strategies however such as reducing water use and generating less waste can extend the life of existing infrastructure and lessen the impact of growth. Spurred on by this reality, many communities are adopting alternative development standards that can lower development and maintenance costs for both private and public interests, create less waste, use less material, and enhance sensitive ecological systems and neighbourhoods.

Policies

10.1.1 Apply a sustainable service delivery approach as defined by the District's asset management program to adequately meet the needs of existing and new development.

10.1.2 Update existing and design new service infrastructure to be climate resilient and optimized for future climate impacts where possible.

10.1.3 Consider natural assets and ecosystem services in the planning and provision of services.

10.1.4 Work with provincial and regulatory agencies to encourage alternative energy, waste disposal and water conservations systems and transition service infrastructure to renewable energy sources where applicable.

10.1.5 Ensure municipal operations account for technological advances where practical and feasible.

10.1.6 Develop and use asset management plans to guide the replacement of aging municipal infrastructure, improving efficiency of existing services and increasing climate resiliency in the overall system.

10.1.7 Continue to use Development Cost Charges to recover a portion of the cost of installing infrastructure that supports community growth.

10.1.8 Investigate alternative financing options for upgrading infrastructure to support Primary Growth Areas.

10.1.9 Implement sustainable servicing practices, green infrastructure, and energy and resource recovery where feasible.

10.1.10 Incorporate technological advances and evolving best practices into municipal service provision through capital planning processes and required system upgrades and expansions.

10.1.11 Encourage the Province to eliminate restrictions that prevent sustainable infrastructure innovations, including consideration for alternative development standards for water use, sanitary and stormwater management, and solid waste disposal.

10.1.12 Work with the CRD, member municipalities, senior governments, and other stakeholders to identify aggregate materials sources (e.g., sand and gravel deposits) and soil deposit facilities (there are no known sand or gravel resources within the District).

10.1.13 Support the goals and commitments within the Core Area Liquid Waste Management Plan, relevant to Saanich infrastructure, in collaboration with partnering members.

10.1.14 Support the Core Area Liquid Waste Management Plan source control objectives to eliminate contaminants from industrial, commercial, institutional, and residential effluent flowing into the sewer system.

10.2 Sanitary Sewer Management

The sanitary sewer system is a network of pipes, pump stations, and individual connections that convey wastewater. This material flows through the District's system into the regional trunk system where it is treated at a CRD facility. The sewer system is primarily gravity based with pump stations moving wastewater from lower to higher elevations where needed.

For properties located outside the municipal sewer system, an on-site system (e.g., septic tank and tile field) is used to manage wastewater. On-site systems are licensed and overseen by the Island Health Authority. While areas within the Urban Containment Boundary are more likely to be serviced by the municipal sewer system, some areas remain outside based on historical development and land use patterns. Map 11 shows the location of the Sewer Service Boundary and sanitary sewer infrastructure.

Sanitary Sewer System - Quick Facts

- 550 km of sewer mains carry wastewater from one point to another by gravity.
- 30,000 service connections link homes and businesses to the sanitary sewer system.
- 5,240 manholes to access and maintain the system.
- 36 lift stations that pump wastewater to overcome land topography and changes in elevations.
- Approximately 90% of properties are served by the District system.

Policies

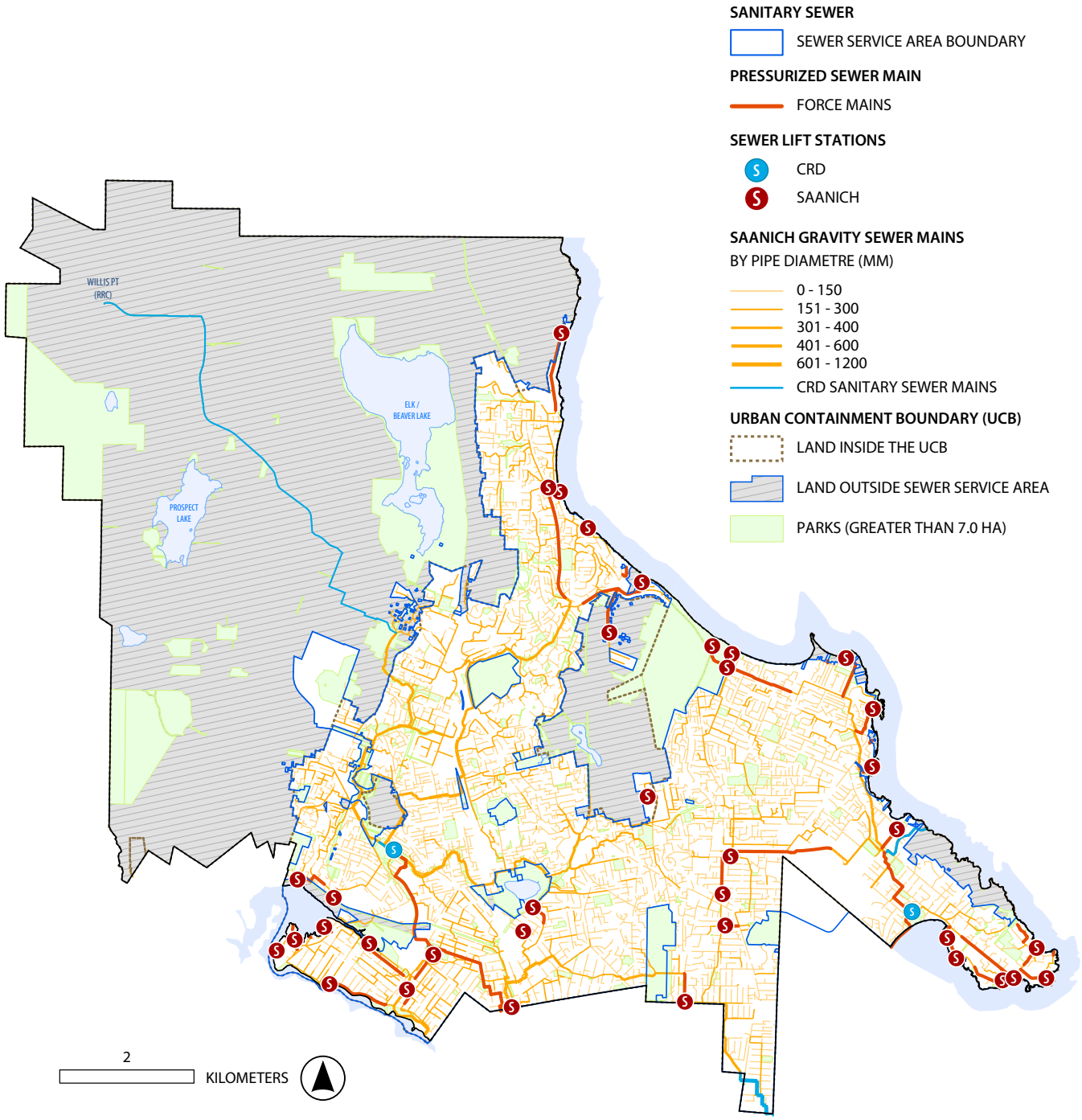
10.2.1 Consider extensions to the Sewer Service Area within the Urban Containment Boundary, based on climate/environmental concerns, land-use policies, and cost effectiveness to the Municipality.

10.2.2 Consider extending the Sewer Service Area outside the Urban Containment Boundary only as a means to resolve a current health problem if no reasonable alternative is feasible.

10.2.3 Consider major extension of sewer service, beyond designated official community plan limits at the date of the adoption of the Regional Growth Strategy bylaw (March 14, 2018), only as part of a comprehensive review of the Regional Growth Strategy.

10.2.4 Support the efforts of the Island Health Authority and the Capital Regional District, to provide public education and enforce regulations respecting the correct operation, maintenance, and inspection of on-site sewage disposal systems.

10.2.5 Support the retention of the municipal sewage collection system within the public domain.



Map 11. Sanitary Sewer Infrastructure

Why bag when you can mulch?
CAUTION - FREQUENT STOPS
STAY BACK 5 METRES

ROAD CLOSED
STOP

10.3 Stormwater Management

Saanich's stormwater management service develops comprehensive plans and responds to the runoff of rainwater, hail, and snow. Flood control and stormwater risk management are two significant and primary roles. The existing system uses an integrated array of elements to direct and hold excess rainwater, including watercourses and ditches, stormwater gravity mains and detention ponds, rain gardens, and marine outfalls (Map 12). Many of these systems also serve to enhance stormwater quality. Floodplains also perform an important hydrological function.

Stormwater management infrastructure can be overwhelmed by sudden, intense, repeated, or prolonged precipitation. Major stormwater events are set to further increase in intensity and frequency with climate change. Stormwater systems and local streams will be strained as they are forced to convey challenging and at times, unprecedented runoff rainfall events.

As part of its adaptation response, Saanich will evaluate and adopt best management practices, continue to diagnose and respond to the issues, and implement Integrated Stormwater Management Plans (ISMPs). Four areas have been identified for ISMPs and one for a Stormwater Plan; these plans group together drainage catchments with similar characteristics, such as growth patterns and environmental concerns (Map 13). This approach integrates several related factors including: water quality, water quantity, drainage infrastructure, environmental services, land use planning, climate change, and adaptive development.

Stormwater System - Quick Facts

- Watercourses and ditches: 536.5 km
- Stormwater gravity main: 567 km
- Stormwater lift station: 1
- Stormwater detention ponds: 3
- Rain gardens: 17
- Outfalls to marine environment: 70

Policies

10.3.1 Complete and implement integrated stormwater management plans for the "Cordova Bay", "Colquitz Creek", "Douglas Creek" and "Boundary Stream" grouped catchment areas and a stormwater plan for the "Rural" catchment area.

10.3.2 Update floodplain mapping as part of stormwater management plans to account for extreme rainfall expected due to climate change.

10.3.3 Continue to maintain and improve the environmental quality of the storm water management system, to enhance watershed function and increase climate resilience.

10.3.4 In rural areas, retain an open-channel stormwater drainage system comprising watercourses, ditches, and other water retention and detention opportunities, to enhance water quality, support biodiversity and provide resilience to climate change.

10.3.5 Support groundwater recharge through the use of green infrastructure to capture rainwater infiltration.

10.3.6 Strategically acquire and/or protect areas, including through partnerships, that contribute to climate change adaptation for the purpose of stormwater management and flood resiliency.

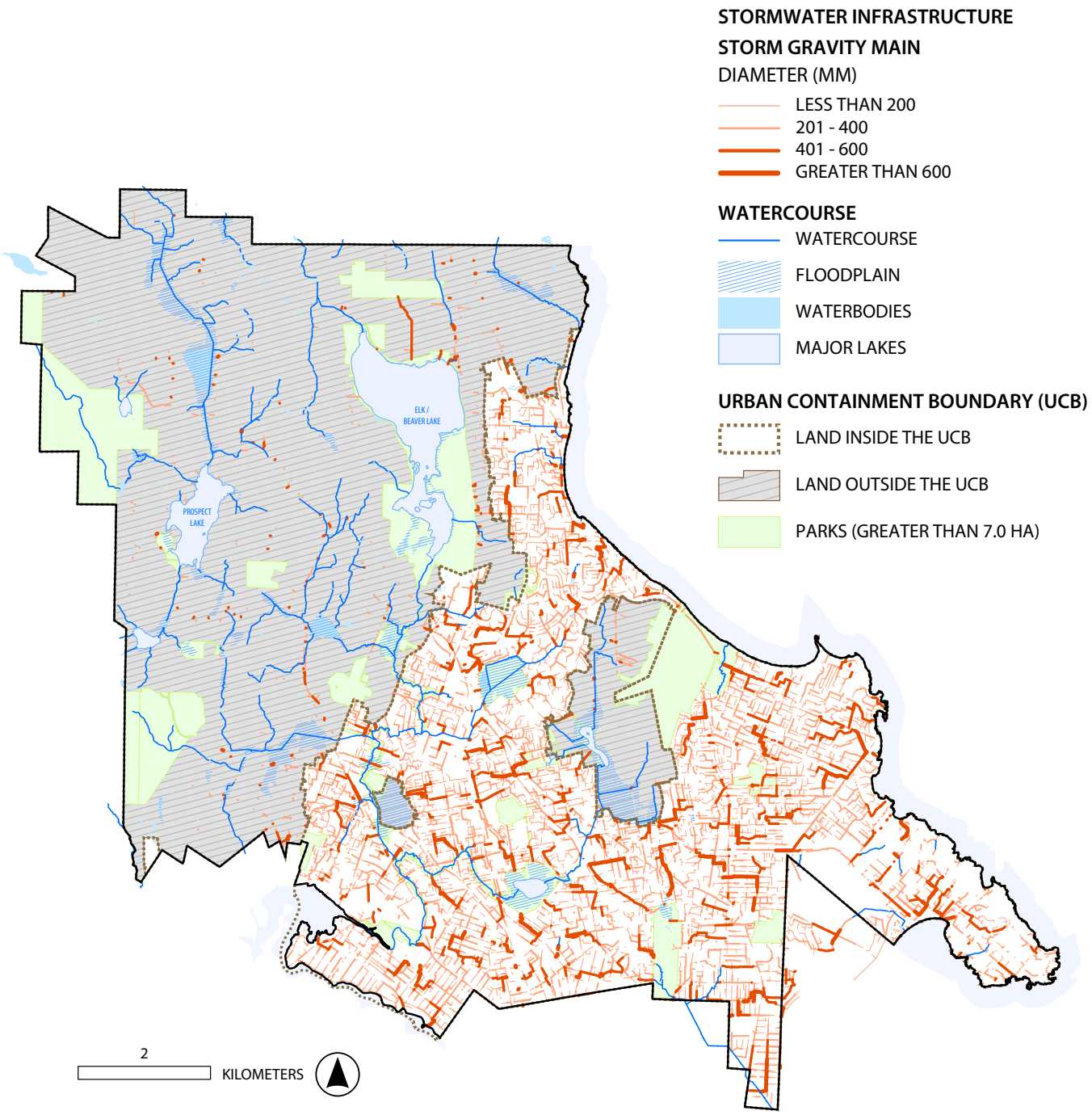
10.3.7 Encourage net improvements to site permeability for onsite stormwater infiltration, ground water recharge, and climate adaptation through the redevelopment of commercial, institutional, and multi-unit sites.

10.3.8 Retain the stormwater holding capacity of natural infiltration and storage areas to reduce peak flows and enhance the quality of runoff.

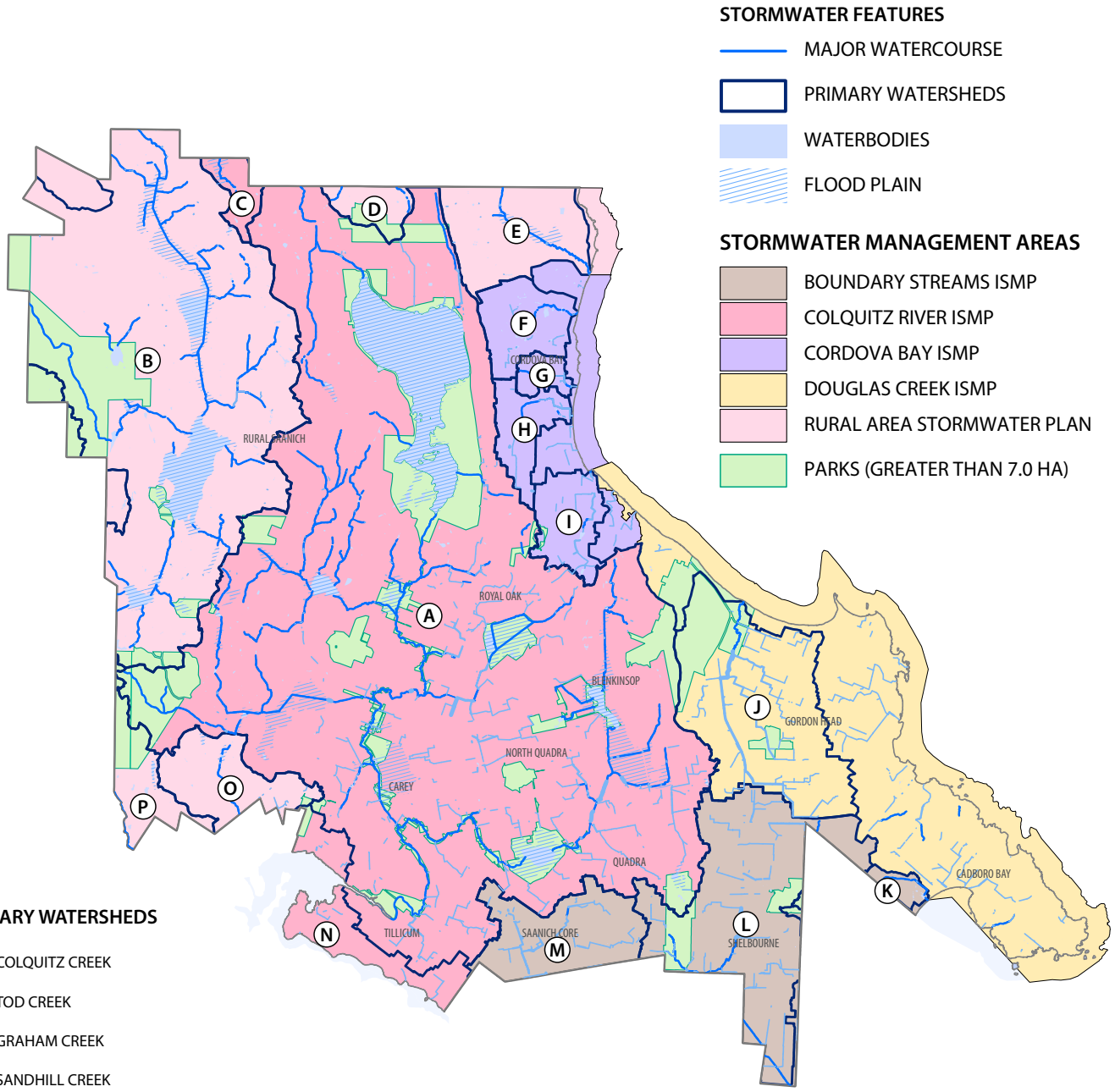
10.3.9 Consider pursuing "day-lighting" of piped watercourses as part of watercourse restoration.

10.3.10 Explore alternative stormwater funding models to meet the needs of current and future costs of delivering integrated services and safeguarding resilient assets.

10.3.11 Harmonize Saanich's policies and regulations respecting stormwater management with the development approval process where appropriate.



Map 12. Stormwater Infrastructure



PRIMARY WATERSHEDS

- A COLQUITZ CREEK
- B TOD CREEK
- C GRAHAM CREEK
- D SANDHILL CREEK
- E NOBLE CREEK
- F BURNHAM BROOK
- G GARDOM CREEK
- H REVANS CREEK
- I GALEY BROOK
- J MOUNT DOUGLAS CREEK
- K MYSTIC VALE / HOBBS CREEK
- L BOWKER CREEK
- M CECELIA CREEK
- N GORGE / PORTAGE INLET
- O CHARLTON CREEK
- P CRAIGFLOWER CREEK

Map 13. Stormwater Management Areas

Map notes:

- ISWP = Integrated Stormwater Management Plan. These boundaries are used for the District's stormwater planning.

10.4 Water Supply and Distribution

Saanich receives its potable water supply from the Capital Regional District Regional Water Service with the Sooke Lake Reservoir as the primary source. The District distributes water to over 30,000 properties; to do so, it develops and maintains a distribution system using a network of watermains, reservoirs, pressure reducing valves and pumping stations (Map 14). The District also regularly samples and tests water quality.

The District's water service is defined in the Water Utility Bylaw. All properties within the Urban Containment Boundary are part of the service and some lands in the rural areas are serviced by the municipal water distribution system. In addition to the distributed water service, the Province has documented more than 700 private wells within the District's boundaries. These wells are used to provide drinking water and support irrigation.

Policies

10.4.1 Work with the Capital Regional District to ensure adequate water transmission and storage facilities to obtain good quality water at acceptable volumes and pressure within the water service area.

10.4.2 Work with the Capital Regional District to understand and plan for the impacts of climate change on the long-term stability and supply of the source water within the region.

10.4.3 Work with the Capital Regional District to raise awareness and reduce per capita consumption of water.

10.4.4 Consider major extension of water service, beyond designated official community plan limits at the date of the adoption of the Regional Growth Strategy bylaw (March 14, 2018), only as part of a comprehensive review of the Regional Growth Strategy.

10.4.5 Minor extensions of water service that are in keeping with the principles of the Regional Growth Strategy (to support public health, environmental issues, fire suppression, or agricultural needs) may be considered outside of the comprehensive Regional Growth Strategy review process.

10.4.6 Support the retention of the drinking water supply and distribution system within the public domain.

10.4.7 Maintain potable groundwater in Rural Saanich by:

a. Working with the Capital Regional District and the Province to monitor groundwater quality and quantity;

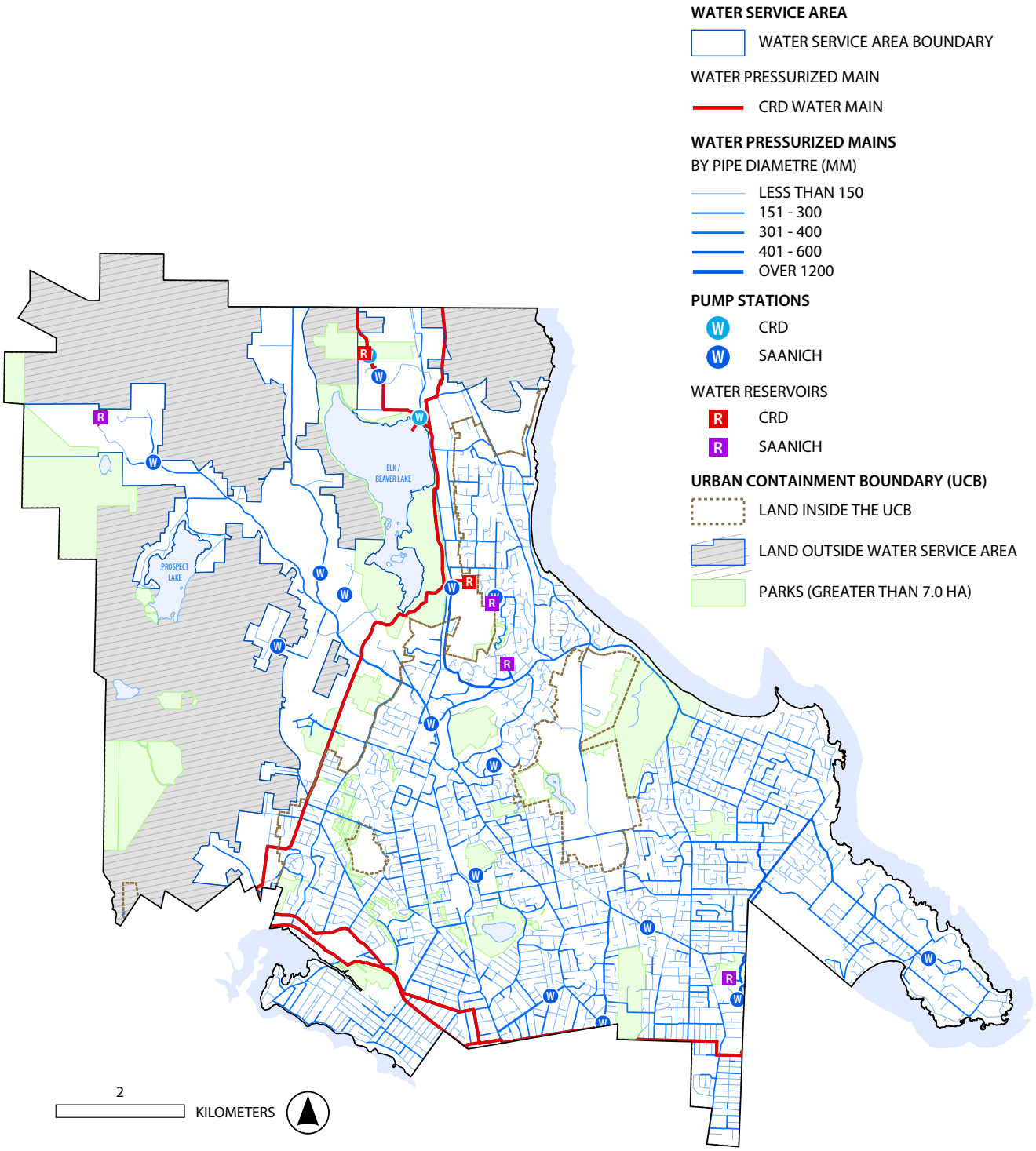
b. Supporting/undertaking a public education program about protecting groundwater quality, including the promotion of agricultural best practices; and

c. Supporting/undertaking a public education program about water conservation for private well and municipal water users.

