

South Wilkinson Valley Action Plan

**District of Saanich
Planning Department**

**Adopted by Council February 18, 2002
Includes Amendments to January 24, 2005**



THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 8302

A BYLAW

**TO AMEND BYLAW NO. 7044 BEING THE
“OFFICIAL COMMUNITY BYLAW, 1993”**

The Municipal Council of the Corporation of the District of Saanich enacts as follows:

1. Bylaw No. 7044 being the “Official Community Plan Bylaw, 1993” is hereby amended by adding to Appendix “M” – Carey Local Area Plan a new Schedule “1” – South Wilkinson Valley Action Plan dated January, 2002 and which is attached hereto as Schedule “A.”

(South Wilkinson Valley Action Plan)
2. This Bylaw may be cited for all purposes as the “OFFICIAL COMMUNITY PLAN BYLAW, 1993, AMENDMENT BYLAW, 2002, NO. 8302”.

Read the first time this 21st day of January, 2002.

Public Hearing held at the Municipal Hall on the 29th day of January, 2002.

Read the second time this 29th day of January, 2002.

Read the third time this 29th day of January, 2002.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the 18th day of February, 2002.

“CARRIE M. MacPHEE”

Clerk of the Corporation of the
District of Saanich

“FRANK LEONARD”

Mayor

AMENDMENTS

Bylaw	Date	Details
8379	September 17, 2002	Amend Map 7 to provide for an average lot size of 665 m ² in the Helen Road area.
8621	January 24, 2005	Amend Map 7 (residential density provisions)

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1.0 BACKGROUND

The South Wilkinson Valley, excluding parcels remaining in the Agricultural Land Reserve (ALR), has been designated for residential development since 1998. In September 1997 Council directed staff to "...work with the Wilkinson Valley residents on the final design of a gravity sewer system servicing 51 properties subject to obtaining all permits and easements required." The inclusion of the Wilkinson Valley in the Sewer Enterprise Boundary and construction of the sewer system was approved by Council November 1, 1999. Sanitary sewer system construction is expected to be completed by summer, 2001.

The Carey Local Area Plan was revised and adopted by Council in March, 1999. The Local Area Plan designates the South Wilkinson Valley, outside the ALR, for residential development based on a minimum parcel size of 665 m². Policies 6.4, 8.7 and 9.6 are most relevant for this Action Plan. These policies state:

Undertake an action plan process for the south Wilkinson Valley, including the escarpment, to integrate the planning for agriculture, residential land uses, environmental conservation, municipal servicing, transportation and pedestrian circulation, and open space.

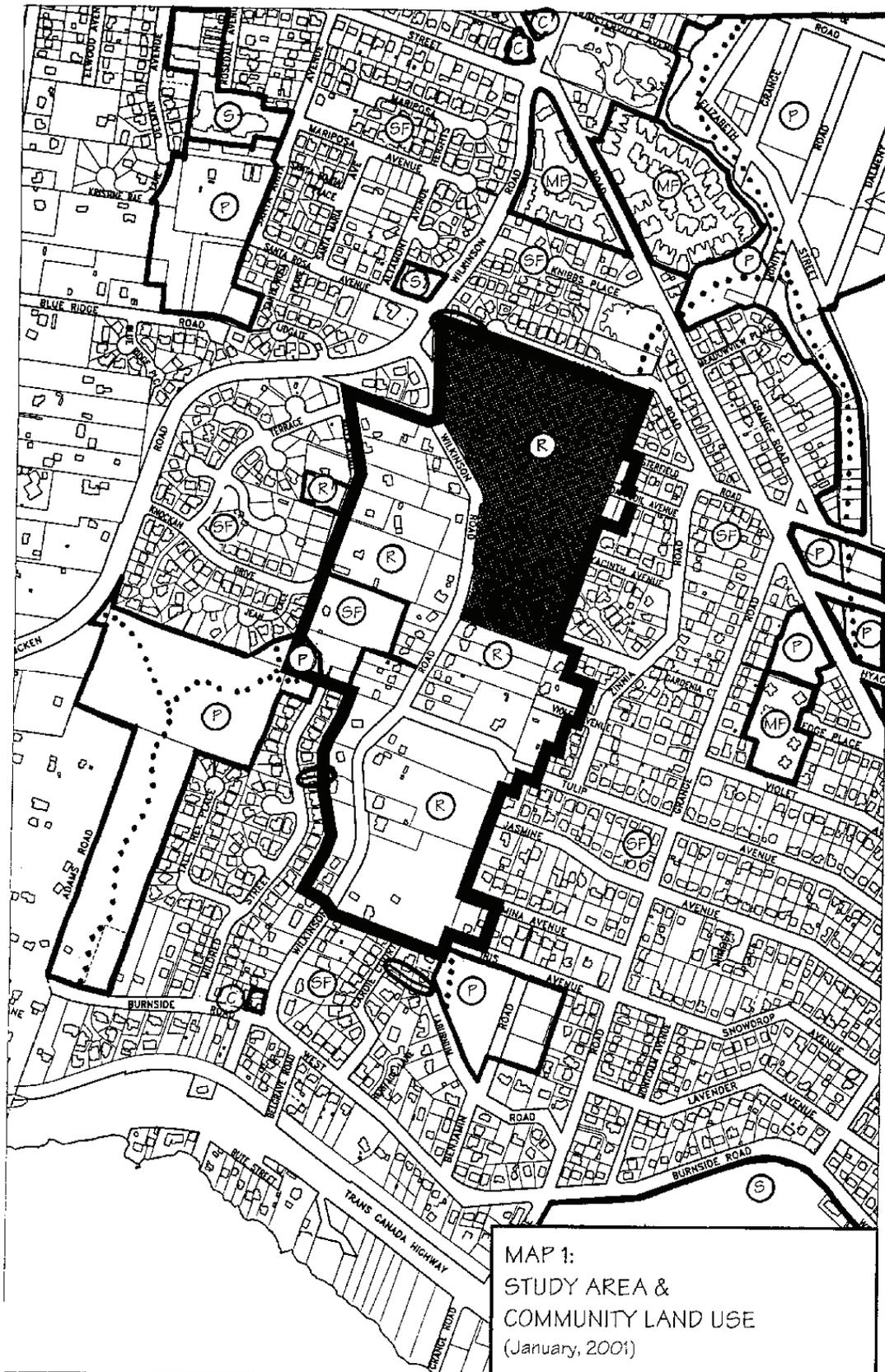
Action Plans are a more detailed study than a Local Area Plan and usually pertain to a geographical area and/or topic. Action Plan policies take precedence over Local Area Plan policies if they are not in agreement. They provide an opportunity for all interests (municipality, property owners/residents, neighbourhood, and community) to have a say as to what is to occur and what can be expected within the plan area.

