



Sustainable Saanich Official Community Plan

Strategic Update

Proposed Plan

Public Webinar / Q&A Session

January 23, 2024



Land Acknowledgement

The District of Saanich lies within the territories of the ləkʷəŋən peoples represented by the Songhees and Esquimalt Nations and the W̱SÁNEĆ peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum and Malahat Nations. The First Peoples have been here since time immemorial and their history in this area is long and rich.



Overview

- Project Background
- Overview of Proposed Plan
- Changes made from Draft Plan
- Plan Implementation
- Next Steps



Project Background

Strategic OCP Update

What is an OCP?

- Primary document that guides growth and change
- Long-term vision for a livable community based on shared values and sustainability
- Overarching framework for other District polices/plans
- Legally binding – decisions made within its scope are required to conform to its policy direction
- Consistent with CRD Regional Growth Strategy



Why a “Strategic” Update

- Majority of plan content still relevant
- Build on recent processes and adopted policy/Council direction
- Effective use of limited resources
- Make priority updates in a short time frame



Project Scope – Administrative

- Update OCP to incorporate recent Council work and District-wide processes
- Integrate new demographic data/relevant statistics
- Refine sustainability framework
- Strengthen monitoring/implementation



Project Scope – New Areas

- Add “Corridor” policies and designation
- Expand on “missing middle” housing/infill policies
- Update guidance on parks for complete communities
- Further enhance walkable neighbourhoods
- Provide more clarity on maps
- Address recent provincial legislative changes



Project Phases

PHASE 1
Analysis & Policy
Development

Complete

PHASE 2
Validation &
Refinement

Complete

PHASE 3
Plan Adoption

Dec 2023 –
early 2024



Engagement Overview

- Approach reflects limited scope
- Phase 1 – new policy
 - May to September 2022
 - Survey, stakeholder workshops, advisory committees, internal meetings, awareness
- Phase 2 – draft plan
 - Broader approach/more methods
 - Mix of online and in-person opportunities
- Phase 3 – Council process



Complementary Initiatives

- Centre, Corridor and Village Plans
- Community Amenity Contribution and Inclusionary Housing Program
- Update of Design Guidelines
- Neighbourhood Homes Study
- Resilient Saanich / Biodiversity Conservation Strategy and Urban Forest Strategy
- Active Transportation Plan
- Economic Development Strategy



Draft Plan Framing & Foundations

Strategic OCP Update

Sustainability Foundations

Three Pillars



Complementary frameworks guiding our policy direction

One Planet Living



15-Minute Community

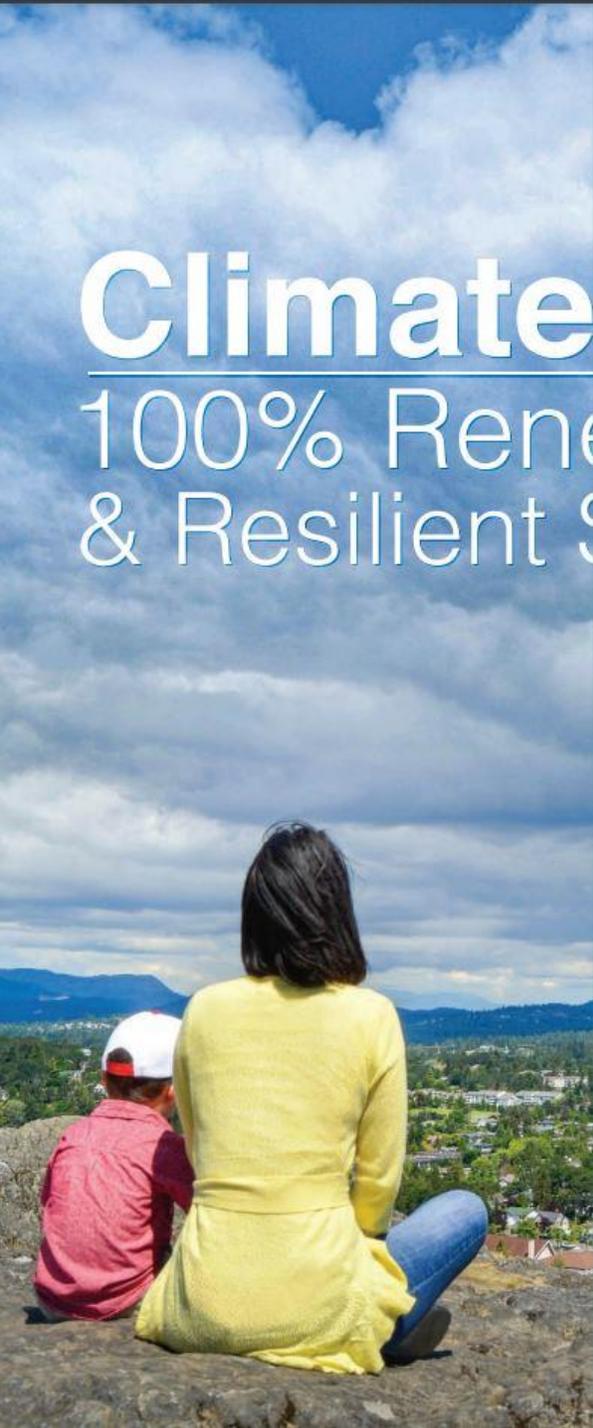


Climate Change Response

- Incorporated as a Plan foundation
- Recognizes to achieve targets and implement adaptation strategies the response needs to take an overarching District-wide approach
- Applicable policies also woven through the different sections