Water System - Quick Facts

Saanich's distribution network includes:

- 575 km of watermains
- 4 Reservoirs
- 50 pressure reducing valves
- 18 pumping stations



Map 14. Water Service Infrastructure

10.5 Energy Utilities

While the District does not operate or manage community-wide energy infrastructure, the location and appearance of this energy utility infrastructure impacts community design, available space, livability and District operations and maintenance. It also plays a significant role in the District's climate goals and targets and is influenced by land use planning and climate policy. In order to meet the District's Climate Targets, it must move towards electrification of buildings and transportation while supporting design, livability, environmental and other sustainability goals. Implementing innovative strategies such as co-locating compatible buildings and services for energy and resource recovery, such as ice rinks as a source of heat and swimming pools with a high heat demand, will also be important to meeting these targets.

Policies

10.5.1 Encourage utility providers to remove overhead wiring and relocate it underground, with a focus on Primary Growth Areas.

10.5.2 Work with BC Hydro to support the retention and planting of large-scale shade trees within public rights of ways.

10.5.3 Work with utility providers to relocate utility poles and above ground boxes located within sidewalk and other pedestrian areas and other existing infrastructure conflicts and prevent future placement of new poles/boxes in these areas.

10.5.4 Ensure utility providers use best management practices in the installation, maintenance, and repair of utilities within public rights of ways.

10.5.5 Encourage utility companies to use anti-graffiti measures including decorative wraps on their above ground utility boxes.

10.5.6 Work with the provincial and federal governments and utilities to incentivize and support local renewable energy generation.

10.5.7 Explore opportunities to co-locate compatible buildings and services for energy and resource recovery.

10.5.8 Consider opportunities for community-based localized energy generation.

10.6 Solid Waste

Solid waste management at the municipal level has traditionally focused on the collection and diversion of household organics, recycling and garbage while supporting broader regional initiatives for other waste streams and required transfer station and processing infrastructure. Increasingly however, the focus is evolving beyond this to advocate for residents to adopt a "lighter living" approach to reduce their initial consumption and generation of waste. This approach is closely linked with the District's Climate Plan and One Planet Living and is an important strategy to reduce the carbon emissions associated with generating this waste. It also recognizes the embodied emissions associated with creating, processing and delivering a particular material or product.

The CRD Solid Waste Management Plan (2020) includes actions based upon the 5R Pollution Prevention Hierarchy to achieve a per capita waste disposal target of 250kg/capita/year by 2031 and a goal to surpass that to achieve 125kg/capita/year in the same timeframe (unclear, sort out). The Saanich Climate Plan includes an action to develop a Zero Waste Strategy to help achieve or exceed these targets and maximize co-benefits, including new economic opportunities for local innovation and a circular economy. Unfortunately, the amount of waste going to landfill per person is increasing and still far from these regional targets; it continues to largely consist of divertible materials such as organics, wood and paper alongside construction and demolition waste.

Policies

10.6.1 Complete and implement a Zero Waste Strategy.

10.6.2 Actively support Capital Regional District initiatives to reduce solid waste, using the 5R Pollution Prevention Hierarchy, and develop efficient and environmentally acceptable long-term waste residual management solutions, working towards Zero Waste generation.

10.6.3 Implement education and incentive programs to increase waste reduction, reuse and recycling participation, and compliance, integrating lighter living and zero waste generation principles.

10.6.4 Implement policies, regulations, restrictions, and prohibitions to help achieve zero waste and lighter living goals and targets.

10.6.5 Develop and initiate incentives to further reduce the volume of construction waste generated and landfilled.

10.6.6 Design buildings to ensure space and innovative approaches for waste storage, sorting, diversion, and collection including organics diversion from commercial and multi-unit developments.

Zero waste is a philosophy and aspirational goal that envisions a point where nothing is wasted. It eliminates traditional concepts of managing waste materials and instead focuses on design for environment. It is intended as an approach to pursuing sustainability through circular economy, seeking to move materials from residual management through recovery, recycling, reuse and ultimately reduction.

Embodied Emissions - The greenhouse gas emissions produced in creating and delivering a particular material (e.g., infrastructure or consumable goods), including the energy used for extraction of raw materials, manufacturing and transportation of the end product.

Circular Economy – Minimizing waste and using waste as a resource (in contrast to a linear economy from production to use and disposal).

Related Plans & Strategies

- Parks, Recreation & Community Services Comprehensive Directions and Action Plan
- Action Transportation Plan
- Recreation Market Analysis Study

11.0 Parks, Trails, and Open Space

Objectives

A. Provide residents with a range of safe parks, trails, open spaces, and recreational opportunities to support active living, health, well-being and community cohesion.

B. Work towards equitable and walkable access to parks and open spaces for all urban residents.

C. Protect, restore and enhance natural areas, ecological function and biological diversity.

Saanich is fortunate to have a broad range of parks, open spaces, and trails. This includes over 170 municipal, community and neighbourhood parks, supplemented by the regional park network, and more than 100 km of trails. Beyond parks, open spaces include urban plazas, beaches, woodlands, pastures, working landscapes, gardens, play areas, golf courses, multi-use trails, and viewpoints. Parks and open spaces give people places to play, socialize, relax, be healthy, and learn about and appreciate nature. They also provide wildlife habitat, and support biodiversity and ecosystem services. Multi-purpose trails support healthy living by providing transportation connections as well as recreational opportunities. Together these spaces and trail connections are an important component of the District's response to climate change supporting both mitigation and adaptation strategies.

11.1 Parks and Open Space Network

As the District's population continues to grow and change, it will be important to ensure the parks and open space network meets the needs of residents (Map 15). While the District currently exceeds its overall per capita target for parks, their distribution is not uniform and significant gaps exist in the network. Addressing these gaps will be increasingly important moving forward as more residents live within Primary Growth Areas; many of these growth areas require additional park space to meet existing and future community needs. Compounding this issue, residents living in multi-unit buildings often have limited to no private outdoor space. As these areas redevelop it will be vital that new parks and open spaces, such as urban plazas and trail connections, be identified and constructed to support the long-term livability of these areas. The 3:30:300 Principle for urban forest management adopted by Council reinforces the need for equitable access to parks. Based on this principle, all homes should be located within 300 m, i.e., a short-walk from a neighbourhood park.

General Policies

11.1.1 Acquire and develop park land to:

a. Meet the recreational and social needs of existing and future residents, employees and visitors;

b. Ensure residents of all ages and abilities have walkable access to green space; and,

c. Protect, rehabilitate, and enhance ecological function and biological diversity within Saanich.

11.1.2 Link parks and trails with the Active Transportation network as both destinations and as key connections within the broader network, including through prioritizing pedestrian infrastructure upgrades adjacent to parks and upgrading trails and pathways in parks as identified in the Active Transportation Plan.

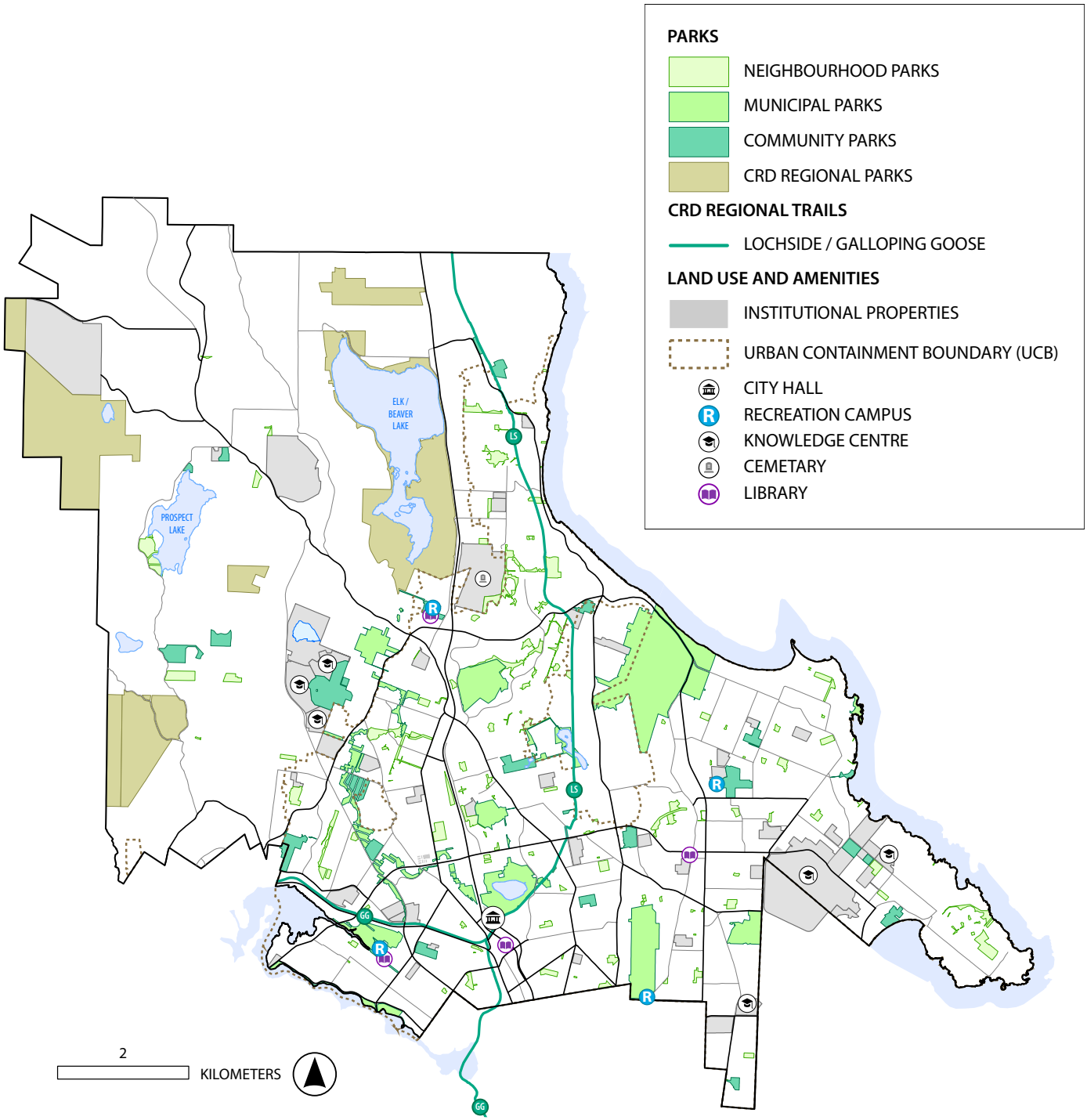
11.1.3 Continue to work with BC Transit to locate transit stops adjacent to parks and at connection points with the Active Transportation network to support an integrated approach to mobility and park/open space access.

11.1.4 Support joint use agreements with School Districts 61 and 63, and post-secondary institutions to make effective and economic use of parks, recreation, and school facilities.

11.1.5 Manage parks, trails, and other open spaces in a manner that minimizes their impact on the natural environment, agriculture, and adjacent urban areas.

11.1.6 Consider opportunities to incorporate food producing community gardens into parks and other public open spaces.

11.1.7 Work with First Nations to address archeologically important areas and ancestral remains in parks, beach accesses, and marine areas ensuring that information be kept confidential.


PARKS
NEIGHBOURHOOD PARKS
MUNICIPAL PARKS
COMMUNITY PARKS
CRD REGIONAL PARKS
CRD REGIONAL TRAILS
LOCHSIDE / GALLOPING GOOSE
LAND USE AND AMENITIES
INSTITUTIONAL PROPERTIES
URBAN CONTAINMENT BOUNDARY (UCB)
CITY HALL
RECREATION CAMPUS
KNOWLEDGE CENTRE
CEMETERY
LIBRARY
ELK / BEAVER LAKE
PROSPECT LAKE
2
KILOMETERS

Map 15. Parks

Planning and Access

Saanich's parks and open space network is made up of several different types and classifications of parks which respond to a range of needs and factors. For example: some parks contain recreation centres with indoor sports facilities while others provide outdoor athletic facilities or spaces for pets; some parks serve the needs of adjacent residents while others draw people from across the entire region; some parks are designed for intensive recreation use while others protect sensitive ecosystems and wildlife habitat; some provide beach access while others a playground; many parks combine several of these factors together creating a vibrant space which draws a range of user groups. As part of its park planning and prioritization program, the District assesses gaps in the network in terms of both location and function and works to fill these through a range of approaches.

Community survey findings completed as part of the OCP process found over three quarters of people walk to get to their local park. The top five desired amenities in parks were:

- Trees, greenspace, and nature
- Active walking/cycling trails
- Water access
- Nature trails
- Playgrounds

Source: Survey completed between July and late September 2022 with approximately 800 participants (self-selected).

Policies

11.1.8 Identify park and open space network gaps, priorities and opportunities at a local level through detailed planning processes. As part of this analysis consider:

a. Park function;

b. Quality and type of amenities;

c. Local demographics; and,

d. Equitable distribution.

11.1.9 Use a minimum standard of 5.0 ha of parkland per 1,000 people, excluding regional parks and schools, while considering other significant factors affecting acquisition.

11.1.10 Within the Urban Containment Boundary, work towards providing all households with access to a park within 300-metres of their home.

11.1.11 Support equitable distribution and access to high quality public parks, urban plazas, and greenways within the Urban Containment Boundary by prioritizing new park space in deficient areas.

11.1.12 As part of the parks acquisition process, prioritize park land acquisitions within Urban Saanich in high growth areas with higher residential densities and a greater proportion of multi-unit housing forms where access to private open space is more limited.

11.1.13 Recognize the importance of small urban parks/parkettes and public plazas in providing open space access for residents in Primary Growth Areas. To achieve this objective:

a. Update the Saanich Parks, Recreation, and Community Services Comprehensive Direction & Action Plan and parks acquisition process to incorporate "urban park/plaza" into the District's overall parks planning, framework, including identifying how these fit within the overall per capita and proximity targets; and,

b. Develop urban park/parkette and urban plaza criteria and design guidelines using a cross departmental collaborative approach.

11.1.14 Work towards a hierarchy of Parks and Open Spaces (Table 3) that accommodate a variety of uses and activities according to the purpose and scale of the park as well as the population it serves.

Table 4. Parks and Open Space Framework				
Parks & Open Space Type	Ownership	Purpose	Size	Walk time (Urban)
District Ownership				
Municipal Parks (Urban + rural)	Public	Provide a range of park uses, including natural features such as beaches and forests.	20-200 ha	n/a
Community Park (Urban + rural)	Public	Provide spaces with high quality elements such as sports fields, playgrounds, skate parks, trails, urban plazas and/or natural features.	0.5 ha and larger	10-20 minutes (1-3km)
Neighbourhood Park (Urban + rural)	Public	Small local recreation opportunities, including play equipment, pathways, open grass, seating around play environments or areas of refuge for residents.	Varies (Target 0.25 ha and larger) (300 m)	2-5 minutes
District or Publicly Accessible Private Ownership				
Urban Park/Parkette (Urban only)	Public or Publicly accessible private spaces	Small open spaces with green space, seating, play features, and decorative features.	< 0.5 ha	2-5 minutes (300m)
Urban Plaza (Urban only)	Public or Publicly accessible private spaces	Public gathering places in a variety of urban forms, complete with public amenities and decorative elements.	Varies	Varies

Acquisition

The acquisition of parks is achieved using a variety of approaches. These include purchase, dedication at the time of subdivision, easements over private lands, leases, donations, and natural state covenants negotiated with owners. Saanich has adopted standards to guide these acquisitions.

Policies

11.1.15 Explore innovative acquisition, financing and management strategies to expand the urban parks and open space network in Primary Growth Areas (Map 3) including through:

a. Private/public partnerships to acquire, develop and maintain parks and urban plazas;

b. The Development Cost Charge Bylaw, the Amenity Cost Charge Bylaw and/or the Community Amenity Contribution and Inclusionary Housing Policy; and,

c. The use of development agreements, community amenity contributions, housing agreements, density bonusing, and variances as possible mechanisms to secure public amenities and open spaces during the development review process.

11.1.16 Encourage the expansion and retention of natural areas on private lands.

11.1.17 Facilitate the creation of new publicly accessible parks, plazas, and pedestrian walkways on private lands through the development review process.

11.1.18 Acquire parkland through dedication at the time of rezoning or subdivision where:

a. land is indicated for park use; or

b. land is adjacent to an existing park and will improve the configuration or function of the park; or

c. the Park Acquisition Guide indicates a high priority for acquisition of parkland; and,

d. the location is operationally feasible.

11.1.19 Continue to support the CRD in regards to regional park acquisition as outlined in the Regional Parks and Trails Strategic Plan.

11.2 Trails

Saanich has an extensive network of trails, including the Lochside and Galloping Goose Regional Trails and the Centennial Trails (Map 16). These trails are key active transportation routes both within Saanich and at the regional level. They also increase access to parks, green spaces, and other places for recreation and are themselves a destination. This network is supported by additional recreation-oriented trails as well as neighbourhood trails which connect local destinations and provide access to green space. Saanich's trails also act as wildlife habitat and corridors by linking natural areas together in urban areas. While the District does not have a dedicated trail master plan, planning for trails is incorporated into the Active Transportation Plan and the District's parks planning process. Trail will also be considered in the Parks, Recreation, and Community Services Comprehensive Direction & Actions Plan.

Policies

11.2.1 Continue to identify priorities for new trails and implement improvements to existing trails, as per the Active Transportation Plan.

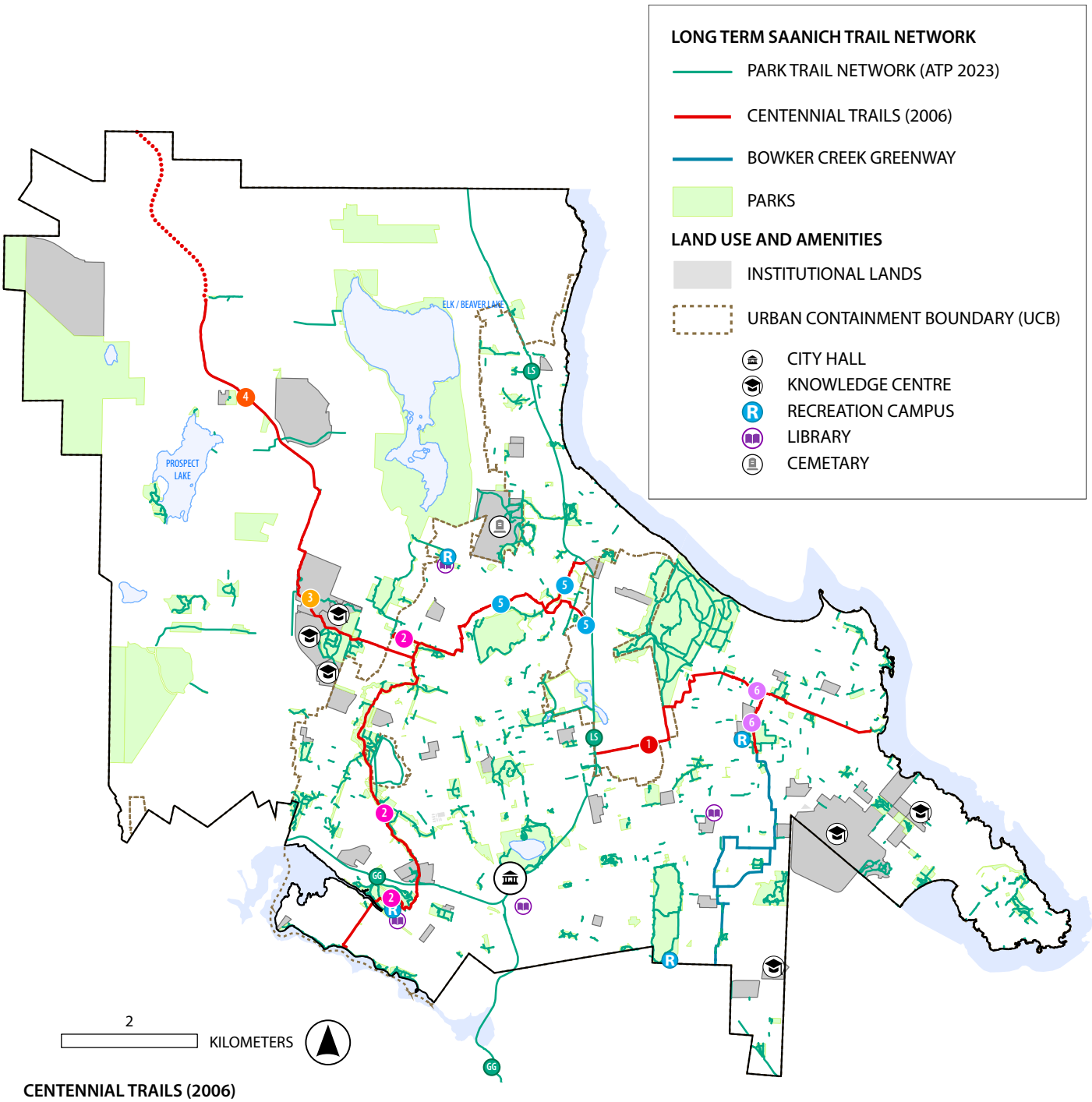
11.2.2 Continue to improve Active Transportation connections from neighbourhoods to trails.

11.2.3 Continue to work with the CRD to manage the regional trail system to renew assets, and make improvements.

11.2.4 Manage trails in a manner that minimizes their impact on the natural environment, agriculture, and adjacent urban areas.

