



Sustainable Saanich Official Community Plan

Strategic Update

Proposed Plan

Public Webinar / Q&A Session

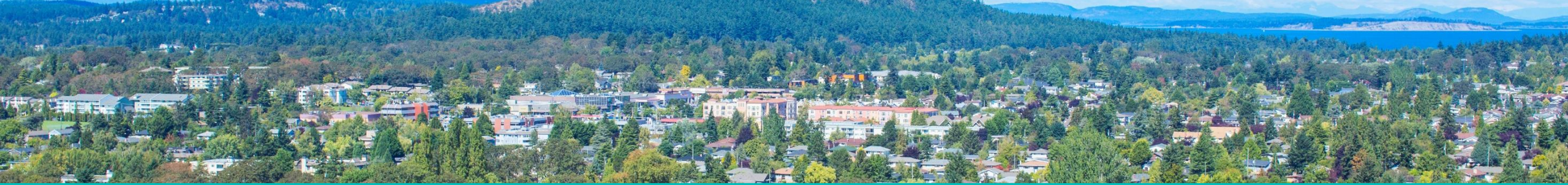
January 25, 2024





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



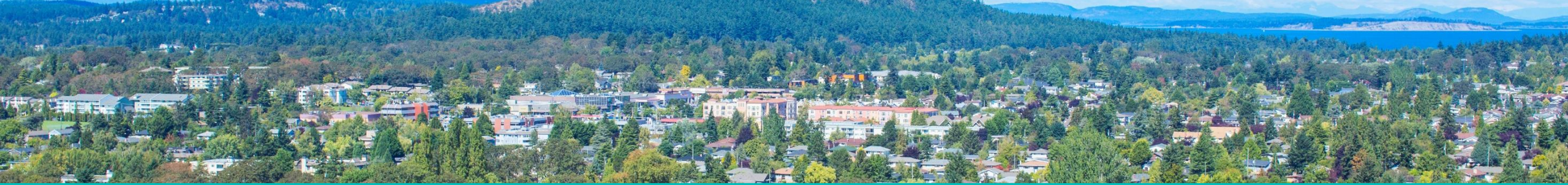
Engagement Overview

- 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

100% Renewable
& Resilient S

Climate Change Response

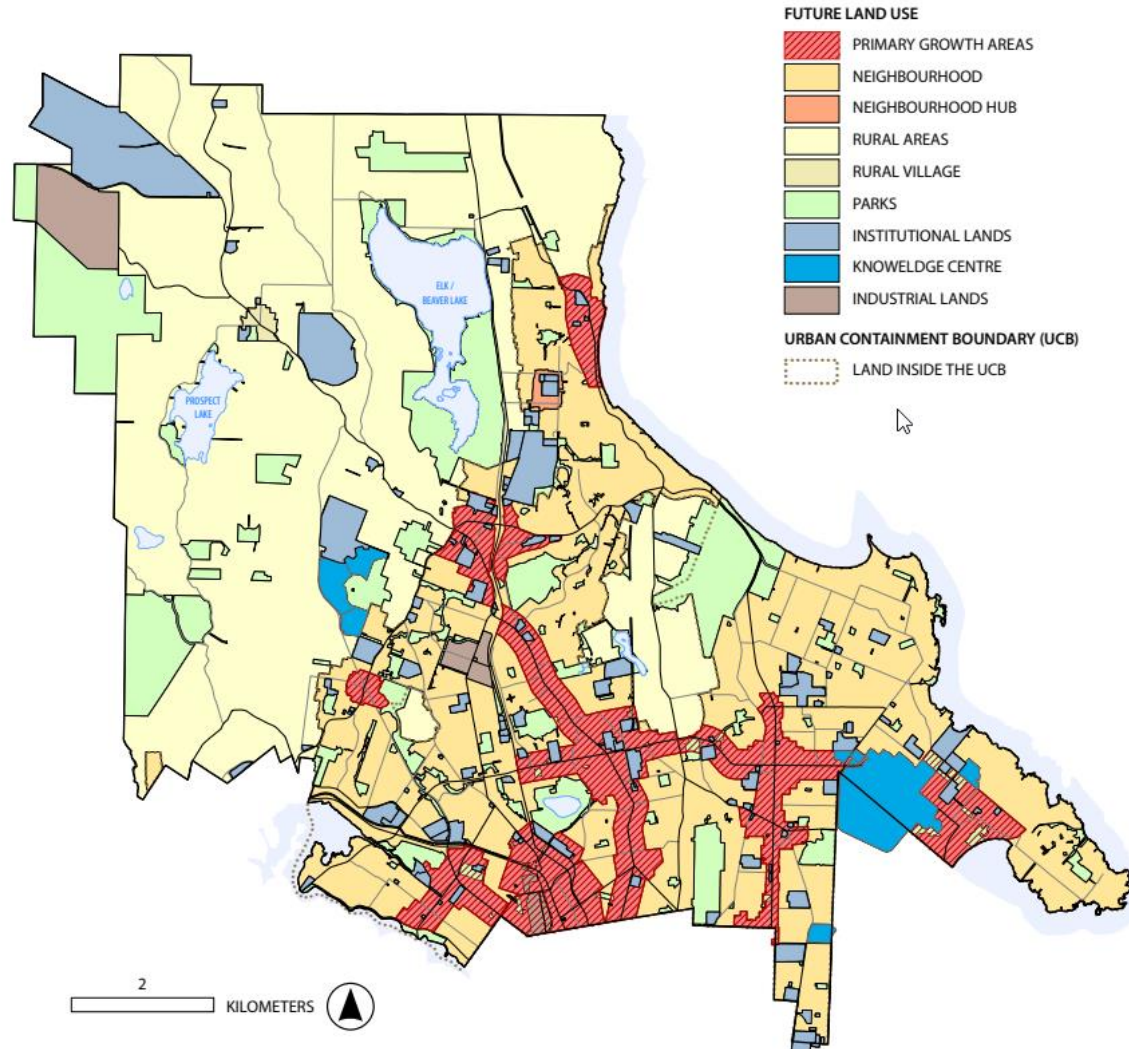
- Incorporated as a Plan foundation
- Recognizes to achieve targets and implement adaptation strategies the response needs to take an overarching District-wide approach