Climate

100% Renewable
& Resilient S

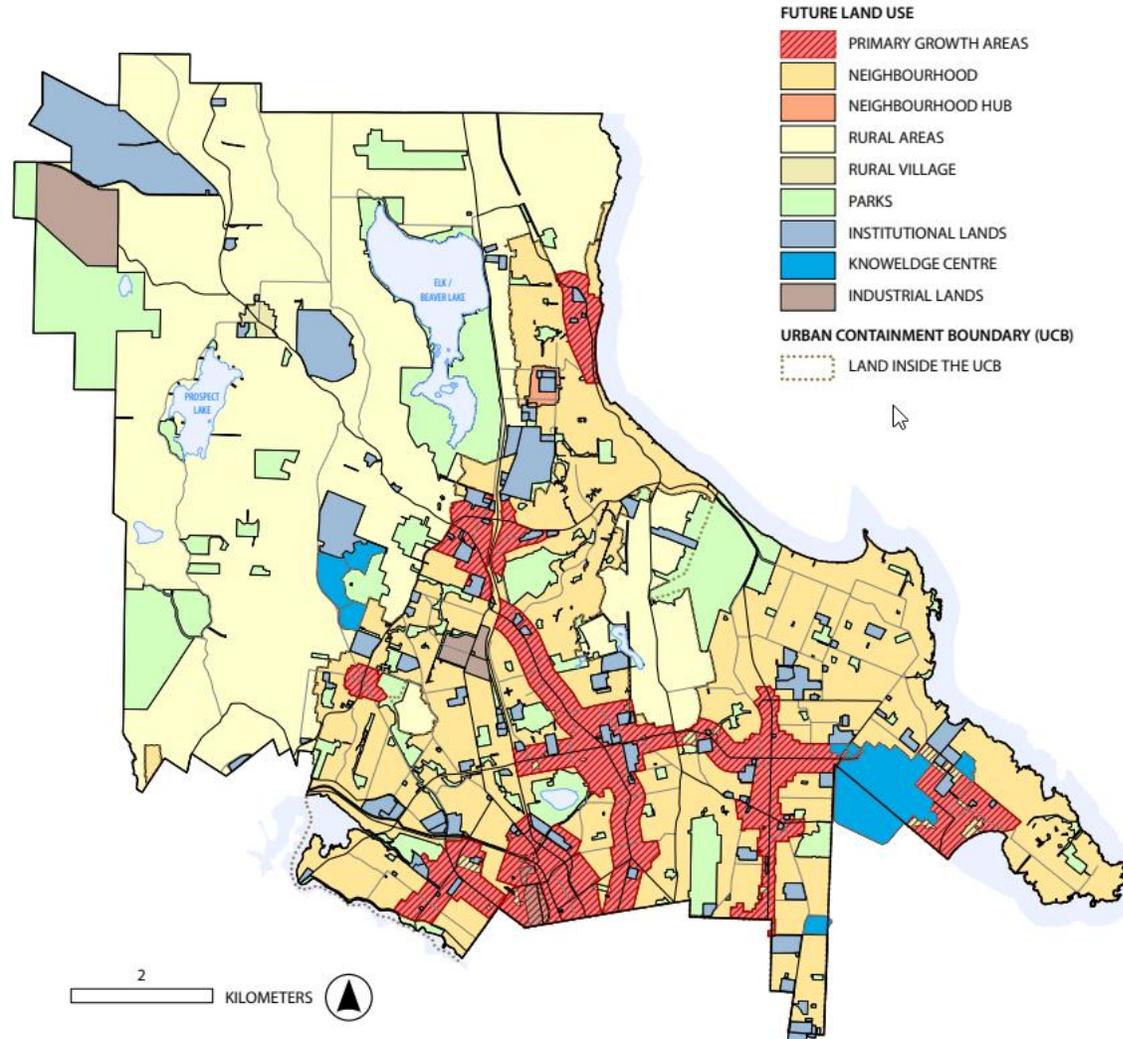




Land Use Policy Highlights

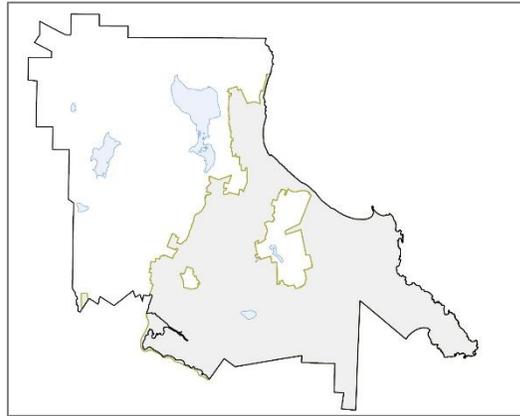
Strategic OCP Update

Restructured Land Use Section

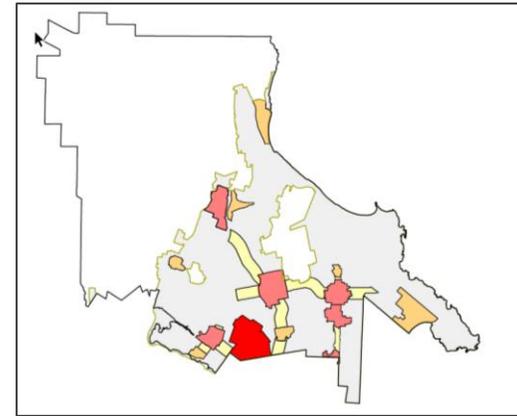


- 2008 > Centres + Villages
- Move to Primary Growth Areas
 - Corridors to connect areas
 - Integrate with transit
 - Clarify boundaries at the parcel-level
- Strengthen policy to increase options in Neighbourhoods
- Added “Hubs” to support 15-minute community concept

