



The Corporation of the District of Saanich

# Supplemental Report

**To:** Mayor and Council  
**From:** Lindsay Chase, Director of Planning  
**Date:** April 12, 2024  
**Subject:** Proposed Updated Official Community Plan  
File: 2330-25 • Official Community Plan Review

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## RECOMMENDATION

That Council:

1. Rescind second reading of the “Official Community Plan Bylaw, 2023, No.10000” as given on February 26, 2024.
2. Give second reading to the “Official Community Plan Bylaw, 2023, No. 10000” as amended.

Following the conclusion of the Public Hearing, the following motions may be considered by Council:

That Council:

1. Give third reading to the “Official Community Plan Bylaw, 2023, No. 10000”.
2. Give final reading to the “Official Community Plan Bylaw, 2023, No. 10000”.
3. Rescind the Interim Policy on Building Height for Corridors and Neighbourhoods.
4. Adopt the following policy documents by Council Resolution:
  - a. Blenkinsop Local Area Plan;
  - b. Cadboro Bay Local Area Plan as amended;
  - c. Carey Local Area Plan;
  - d. Cordova Bay Local Area Plan as amended;
  - e. Gordon Head Local Area Plan;
  - f. North Quadra Local Area Plan;
  - g. Quadra Local Area Plan;
  - h. Royal Oak Local Area Plan;
  - i. Rural Saanich Local Area Plan;
  - j. Saanich Core Local Area Plan;
  - k. Shelbourne Local Area Plan;
  - l. Shelbourne Valley Action Plan; and,
  - m. Tillicum Local Area Plan.

## **PURPOSE**

The purpose of this Report is to:

- Introduce amendments to the proposed Official Community Plan (OCP) Bylaw that was given second reading on February 26, 2024; and,
- Outline additional considerations should Council decide to advance the Official Community Plan to final adoption.

## **BACKGROUND**

### **Council Direction**

At the December 11, 2023, Committee of the Whole meeting, Council was presented the proposed Official Community Plan (the Proposed Plan) and made the following motion:

1. Council refer consideration of First Reading of Official Community Plan Bylaw, 2023, No. 10000 to the December 11, 2023, Special Council meeting;
2. Council direct staff to refer the Official Community Plan Regional Context Statement to the Capital Regional District for acceptance in accordance with the Local Government Act (s. 448);
3. Council direct staff to prepare a Report to Council for consideration of the proposed Official Community Plan in conjunction with the Financial Plan and applicable Waste Management Plans in accordance with the Local Government Act (s. 477 (3)(a));
4. Council direct staff to refer the proposed Official Community Plan to the Agricultural Land Commission in accordance with the Local Government Act (s. 477 (3)(b)); and
5. A Public Hearing be called to further consider the proposed Official Community Plan.”

At the February 26, 2024, meeting Council gave second reading to the Official Community Plan as amended. Council also considered the Official Community Plan Bylaw, 2023, No. 10000, in conjunction with the District of Saanich’s 2022 – 2026 Financial Plan and the Capital Regional District’s (CRD) Core Area Liquid Waste Management Plan and the CRD’s Solid Waste Management Plan.

## **CHANGES TO OFFICIAL COMMUNITY PLAN (INCORPORATED IN AMENDED PLAN)**

Subsequent to second reading of the Official Community Plan Bylaw, 2023, on February 24, 2024, additional necessary changes have been identified to the Proposed Plan (Attachment A). These changes fall into three categories:

1. Responding to the Agricultural Land Commission’s (ALC) feedback on the Proposed Plan;
2. Adjusting the boundary of the Uptown Exchange Transit Oriented Area to align with the Provincial coordinates; and,
3. Administrative updates.

Changes in the first two categories are discussed below while Attachment B details all the proposed changes including the administrative updates.

None of the proposed changes have an impact on the District of Saanich’s 2022 - 2026 Financial Plan and the Capital Regional District’s (CRD) Core Area Liquid Waste Management Plan and the CRD’s Solid Waste Management Plan.

In addition, the Regional Context Statement in the Proposed Plan was referred to the CRD for acceptance in accordance with the Local Government Act (s. 448). The CRD Board accepted

the Regional Context Statement at its April 10, 2024, meeting. No changes are required to the Proposed Plan as a result of the CRD referral.

### **Response to the Agricultural Land Commission's Feedback on the Proposed Plan**

As part of the statutory OCP adoption process, the Proposed OCP was referred to the ALC after the plan was given second reading and considered against the District of Saanich's Financial Plan and the Capital Regional District's (CRD) Core Area Liquid Waste Management Plan and the CRD's Solid Waste Management Plan. In response to the ALC's feedback and additional staff analysis of the Proposed Plan in the context of this feedback, three changes are proposed.

1. Under section 7.2 – Land Use Framework, add a new policy that reinforces that the District of Saanich's OCP designations are not conferring additional development rights on Agricultural Reserve Land. The proposed policy reads:

*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.*

2. Move existing Policy 7.7.4 from Section 7 – Rural Areas to Section 7.2 – Land Use Framework. This ensures that this policy is applied to all land use designations and not just the Rural Areas designation and better reflects its original intent. This policy reads:

*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.*

3. Update Map 7 to reflect properties recently removed from the ALR.

### **Boundary Adjustment to the Uptown Exchange Transit Oriented Area**

While the three provincially prescribed Transit Oriented Areas (Uptown Exchange, Royal Oak Exchange, and the University of Victoria Exchange) were updated as part of the Proposed Plan presented for second reading in February 2024, further adjustment is required to the boundary for the Uptown Exchange. This issue was identified as part of the preparation for the forthcoming Transit Oriented Area (TOA) Bylaw to be brought forward for Council consideration prior to June 30, 2024. To ensure consistency with the Provincially prescribed coordinates, the Uptown Exchange has been shifted 53.8 metres to the east. The prescribed 200-metre and 400-metre catchment areas are then identified based on the new Uptown Exchange location. All maps in the Proposed Plan showing the Uptown Exchange TOA are updated to reflect the Provincial coordinates.