- Applicable policies also woven through the different sections



Land Use Policy Highlights

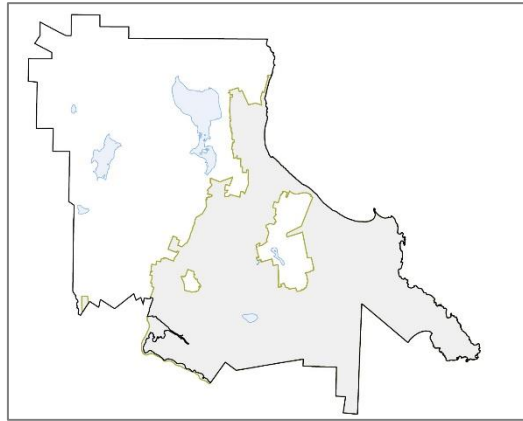
Strategic OCP Update

Restructured Land Use Section

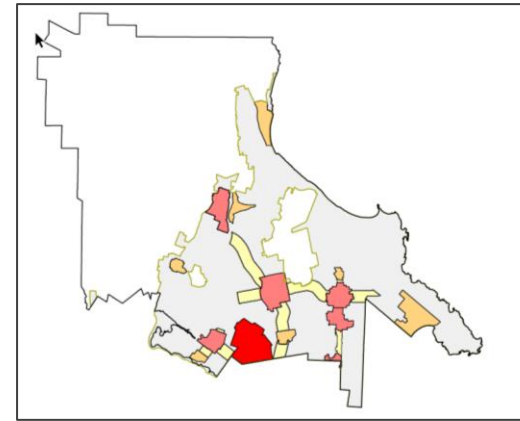


- 2008 > Centres + Villages
- Move to Primary Growth Areas
 - Corridors to connect areas
 - Integrate with transit
 - Clarify boundaries at the parcel-level
- Strengthen policy to increase options in Neighbourhoods
- Added “Hubs” to support 15-minute community concept