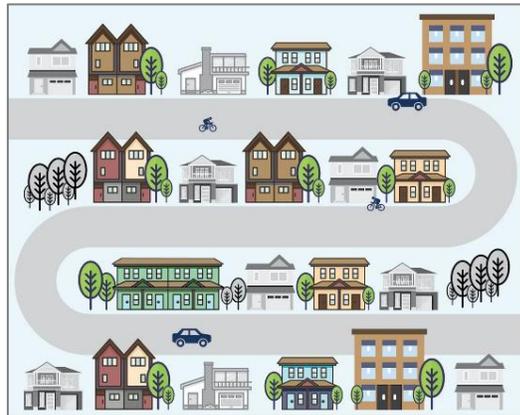
Four Strategic Land Use Directions



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas

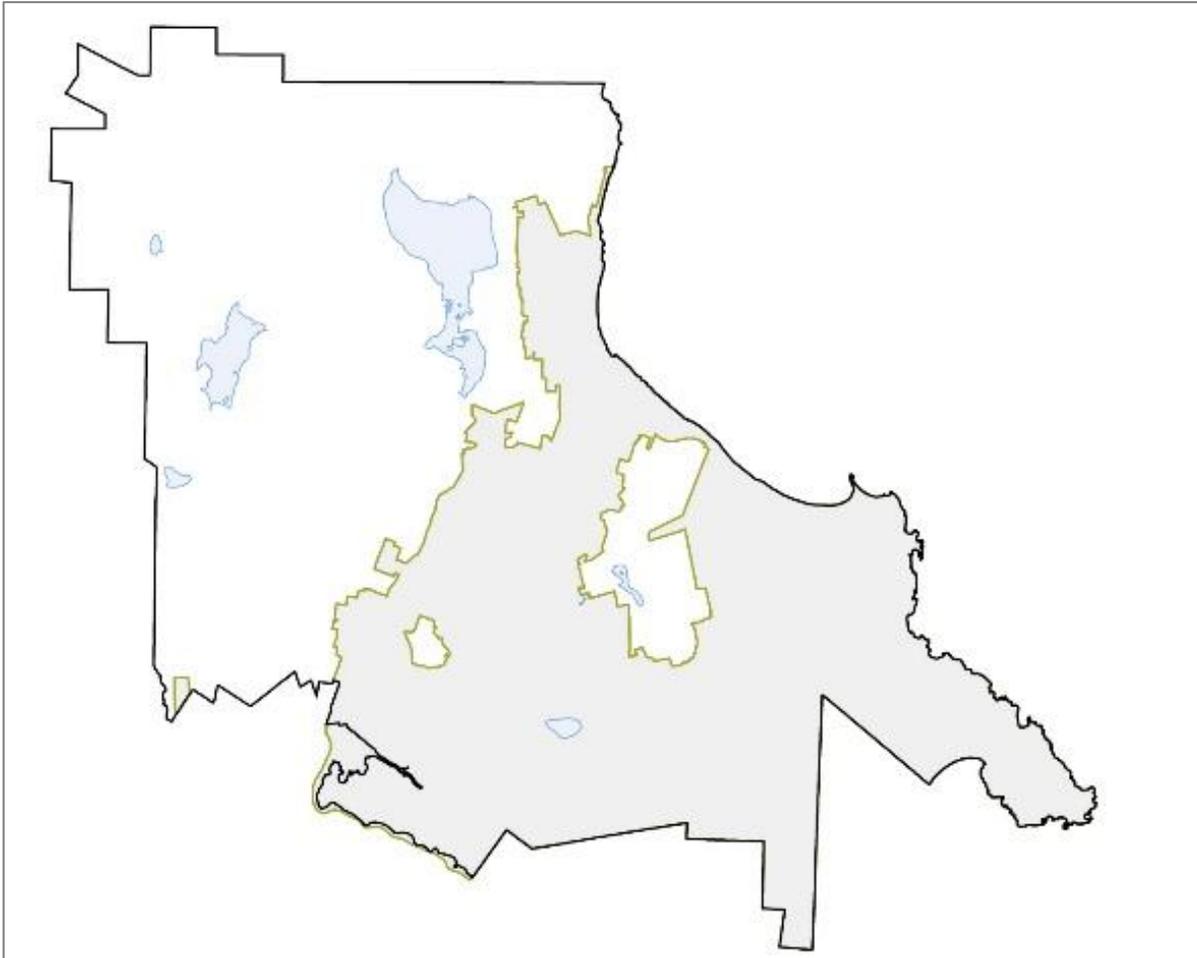


Expand Housing Diversity in Neighbourhoods



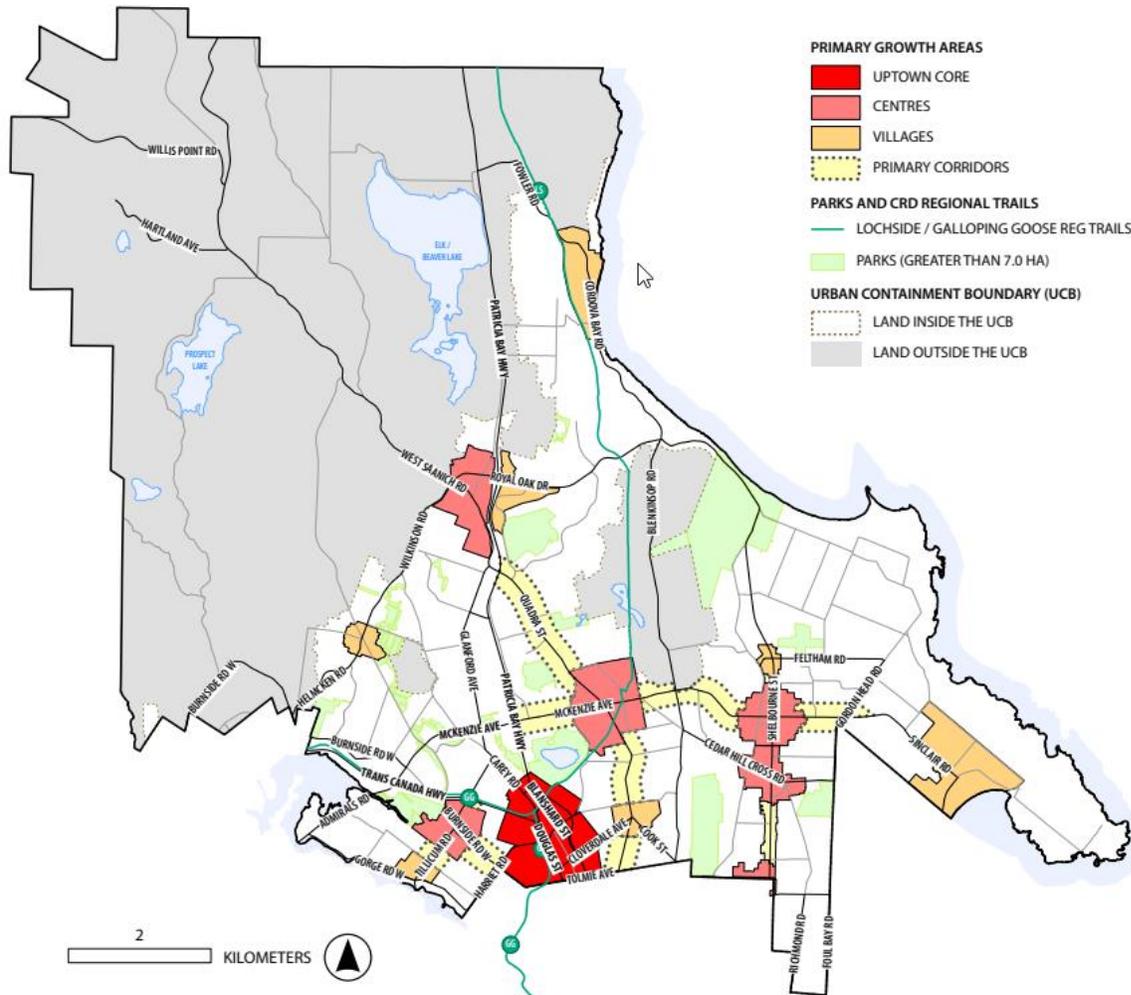
Make Saanich a 15-minute Community