### **ADDITIONAL CONSIDERATIONS**

Following the Public Hearing scheduled for April 30, 2024, should Council decided to advance the Proposed Plan to third reading and final adoption, two additional items are presented for Council's consideration.

**Interim Policy on Building Height for Corridors and Neighbourhoods**

As identified in the first reading Council Report (dated December 1, 2023), it is recommended that Council rescind the Interim Policy on Building Height for Corridors and Neighbourhoods. This policy was introduced to provide guidance during the update of the OCP and should be rescinded following its adoption.

**Adopting Local Area Plans by Council Resolution**

At the August 14, 2023, Special Council meeting, Council provided direction to bring forward the existing Local Area Plans (LAPs) for approval by Council Resolution. This issue was further discussed as part of the first reading Council report.

The LAPs recommended to be adopted by Council Resolution are as follows:

- Blenkinsop Local Area Plan
- Cadboro Bay Local Area Plan dated June 2023 (as amended April 2024)
- Carey Local Area Plan
- Cordova Bay Local Area Plan (as amended April 2024)
- Gordon Head Local Area Plan
- North Quadra Local Area Plan
- Quadra Local Area Plan
- Royal Oak Local Area Plan
- Rural Saanich Local Area Plan
- Saanich Core Local Area Plan
- Shelbourne Local Area Plan
- Shelbourne Valley Action Plan
- Tillicum Local Area Plan

The Sub-Area Village Plans from the recently updated Cadboro Bay LAP and Cordova Bay LAP are incorporated into the OCP Bylaw as Schedules D and E. To prevent future inconsistencies between the two documents, these two LAPs were amended to remove the Sub-Area Village Plan chapters from the LAPs proposed to be adopted by Council Resolution (i.e., the April 2024 amendment). For clarity, the Sub-Area Village Plan section reference was retained within each LAP document and information was provided on where to find the village plans as part of the OCP Bylaw. Of note, while the new Cadboro Bay LAP was adopted by Council Resolution in June 2023, it is recommended that it be adopted as amended.

**ALTERNATIVES**

The following options are presented for Council's consideration:

**1. That Council approve the recommendations as per the Report.**

Should Council wish to proceed with the Proposed Plan as amended, the Public Hearing pertaining to the OCP Bylaw will move forward with the updated plan document.

**2. That Council does not rescind the Official Community Plan Bylaw, No. 2023, 10000 as given second reading on February 24, 2024.**

Should Council wish to proceed with the version of the Proposed Plan that was given second reading on February 24, 2024, the Proposed Plan will not reflect the ALC's feedback and a future OCP amendment will be required to make the Uptown Exchange boundary adjustment. The Public Hearing of the OCP Bylaw will move forward based on the version previously given second reading.

3. **That Council give second reading of the Official Community Plan Bylaw, No. 2023, 10000 as amended but does not give the plan as presented third reading and provides alternative direction.**

Council could provide specific direction to staff on additional work or changes they would like to see made to the Proposed Plan following the public hearing. Depending on the scope of this work, there may be additional budget and project timeline implications.

## **LEGAL IMPLICATIONS**

Council consideration of the Proposed Plan as amended would allow a complete and final version of the OCP Bylaw to be considered at the Public Hearing scheduled for April 30. The Proposed Plan as amended was included in the Public Hearing package available in advance of the hearing in accordance with notice requirements outlined in the *Local Government Act*. The scheduled Public Hearing can move forward with the Proposed Plan as amended. This approach ensures a complete bylaw is considered for adoption.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated directly with this Council Report or with the adoption of the new OCP Bylaw. Funding decisions related to specific implementation items for the new OCP will be considered as part of Council's annual budgeting/financial planning process and strategic planning.

## **NEXT STEPS**

The Proposed Plan has completed all statutory referrals required as part of the adoption process. A Public Hearing is scheduled for April 30. Following the Public Hearing, Council can give consideration to the Proposed Plan for third reading and final adoption.

## **CONCLUSION**

The OCP Bylaw was given first reading on December 11, 2023, culminating a public process to update the OCP. Revisions were made prior to second reading on February 24, 2024. Additional revisions are recommended to the Proposed Plan to respond to ALC feedback and adjust the Uptown Exchange boundary to align with Provincial coordinates. Several minor administrative updates are also incorporated as detailed in Attachment B. Following the public hearing, should Council wish to advance the Proposed Plan to third reading and final adoption, consideration should be given to rescinding the Interim Policy on Building Height for Corridors and Neighbourhoods and to adopting the existing Local Area Plans by Council Resolution.

Prepared by:



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Amber Walker

Senior Planner, Current Planning

Approved by:



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Lindsay Chase

Director of Planning

AmW/kb

- Attachments:
- A: Official Community Plan Bylaw, 2023, No.10000
  - B: List of Proposed Changes
  - C: Blenkinsop Local Area Plan
  - D: Cadboro Bay Local Area Plan as amended
  - E: Carey Local Area Plan
  - F: Cordova Bay Local Area Plan as amended
  - G: Gordon Head Local Area Plan
  - H: North Quadra Local Area Plan
  - I: Quadra Local Area Plan
  - J: Royal Oak Local Area Plan
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  - M: Shelbourne Local Area Plan
  - N: Shelbourne Valley Action Plan
  - O: Tillicum Local Area Plan

**ADMINISTRATOR'S COMMENTS:**

I endorse the recommendation from the Director of Planning.

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Brent Reems, Administrator