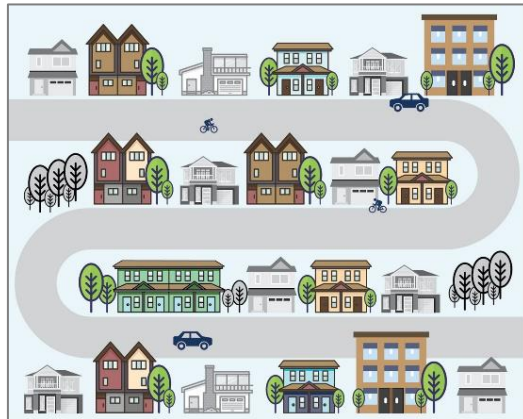
Four Strategic Land Use Directions



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas

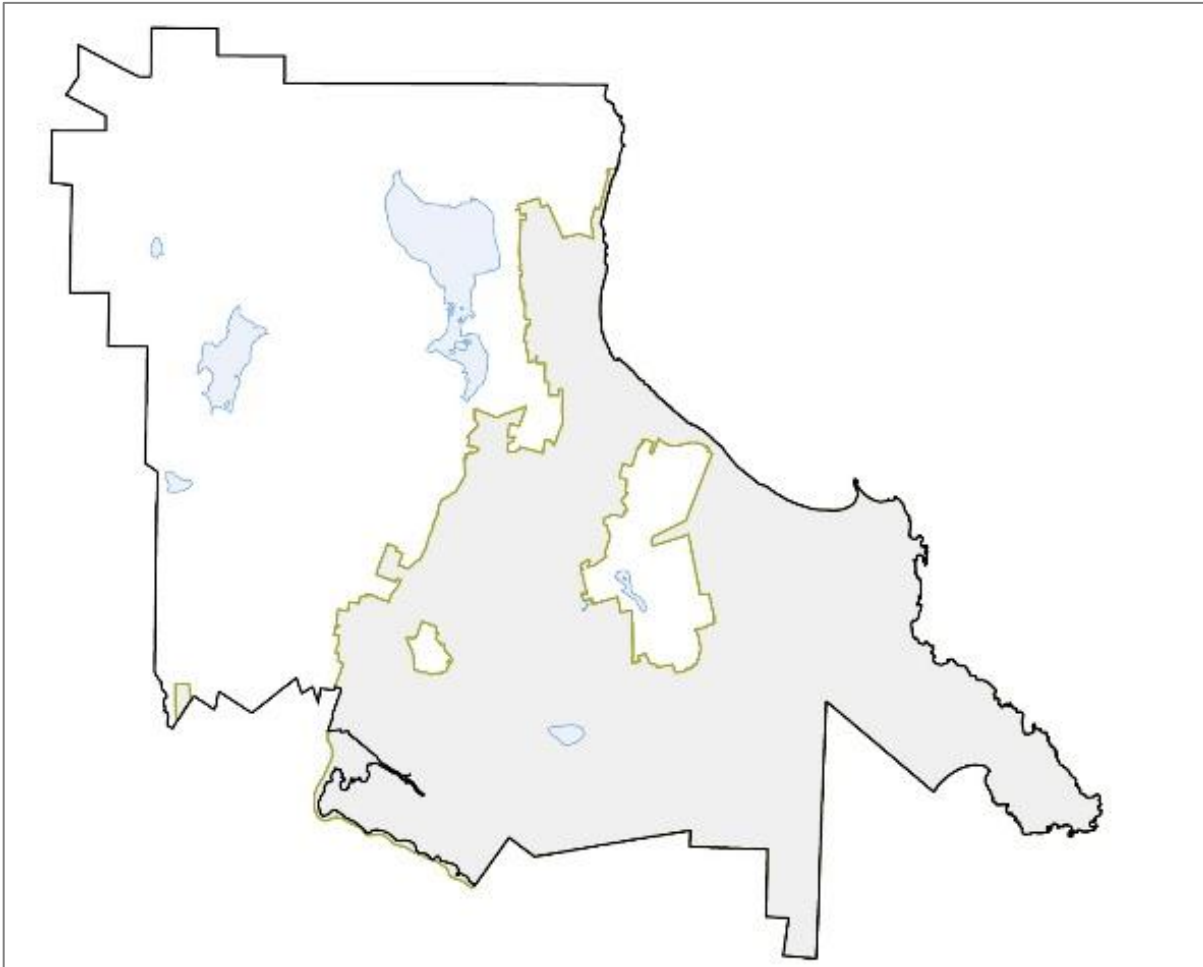