1. Maintain the Urban Containment Boundary



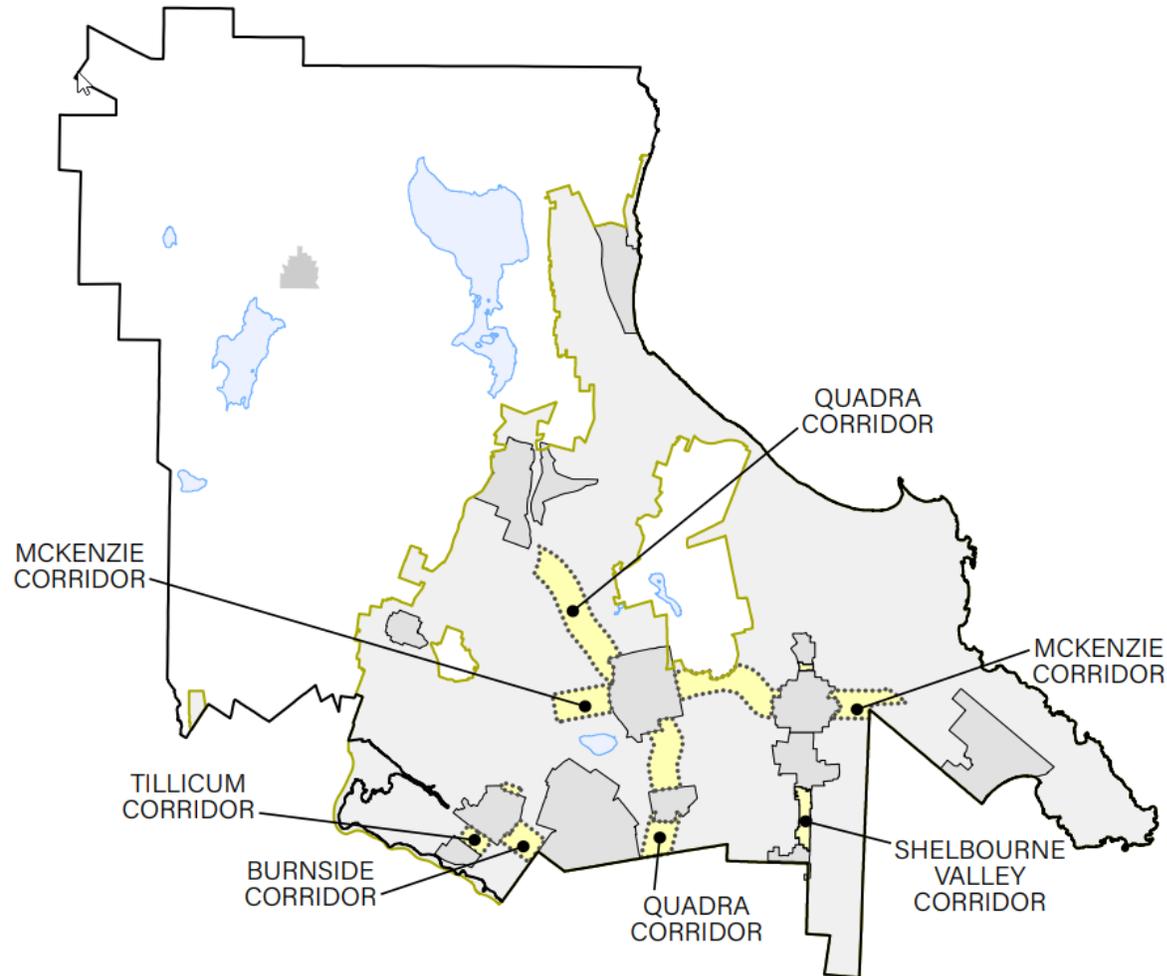
- Retain agricultural land and natural areas
- Reduce urban sprawl
- Support low/no carbon transportation modes
- Encourage efficient use of infrastructure and public investment.