11.2.5 Use the Five-Year Financial Plan to guide the development of trails based on the Active Transportation Plan.

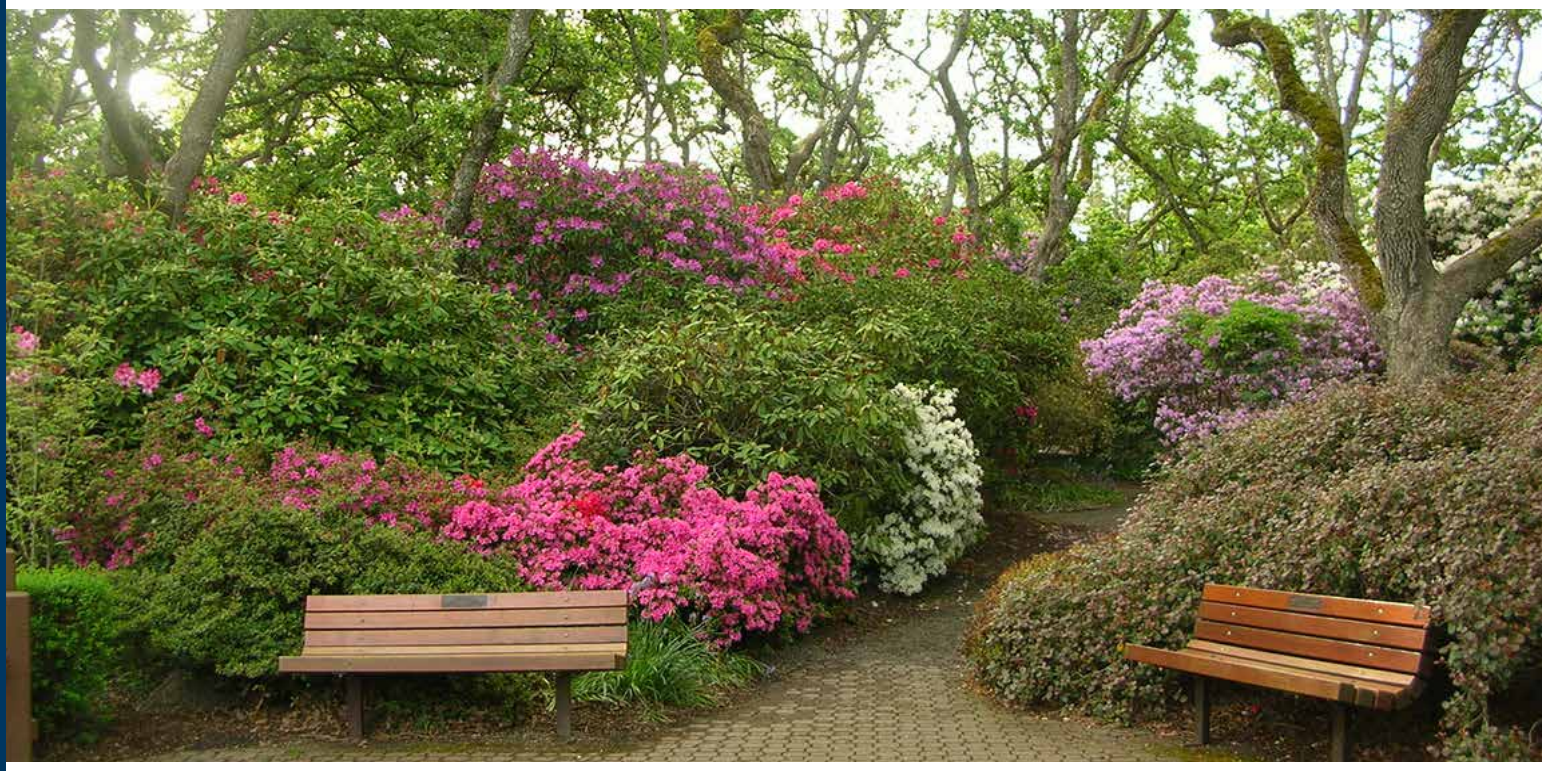
11.2.6 Work with private land-owners to acquire trail right-of-ways or easements to complete the trails network and encourage the donation or bequest of privately owned lands that support the objectives of the Active Transportation Plan and/or the Saanich Parks, Recreation and Community Services Comprehensive Direction and Action Plan.



Map 16. Trail Network

Map notes:

- The Trail Network Map will be revised to reflect a number of guiding documents include the Active Transportation Plan, ongoing Park Management and Concept plans, and the Saanich Parks, Recreation and Community Services Comprehensive Direction and Action Plan.



PUBLIC
BEACH
ACCESS
SAANICH
DOG OWNERS ARE REQUIRED
TO REMOVE EXCREMENT
LEFT BY THEIR DOGS
NO
BEACH
FIRES
AT ANY
TIME

11.3 Beach Environments

Saanich's beach environments are defining features of the community and are among the most appreciated of the community's open space assets. A range of beach environments exist in Saanich from the white sand marine beaches of Saanich East, to lake beaches such as at Elk Lake, to the smaller pocket beaches/parks and scenic views found along the Gorge estuary.

Maintaining existing beach access while enhancing the environmental integrity of these areas are key community priorities. Beach areas are also often areas of archaeological and cultural significance to the First Nations requiring sensitivity and respect.

Policies

11.3.1 Plan for a balanced approach to beach access that considers ecological, cultural, historical, wellness, and recreational values.

11.3.2 Continue to work with partners, agencies, organizations, First Nations, the public, and private property owners to protect the environmental integrity and ecological function of beach environments.

11.3.3 Seek opportunities where appropriate to make improvements to beach parks and beach accesses such as pathways, stairs, bike parking, public toilets, drinking fountains, accessibility improvements, landscaping, seating, signage, public areas, information kiosks, and other amenities.

11.3.4 Support pedestrian and cycling access to and from beaches through improvements to sidewalks, bike facilities, pedestrian crossings, trails and wayfinding.

11.3.5 Consider future sea level rise and climate change to minimize associated impacts, such as flooding and erosion, on marine ecosystems, areas of significance for First Nations, and beaches and beach amenities.

11.3.6 Explore opportunities to create additional beach access points through easements and property acquisition.

11.3.7 Use interpretative signs and public art as opportunities to educate and connect users with the cultural and natural history of the area.

Related Plans & Strategies

- Agriculture & Food Security Plan
- Climate Plan

12.0 Agriculture and Food Security

Objectives

A. Protect agricultural land for farming by current and future generations.

B. Support access to a safe and nutritious food supply.

C. Create opportunities for local food production in both rural and urban areas.

A community's food system is a fundamental part of our daily lives including components such as food production, processing, distribution, equitable food access and waste management. A sustainable food system plays a large role in building a strong, resilient community, supporting economic development, promoting health, and conserving the environment.

Fifty years ago, farmers on Vancouver Island produced an estimated 85% of the island's food supply. Now, island producers provide less than 10% of the food consumed on the island.

Supporting and enhancing local food production aids in building a more resilient local food system and community. A resilient food system has less reliance on imports and provides sufficient food supply to community members through climate change, severe storms events and global disruptions. Increased access to fresh foods reduces food insecurity and benefits the physical and mental health of community members.

Developing opportunities for local food production enhances the local economy by providing income and employment. Supporting local farmers fosters innovation and economic growth which aids in producing even greater amounts of local food. Environmentally, local food production reduces the amount of energy used to transport foods, contributes to a safer food supply, and provides opportunities to adopt practices that are ecologically mindful, to sustain viable agricultural lands for future generations.

Saanich is fortunate to have significant amounts of agricultural and arable land and the opportunity, through protection and the use of sustainable farming practices, to support local food production. Over the years, agricultural and arable land have been sustained through maintenance of the Urban Containment Boundary and the Agricultural Land Reserve (ALR) (Map 7). The ALR protects arable agricultural land by recognizing that agriculture is the priority use for these spaces. Farming in the ALR is encouraged and non-agricultural uses are restricted.

There exists opportunities to enhance food production in developed neighbourhoods by making use of private and public green spaces to grow food in gardens, public roadsides, street boulevards, parks, and on rooftops and balconies. Agriculture in urban areas makes use of under-utilized spaces and gives community members access to food within their own neighbourhood. Community gardening can lead to neighbourhood renewal, strengthened community bonds and recreational, therapeutic, and educational opportunities. Urban agriculture has the power to strengthen relationships between farmers and non-farmers by increasing awareness on the practice of growing food and demonstrating the value of local food production.

Climate change will impact food production and food security both locally and globally. Potential impacts to Saanich's agri-food system which impact crop production, agricultural infrastructure and livestock include:

- Increased or decreased crop productivity due to temperature changes;
- Lack of water/drought conditions;
- Increased unpredictable storm events (e.g. flooding, wind damage, frost damage);
- Increased disease;
- Increased demand for irrigation infrastructure;
- Increased population and resulting pressure to convert agricultural land; and,
- Increased issues with pest management.

Changes in food production and consumption are also a factor in meeting the District's greenhouse gas reduction target and reducing its depending on fossil fuels. Reducing carbon emissions from local food production and encouraging residents to choose low carbon foods and reduce food waste are important aspects of living within the capacity of the planet.

Sustainable Food System

A sustainable community food system is a collaborative network that integrates sustainable food production, processing, distribution, consumption and waste management in order to enhance the environmental, economic and social health of a particular place. Farmers, consumers and communities partner to create a more locally based, self-reliant food economy.

Sustainable Agriculture

Sustainable agriculture enhances environmental quality and the resource base on which it depends; provides for basic human food and fiber needs; is economically viable; and enhances the quality of life for farmers and society as a whole over the longer term.

Food Security

Food Security exists when all people at all times have access to sufficient, safe, nutritious, affordable food to maintain a healthy and active life.

Agriculture & Food Security Plan

The District adopted the Agriculture and Food Security Plan in 2018 to provide a coordinated approach for supporting agricultural activity and improving food security in Saanich. The plan has seven themes:

1. Provide a foundation to take action on agriculture and food security.
2. Connect gaps in the local food system to improve food self-sufficiency.
3. Strengthen awareness of the local food system.
4. Improve the interconnection between food production and the environment.
5. Manage land use to protect and support farmland.
6. Support multi-generational farmers and emerging farmers.
7. Expand opportunities for urban agriculture.

12.1 Agricultural Lands

A key success in Saanich has been the protection of rural and agricultural land from development. The community continues to support the Agricultural Land Reserve (ALR) and Urban Containment Boundary. The District also needs to continue to ensure regulations are in place to support the use of farm parcels that are capable of production and encourage land uses that are consistent with a productive agricultural landscape. Complementing this, sound environmental management supports future agricultural production while also enhancing natural assets.

The policies in this section are complemented by Section 7.7 Rural Areas which limits the minimum parcel size of agriculturally zoned properties and provides restrictions around the exclusion, subdivision, and use of lands within the ALR.

Policies

12.1.1 Implement the Agriculture and Food Security Plan and update periodically to reflect emerging community priorities.

12.1.2 Ensure a healthy, sustainable and stable food supply by working with the Capital Regional District, the Province, food producers, the Vancouver Island Health Authority, municipalities, and other stakeholders to implement the Capital Regional District Food and Agriculture Strategy.

12.1.3 Protect agricultural land by maintaining the Urban Containment Boundary and encouraging compact urban form.

12.1.4 Discourage the deposit of fill on rural and ALR lands that results in the soil's agricultural capability being diminished.

12.1.5 Support the preservation and enhancement of the soil's agricultural capability on rural and ALR lands.

12.1.6 Develop appropriate regulations and guidelines for agri-tourism activities in consultation with farmers and other stakeholders to minimize the impact of such activities on neighbouring properties.

12.1.7 Develop appropriate regulations and guidelines for "intensive agriculture" in consultation with farmers and other stakeholders to minimize the impact of such activities on rural residential neighbours.

12.1.8 Support the use of the dispute resolution process established in the "Farm Practices Protection Act" to resolve concerns and complaints about agricultural practices that may be inconsistent with normal farm practice.

12.1.9 Buffer rural and agricultural lands from adjacent urban residential development as part of redevelopment and subdivision proposals, where appropriate.

12.1.10 Continue to support a special water rate for agriculture.

12.1.11 Encourage the development of a Property Assessment policy that primarily supports local food production, and does not inadvertently result in ecological degradation.

12.1.12 Encourage environmentally sound agricultural practices by promoting the BC Environmental Farm Program.

12.2 Urban Agriculture, Local Food Access, and Innovation

Interest in food production in urban areas has expanded dramatically in recent years and is seen as a key way to supplement conventional agriculture and bring community members in touch with local food and natural processes. This ranges from backyard and patio gardening to community gardens and commercial small-scale agricultural operations. At the same time, incorporating innovative approaches and new technologies across the overall system can increase food production and strengthen the overall system. Increasing local production is an important aspect of responding to climate change and building community resilience.

Policies

12.2.1 Support small-scale agricultural and food access initiatives on lands inside the Urban Containment Boundary, while considering potential impacts on neighbouring residents

12.2.2 Strengthen local sustainable agriculture by supporting "backyard gardening" and community garden initiatives.

12.2.3 Support efforts to restore Indigenous plants and food sources, improve access to cultural foodlands, and increase public awareness of local Indigenous food systems.

12.2.4 Incorporate climate mitigation and adaptation strategies into Saanich's overall approach to its local agri-food system.

12.2.5 Support efforts of farm operators and other agencies to enhance farmland and increase crop yield, by improving water supply and undertaking drainage improvements and improving soil capabilities, while considering environmental impact.

12.2.6 Support the development and operation of specialty crop farms to diversify farm production, increase economic development, increase local food production, and improve farm income.

12.2.7 Support innovative farming and local marketing techniques such as pocket farm markets, which help improve the economic viability of food production in the community.

Related Plans & Strategies

- Parks, Recreation & Community Services Comprehensive Directions and Action Plan
- Arts and Culture Strategy
- Diversity, Equity, and Inclusion Strategic Report and Action Plan
- Recreation Market Analysis

13.0 Community Well-being

Objectives

A. Foster a diverse, equitable and inclusive community where all residents are engaged and feel a sense of belonging.

B. Provide a range of recreation, arts, and culture opportunities for people of all ages, cultural backgrounds and abilities.

C. Recognize First Nations heritage and the community's colonial past as part of Saanich's path towards reconciliation.

D. Create a healthy, safe, and resilient community.

E. Incorporate heritage resources and values into planning and placemaking.

Strong communities are vibrant, livable places which provide the essential social infrastructure necessary for all residents to attain health and well-being. Providing a diverse range of opportunities for recreation, arts, and culture is important as is supporting civic engagement and volunteerism in the community. These community connections foster a sense of belonging and identity and encourage participation and involvement.

They also provide the means for accessing resources, services, and activities, both within neighbourhoods and the wider community. The District plays an important role in helping foster a sense of community where everyone belongs by providing both opportunities and supports.

While Saanich has strived to be an inclusive and accessible community for all residents, the COVID-19 global pandemic amplified existing inequalities. Heightened awareness of issues of systemic, institutional and structural racism faced by Indigenous, Black and People of Colour (IBPOC), and other marginalized groups highlighted the need for the District to increase its understanding of how these issues can manifest themselves in the District's policies, programs and services. This work is underway with the Diversity, Equity and Inclusion (DEI) Strategic Report and Action Plan and the creation of the Accessibility and DEI Council Advisory Committee. This work complements the District's reconciliation work with First Nations and Urban Indigenous populations.

Also important for Community Well-being is considering public health, safety, and emergency resilience.

Diversity, Equity and Inclusion Statement

Saanich is committed to celebrating the rich diversity of people in our community. We are guided by the principle that embracing diversity enriches the lives of all people. We all share the responsibility for creating an equitable and inclusive community and for addressing discrimination in all forms.

Diversity means appreciating our differences but also our interconnectedness, recognizing systemic and institutionalized discrimination, building relationships across our differences, and celebrating the beauty of our differences.

Equity denotes fairness and justice in process and in results. Equitable outcomes often require differential treatment and resource redistribution to achieve a level playing field. To foster equity and ensure that individuals and communities thrive, local governments must recognize and remove all barriers to participation.

Inclusion refers to the notions of belonging and participation, it means working together to create and sustain a welcoming place and community for people of all backgrounds, cultures, lifestyles, ages and abilities and actively ensuring that everyone feels they belong.

13.1 Community Involvement and Partnership

One of the important building blocks for creating a healthy and sustainable community is resident involvement, based on open and fair processes that are accessible and responsive to residents' concerns and interests. A knowledgeable and involved population, with opportunities to make meaningful contributions to decision-making processes, is better equipped to address community challenges and more likely to value their community. Engagement can also help residents understand the importance of sustainability and the links between social, economic, and environmental issues.

Saanich provides numerous opportunities to involve residents in civic affairs. Council meetings, held in public, give residents the opportunity to make presentations, and observe and monitor decisions. Saanich also has several advisory committees, boards, and task forces that allow for resident and expert input on a variety of issues facing the District and for liaising with groups working on specific projects.

For effective involvement, residents need to have access to information of concern or interest so they can anticipate and respond in a considered way. Saanich typically augments its legislated consultation obligations using a variety of techniques such as social media, newsletters, the internet, media articles and advertisements, informational materials, and reports. The municipal web site has become a major source and means of conveying information. Depending on the project, additional consultation opportunities frequently include public meetings, workshops, open houses, focus groups, and resident surveys. Development applicants are encouraged to consult with the public before the public hearing stage. The value of mutual trust between the public, applicant, Council and staff cannot be overemphasized, as everyone can profit from open dialogue and education.

In many areas of the community, residents have formed community associations. These associations monitor proposed changes in zoning and land use that may impact their area, liaise with Council and staff, and represent neighbourhood interests on a variety of issues. The Saanich Community Associations Network (SCAN) is composed of representatives from Saanich's neighbourhood community organizations. They, and other community organizations, are valuable

resources, helping the District provide a strong community focus. Many associations or other community groups publish their own newsletters.

Volunteerism is also an important element of community life, strengthening connections and involvement. Without volunteer support, many worthwhile projects would never be undertaken. For example, groups such as the Friends of P'KOLS (Mount Douglas Conservancy) and numerous sports organizations work closely with the Parks, Recreation and Community Services Department on park maintenance and development. Neighbours helping neighbours improves the quality of life for many residents. For example, the Saanich Volunteer Services Society provides drives, friendly visiting, companion walking, and a host of other services to support those in need.

Partnerships are also an essential tool for achieving the Saanich Vision. To achieve sustainability, complex and interconnected social, environmental, and economic values and actions need to be simultaneously integrated. Relying on a single body to address the challenges involved is not sufficient. Realizing the Saanich Vision requires an acceptance of shared responsibility and a commitment to continuous improvement. It means having the interest and capacity to work together, to look for creative and innovative solutions, share learning, and carefully consider the long-term consequences of decisions. Joint efforts involving the public sector, private sector, community organizations and individuals hold the promise of more efficient and effective responses.

Policies

13.1.1 Implement the Diversity, Equity and Inclusion Strategic Report and Action Plan.

13.1.2 Continue to work with Neighbourhood Associations, service organizations, sports groups, businesses and other stakeholders to support and strengthen the community.

13.1.3 Work with Indigenous and multicultural organizations to promote harmonious relations and access to community services.

13.1.4 Continue to develop and enhance community pride and identity through the creation and implementation of events and on-going community services and programs.

13.1.5 Support school districts, post-secondary institutions, and the faith community in allowing residents access to their facilities for community use.

13.1.6 Continue to work with the Greater Victoria Public Library to maintain and improve services for residents and reinforce the community-building aspect of the Library.

13.1.7 Encourage and support a wide range of educational and learning opportunities which aid in community capacity building and strive to meet a broad range of community needs.

13.1.8 Continue to encourage resident involvement in civic affairs.

13.1.9 Enhance communication and community feedback through an interactive municipal web site and engagement platform, social media, Geographic Information Systems, community association newsletters, the media, and use of educational and informational materials for public distribution.

13.1.10 Encourage applicants with development proposals to hold public information meetings before plans are submitted for statutory review and public hearings, and to inform and consult with area residents and other stakeholders.

13.1.11 Continue to improve access to and availability of information regarding community services and volunteer opportunities.

13.1.12 Cooperate and partner with other municipalities for the delivery of select services and programs, where appropriate.

13.1.13 Create volunteer programs and leadership training to support the provision of community and recreation services.

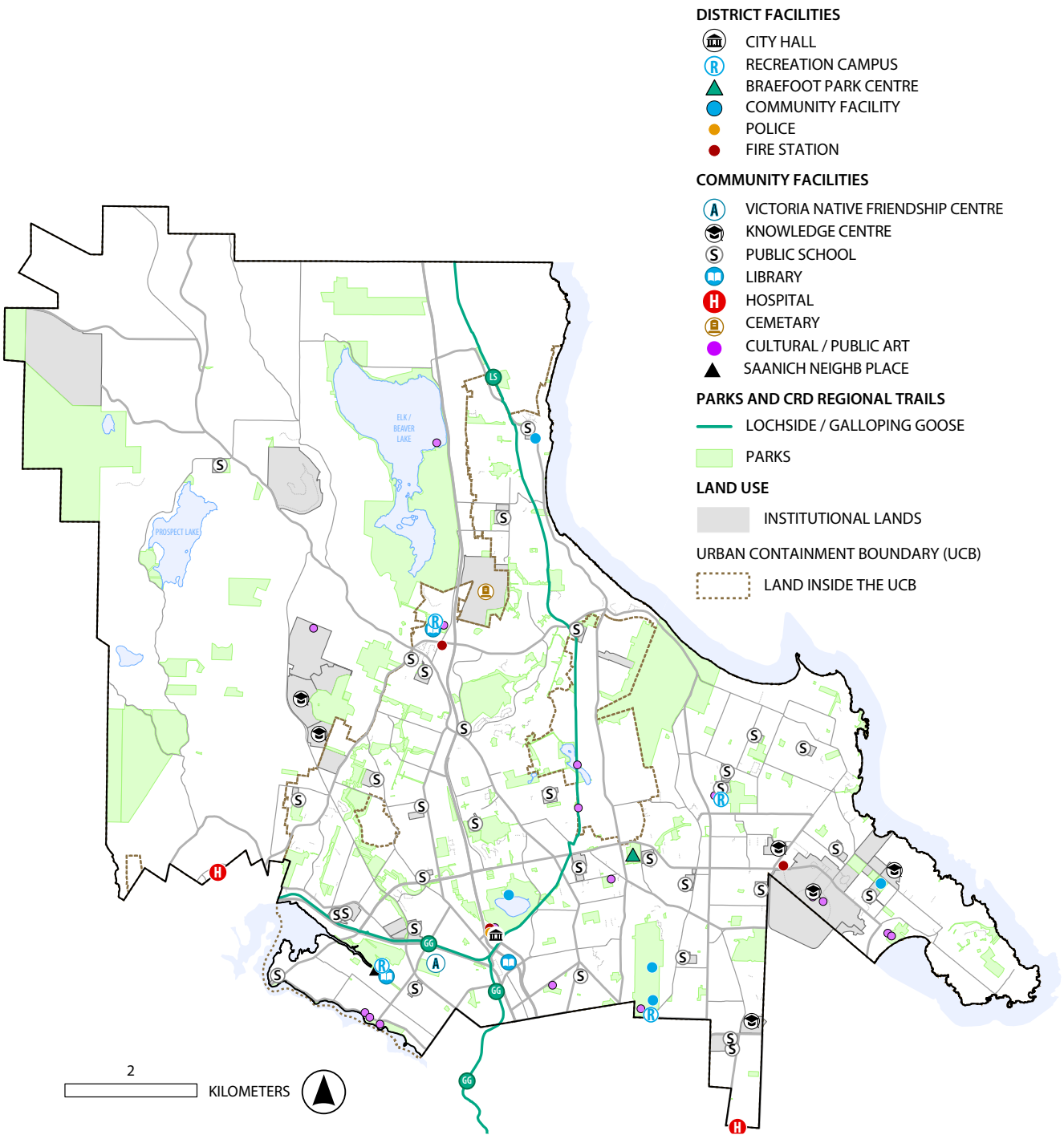
13.2 Community Facilities and Recreation

Community facilities further enhance the livability of Saanich and provide opportunities for people to come together (Map 17). The District operates four Recreation Campuses which offer an extensive range of programs, services, and experiences for all ages and abilities. The range of programs and services includes general health and wellness, recreation, arts and culture, aquatics, childcare, and educational seminars. Facilities also include bookable meeting space for use by community groups and organizations and the strategic co-location of related services. The District also operates the smaller Braefoot Park Centre. Complementing District facilities are several community and regionally operated facilities which further expand the diversity of programming, services, and gathering spaces available in the community and add to its overall vibrancy.