Expand Housing Diversity in Neighbourhoods



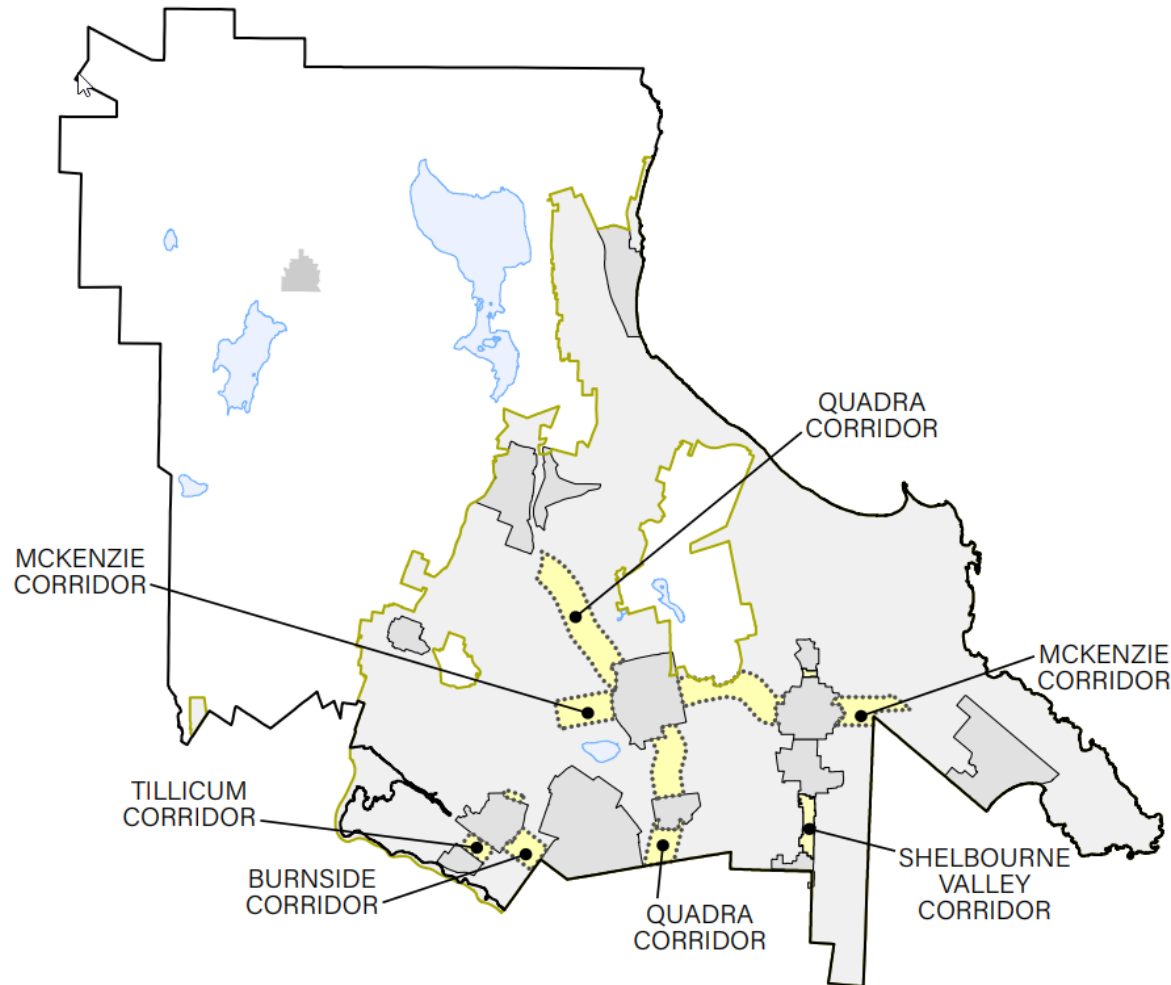
Make Saanich a 15-minute Community

1. Maintain the Urban Containment Boundary



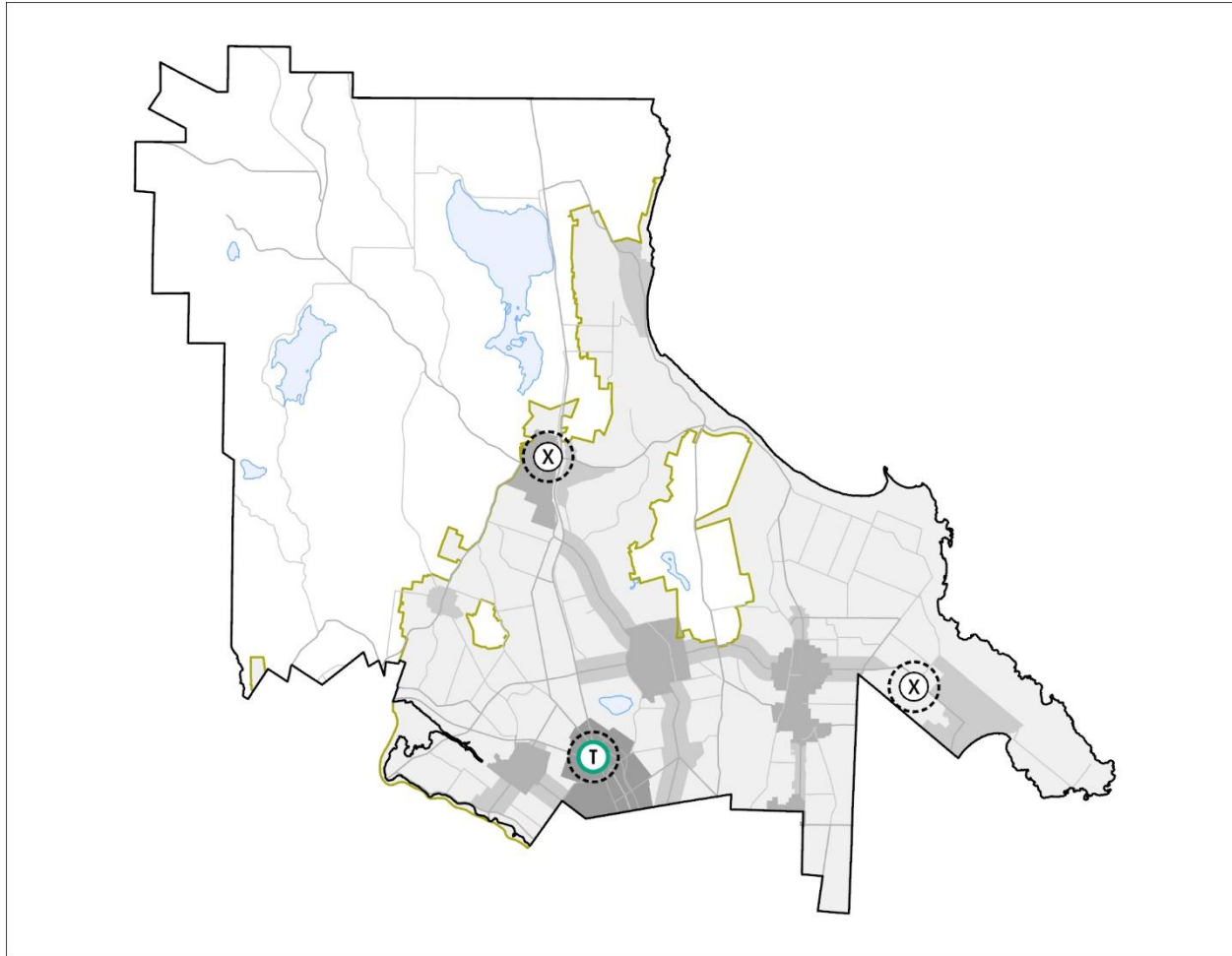
- Retain agricultural land and natural areas
- Reduce urban sprawl
- Support low/no carbon transportation modes
- Encourage efficient use of infrastructure and public investment.