2. Accommodate most New Development in Primary Growth Areas



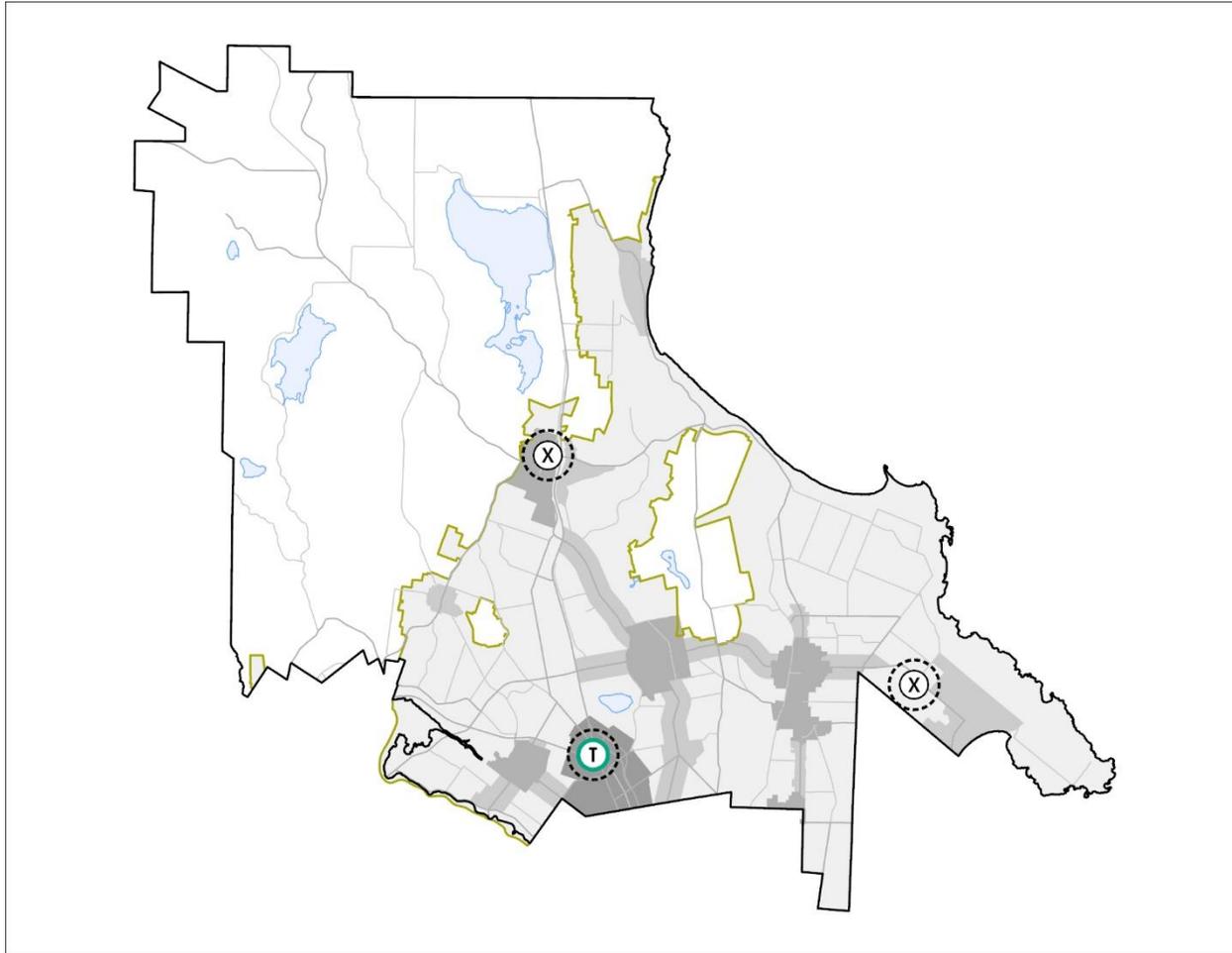
- Plan for majority of new growth
- Create vibrant Centres and Villages supported by transit Corridors
- Expand the range of services, amenities, active transportation connections, higher density housing and employment opportunities.

2. Primary Growth Areas - Overview of Corridors



- Residential oriented, supported by limited mixed use
- Linked with sustainable transportation forms
- Primary Corridors mapped conceptually in OCP
- Secondary Corridors to be identified in area planning
- Higher heights considered where Primary Corridors overlap with Centres and Villages