Moving away from a more traditional recreational focus, District community facilities are increasingly being viewed as community campuses and gathering spaces for people of all ages and abilities. As this broader trend intensifies, these facilities will play an increasingly important role by:

- Helping to support an aging population and adapting to be more welcoming to children and youth;
- Reducing rates of chronic disease;
- Decreasing social isolation;
- Supporting arts, culture, and lifelong learning;
- Improving mental and physical wellness; and,
- Assisting with affordability and equitable access.

In the future, the opportunity exists for these Recreation Campuses to broaden their role in the community through redevelopment and expansion of facilities and programming; complementary uses such as health and wellness services, ancillary commercial amenities, and affordable housing should be explored as part of future planning.



Map 17. Community Facilities

Policies

13.2.1 Explore redevelopment and growth opportunities for the Saanich Recreation Centre campuses.

13.2.2 Scale campus redevelopment plans to meet growth of neighbourhoods and provide indoor and outdoor recreational facilities that satisfy Parks, Recreation, and Community Services department recreation programming and service areas.

13.2.3 Review recreational programming and facilities, as necessary, to ensure they are meeting current and emerging needs.

13.2.4 Ensure District recreation facilities and programs are accessible to people of all ages, ethnicities, incomes, and abilities.

13.2.5 Build on the work completed in the Youth Development Strategy and Older Adults Strategy.

13.2.6 Undertake awareness building and education programs to encourage individuals to develop and maintain an active and healthy lifestyle.

13.2.7 Work with School Districts 61 and 63 to promote active living.

13.2.8 Consult, at least annually, with School Districts 61 and 63, and post-secondary institutions, to coordinate infrastructure, including the shared use of lands and facilities for recreation and community use.

13.2.9 Cooperate and consult with other municipalities and agencies within the Capital Regional District to coordinate the development of recreation services and facilities.

13.2.10 Use the Parks, Recreation and Community Services Comprehensive Direction and Action Plan as a guide for the planning and budgeting for parks, trails and recreation facilities.

13.3 Arts and Culture

Arts and culture are intrinsic to neighbourhood and community identity, livability, and diversity. The contribution of the arts to the community goes beyond the social and aesthetic, contributing to civic pride and economic prosperity. A diverse arts community educates, entertains, generates revenue and employment, and enhances the quality of life for everyone. Support for, and recognition of the arts and associated industries may also encourage tourism and influence an individual's decision to visit or live in Saanich.

Adopted in 2009, the Saanich Arts and Culture Strategy provides strategic direction in support of the arts. Priorities identified in this strategy were:

- Provide spaces for cultural and artistic activities;
- Increase arts and culture awareness;
- Build creative capacity;
- Develop and nurture healthy, vital neighbourhoods through the arts;
- Expand youth leadership opportunities in the arts; and,
- Support economic development through the arts.

As the District looks forward to its next iteration of the Arts and Culture Strategy, these priorities will be expanded on to incorporate diversity, equity and inclusion principles including the importance and role of First Nations and other racialized populations.

Arts

The arts include visual arts (painting, print-making, drawing, sculpture, crafts, photography, film, video, and new media) theatre, music and song, and literary arts and dance. Cultural industries – publishing, film, sound recording, video and audio-visual broadcasting- are also included.

Culture

Culture encompasses those arts, multicultural and heritage resources and activities as practiced and preserved in a community. These practices reflect the beliefs, experiences and creative aspirations of a people in a given place at a given time.

Policies

13.3.1 Update, integrate and continue to implement the Saanich Arts and Culture Strategy and the Comprehensive Arts Policy.

13.3.2 Support regional arts programming, policy development and facility planning through the Capital Regional District Arts and Culture Support Service and the Saanich Arts, Culture and Community Well-being Advisory Committee.

13.3.3 Work with other municipalities, First Nations, school districts, Chambers of Commerce, Tourism Victoria, and other agencies to plan and coordinate arts initiatives and events.

13.3.4 Encourage ongoing participation in the Capital Regional District Arts and Cultural Support Service funding program to support cultural facilities and initiatives.

13.3.5 Encourage community programming for a variety of artistic disciplines.

13.3.6 Continue to promote the use of parks, civic buildings and public spaces for public art, performances, festivals, and exhibitions.

13.3.7 Encourage and support private sector involvement in the arts.

13.3.8 Support the integration of public art in the design of public and private developments, with a focus on Primary Growth Areas.

13.3.9 Consider accommodating studio, rehearsal, and classroom or workshop space in commercial, institutional, and rural areas.

13.3.10 Continue to work with School Districts 61 and 63 and post-secondary institutions to promote community awareness of arts programs in the education system.

13.3.11 Continue to encourage opportunities for community theatre in Saanich.

13.3.12 Continue to support the operation of the Arts Centre at Cedar Hill Community Centre.

13.3.13 Support the goals of reconciliation by working with the First Nations and Indigenous peoples to incorporate Indigenous art into public spaces.

13.4 First Nations Reconciliation

There is a rich Indigenous history in Saanich that has long been denied and at places physically uprooted or destroyed. Located in the traditional territory of the **Lək̓ʷəŋən** and **W̱SÁNEĆ** peoples, both of which are part of the broader Coast and Straits Salish peoples, their historical and cultural relationships with the land continue to this day.

The District recognizes that reconciliation is more than a ceremonial acknowledgement of its territories. It is an opportunity to learn the true history of this area and acknowledge the unjust treatment of the people whose lands it occupies. The process forward will take patience as District takes a hard look at its colonial past and works toward decolonization and reconciliation with the **W̱SÁNEĆ, Lək̓ʷəŋən**, and Urban Indigenous populations.

The policies included below, where appropriate, are adapted from the work completed through the Cordova Bay planning process (2021) and are intended to act as a first step in advancing the discussion of First Nations reconciliation at the OCP level. Further work is required as part of a future OCP update and other initiatives in collaboration with First Nations and the Urban Indigenous population.

Policies

13.4.1 Work with First Nations and other partners to promote the Indigenous history of Saanich and First Nation cultural values and practices.

13.4.2 Undertake actions to welcome and meaningfully include local First Nations and Urban Indigenous in the current fabric of Saanich by:

a. Identifying sites of First Nations significance;

b. Incorporating Indigenous languages on public signage;

c. Renaming places of significance;

d. Installing local Indigenous public art; and,

e. Supporting First Nations and Urban Indigenous cultural celebrations.

13.4.3 Continue to develop and implement Memorandum of Understandings (MOU) and/or protocol agreements with local First Nations around shared commitments.

13.4.4 Continue to improve the development review process with respect to archaeology for both external and internal development projects, recognizing that the baseline mapping held by the province is not comprehensive and for many areas in Saanich is very incomplete. Promote awareness of the responsibility of developers and other property owners to protect archeological sites and artifacts and encourage compliance under the Heritage Conservation Act.

13.4.5 Work with local First Nations to enhance District of Saanich policies for protection of archeological sites when undertaking municipal works.

13.4.6 Seek to include sites of First Nations' significance as part of a wayfinding framework in consultation with First Nations. Work to recognize and revitalize historical First Nations trails.

13.4.7 Increase public art opportunities for First Nations and Indigenous artists.

13.4.8 Work with local First Nations to develop interpretative panels and other educational elements in parks, public spaces, beach access areas, and other suitable locations.

13.5 Heritage Properties

The history of Saanich and its pattern of settlement are evident in many of the buildings, structures, and landscapes located throughout the community. Many homes, schools, churches, cemeteries, commercial buildings, farm buildings, and trails/ roadways also reflect Saanich's pioneer era, as well as later periods. Saanich's heritage resources include archival material, which provide a tangible link with the past, a meaningful sense of historical continuity, and a sense of place and community character.

The 1999 "Saanich Heritage Management Plan" provides policies and procedures that direct the management of heritage resources. The 2007 "Heritage Action Plan" provides specific and attainable action items to implement and fulfill the recommendations and policies of the Management Plan.

A key conservation tool is the Community Heritage Register that identifies close to 300 structures spanning all phases of Saanich's history. Other tools include Heritage Designation Bylaw, Heritage Alteration Permits, and the Saanich Heritage Foundation. Map 19 identifies Saanich Heritage Buildings and Structures.

Policies

13.5.1 Monitor and encourage preservation of heritage resources according to the Saanich Heritage Resources Management Plan and Heritage Action Plan.

13.5.2 Continue to maintain and update the Saanich Community Heritage Register and designate appropriate District owned registered sites.

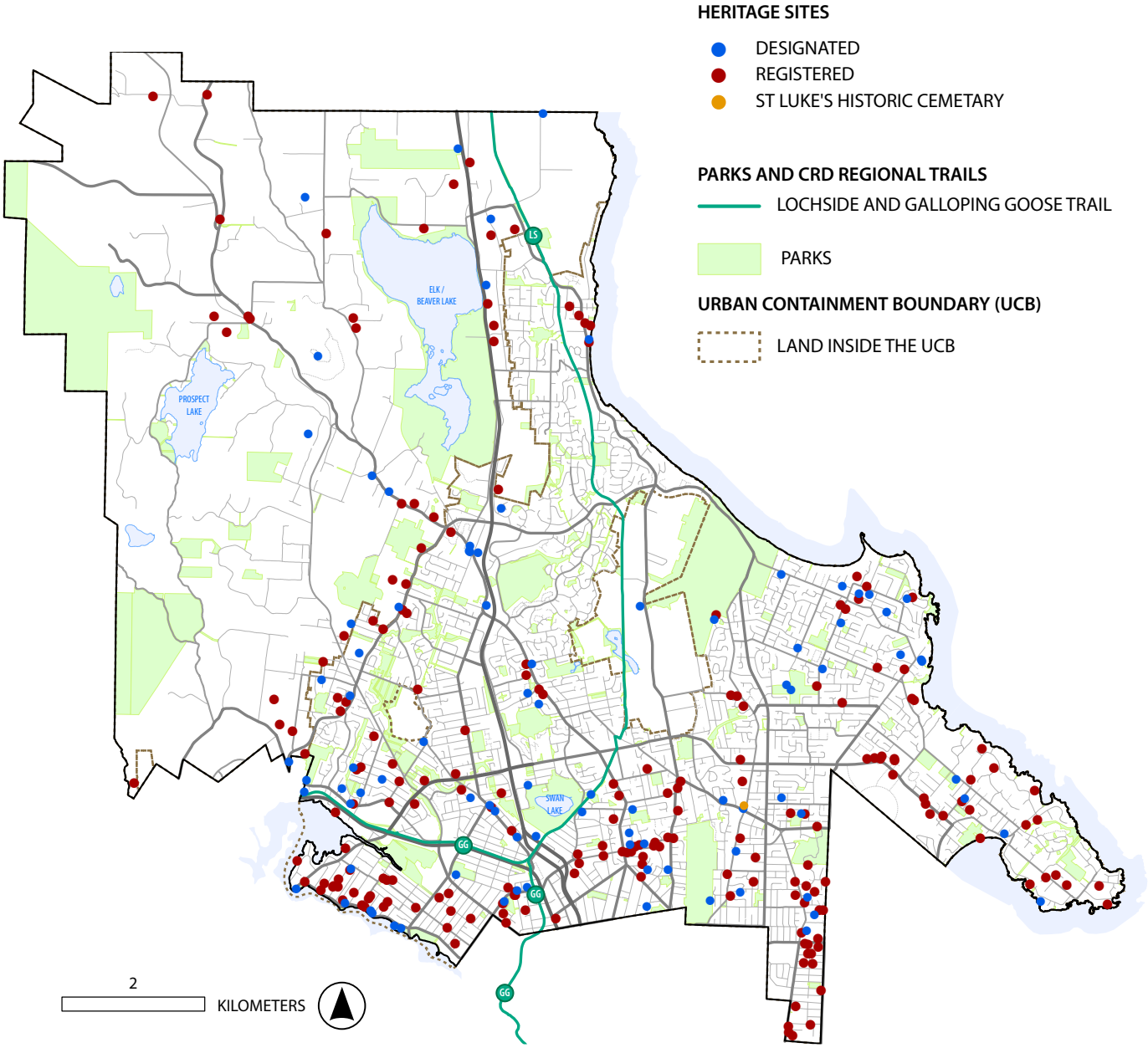
13.5.3 Expand the Saanich Community Heritage Register to include natural and cultural heritage resources and consider assisting in the protection of inventories-at-risk.

13.5.4 Consider incentives to encourage preservation and designation of privately owned heritage buildings.

13.5.5 Encourage and support public education on heritage resources and protection, through publications, displays, on-site interpretation, web sites, events, historic plaques and signs, and similar tools.

13.5.6 Continue to seek funding assistance from senior governments and community organizations to assist with identifying and protecting heritage resources.

13.5.7 Continue to provide funding assistance through the Saanich Heritage Foundation for maintenance and repairs of exteriors, roofs and foundations of designated heritage buildings.



Map 18. Heritage Buildings & Structures

13.6 Public Health, Safety, and Emergency Resilience

Saanich has a long-standing commitment to building and maintaining a healthy and safe community. This commitment can be seen in long range policy documents, through the work of advisory committees of Council, through the variety of outreach, capacity building, and education programs provided through the District's various departments. This work involves partnerships with numerous community groups based in collaborative community action and public awareness.

A community's health refers not only to population health outcomes, but also to the presence of the social determinants of health impacting these outcomes. Research suggests 60% of what makes people healthy is determined by their built, social, environmental and economic environments that are outside personal control. BC Healthy Communities identifies three principles to support healthy communities through community design, planning, and health promotion.

- A commitment to equity;
- Healthy public policy; and,
- Cultural safety.

Safety is also more than the absence of crime – it requires a secure physical environment, supportive social surroundings, and a strong community foundation. Safe and healthy communities are diverse, convenient, and sustainable. They have a sense of place and neighbourliness, a clean, accessible, attractive, and stable built environment, peaceful residential neighbourhoods, and improved access to health, housing, education, employment, mobility, and the arts. They offer a wide variety of community-based services that are intergenerational, accessible, prevention-oriented, supportive, coordinated, responsive to change, and effective. They provide protection and enhancement of the natural environment. Saanich's transition towards a 15-minute community aligns with many of the principles for planning healthy, safe and resilient communities.

Saanich has a strong emergency planning and community preparedness program which guides the community's response to natural and human caused disasters. The Emergency Program strives to build resilience in the community through preparedness and mitigation, and continually works to increase the District's ability to respond and recover quickly and effectively in the event of an emergency. Saanich fosters a culture of preparedness and resilience in Local Government, workplaces, households, and businesses across the community. As the District's 2020 Climate Plan highlights, the impacts of climate change include increased storm intensity and extreme weather events. Strengthening the community's resilience at both the district-wide and neighbourhood level is vital moving forward.

Policies

13.6.1 Foster the development of a community that is safe, diverse and inclusive and where social interaction, physical activity, sense of place, and neighbourliness are actively promoted and supported.

13.6.2 Continue to implement healthy built design principles in planning and infrastructure decisions to reduce the impact of the social determinants of health on overall population health and individual well-being.

13.6.3 Work with residents and neighbourhood associations to address public health and safety and crime prevention.

13.6.4 Continue to address safety issues, and fear of crime or violence through implementation of the Police Strategic Plan.

13.6.5 Continue to provide high quality service, including through the preservation of life and protection of property and the environment, by implementing the Fire Services Master Plan.

13.6.6 Support continued education on best practices for fire prevention, including wildland-urban interface fire hazard prevention.

13.6.7 Continue to maintain and promote accessible public education materials on emergency preparedness and community climate resilience to reach a wide diversity of community members.

13.6.8 Strengthen community resiliency by promoting and supporting emergency planning and preparedness for the service providers of vulnerable populations.

Related Plans & Strategies

- Economic Development Strategy

14.0 Economic Vibrancy

Objectives

A. Create a strong and diversified local economy.

B. Enhance economic vitality through sustainable, supportive community infrastructure.

C. Align economic development with a sustainable and equitable community.

D. Strengthen the business climate and links with the business community.

E. Collaborate regionally on economic development initiatives.

F. Provide a supportive environment for clean, high-tech and knowledge-based business.

G. Enhance opportunities for employment and workforce development.

A sustainable economy provides diverse and viable economic opportunities to meet the social needs of present and future generations, support a livable, high-quality built environment, and reduce/limit negative impacts on the natural environment. It is characterized by using renewable resources, reducing pollution and waste, and the efficient use of energy, materials, and labour. A sustainable economy is both resilient and responsive to changing circumstances.

Saanich has several strengths it can build on to further develop a vibrant local economy. These include:

- Its strategic location on the Pacific Rim and centrality within the Greater Victoria metropolitan area;
- Largest population base on Vancouver Island;
- A high quality of life and access to recreational opportunities;
- A well-educated, stable labour force;
- High quality educational, research, health care, and high technology infrastructure;

- Low carbon, renewable electricity grid; and,
- Efficient transportation links within the region and to Vancouver Island, Victoria International Airport, and the BC Ferries and Seaspan terminals.

Saanich also has competitive advantages or exhibits cluster potential in the following sectors: health care, post-secondary education, tourism, including agri-tourism and sports tourism, life sciences, and emerging sections such as clean-tech and the creative economy.

At the same time, a number of challenges in the local economy need to be addressed to ensure continued economic viability. These include the geographic constraints of an island location, limited availability of land for new large scale commercial and industrial development, an aging workforce, shortages of skilled workers in many sectors, significant pockets of unskilled people, a significant number of lower income service sector and tourism jobs, and a complex regulatory environment. Also, access to affordable housing is increasingly a challenge to workforce attraction and retention.

14.1 Economic Infrastructure

Communities that adapt readily to economic change are those that provide the supports or infrastructure that sustains economic activity (e.g., quality of life, human resources, and innovation). Several benefits can be achieved by aligning economic viability with social and environmental well-being. These include the more efficient use of existing infrastructure and services, long-term operational cost savings for energy and water through green building and business practices, meaningful employment and income opportunities, and mutually reinforced protection for agriculture and the environment.

Saanich is committed to maintaining, renewing and expanding community infrastructure that encourages investment in the local economy. The greatest impact and creation of tangible sustainable benefits in the local economy can be achieved by providing excellent service delivery, relevant and innovative public infrastructure and amenities, consistent, enhanced public services, a fair, timely, transparent and effective development and business regulatory framework, coordinated government through an integrative, collaborative approach, and a fostering of positive community attitudes to economic development.

Saanich Economic Development Strategy

The Saanich Economic Development Strategy creates a vision for the local economy and provides specific implementable actions to achieve economic resiliency and identify a path forward to sustain and grow a diverse and prosperous economy. This Strategy leverages the progress, assets and investments that have already been made in the District of Saanich and identifies gaps that should be filled to create a diverse economy. The initial strategy has a 5-year timeline.

Policies

14.1.1 Continue to update and streamline business policy and regulatory processes that improve customer service and maintain comparable taxes and fees with other regional jurisdictions.

14.1.2 Complete the implementation of the Development Process Review (2021) recommendations to enhance the effectiveness of the application review process, expand stakeholder understanding and expectations and improve development application processing times.

14.1.3 Liaise with the business community on a regular basis to improve communication and consultation on municipal issues related to economic development.

14.1.4 Continue to be responsive to emerging "new economy" business sectors.

14.1.5 Continue to support Business Improvement Areas in Primary Growth Areas.

14.1.6 Support community economic development through education, trade shows, and other promotional opportunities in collaboration with the South Island Prosperity Partnership.

14.1.7 Support the supply of affordable workforce housing including rental, co-op, non-market and other innovative models.

14.1.8 Work with BC Transit and other partners on regional transportation planning to ensure adequate public transit to major employment centres, businesses and institutions.

14.1.9 Work with stakeholders to address mobility issues related to the efficient and timely movement of goods to and throughout Saanich and the region.

14.1.10 Encourage and support economic development within Centres and Villages by coordinating capital improvement projects with the projected growth of these areas.

14.2 Diversification and Enhancement

Over the last decades, Saanich has accommodated considerable economic activity – accounting for about 30% of all regional businesses – including several large regional commercial malls and industrial areas such as Royal Oak Industrial Park and the Tennyson Industrial Quarter in the Uptown-Douglas area. The high-tech industry, primarily located in the Vancouver Island Technology Park, is the largest non-government industry in Greater Victoria.

Another major contributor to Saanich's economy is small business. Over 70% of Saanich businesses have fewer than five employees. Many of these reflect a traditional emphasis on home occupation uses and small rural business. Home-based business is one of the fastest growing economic sectors, accounting for 52% of all business licenses in Saanich. Technological advancements, particularly in communications and computers, have made home-based businesses both viable and attractive. Agri-tourism and eco-tourism are becoming increasingly important, particularly in rural areas where they complement basic farm operations and areas of environmental interest.

It is important to align the District's economic development strategies with regional initiatives. The more that Saanich can work together with agencies such as the South Island Prosperity Partnership (SIPP) and Destination Greater Victoria, other CRD municipalities, and local First Nations to achieve common goals, the more likely it is that results will be achieved. As the largest member municipality of the SIPP, Saanich is in a unique position to provide leadership. Important opportunities for economic growth include:

- Expanding advanced technology and knowledge-based businesses;
- Expanding the tourism service sector;
- Sustaining and expanding the region's marine science and industry (e.g. ship/boat building and repair) sector;
- Expanding the sport, art, and culture sector;
- Expanding and diversifying the agriculture sector; and
- Developing and expanding education products and research.

Diversifying and enhancing Saanich's economy has the potential to lay the groundwork for future economic, social, and environmental sustainability. A strong local economy will help to provide economic stability and resilience, spin-off opportunities for the primary and service sectors, preservation of agricultural capability in rural areas, promotion of local resource value-adding, increased support for local businesses and producers, employment and income, and increased demand for locally produced goods and materials.

Policies

14.2.1 Implement Saanich's Economic Development Strategy.

14.2.2 Work with the South Island Prosperity Partnership, Capital Regional District, neighbouring municipalities, First Nations, businesses and other stakeholders on regional economic cooperation.

14.2.3 Continue to work with other municipal economic development offices and First Nation governments in the Capital Region to retain and enhance existing businesses and attract new businesses to the region.

14.2.4 Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses.

14.2.5 Support the preparation of a regional industrial and high-tech strategy dealing with issues of future trends, related infrastructure requirements, transportation and land requirements, and options for growth.

14.2.6 Provide opportunities for new advanced technology and knowledge-based businesses by supporting expansion of the Vancouver Island Technology Park, and research related activities on the University of Victoria, Royal Roads and Camosun College Campuses.

14.2.7 Encourage market diversification of agriculture by supporting specialty agri-tourism businesses on bona fide commercial farms, in a way that continues to protect arable agricultural land from increased non-farm use.

14.2.8 Participate in partnerships to promote tourism.

14.2.9 Support tourist-related facilities, including visitor accommodation and attractions, in alignment with Saanich's growth framework and compatible with environment factors and adjacent land uses.

14.2.10 Work with the film industry to attract more film productions.

14.2.11 Encourage innovation, investment, technology development, and sustainable business practices by working with senior government, the private sector and other stakeholders.

14.2.12 Encourage local business to become more sustainable through means such as accommodating active transportation modes, reducing energy consumption and greenhouse gas emissions, using greener forms of energy and integrating Transportation Demand Management (TDM) strategies.

14.3 Employment

A stable workforce is essential to the social well-being and economic health of the community and region. Attracting and retaining environmentally friendly businesses to the District and the region is essential to Saanich's sustainability. To achieve this aim, the social and physical infrastructure needs to be healthy and efficient. Recruiting and maintaining vibrant businesses can be significantly affected by the overall quality of life in Saanich, the cost and availability of accommodation – ownership and rental, support services such as child/elder care for employees, and the availability of a well-trained labour pool.

Policies

14.3.1 Support job creation that keeps pace with job to population ratios as identified in the Capital Regional District's Regional Growth Strategy.