2. 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

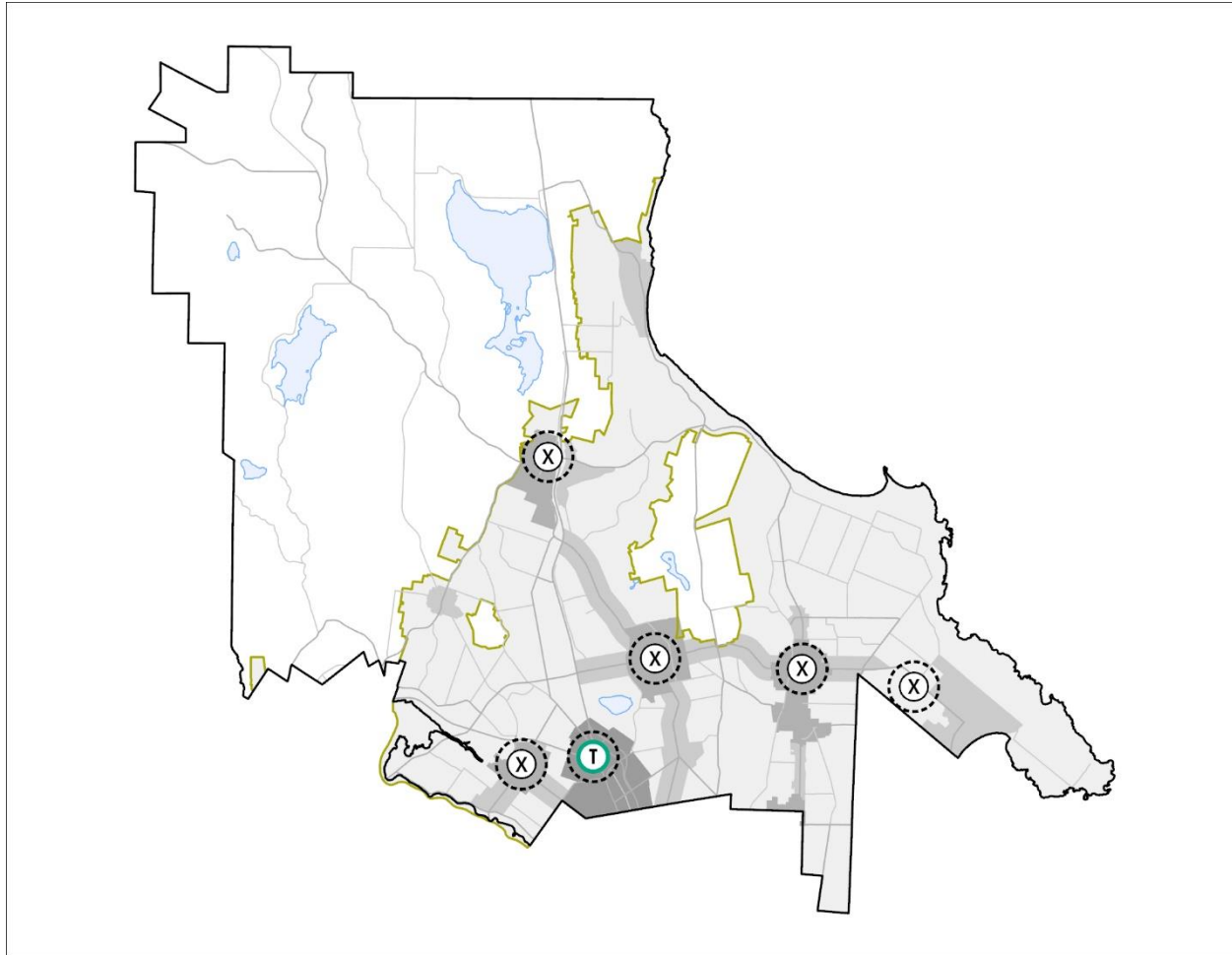
2. Primary Growth Areas – Transit-Oriented Areas (TOAs)