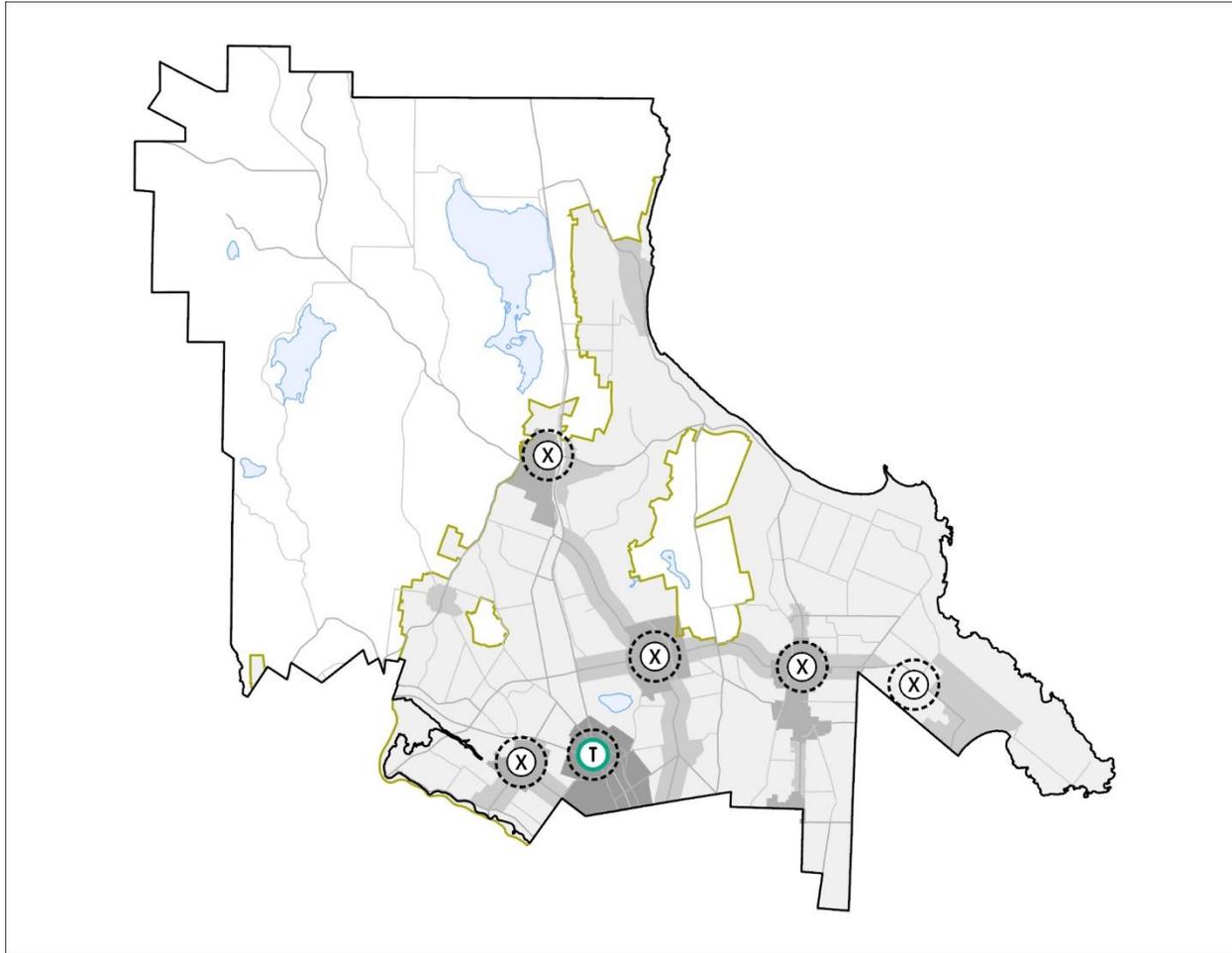
2. Primary Growth Areas – Transit-Oriented Areas (TOAs)



Provincially Designated

- Uptown Multi-modal Transit Hub
- Royal Oak Exchange
- Uvic Exchange

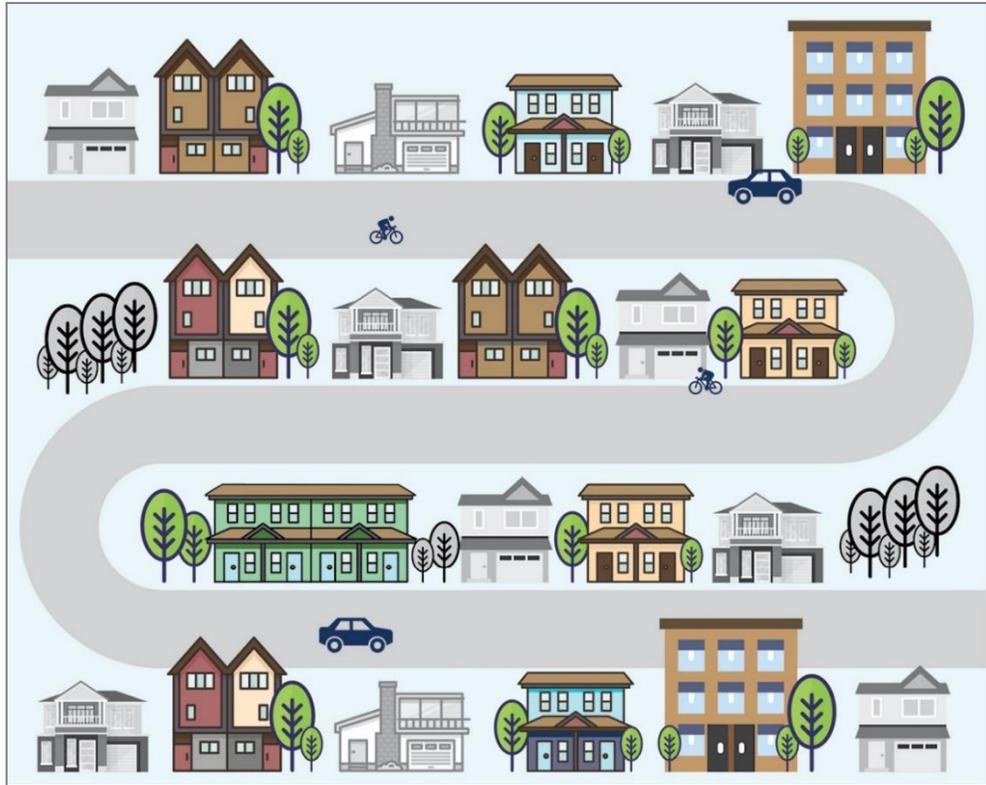
2. Primary Growth Areas – Transit-Oriented Areas



Saanich Designated

- Tillicum-Burnside
 - Shelbourne- McKenzie
 - Quadra-McKenzie
-
- Would not be subject to Provincial TOA regulations