14.3.2 Encourage new institutions and businesses to locate within Saanich that create permanent employment opportunities for local workers at a living wage.

14.3.3 Continue to support the work of the South Island Prosperity Partnership to retain and enhance existing businesses and attract new environmentally friendly businesses to the region.

14.3.4 Work cooperatively with the South Island Prosperity Partnership , school districts, post-secondary institutions, senior governments, and other stakeholders to support and improve employment and training opportunities that match the requirements of local employers.

14.3.5 Support the retention and recruitment of an adequate labour pool by ensuring access to appropriate and affordable housing and other necessary support services such as child and elder care.

14.3.6 Work with BC Transit to ensure high quality public transit to Primary Growth areas, major employment centres, businesses and institutions.

14.3.7 Work with the First Nations to explore economic development, job creation, and employment opportunities in Saanich and the broader region.

14.3.8 Work with the stakeholders to address mobility issues related to the efficient and timely movement of goods to and throughout Saanich and the region.

4 Taking Action & Tracking Progress

Related Reports & Surveys

- District of Saanich Annual Report
- District of Saanich Citizen Pulse Survey
- Capital Region Growth Strategy Indicators Report

15.0 Implementation

Objectives:

A. Maintain the intent and integrity of the Official Community Plan.

B. Monitor, track, and communicate progress towards achieving the Plan Vision.

C. Provide consistency and clarity across the Saanich strategic policy framework.

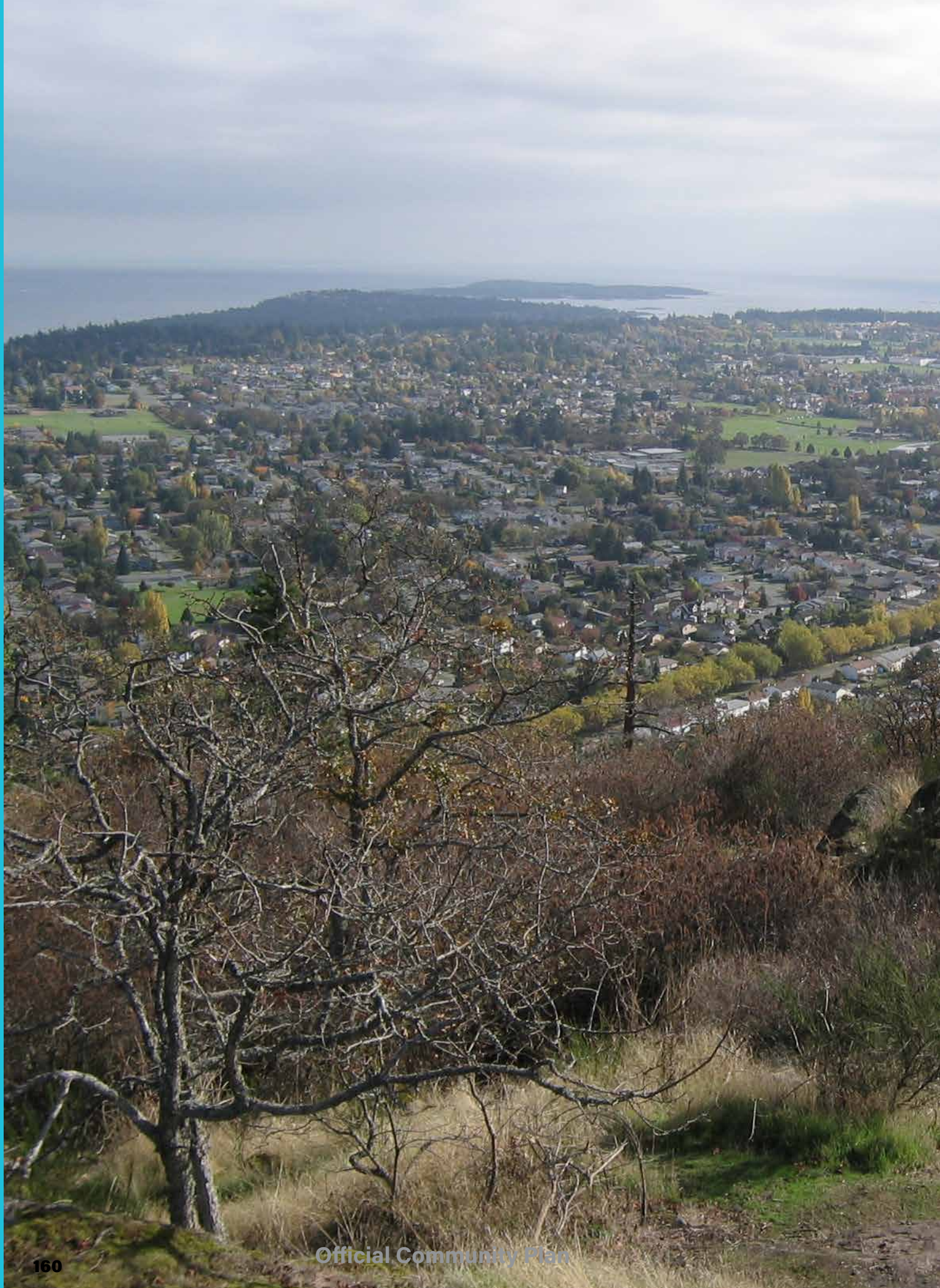
D. Coordinate planning with other jurisdictions within the Capital Regional District.

For an Official Community Plan (OCP) to be effective, its objectives and policies must be implemented. Achieving the Saanich Vision will be determined by future decisions of Council regarding priorities, funding, and implementation. Consultation and cooperation with senior governments, other local governments, First Nations, school districts, the private and not-for-profit sectors, and the community is also essential to successful plan implementation.

15.1 Plan Management

The OCP is the primary document that guides growth and change in Saanich. It establishes a long-term vision for a livable community based on shared values and sustainability. It also provides an overarching framework for other District plans, policies, and initiatives, including the District's Strategic Plan. The OCP is a legally binding document and decisions made within its scope are required to conform to its policy direction. It is consistent with the Capital Regional District Regional Growth Strategy (RGS).

The OCP will need to be amended and updated to respond to evolving community needs and remain a relevant, viable and effective tool for guiding growth and managing change. This is particularly important given the legislative process which provides the option for a development application to move forward without a Public Hearing if it is consistent with the OCP. Under Provincial legislation an OCP review and update is required every five years. This update builds on the outcomes of the Housing Needs Report which is also required to be updated regularly.



An important component of ongoing plan management will be ensuring consistency between the Plan document as new Centre, Corridor, and Village (CCV) Plans (for Primary Growth Areas) and topic specific strategic plans are developed. While these plans are required to align with the OCP at time of adoption, they may identify new community needs, local context details, data and information, or best practices that would be beneficial to capture in the OCP; this alignment provides improved clarity, consistency, and transparency on how the community is moving towards the Saanich Vision and how decisions are made. In the case of the CCV plans, these may be proposing changes or refinements to OCP land use designations and will require an OCP amendment as part of their initial adoption. An OCP amendment may also be proposed following the 5-year plan update and/or triggered as the result of a new Regional Growth Strategy.

OCP Amendments

In order to ensure the OCP remains a living document that is responsive to emerging trends and community needs, amendments will be considered. Different ways in which broader District-led OCP amendments could be addressed include:

- Occasional housekeeping amendments which group required changes into one process;
- Topic specific amendments which focus on a larger suite of changes to the plan based on the completion of a significant initiative or comprehensive strategy update;
- Plan amendments brought forward concurrently with Centre, Corridor, and Village plan adoption; and,
- Broader amendments as part of the 5-year Plan review and update.

Further to these types of District-led amendments, site specific OCP amendments will also be considered for proposed development applications which change the density or use permitted. In this scenario, applications will be assessed based on the criteria outlined in Policy 7.2.4.

Any OCP amendment process requires public consultation as per the BC Local Government Act (LGA). This includes notification of specific stakeholders identified in the LGA as well as broader public notification as part of a Public Hearing process. Additional consultation beyond the requirements outlined in the LGA will be considered as part of the amendment process and in the context of the scale of the proposed changes and their relationship to other related plan consultation processes.

15.2 Priority Actions

To successfully implement the Plan several action-oriented policies are identified throughout the document. These policies are supplemented by additional items identified as part of an assessment of plan implementation. Priority Actions are outlined in Table 4. These actions are identified because they play an important role in moving the community towards the Saanich Vision and achieving One Planet Living. They also are focused on specific projects with a focused timeline. It is anticipated that the completion of some of these actions will trigger future OCP amendments to provide consistency across the District's strategic policy framework.

Table 5. Priority Actions

Section	Policy	Action Item
Natural Environment	6.1.2	Implement the Biodiversity Conservation Strategy.
Natural Environment	6.2.1	Implement the updated Urban Forest Strategy.
Land Use	7.3.2	Complete detailed plans for all Primary Growth Areas and update these on a regular basis.
Land Use	7.4.12	Identify Secondary Corridors and additional Neighbourhood Hubs through upcoming detailed planning.
Housing	8.1.4	Measure progress in the increase in housing supply and implementation of Housing Strategy actions through active monitoring / tracking and annual reporting.
Housing	8.1.5	Update the Housing Needs Report every five years in alignment with the release of Census data to guide housing priorities.
Housing	8.2.3	Explore incentives and tools to increase the supply of rental and affordable rental housing.
Transportation and Mobility	9.4.2	Work with BC Transit to implement strategic transit infrastructure in the District including the multi-modal Uptown Transit Hub and the three Rapid Transit Routes that travel through Saanich.
Transportation & Mobility	9.6.8	Update off-street vehicle/bicycle parking standards to limit the total amount of vehicle parking required and reflect current development practices while improving land use efficiency.
Community Well-being	13.4.3	Continue to develop and implement Memorandum of Understandings (MOU) and/or protocol agreements with local First Nations around shared commitments.
Economic Vibrancy	14.1.2	Complete the implementation of the Development Process Review (2021) recommendations to enhance the effectiveness of the application review process, expand stakeholder understanding and expectations, and improve development application processing times.
Implementation	N/A	Update the Zoning Bylaw to align with Provincial Regulations and the OCP.
Implementation	N/A	Review and update the Development Cost Charges Bylaw and create a new Amenity Cost Charge Bylaw.
Implementation	N/A	Delegate additional development permits and minor variances to staff.
Implementation	N/A	Complete the development of plan indicators and a monitoring program.

15.3 Monitoring and Evaluation

It will be important to monitor the Official Community Plan to assess its progress towards the Plan Vision and make sure that it continues to be an effective tool for guiding land use and planning decisions and meeting community needs.

At five-year intervals, an evaluation of the progress of the area plan will be undertaken to assess the following:

- Status of the implementation of priority actions;
- Progress of Strategic Land Use Directions;
- Update demographic, housing, and household census data; and
- Alignment with other policy documents and initiatives.

To support this evaluation, a series of indicators is under development. These indicators seek to complement other District and Regional monitoring programs (e.g., Climate Plan, Housing Strategy, Annual Report, Regional Growth Strategy) by linking high-level indicators together to assess progress towards the Saanich Vision.

The five-year interval aligns with the Canadian Census and provides for greater opportunity to observe trends. The reporting will be used to help identify emerging trends and issues that may have an impact on the OCP and to inform potential changes to the OCP and other policies, plans or practices. As this progress reporting structure rests outside of the OCP bylaw, it provides greater opportunity to adapt and respond to emerging trends. The outcomes of this evaluation will be linked with the regular 5-year review and update process.

Plan Indicators

Supporting the OCP Evaluation and Monitoring program is an indicators framework which tracks progress across the Plan Foundations and Focus Areas.

16.0 Regional Context Statement

As a one of the core municipalities within the Capital Regional District (CRD), Saanich works collaboratively with 12 member municipalities and an electoral area to achieve regional objectives. The Regional Growth Strategy (RGS), adopted by the CRD Board in March 2018, provides a framework to achieve a regional vision for growth and change that enhances quality of life, sustainability and social well-being.

The RGS framework specifies ten interconnected objectives supported by principles, policies and 2038 targets to achieve regional sustainability:

1. Keep urban settlement compact;
2. Protect the integrity of rural communities;
3. Protect, conserve and manage ecosystem health;
4. Manage regional infrastructure services sustainably;
5. Create safe and complete communities;
6. Improve housing affordability;
7. Improve multi-modal connectivity and mobility;
8. Realize the region's economic potential;
9. Foster a resilient food and agriculture system; and
10. Significantly reduce community-based greenhouse gas emissions.

As required under Sections 446 and 447 of the "Local Government Act", CRD member municipalities collectively support the RGS by preparing regional context statements identifying the relationship between the OCP and RGS. The following demonstrates how the Saanich OCP aligns with and achieves the objectives of the RGS.

Objective 1: Keep Urban Settlement Compact

The land use characteristics and development patterns in Saanich are largely influenced by its central location in the region and its unique context with both urban neighbourhoods and rural agriculture lands. Within this context, Saanich plays an important role in the Capital Regional District as the municipality with the highest population and the largest area.

Saanich has adopted growth management policies and strategies in the OCP aimed at limiting urban sprawl while creating opportunities to develop more complete, compact and sustainable communities with access to a range of housing choices, close to employment, amenities and services. The OCP supports concentrating growth within the Urban Containment Boundary as a principal tool of growth management which contributes to the RGS target of accommodating 95% of new dwelling units within the Containment Area by 2038 (see Policy 7.1.2).

Given that Saanich is a well-established community with a strong commitment to sustainability, growth for the most part will come from redevelopment and infill. The majority of future growth is focused on walkable, mixed use Primary Growth Areas with opportunities for new multiple family residential, commercial, institutional and civic development (see Section 7.3). Residential infill in established neighbourhoods within the Urban Containment Boundary will also continue to take place to increase housing options for residents. The OCP contains infill development polices supporting secondary suites, garden suites, houseplexes, multi -family residential and mixed-use development (see Section 7.4).

The OCP population and housing supply projections, described in Section 2.2, are generally consistent with the RGS sub-regional core area population projections. The Saanich projected short-and- long-term population growth is 136,800 people by 2031 and 152,000 people by 2046. To appropriately house our existing and future residents, an additional 23,559 net housing units will be needed between 2021 and 2041.

Objective 2: Protect the Integrity of Rural Communities

Rural Saanich is valued for its natural beauty, diverse environments, high biological diversity, agriculture, forested lands and rural lifestyle. Policies and environmental protection measures in the OCP help retain the character of rural communities, maintain the health of its natural systems and demonstrates Saanich's commitment to the preservation and strengthening of rural areas. Future development is expected to be consistent with the rural scale and character, contributing to the RGS goal to limit new dwelling units to a maximum of 5% outside of the Urban Containment Policy Area and within the Rural/ Rural Residential Policy Area (see Section 7.7).

Containing and concentrating growth within the Urban Containment Boundary is key to better protection and retention of rural, agriculture and environmentally significant lands. Furthermore, limiting urban sprawl and the extent of rural development and subdivision is achieved through policies to maintain farming, food production and rural residential as predominate land uses. Large lot sizes are appropriate for these land uses. Most of the parcels are designated A-1 and A-4 Rural Zones which require a minimum lot size of 2.0 and 4.0 hectares, respectfully, which is reinforced through policy in the OCP (see Policy 7.7.3). The OCP also aims to minimize conflicts between rural and urban uses through the clear delineation of land uses and buffering rural and agricultural lands from adjacent urban residential development as part of redevelopment and subdivision proposals, where appropriate (see Policy 12.1.9).

Infrastructure services in rural areas includes on-site services which is in keeping with the rural character and helps limit development to the scale, form and density consistent with the intent of the rural land use designations. The OCP also limits consideration for a Sewer Service Area extension outside the Urban Containment Boundary, only as a means to resolve current health problems if no reasonable alternative is feasible or for public facilities or parks, where there would be significant community benefit (see Policy 10.2.2).

Objective 3: Protect, Conserve and Manage Ecosystem Health

The RGS aims to protect the landscape character, ecological integrity, and biodiversity of the Capital Region. Saanich's OCP reinforces the RGS by emphasizing the importance of preserving, protecting and managing its diverse natural environment and ecosystems for the well-being of the community and the region. Saanich's natural environment is comprised of designated environmentally sensitive areas, urban forests, watersheds, water courses, floodplains, parks, open space and trails (see Maps 1, 15 and 16).

Regionally significant parks, identified in the RGS as Capital Green Lands, represent a diverse range of recreation and natural areas and include PKLOS (Mount Douglas Park), Swan Lake Christmas Hill Nature Sanctuary, Rithet's Bog Conservation Area, Elk/Beaver Lake Regional Parks and Francis King Regional Park. Additional regionally significant parks are found throughout the municipality in both urban and rural areas (see Map 15).

Saanich's OCP supports polices related to protecting and restoring habitat and ecosystems; connecting environmentally sensitive areas and green spaces with "greenways"; promoting conservation of existing and additional tree cover; requiring restoration plans as a result of disturbance; and, prioritizing condition assessments for streams, riparian and wetland areas (see Sections 6.1-6.3).

Ongoing stewardship is seen as a foundational and fundamental tool for preserving and enhancing Saanich's natural heritage. Policies encourage habitat creation and biodiversity improvements, focus on principles of Naturescaping and landscaping that utilizes native species and climate resistant plants on both public and private public lands (See Policy 6.1.9). Policies in the OCP recognize the importance of partnerships with CRD, First Nations, local and senior governments and other stakeholders to promote stewardship of our watercourses, groundwater and marine environments, and education initiatives (see Section 6.5).

Through partnerships to improve source control and reduce contamination entering our watercourse and marine environment as well as policies that support an integrated planning approach to restoration of and management of watercourses, surface water, drainage and groundwater, the OCP supports the RGS objective to protect, conserve and manage ecosystem health (see Policies 6.3.1 and 10.3.1).

Through comprehensive environmental master plans and implementation tools that inform land use decisions, such as the Biodiversity Conservation Strategy and the Urban Forest Strategy (both in progress), Saanich is equipped to maintain the integrity of the natural environment. Development Permit Area (DPA) Guidelines provide guidance on land use issues in and around sensitive ecosystems and within hazard areas such as flood plains and areas susceptible to wildfires (See Schedule B). DPAs also provide guidance on conservation of water and energy, improvements to storm water management, and reduction of greenhouse gas emissions. In particular, the Streamside and Floodplain DPAs are significant contributors to addressing the protection of environmentally sensitive landscapes during development and support the RGS target to reduce contaminants in water bodies. Within rural Saanich, environmentally sensitive areas and green spaces are better protected by focusing growth within the Urban Containment Boundary (See Policy 7.1.2).

Objective 4: Manage Regional Infrastructure Services Sustainably

In order to accommodate the anticipated population increase in the region, the RGS supports long-term sustainable planning and management of regional infrastructure services that take into consideration the conservation of land, water and energy resources and the impacts of climate change and natural hazards. Regional infrastructure services include drinking water, liquid and solid waste while services in Saanich supplement this infrastructure with collection and distribution systems.

The OCP supports the RGS target of preparing long- term capital plans for CRD utilities that are cost-effective and efficient to serve. Section 7.9 of the OCP also supports the development and implementation of an asset management strategy for the District to guide the effective stewardship of assets and to provide satisfactory and sustainable levels of service to the public.

Saanich growth management strategies promote efficient and cost-effective infrastructure planning and management through compact land use patterns, concentrating growth in Primary Growth Areas. This allows investments to be directed towards maintenance and improvements to existing infrastructure, rather than on new infrastructure (see Policy 7.3.1). This is also supported through policies that restrict major infrastructure extensions (see Sections 10.2 and 10.4).

Buildings themselves also have a profound effect on the environment and health, as they consume large quantities of energy, water, and materials, and emit significant levels of greenhouse gases and generate other waste. These impacts can be significantly reduced by encouraging zero carbon and sustainable building practices. For example, the OCP includes policies and implementation tools for future development, requiring building and site design to reduce impervious surfaces and incorporate features that will encourage ground water recharge through methods such as green roofs, vegetated swales and pervious paving materials (Section 7.8).

Other policies contribute to sustainable infrastructure by: 1) encouraging reduced consumption of non-renewable resources; and 2) by supporting CRD initiatives to reduce solid waste and develop efficient and environmentally acceptable long-term waste disposal solutions, working towards Zero Waste generation (see Section 10.6).

Within rural areas, OCP policies emphasize low impact and low-density development approaches that help conserve environmentally significant lands and reduce public infrastructure needs with requirements for on-site services (see Section 7.7).

The OCP limits consideration for a Sewer Service Area extension outside the Urban Containment Boundary, only as a means to resolve current health problems if no reasonable alternative is feasible or, for public facilities or parks, where there would be a significant community benefit (see Section 10.2). The OCP also limits consideration of water extensions outside the Urban Containment Boundary to those that are in keeping with RGS principles and that address pressing public health and environmental concerns, provide fire suppression, or service agriculture (see Section 10.4). Additionally, the OCP supports opportunities to improve water quality and enhance environmental features through retaining open-channel stormwater drainage system comprising of watercourses, ditches, flood plains and other water retention and detention features (see Section 10.3).

Objective 5: Create Safe and Complete Communities

The OCP emphasizes the importance of building complete communities with access to a diverse range of housing types and tenure, employment options, shops, services, community amenities, and public open spaces (see Section 7.0). As part of the 2023 update, Saanich incorporated the 15-minute community concept into its planning approach which builds on the complete community approach in the 2008 version (Section 7.0, Objective F and Strategic Land Use Directions). An important element in the development of complete communities is to provide mobility options that support walking, cycling and transit, and foster healthy lifestyles and safe neighbourhoods (Policy 9.1.3).

A key tool to creating complete communities is to focus future growth in mixed use Primary Growth Areas within the Urban Containment Boundary. Through the integration of transportation planning, land use and urban design, "Centres", "Villages" and "Corridors" of various scales and levels of completeness help to establish vibrant places to live, work, and enjoy (see Section 7.2). These are supplemented by small-scale Hubs to support Saanich's transition to a 15-minute community.

Centre, Corridor, and Village Plans provide a policy framework to implement the vision of the OCP and guide growth and change for neighbourhoods and Primary Growth Areas (see Section 1.2). Policies in these plans help retain neighbourhood character and a sense of place by capturing issues unique to each area and provide a higher level of detail in articulating how the broader OCP vision is implemented at the local level. OCP policies further support developing a sense of place through promoting community connections and social interactions within safe, diverse and inclusive communities (see Section 13.0).

Development Permit Guidelines (Schedule B) contribute to the development of complete communities by providing direction on how to design buildings and developments that are sensitive to the existing character of an area and add to the community through improved streetscapes, pedestrian mobility, and quality open spaces (Section 7.8). In addition, Development Permit Guidelines can minimize risk and provide guidance on land use issues in and around sensitive ecosystems, and within hazard areas such as floodplains and areas susceptible to wildfires.

Additional policies in the OCP address public safety through building community awareness and taking action. Supporting public education on emergency and disaster preparedness, the development of transportation safety infrastructure, and the implementation of crime and fire prevention programs are some examples of the means by which the OCP works to improve public safety (see Section 13.6).

Objective 6: Improve Housing Affordability

A variety of affordable housing policies (see Section 8.0) in the OCP seek to address the RGS targets to increase the supply of more affordable housing; reduce the number of people in core housing need; and, reduce the number of people who are homeless.

The OCP recognizes there is a significant need in the community to increase affordable housing across the housing spectrum to improve quality of life, community health, and support the economy.

Policies in the OCP aim to increase the diversity of housing by type and tenure, thereby helping to ensure residents have access to housing suitable and desirable to their life stage and income, and to prioritize and incentivize those housing types that are most needed according to the District's Housing Needs Report (see Sections 8.1 and 8.4). Policies supporting residential development in Primary Growth Areas as well as residential infill in neighbourhoods, allow for increased housing diversity and supply in a way that complements the District's equity and sustainability goals by ensuring transit access, services and amenities are within walking distance and that neighbourhood areas serve a broad range of housing needs (see Sections 7.3 and 8.1).