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





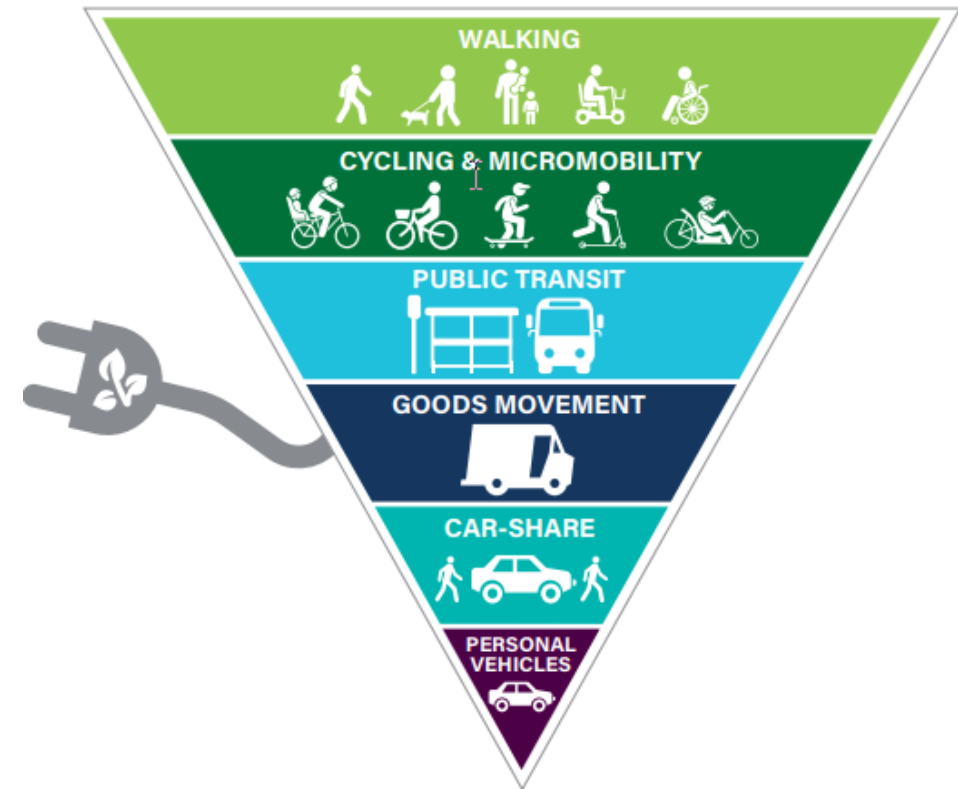
Walkable Access to Parks

- 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



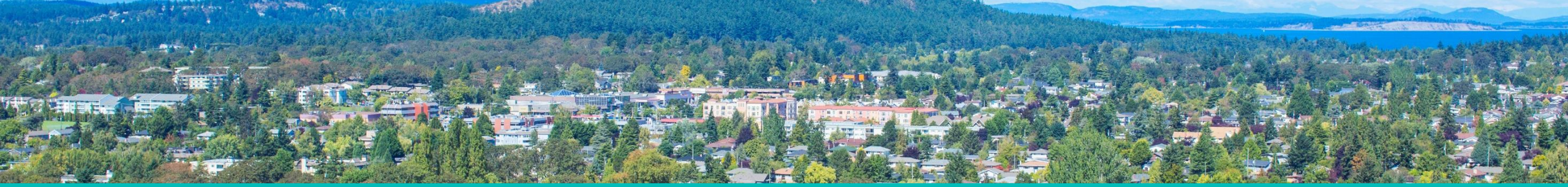
Land Use Changes from May

- 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



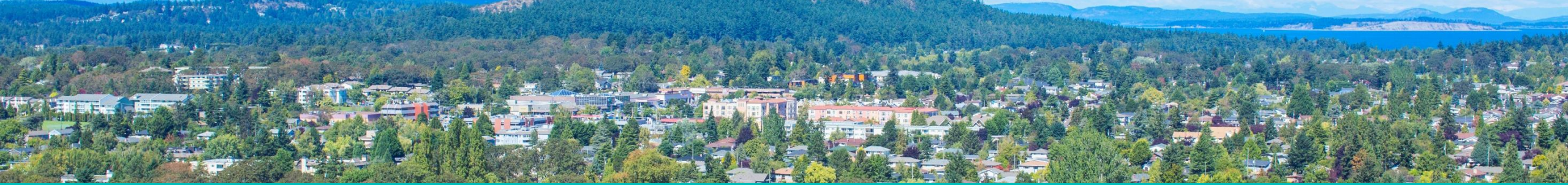
Role of OCP in Decision-Making

- 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?

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