3. Expand Housing Diversity in Neighbourhoods

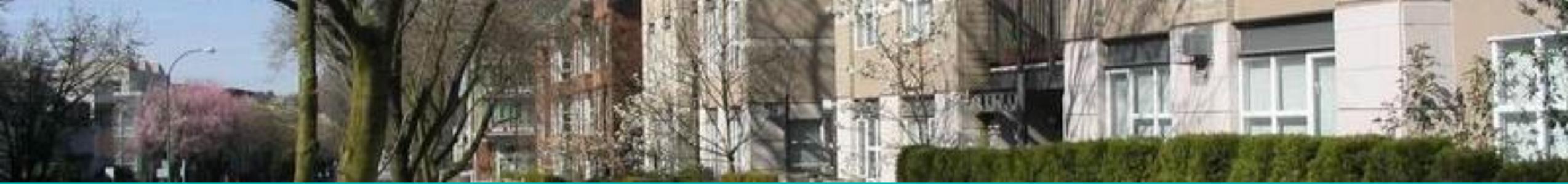


- Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs
- Provide housing opportunities for all stages of life
- Include a mix of ground-oriented and low-rise houseplexes, apartments, and townhouses offering different tenure types and affordability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

4. Make Saanich a 15-Minute Community



- Evolving “Complete Communities”
- Build on the existing network of Centres and Villages to make Saanich a walkable 15-minute community
- All households within the UCB are within a 15-minute (or 1.2km) walk of key amenities to support daily living
- Long-term planning will guide land use changes where gaps exist to better meet community needs



Other Plan Components

Strategic OCP Update

Housing Section

- Major re-write
- All components in one place
- Strong language re: housing gap
- Five focus areas
 - Overall housing supply to meet housing needs
 - Rental housing supply
 - Affordable and supportive housing supply
 - Expand the diversity of housing choice
 - Strengthen partnerships to improve housing strategies and outcome





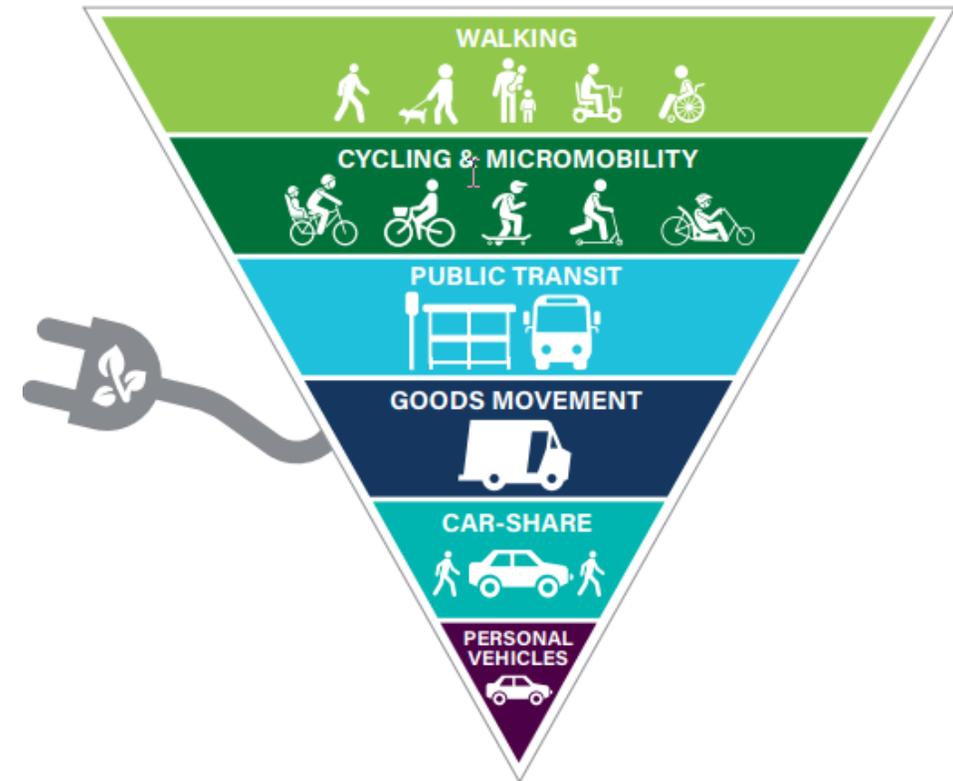
Walkable Access to Parks

- Different parks and open spaces needs:
 - Urban and Rural Saanich have different needs
 - Higher density areas with limited/no private space
- Hierarchy of walkable public open spaces/parks
 - 3-30-300 guiding principle
 - Urban plazas and small urban parks will help meet *some* of the needs of residents in high growth areas
 - But... still need easy access to larger green spaces
- Walkable access reinforced:
 - Active transportation network
 - Bus service/transit stop location



Sustainable Transportation

- Plan reinforces sustainable transportation modes to achieve Climate Plan/ATP targets
- Integrating land use with transportation
- Prioritizing walking, cycling, and public transit infrastructure as well as goods movement
- Supporting multi-modal connections



First Nations

- Territorial acknowledgement
- Revised history section
- First Nations reconciliation
- Indigenous Relations section
- Policies woven throughout document





Changes to Draft Plan

Strategic OCP Update



Key Inputs

- Phase 2 Public Engagement
- Input from stakeholders (i.e. BC Transit)
- Staff analysis
- Provincial regulatory changes



Phase 2 Engagement Highlights

- Public Survey (396 responses)
- Social Media
- Webinars/digital workshops
- Open Houses
- Stakeholder Workshops
- Stakeholder Presentations
- Council Advisory Committee Presentations



Key Issues Identified

- Affordability
- Livability
- Good Governance
- Mobility and Connectivity
- Environment and Climate Change



Strategic Land Use Directions

- Positive feedback and support to **Maintain the Urban Containment Boundary**
- Support to **Accommodate most new development in Primary Growth Areas**. Contrasting feedback, with some supporting higher building heights and others supporting lower
- Support to **Expand Housing Diversity in Neighbourhoods**, with significant feedback on the importance of amenities / infrastructure
- General support to **Make Saanich a 15-minute community**



Provincial Directions

- Incorporated Provincial Housing Targets and updated policies throughout to support implementation
- Incorporated supportive policy language for Small-scale multi-unit housing (Bill 44)
- Updated language related to amenity contributions (Bill 46)
- Identified Transit-Oriented Development Areas (Bill 47)

Small-scale Multi-unit Housing

Intent: To end exclusionary zoning set a new “base” for neighbourhoods.