The OCP also supports housing affordability through policies aimed at retaining, renewing, and developing all forms of rental housing across the housing spectrum and leveraging the development process as a way of gaining affordable housing units (see Section 8.2 and 8.3).

The OCP provides direction for the District of Saanich to work collaboratively with partners from the Capital Regional Housing Corporation, BC Housing, the Federal Government, non-profits, and other agencies to support the construction of supportive housing projects within Saanich and to address both immediate and long-term homelessness issues (see Section 8.5).

The District's Housing Needs Report, Housing Strategy, and Affordable Housing Fund provide a comprehensive approach to implementing the District's housing goals by providing strategies for achieving a healthy, diverse, and affordable housing supply for Saanich.

Objective 7: Improve Multi-Modal Connectivity and Mobility

The RGS supports the development of a balanced and sustainable transportation system providing residents with reasonable and affordable multi-modal transportation choices that enhance the overall regional quality of life. From a regional perspective, the OCP recognizes the importance of working with the CRD and member municipalities to implement the regional transportation plan which outlines priorities for a regional multi-modal network (See Policy 9.1.1).

Increasing population growth in Saanich and throughout the CRD will continue to place increasing pressure on Saanich's transportation system. OCP policies seek to support a multi-modal transportation and mobility network for the community that will help create safe, convenient, effective, and sustainable mobility choices to move around the community (see Policy 9.1.5 and Maps 4 and 8-10). Transportation and mobility networks that encourage and promote a range of active travel choices, such as walking and cycling, present opportunities for significant quality of life, health, safety and economic benefits.

Land use and development patterns play a profound role in shaping how sustainable, convenient, safe and attractive active transportation is. Integrating well-designed land use and transportation systems can positively affect several factors that relate to establishing more sustainable communities with people who drive less to meet their daily needs, participate more in cost-effective and active ways of moving around the community, and actively engage in social connections. Focusing growth around well-designed Primary Growth Areas defined through formal land use planning processes, is another important contributor to making active mobility more viable (see Section 7.0).

The many actions taken by the District to promote multi-modal connectivity are backed by strong policies in the OCP (see Section 9.0). Saanich's Active Transportation Plan is an implementation strategy that establishes a vision, goals and targets to improve active transportation and to ensure that walking and cycling are accessible, comfortable, and convenient transportation choices for people of all ages and abilities. Targets set in this OCP are generally consistent with the RGS target to achieve a transportation system that would see 42% of all trips made by walking, cycling, and transit by 2038.

Objective 8: Realize the Region's Economic Potential

As the population grows in the region, realizing diverse and economic opportunities to improve the region's economic potential is vital to achieving a sustainable economy (see Section 14.0). Comprehensive economic development policies integrated throughout the OCP, support a balanced economy by encouraging a broad range of commercial, service, research, high-tech and industrial uses and contribute to achieving the RGS target of 0.6 for the jobs to population ratio within the Core Subregion.

Policies in the OCP support focusing the majority of employment growth and mixed-use development in Saanich's Uptown Core and in other designated Primary Growth Areas. These locations prioritize access to active mobility options, promote improved access to jobs and services close to home, and create a network of vibrant, livable communities connected by an efficient transportation system (See Sections 7.3, 14.1, and 14.3).

Protecting the region's industrial land supply is imperative to accommodate the growing economy and employment. People and businesses depend on local industrial services, such as production, distribution, and repair. Industrial areas are protected and supported by OCP policies to accommodate the growing economy and employment (see Section 7.6 and 14.2). In addition, policies encourage improved utilization and intensification of industrial areas for industrial activities and ensure that the zoning and regulatory controls respecting industrial areas continue to encourage and support their economic viability (see Section 7.6).

Other major employment areas provide opportunities for increasing jobs and the economy. The OCP supports providing opportunities to new advanced technology and knowledge-based businesses by supporting expansion of Vancouver Island Technology Park, and research related activities at the University of Victoria, Camosun College, Royal Roads campuses (See Policy 14.2.6).

Within rural areas, policies encourage market diversification of agriculture by supporting specialty agri-tourism businesses on commercial farms, which are in keeping with the scale and character of rural Saanich (see Policy 14.2.7).

Objective 9: Foster a Resilient Food and Agriculture System

Saanich has a long history of farming and retains a significant amount of agriculture and arable land within its rural areas. Applying to agricultural land in both rural and urban areas, agriculture and food security policies in the OCP (see Section 12.0), recognize agriculture as a significant contributor to the region's landscape, identity and economy.

Key tools that have assisted in protecting agricultural land for current and future generations in rural Saanich are the Agricultural Land Reserve (ALR), the Urban Containment Boundary and the Sewer Service Area. Established by the Agricultural Land Commission, ALR designated land helps to preserve agricultural value and encourage farming (see Sections 7.7 and 12.1). Focusing future growth in compact, complete and sustainable urban Primary Growth Areas helps to limit urban sprawl, protect agricultural land from the pressure of urban development, and support the protection of the Renewable Resource Lands Policy Areas (see Section 7.0).

Land use regulations and education can help protect agricultural land and increase awareness and understanding of farm operation requirements for those living adjacent or near farms while managing potential conflict between farm operations and neighbouring landowners. The OCP supports buffering rural and agricultural lands from adjacent urban residential development as part of redevelopment and subdivision proposals, where appropriate (see Policy 12.1.10). In addition, partnerships with surrounding municipalities, the CRD, non-profit organizations, and community groups, have been and will continue to be vital in enhancing agriculture and food security in Saanich and the region.

The following OCP policies for agriculture and food security (see Sections 12.1 and 12.2), directly contribute to increasing the amount of land in crop production for food by 5,000 ha by 2038, an RGS target for municipalities: 1) supporting efforts of farm operators and other agencies to enhance farmland and increase crop yield, by improving water supply and undertaking drainage improvements and improving soil capabilities, while considering environmental impact; and 2) supporting the development and operation of specialty crop farms to diversify farm production, increase economic development, increase local food production, and improve farm income.

In addition, opportunities for increasing food production in urban neighbourhoods are supported in the OCP (see Section 12.2). The OCP supports local sustainable agriculture by promoting urban farming initiatives that make use of private and public green spaces to produce an inexpensive, safe, and nutritious food supply. For example, the parks and opens space policies consider opportunities to incorporate food producing community gardens into parks and other public open spaces, where appropriate (see Policy 11.1.6). Community gardens on private or public land can contribute to neighbourhood renewal and stability, strengthen community bonds, provide food, and create recreational and therapeutic opportunities.

The Agriculture & Food Security Plan provides a coordinated approach for implementing OCP policy directions, supporting agriculture and improving food security in Saanich.

Objective 10: Significantly Reduce Community-Based Greenhouse Gas Emissions

Comprehensive policies integrated throughout the OCP address strategies to protect the community, improve Saanich's quality of life, support a diverse economy, and reduce local and global risks associated with a changing climate. The RGS emphasizes the importance of reducing community greenhouse gas (GHG) emissions to address the effects of a changing climate.

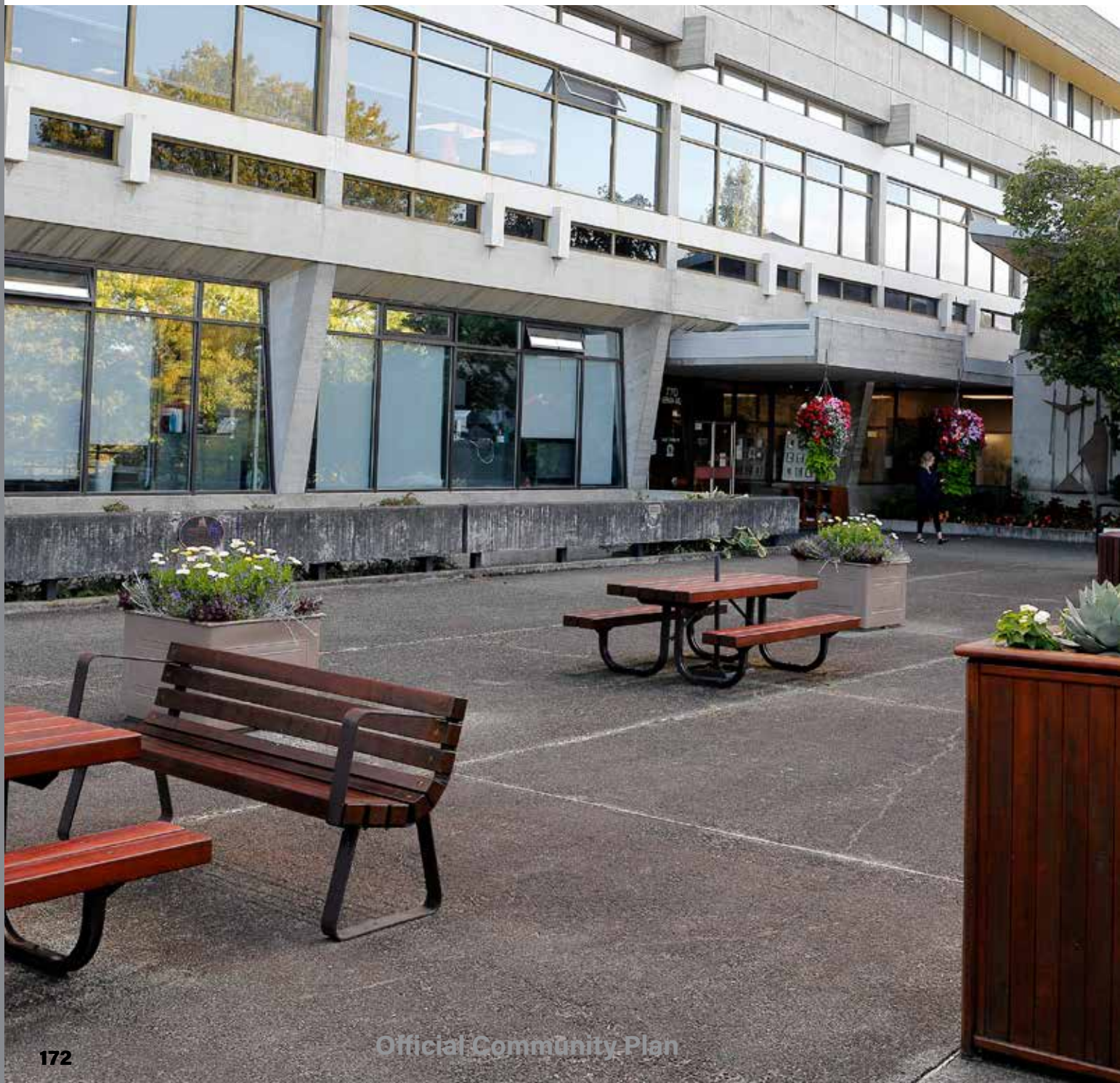
Section 4.0 of the OCP reinforces the RGS objective of reducing community-based greenhouse gas emissions through the adoption of a guiding framework and policy lens that emphasizes sustainable development. Supporting OCP policies that encourage reducing GHG emissions include: reducing impacts from public and private buildings through green building design, energy efficiency technologies, renewable energy sources and efficient energy distribution systems; creating compact and complete communities within urban areas that encourage alternative transportation options that lead to reduced vehicle emissions; and, protecting and managing the natural environment, environmentally sensitive areas, urban forests, and aquatic habitat (see Sections 6.1-6.5, 7.1-7.4, 7.8, 9.1, 9.3- 9.5, 10.1).

The RGS set targets to reduce Community Green House Gas Emissions by 33% (from 2007 levels) by 2020, and by 61% by 2038. Saanich has committed to reducing its greenhouse gas emissions with OCP targets that align with those of the RGS (see Section 5.3). One of the key implementation strategies, the *Climate Plan: 100% Renewable and Resilient Saanich*, adopted in 2020, seeks to implement more accelerated targets including:

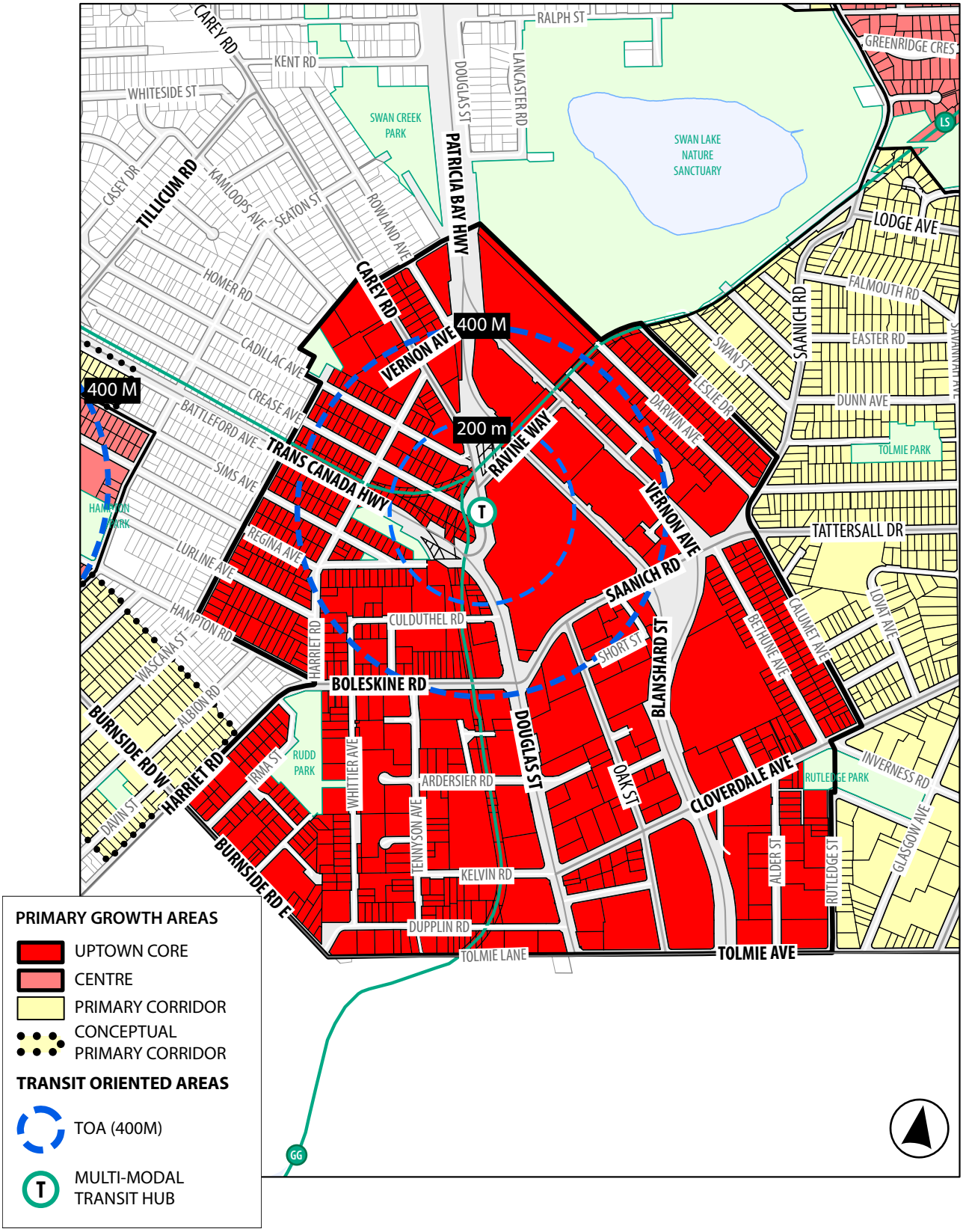
- Reduce community-wide greenhouse gas (GHG) emissions by 50% of 2007 levels by 2030;
- Achieve net-zero GHG emissions by 2050;
- Become a 100% renewable energy community by 2050; and
- Prepare for a changing climate.

These comprehensive targets are implemented through prioritized actions established in the *Climate Plan: 100% Renewable and Resilient Saanich*; the OCP integrates both these targets as well as policies to support reaching these targets.

A Appendices



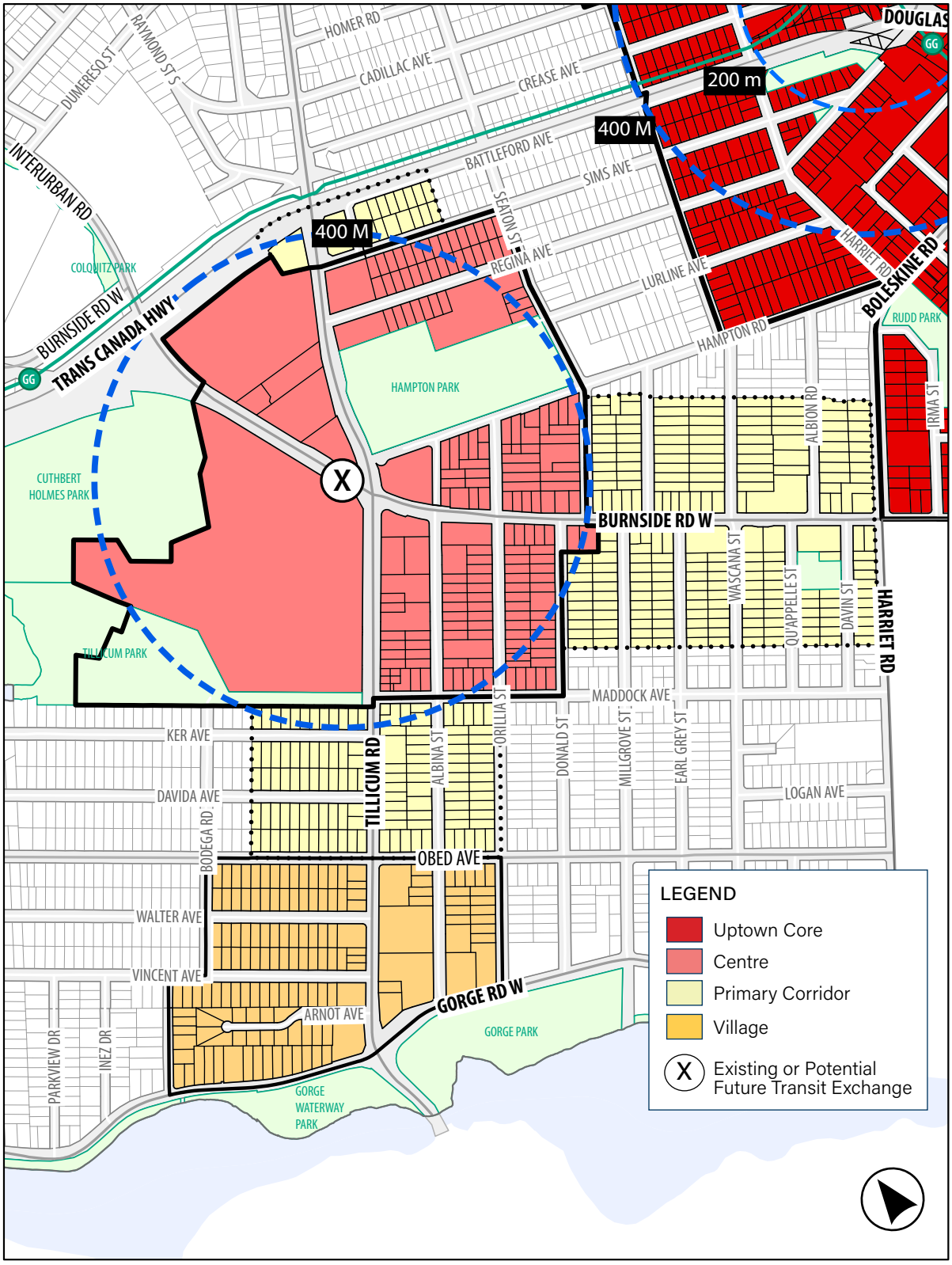
Appendix A: Centres and Villages Boundary Maps



Uptown Core

Notes:

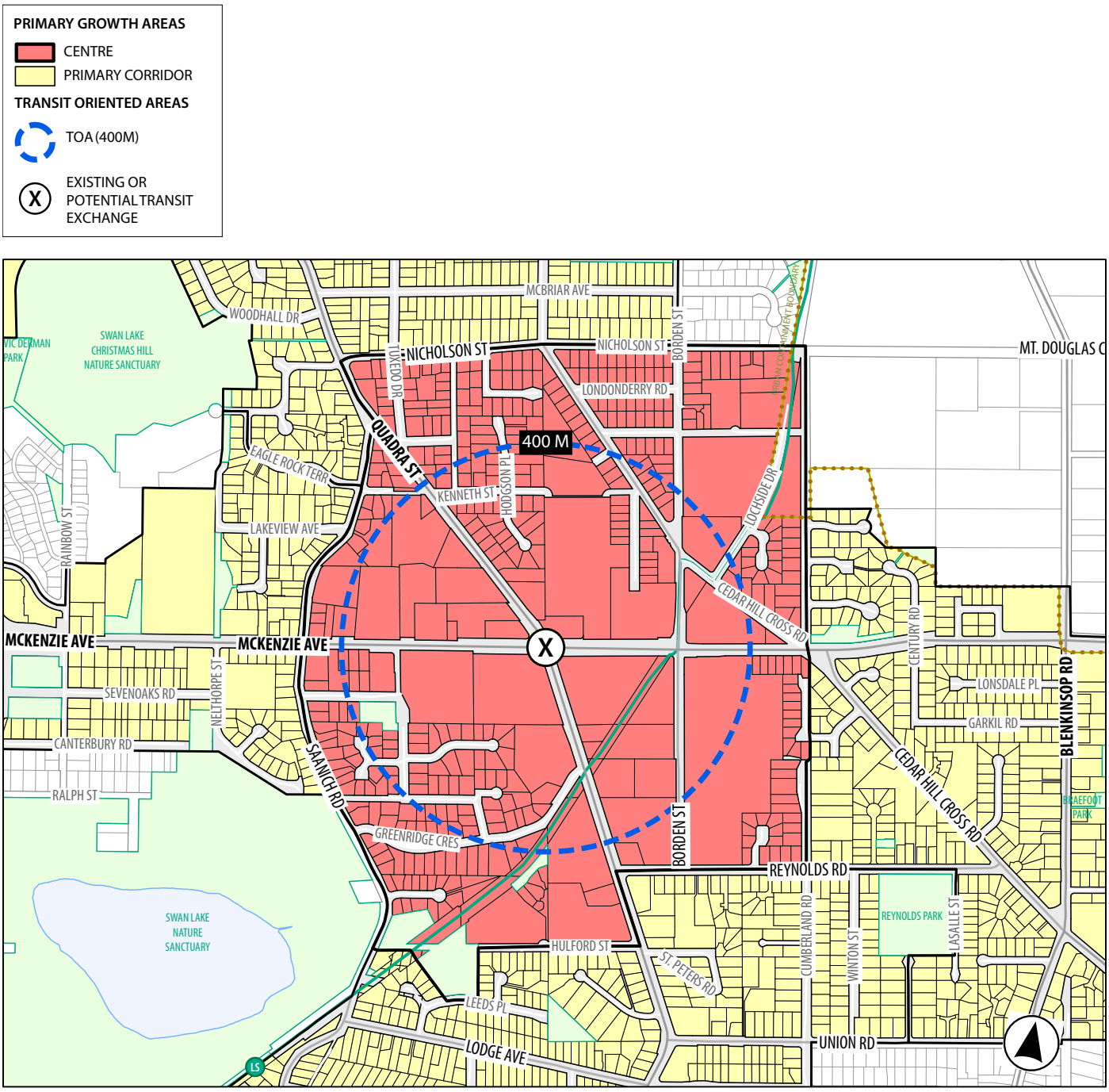
- The Uptown Core boundary was identified through the Uptown Douglas Plan process and then amended to incorporate additional land into a Transit Oriented Area surrounding the future multi-modal Uptown Transit Hub (as per Provincial direction).



Gorge Village and Tillicum-Burnside Centre

Notes:

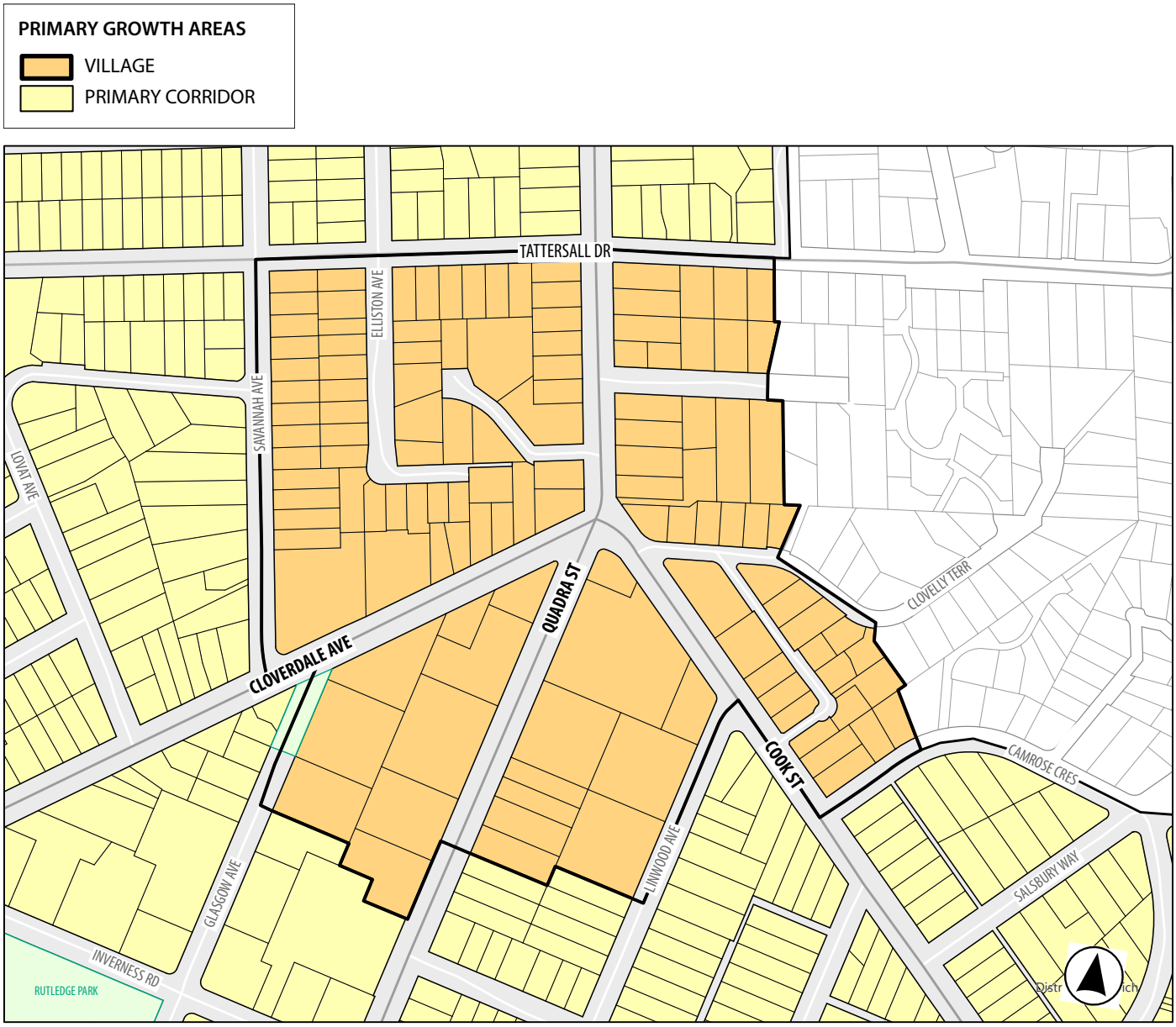
- The Gorge Village and Tillicum-Burnside Centre boundaries were identified using a criteria-based approach. These boundaries will be updated through upcoming detailed planning.
- A Saanich Transit Oriented Area is identified for Tillicum-Burnside.



Quadra McKenzie Centre

Notes:

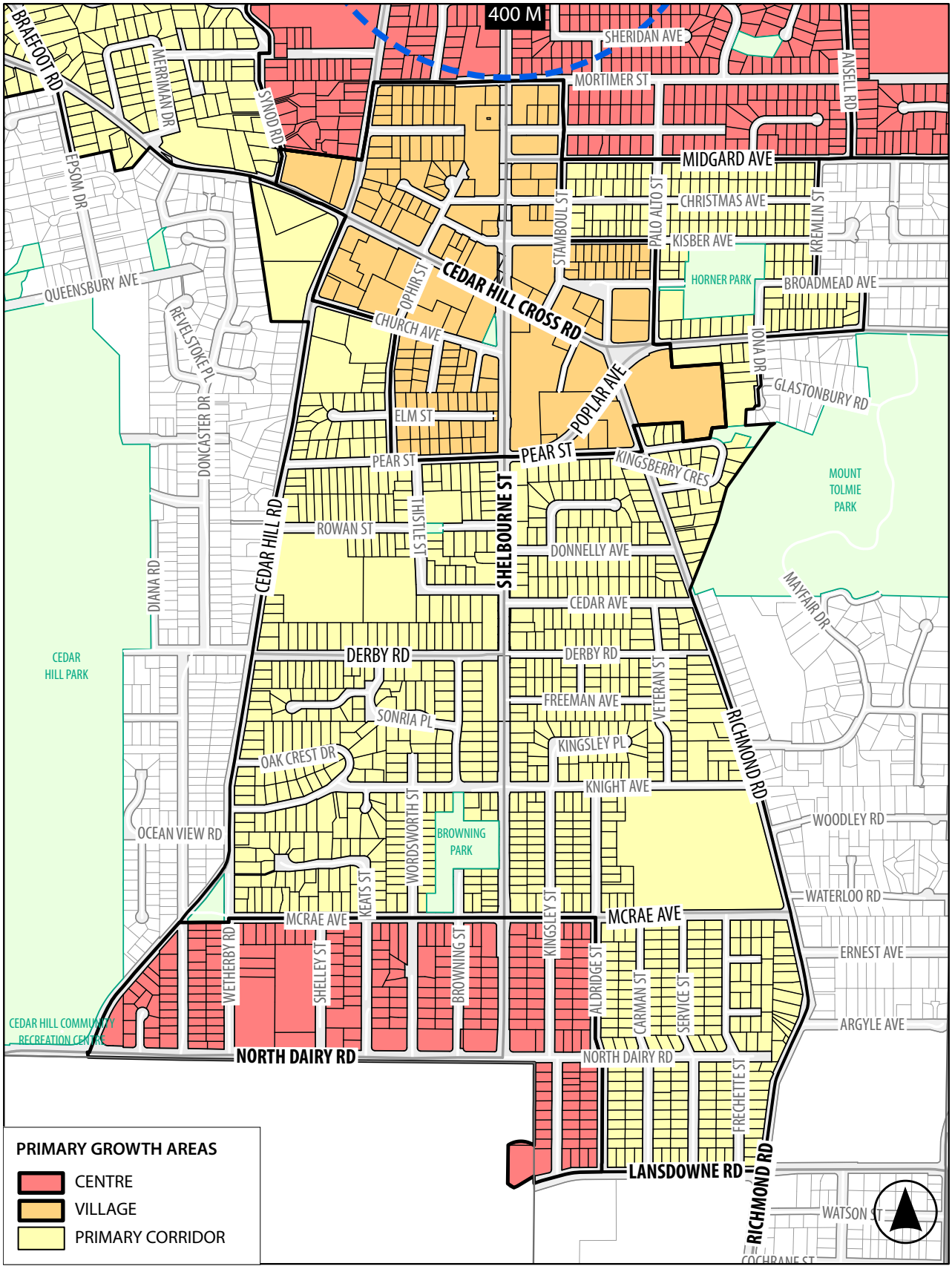
- The Quadra McKenzie Centre boundary was identified through the Quadra McKenzie Plan process.
- A Saanich Transit Oriented Area (TOA) is identified for Quadra McKenzie.



Four Corners Village

Notes:

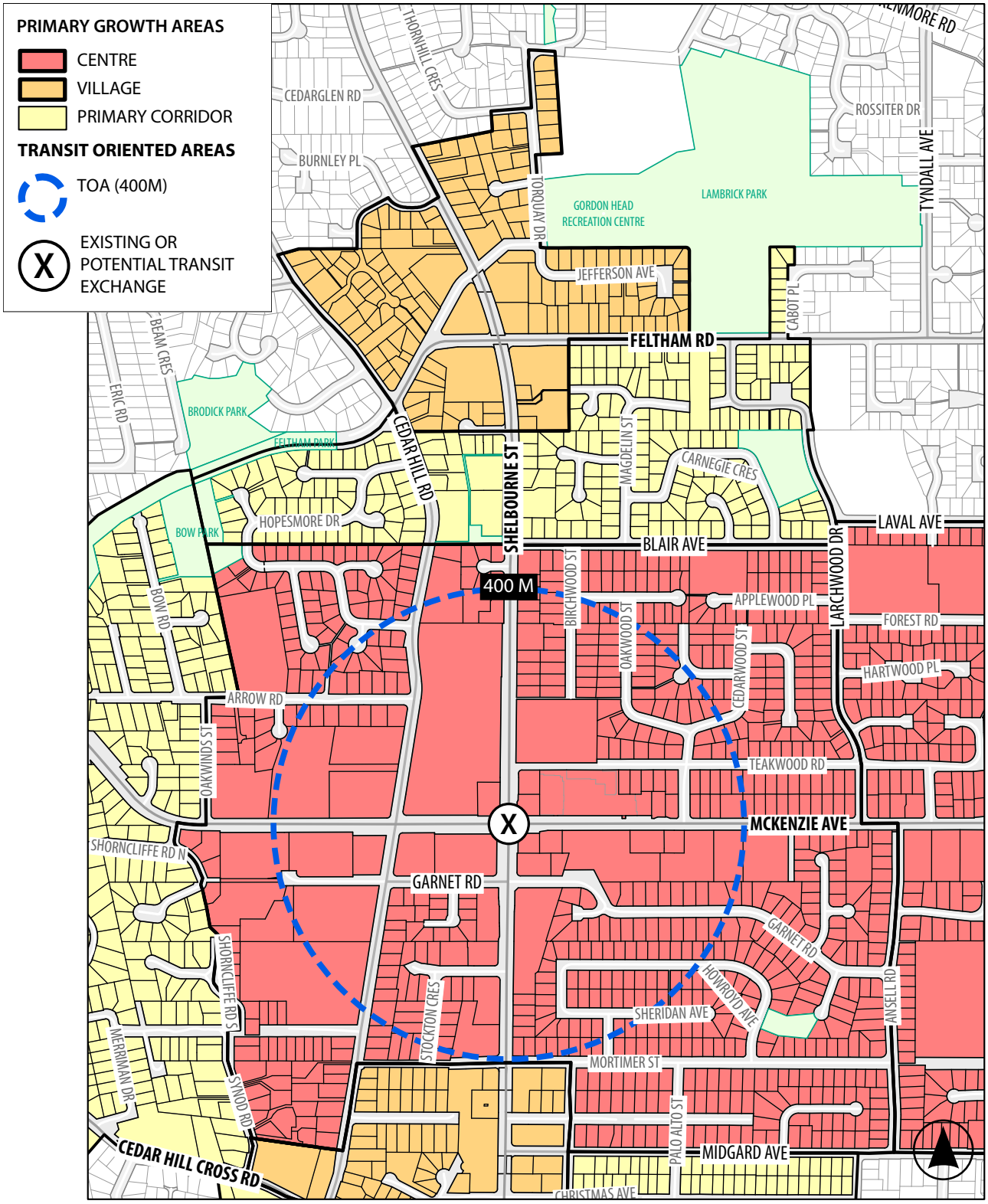
- The Four Corners Village boundary was identified through the Quadra McKenzie Plan process.



Hillside Centre and Shelbourne Valley Village

Notes:

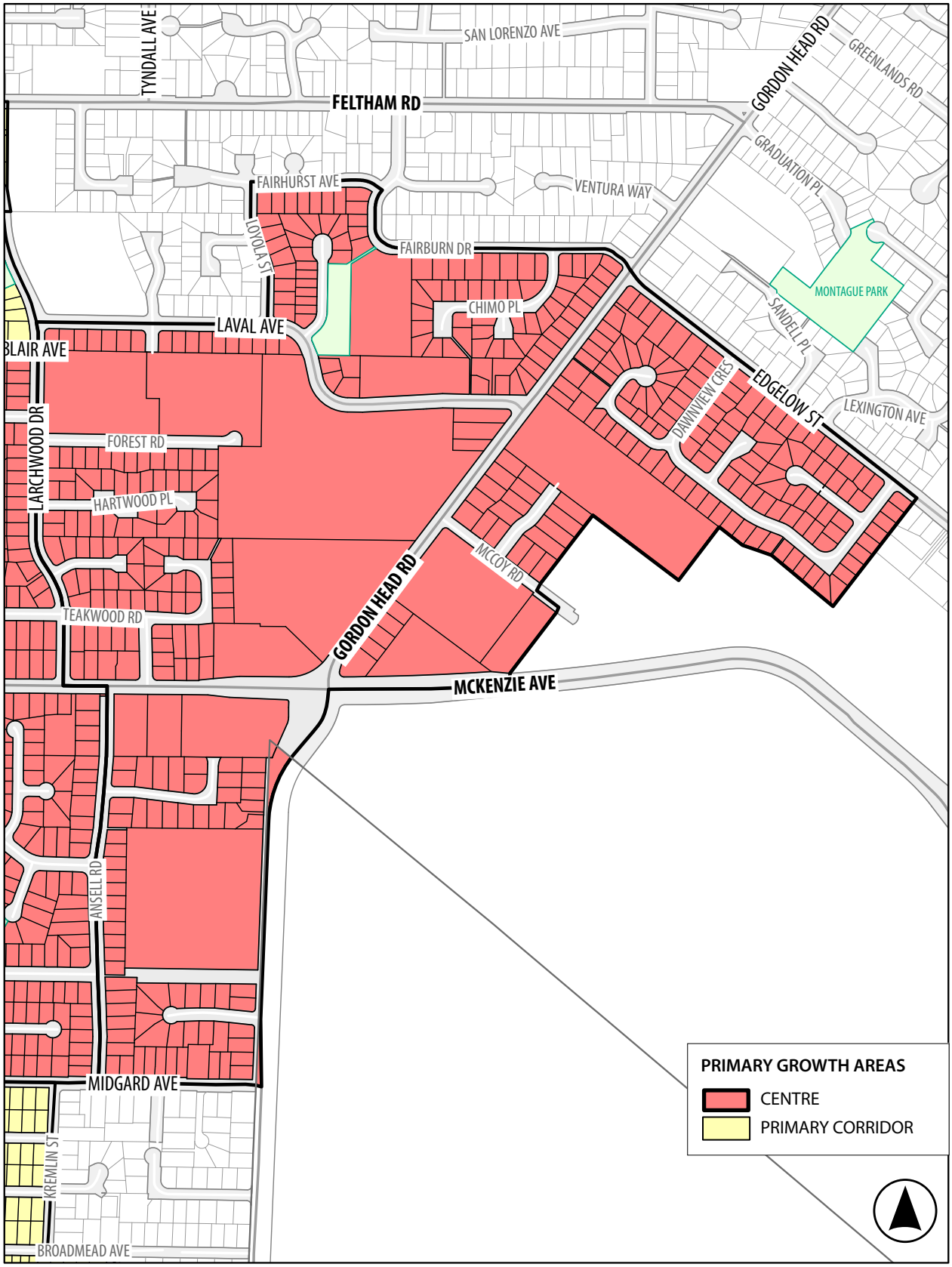
- Hillside Centre and Shelbourne Valley Village were identified in the Shelbourne Valley Plan.



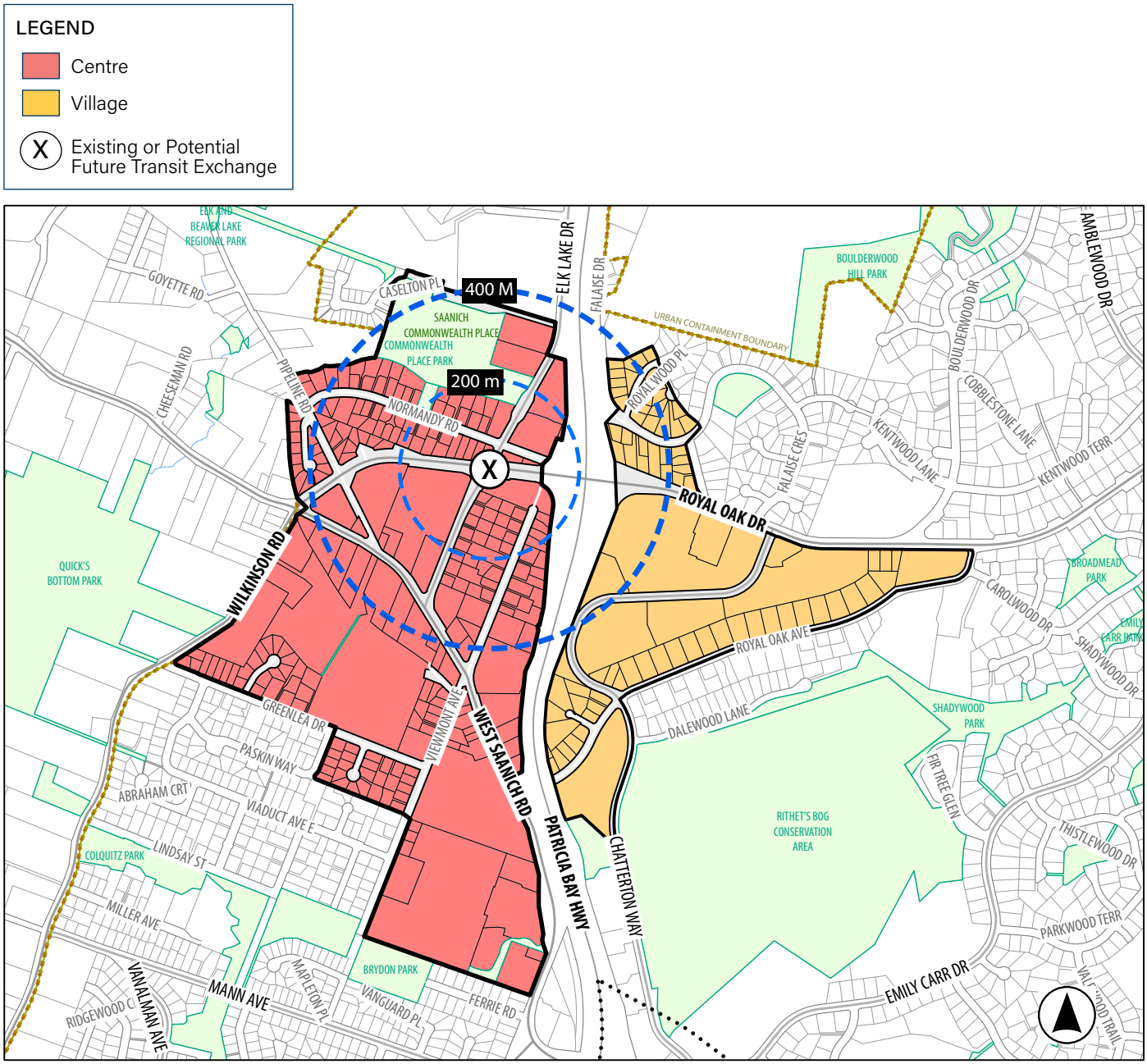
Shelbourne-McKenzie Centre and Feltham Village

Notes:

- The Shelbourne McKenzie Centre and Feltham Village boundary were identified through the Quadra McKenzie and Shelbourne Valley Plan processes, with reference to the Quadra McKenzie Plan for detailed planning in the Shelbourne McKenzie Centre.
- A Saanich Transit Oriented Area (TOA) is identified for Shelbourne McKenzie.