- Allow a minimum (within UCB) of:
 - 3 units on lots under 280 m²
 - 4 units on lots over 280 m²
 - 6 units on lots near frequent transit stops
 - 3-storey height (all properties)
- Zoning must be updated by June 30, 2024
- Neighbourhood Homes project will address:
saanich.ca/neighbourhoodhomes

Transit Oriented Development

TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1 (Metro Vancouver)	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m – 400m	Up to 4.0	Up to 12	High Rise, Mid-rise
		401m – 800m	Up to 3.0	Up to 8	Mid-rise
	1B) Bus Exchange	200m or less	Up to 4.0	Up to 12	High Rise, Mid Rise
		201m – 400m	Up to 3.0	Up to 8	Low-rise, Townhouse
TOA Type 2 (Victoria/Kelowna/Other Medium-Sized Munis)	Bus Exchange	200m or less	Up to 3.5	Up to 10	Mid-rise
		201m – 400m	Up to 2.5	Up to 6	Low-rise/Townhouse
TOA Type 3 Other qualifying areas	Bus Exchange	200m or less	Up to 2.5	Up to 6	Low-rise
		201m – 400m	Up to 1.5	Up to 4	Townhouse

OCP Changes based on Provincial Directions

- Addition of Transit-Oriented Areas at Uptown, Royal Oak and UVic
- Small adjustment to boundary of Uptown Core
- Adjustments to Royal Oak Centre and Broadmead Village
- Minor adjustments to designations near UVic
- Changes to Neighbourhood designations, reflecting minimum heights and densities in SSMUH



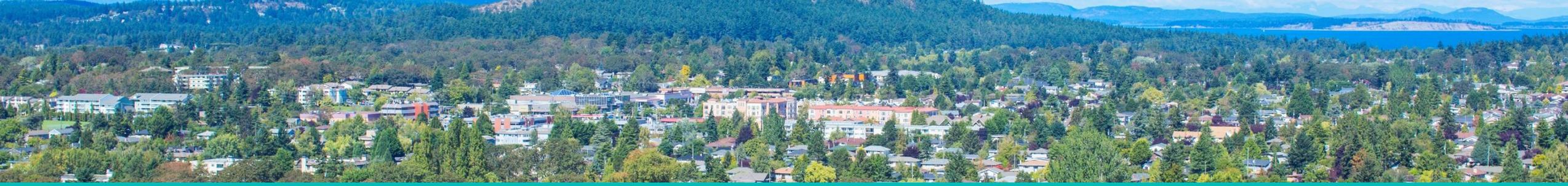
Land Use Changes from May

- Increased heights
 - Up to 18-storeys where two Primary Corridors meet
 - Up to 12-storeys in Royal Oak (TOD Area)
 - Up to 6-storeys in Broadmead Village (TOD Area)
- Limited the location for 4-storey forms in Neighbourhoods to non-profit housing provider sites within 100 m of Frequent Transit Network or existing properties (further work identified)
- Updates to:
 - Institutional Lands/Knowledge Centres to support greater mix of uses while preserving institutional role
 - Rural Areas policies related to ALR land use



Local Area Plans & OCP Bylaw

- Council direction to adopt Local Area Plans and Shelbourne Valley Action Plan by resolution (not include as part of OCP Bylaw)
- Uptown-Douglas Plan, Cadboro Bay Village Plan and Cordova Bay Village Plan will be retained in OCP Bylaw (i.e., Centre, Corridor and Village Plans, “CCV”)
- Some edits required to all three CCV plans to enable alignment with Provincial regulations
- Defer to the OCP where there is an inconsistency in policy direction between the OCP and Local Area Plan/Action Plan



Implementation

Putting the Plan into Action



Implementation and Evaluation

- Identified several priority actions
- 5-year evaluation cycle, observe trends/progress
 - Status of the implementation of priority actions
 - Progress of Strategic Land Use Directions
 - Update demographic, housing, and census data
 - Alignment with other policy documents and initiatives
 - Indicator framework (20-25 key indicators)
- More frequent housekeeping amendments
- Mandated 5-year update



Implementation | Priority Actions

- Complete the Biodiversity Conservation Strategy/Urban Forest Strategy
- Complete detailed plans for all Primary Growth Areas
- Identify Secondary Corridors and Neighbourhood Hubs
- Complete implementation of the Development Approval Process Review
- Complete the development of OCP indicators/monitoring
- Update Zoning Bylaw



Role of OCP in Decision-Making

- OCP takes clear priority in planning hierarchy
- Centre, Corridor and Village Plans will be included as part of OCP Bylaw
- Development projects consistent with the OCP will not have a public hearing as part of rezoning approval



Role of OCP in Decision-Making

- Zoning regulations will be brought into alignment with the OCP, including through pre-zoning
- Key goal is to provide clarity for future development applications for public and applicants
- Design review will continue to be key part of development process



Next Steps

Formal Adoption Process



Current Status

- First Reading of OCP Bylaw on December 11th
- Second Reading targeted for February
 - New information on Provincial TOAs and SSMUH
 - Other clarifications
 - Referrals to ALC
- Public Hearing as early as March or April



Providing Input & Staying Informed

- Comments or suggested amendments should be sent directly to Council (council@saanich.ca)
- Information on meetings can be found on the [Saanich website](#) as well as how to [participate](#) in the Public hearing
- For more information on the project and to sign up for notifications / updates:

[Saanich.ca/OCP](https://saanich.ca/OCP)



Questions?

Cameron Scott

Manager of Community Planning

250-475-7115

ocp@saanich.ca