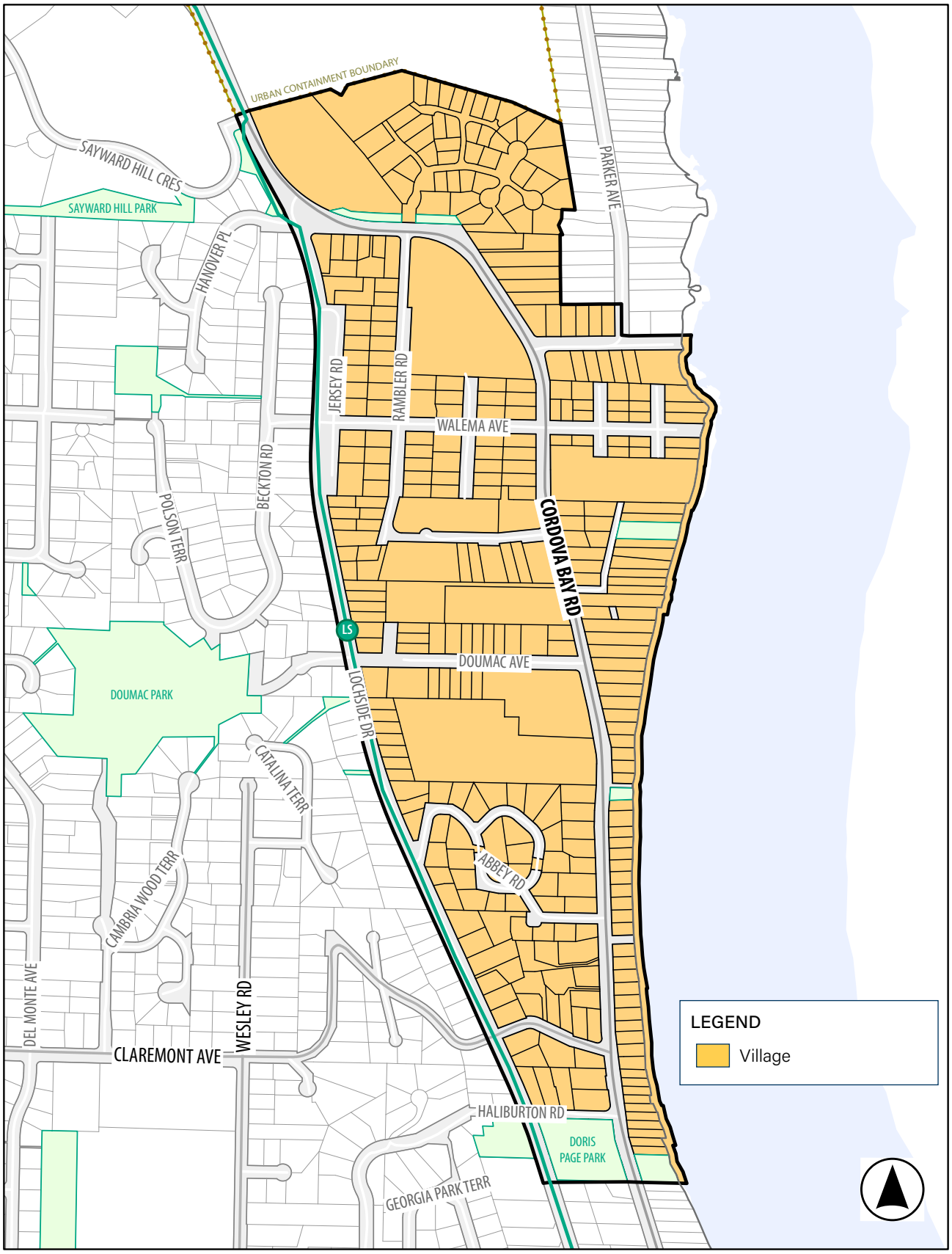
Gordon Head McKenzie Center



Royal Oak Centre and Broadmead Village

Notes:

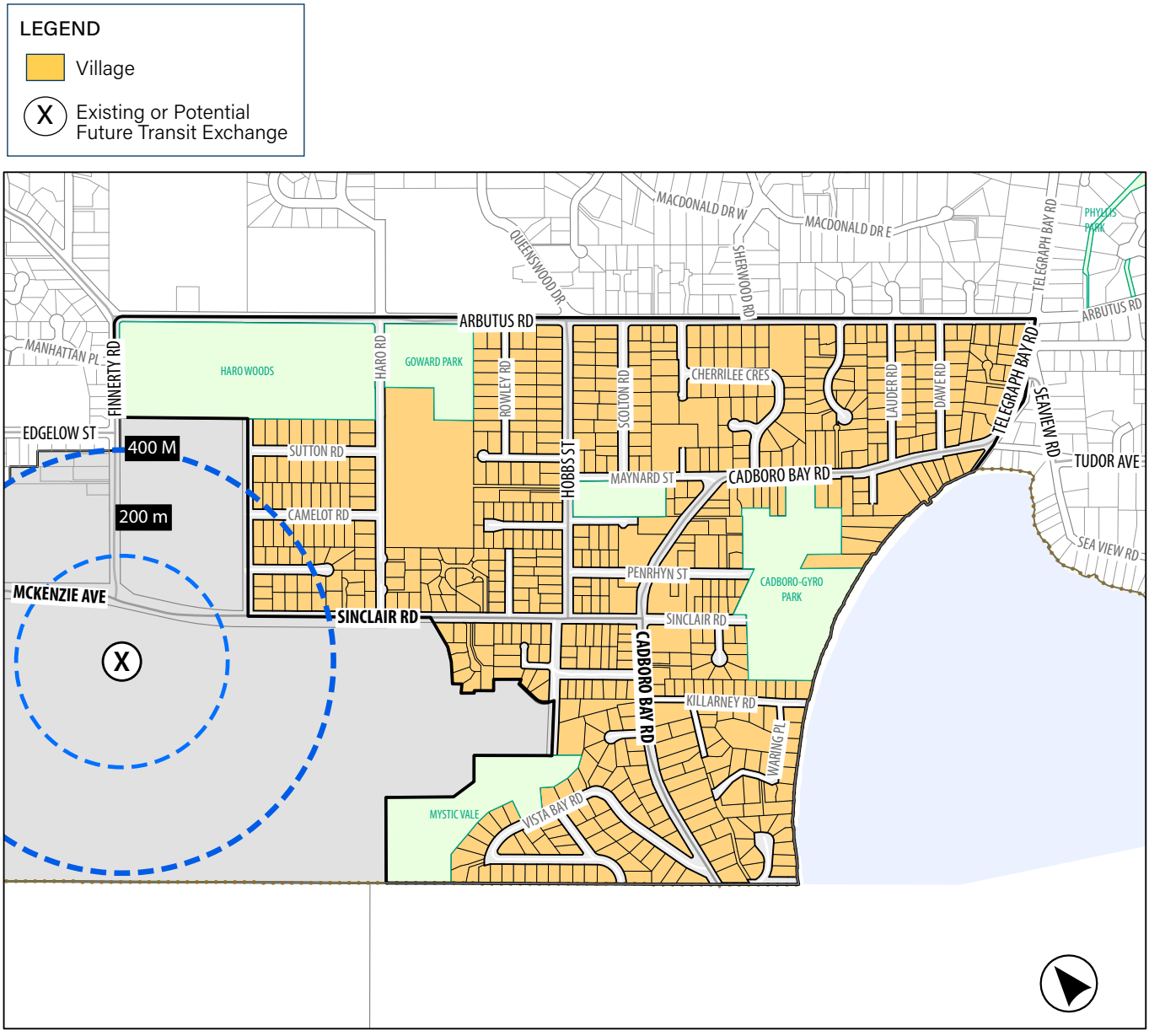
- Royal Oak Centre and Broadmead Villages boundaries were identified using a criteria-based approach. These boundaries will be updated through upcoming detailed planning.
- A Transit Oriented Area (TOA) is identified for Royal Oak Centre and Broadmead Village around the existing Royal Oak transit exchange (as per Provincial direction).



Cordova Bay Village

Notes:

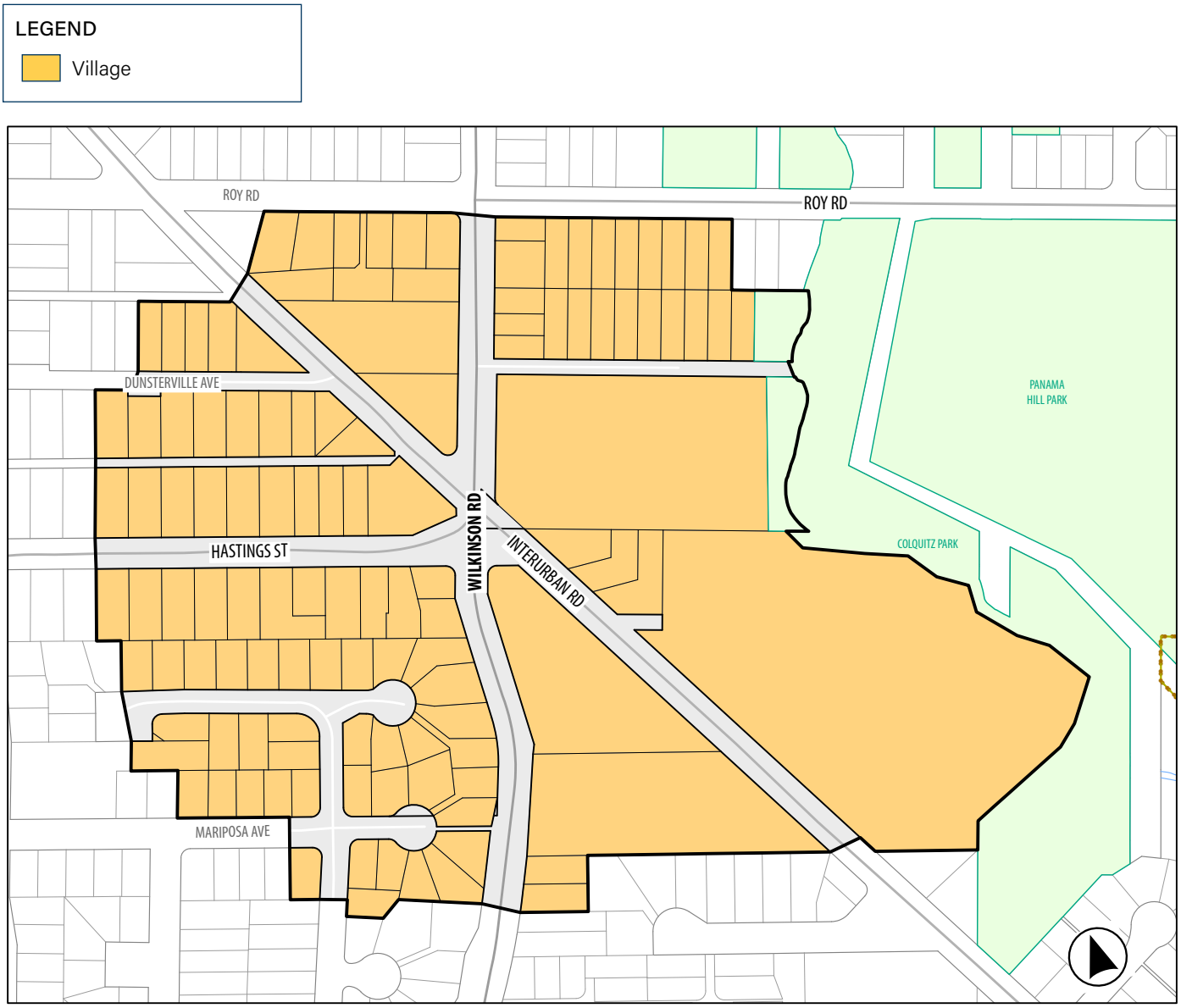
- The Cordova Bay Village boundary was identified through the Cordova Bay Local Area Plan process.



Cadboro Bay Village

Notes:

- The Cadboro Bay Village boundary was identified through the Cadboro Bay Local Area Plan process.
- A Transit Oriented Area (TOA) is identified for the University of Victoria and includes the edge of the Cadboro Bay Village (as per Provincial direction).



Strawberry Vale Village

Notes:

- The Strawberry Vale Village boundary was identified using a criteria-based approach. This boundary will be updated through upcoming detailed planning in consultation with the community.

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Appendix B: Glossary

The glossary does not include the different land use designations such as "Centre" or "Village" or Neighbourhood". For more details on these, see Section 7: Land Use. Within this, Table 2 provides an overview of the different designations while sub-sections speak to the intent and policies of the different designations.

15 Minute Community	All households within the Urban Containment Boundary are within a 15-minute walk (or 1.2 km) of key amenities that support daily living. Where these amenities do not exist, long-term planning to guide land use change will occur to meet community needs.
3-30-300 Rule	An urban forestry management tool which states: everyone can see at least three trees from their home, all neighbourhoods where people live have at least 30% canopy cover, and all homes are located within a 300 m of a park or green space to ensure urban forest benefits are sufficient and accessible to all.
Active Transportation	Any active trip made to get from one place to another using any form of human powered transportation. This includes a range of methods with walking, cycling, and rolling the most common. Transit is included in active transportation as it is active to get to and from a bus stop.
Affordable Housing	Housing where the rent or mortgage plus taxes is 30 percent or less of a household's gross annual income. Households that have no option but to pay more than 30 percent of their gross income on shelter expenditures, in reasonable condition and of appropriate size, are households that are in need of affordable housing.
Agricultural Land Reserve (ALR)	Land that has been identified as being suitable for farm use and has been designated for protection under the provincial Agricultural Land Commission Act. The ALR is a provincial zone in which agriculture is recognized as a priority use and non-agricultural uses are restricted.
Asset Management	An integrated, lifecycle approach to effective stewardship of assets to maximize benefits, manage risk and provide satisfactory Levels of Service to the public in a sustainable manner.
Below-market Housing	Refers to rental and ownership housing, with rents, rates or sales prices that are lower than typically found in the private-market. It can provide affordable housing for low-to-moderate income households that may not be eligible for subsidized housing.
Biodiversity	Biodiversity is a term used to describe the variety and variability of life on Earth. Biodiversity encompasses all living species and their relationships to each other. This includes the differences in genes, species and ecosystems.
Boundary	See "Urban Containment Boundary".
Canopy Cover	A measure of the extent of the urban forest based on the amount of ground covered by the foliage of trees when viewed from above.

Capital Regional District	The provincially established federation of local governments and administrative districts providing services to the Capital Region.
Centre, Corridor and Village (CCV) Plans	Detailed land use plans for Primary Growth Areas. These may include portions of several neighbourhoods. This approach integrates land use and transportation planning, ensuring that planned density will be well served by Saanich's active transportation network and the regional transit service.
Circular Economy	Minimizing waste and using waste as a resource (in contrast to a linear economy from production to use and disposal).
Climate Adaptation	Actions taken to help the community cope with or adjust to a changing climate.
Climate Change	In the context of this plan, climate change refers to the effects of burning fossil fuels and emitting other greenhouse gasses (including methane and refrigerants), which trap increasing amounts of the sun's energy in our atmosphere, causing potentially serious and rapid changes in the earth's climate.
Climate Mitigation	Actions taken to reduce climate change, primarily by reducing greenhouse gas emissions.
Community Amenity Contribution (CAC)	Physical amenities or cash contributions provided by developers when Council approves increased density through rezoning. Such contributions help address the increased demand on community facilities and services that comes with growth and development.
Containment	See "Urban Containment Boundary".
Daylighting	Restoring a watercourse that has been channelized and or contained within a pipe or man made structure, to its natural state.
Density Bonus	An increase in the permitted number of dwelling units or gross floor area in return for the provision of certain amenities or affordable or special needs housing.
Development Cost Charge	A levy applied to new development to offset the long-term cost of providing new or extended services to the community.
Development Permit Area	An area designated pursuant to the "Local Government Act" where approval of a development permit is required before a building permit can be issued or a subdivision is approved with specified exemptions. Development Permit Areas may be established to: protect the natural environment and bio-diversity; protect development from hazardous conditions; revitalize designated commercial areas; guide the form and character of commercial, industrial, and multi-family development; and guide the form and character of intensive residential development or to protect farming.
Diversity	Means appreciating our differences but also our interconnectedness, recognizing systemic and institutionalized discrimination, building relationships across our differences, and celebrating the beauty of our differences.
Dwelling Unit	A self-contained set of habitable rooms with a separate entrance intended for year-round occupancy with complete living facilities for one or more persons, including provisions for living, sleeping, cooking, and sanitation.

Ecological Footprint	The ecological footprint is an estimate of how much biologically productive land and water area an individual or population needs to produce all the resources it consumes and to absorb the waste it generates. It is measured in global hectares (gha) per capita, where a global hectare is a biologically productive hectare with globally averaged productivity for a given year.
Ecosystem Services	The many and varied benefits to humans provided by the natural environment and from healthy ecosystems. Carbon sequestration, recreation potential, water filtration, and pollination are all examples of ecosystem services.
Electric Mobility	The use of electric cars, electric bikes, electric scooters, electric skateboards, and other electric-powered machines to get around.
Embodied Emissions	The greenhouse gas emissions produced in creating and delivering a particular material (e.g., infrastructure or consumable goods), including the energy used for extraction of raw materials, manufacturing and transportation of the end product.
Emergency Shelter	Immediate, short-stay housing (30 days or less) for people who are homeless or at risk of becoming homeless. Emergency shelters typically provide dorm-type sleeping arrangements with varying levels of support.
Environment	All the terrestrial and aquatic ecosystems and landscapes and their associated components, functions, and processes.
Environmentally Sensitive Area (ESAs)	An area identified as having features which are of ecological or environmental significance and are vulnerable to disturbance or degradation by human activities of developments.
Equity and Inclusion	Denotes fairness and justice in process and in results. Equitable outcomes often require differential treatment and resource redistribution to achieve a level playing field. To foster equity and ensure that individuals and communities thrive, local governments must recognize and remove all barriers to participation.
Food Security	Food Security exists when all people at all times have access to sufficient, safe, nutritious, affordable food to maintain a healthy and active life.
Garden suite	A detached suite on a single family lot, typically located above a garage or in an accessory building.
Green Building	A systems approach to building design and construction that employs techniques that minimize environmental impacts and reduce ongoing energy consumption while contributing to the health and productivity of its occupants.
Green Infrastructure	A broad category that includes natural assets and designed and engineered elements that have been created to mimic natural functions and processes in the service of human interests.
Greenhouse Gas	A gas that contributes to climate change by trapping heat in the earth's atmosphere, compared to carbon dioxide (CO_2) and measured over a specific time horizon.
Greenway	Linear green space corridors that connect natural areas and communities, associated with watercourses, trails, and transportation routes which provide wildlife habitat and increase recreational opportunities.

Ground-oriented	Buildings that have direct access to the street or ground level.
High Value Trees	Includes trees that are worthy of retention efforts based upon the review of a professional (ISA) arborist that includes criteria such as age, structure, health, vitality, species, the tree's ability to withstand development activities in and around its above and below ground structures, the suitability of that tree relative to its location and on-site use and infrastructure, and the feasibility of the techniques required to retain the tree. These criteria will help inform when and where extra efforts can be focused to practically retain trees with an excellent chance of thriving into the future. This definition does not mean to negate that fact that all trees embody multiple values.
Houseplex	Attached housing containing multiple units in one building. Common forms are duplex, triplex, fourplex and sixplex.
Inclusion	Refers to the notions of belonging and participation, it means working together to create and sustain a welcoming place and community for people of all backgrounds, cultures, lifestyles, ages and abilities and actively ensuring that everyone feels they belong.
Infrastructure	The physical assets developed and used by a municipality to support its social, cultural, and economic services.
Infill Housing	Infill housing refers to the construction of additional units of housing on existing lots within Neighbourhood areas. Infill housing forms (e.g., suites, houseplexes, townhouses, small apartments) typically increase density and expand housing options while fitting well into existing neighbourhoods.
Intensive Agriculture / Intensive Farming	The industrialized production of animals (livestock, poultry and fish) and crops. The methods deployed are typically designed to produce the highest yield per hectare at the lowest cost; usually using economies of scale and modern technology.
Invasive Species	A species which is not native or is outside of its natural distribution and which is negatively impacting the environment, people and/or the economy.
Level of Service	The service level delivered to the public by the District. This can take the form of the selection of services that are provided (e.g., bike lanes, doggie bags, or recreation centres), the standard of infrastructure in place (e.g., concrete sidewalks versus gravel paths), or the standard to which an asset is maintained (e.g., the frequency of scheduled curb sweeping). The desire of Council or the public for a particular Level of Service will directly affect utility fees or taxation.
Local Area Plan	Neighbourhood plans that are not currently being updated. Gradually being superseded by CCV plans and District-wide planning.
Living Wage	Living Wage is the amount of income an individual or family requires to meet their basic needs, to maintain a safe, decent standard of living in their communities, and to save for future needs and goals.

Mixed Use	Developments that combine residential, commercial, and other uses in the same building or development. Residences above shops and live-work residences are examples of mixed-use developments. Mixed-use developments enable people to live close to work and amenities.
Monitoring	The continuous, systematic process of collecting and analyzing data to track progress towards achieving designated goals.
Multi-Unit Residential Building	A complex containing three or more dwelling units on a lot and includes housing typologies such as houseplexes (triplex, fourplex, etc.) townhouses, rowhouses, apartments and condominiums, also referred to as Multi-Family Development.
Multi-Modal Transportation	Linking together different forms of transportation, such as walking, cycling, transit, and vehicle travel, to move around the community safely and conveniently.
Natural Area	Any physical area that contains sufficient native species, ecological communities, or habitat features to support native biodiversity.
Natural Asset	The stock of natural resources or ecosystems that contribute to the provision of one or more services required for the health, well-being and long-term sustainability of a community and its residents.
Non-market Housing	Ranges from temporary shelter such as emergency shelters for people who are experiencing homelessness through to supportive and subsidized housing for individuals and families who cannot afford to pay market rents, or who have needs that are not being met by the market. Non-market units are typically owned and operated by a government agency or a non-profit society and rents may be controlled by a housing agreement.
Non-profit housing	A housing development that a non-profit housing provider owns and operates.
Open Space	Lands on which structures for residential, commercial, institutional, or industrial use are not located and are important to the community for their aesthetic, recreational, or ecological value. Lands may be in a 'natural' state (e.g. nature parks, reserves, or undevelopable lands such as flood plains, beaches, and wetlands) or 'developed' state (e.g., playing fields, boulevards, squares, plazas, and cemeteries). They may be in the public domain (e.g. municipal, regional, or provincial parks, roads, and pedestrian networks), or in the private domain (e.g. golf courses).
Primary Growth Area	Refers to the areas of the District where most of the its new housing and employment growth will be accommodated in vibrant walkable Centres and Villages linked by Corridors, frequent transit service, and All Ages and Abilities cycling infrastructure. These areas include a range of services, amenities, active transportation connections, and higher density housing and employment opportunities. More details on the different components of the Primary Growth Areas are outlined in Section 7 (Land Use).
Public Realm	Spaces that are open and freely accessible to everyone, regardless of their economic or social conditions. These spaces can include streets, laneways and roads, parks, public plazas, waterways and foreshores.

Regional Context Statement	A statement included in a municipal official community plan, and accepted by the regional district board, that explains the relationship between the official community plan and the Regional Growth Strategy.
Regional Growth Strategy	A political agreement between a regional district and its member municipalities on social, economic, and environmental goals and priority actions, aimed at achieving a common vision of the region's future. A regional growth strategy expresses how communities have agreed to work together to enhance regional quality of life.
Resilient Saanich	Saanich's process to develop an environmental policy framework to current policy gaps in natural environmental objectives by developing plans, policies, bylaws, and strategies to support the vision of an environmentally conscious future.
Restoration	Measures taken to re-establish habitat features, functions, and conditions damaged or destroyed by human or natural activities.
Riparian Area	The moist nutrient rich lands adjacent to streams, lakes, and wetlands that provide a transitional zone between aquatic and terrestrial (or upland) ecosystems.
Sense of Place	The essential character and spirit of an area. More specifically, characteristics which make a place special or unique and foster a sense of authentic human attachment and belonging.
Sewer Service Area	The area approved by Council to be serviced by municipal sewers.
Steep Slope Land	All lands with a slope greater than 30% for a continuous run of 6 metres or more.
Stewardship	Responsibility for the care and protection of resources so that they will be available to future generations.
Supportive Housing/Special Needs Housing	A type of housing that provides on-site supports and services to residents who cannot live independently. It may include: ▪ Housing for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use; and/or, ▪ Housing for seniors or persons with disabilities or others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities.
Sustainability or Sustainable Development	The concept of meeting the needs of the present without compromising the ability of future generations to meet their needs. Sustainability is based on the efficient and environmentally responsible use of natural, human, and economic resources, the creation of efficient infrastructures, and the enhancement of residents' quality of life.
Sustainable Agriculture	Sustainable agriculture enhances environmental quality and the resource base on which it depends; provides for basic human food and fiber needs; is economically viable; and enhances the quality of life for farmers and society as a whole over the longer term.

Sustainable Food System	A sustainable community food system is a collaborative network that integrates sustainable food production, processing, distribution, consumption and waste management in order to enhance the environmental, economic and social health of a particular place. Farmers, consumers and communities partner to create a more locally based, self-reliant food economy.
Sustainable Transportation	Travel modes with low to zero carbon emissions per person. These include public transit (transition to electric buses by 2030), electric car-share programs, electric micro mobility (e.g., e-bikes, e-kick-scooters), and active transportation including walking, biking, and rolling.
TDM	Transportation Demand Management (TDM) is the application of strategies and policies to influence traveler behavior with the aim of reducing automobile travel demand, as a means to save energy, reduce green house gas emissions, improve air quality, and reduce traffic congestion.
Universal Accessibility	The ability of all users to safely negotiate spaces and is a key factor in ensuring the usability of buildings and the public realm.
Urban Containment Boundary	The regulatory boundary established within the CRD's Regional Growth Strategy and designated in the Official Community Plan that defines the limit of urban growth and servicing and protects rural and resource areas from urban development.
Urban Forest	All trees within the District of Saanich, including those in private yards, public parks, conservation areas, boulevards, natural areas, and other locations in urban areas and Rural Saanich.
Vision Zero	An ambitious goal to eliminate all traffic injuries and fatalities while ensuring safe, healthy, and equitable mobility for all road users. This includes people who walk, ride a bike, take a bus or drive. Vision Zero recognizes that human error is inevitable and a systems-based approach to road safety (called a Safe-Systems approach) is needed.
Walkability	The ability to safely access services and amenities by foot within a 15 minute walk.
Zoning	The division of the District into different types of land uses, including residential, commercial, and industrial uses. The District's Zoning Bylaw regulates permitted uses, minimum lot sizes, the type and size of buildings and structures, and off-street parking on each parcel of land within the District.

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