2.0 PROCESS

In response to the construction of the sanitary sewer system in the Wilkinson Valley, the Planning Department initiated the Action Plan process in November, 1999. The study area included the properties located in the Engineering Department's original sewer study area. Residents in attendance at an initial meeting endorsed the creation of the South Wilkinson Valley Action Plan Process Guidelines and hiring a facilitator. Council endorsed the Action Plan Process Guidelines and the funding to hire a facilitator January 31, 2000. The Action Plan Process Guidelines are included in **Appendix 1**.

The purpose of the Process Guidelines was to set the "game plan" and "ground rules" for the Action Plan Process. The guidelines also identified the study area. The original study area boundary was amended March 7, 1999 by the Advisory Committee to include the east side of Helen Road (**Map 1 – Study Area and Community Land Use**).

A work plan identifying the key activities in the development of the South Wilkinson Valley Action Plan was accepted by the Advisory Committee (**Appendix 2**), and subsequently revised to reflect ongoing process.



LEGEND:

-  Action Plan Study Area
-  Rural Zone
-  Single Family Housing Zone
-  Multi-Family Housing Zone
-  Agricultural Land Reserve
-  Commercial
-  Park
-  School
-  Trail Access
-  Pedestrian Walkway
-  North

MAP 1:
 STUDY AREA &
 COMMUNITY LAND USE
 (January, 2001)

2.1 Property Owners/Residents Involvement in Action Plan Process

A mailing list of property owners in the study area was created at the outset of the project. All property owners/residents on the mailing list, not just those who attended the Advisory Committee meetings, received agendas, meeting notes, and information packages. All property owners/residents were invited to participate in the Advisory Committee.

2.2 Community Involvement in Action Plan Process

A representative of the Strawberry Vale Ratepayer's Association, representing the community outside the study area, was a member of the Advisory Committee. A Community Open House was held on March 6, 2001 to present the second draft of the Action Plan and receive community feedback. The community also provided input through the regular plan approval process; Council Committee of the Whole Meeting and Public Hearing.

3.0 VISION

At the outset of the Action Plan process, the Advisory Committee has a short "brain-storming" session during which individuals present offered suggestions for their vision of what the Valley should look like in the future (**Figure 1**). The detailed "*Principles for Future Planning in the South Wilkinson Valley*", used as the basis of the Action Plan, were subsequently developed by the Committee after information meetings and much discussion (**Chapter 5 and Figure 2**).

Figure 1: Beginning to Envision the Future

(from February 15, 2000 Advisory Committee Meeting)

- Removal of properties from the ALR and subsequent development, e.g. as an adult living/retirement/care complex with generous green space and recreation facilities or as a school or for recreational use such as a driving range (at the very least, a cleaning up of these lands);
- Residential development, particularly single family dwellings of modest size on large lots or other development that would not invade the open space and change the ambience of the Valley (probably not townhouses, definitely not monster homes);
- Presence of wildlife;
- An umbrella of leafy boughs arching over road and walkways;
- Trees above the Valley, on the ridges;
- A "water balance";
- Adequate drainage, including storm drains;
- A sanitary sewer system;
- A walkway along, but protected from, the road, in keeping with the pastoral/rural character of the Valley (a sidewalk or trail);
- A trail through the Valley to Marigold Park and to Knockan Hill;
- Decreased speed and volume of traffic – a quiet road – achieved through such means as road closure, a cul-de-sac, or speed bumps;
- Road upgrading in the interests of safety, e.g. more width and a better surface;
- Safe walking to Strawberry Vale School achieved with crossing lights or an overpass;
- Preservation of open space/green space, e.g. by establishing a required percentage allocation in all future developments.

4.0 STUDY AREA ANALYSIS

The purpose of this analysis was to identify opportunities and constraints for future development in the Valley.

4.1 Information Meetings

To ensure the Advisory Committee understood the basic principles about the topics identified in Local Area Plan Policies 6.4, 8.7 and 9.6, the Planning Department held a series of information meetings to discuss these topics and provide an analysis of each in the study area. The meetings included presentations by appropriate resource people about the environment, drainage, transportation, transit, trails and parks, agricultural land reserve, and residential land use. At the conclusion of the final information meeting, Advisory Committee members completed a worksheet that solicited their opinions about the opportunities and limitations to development potential in the study area.

4.2 Resource Inventory

The Planning Department completed a resource inventory of the following:

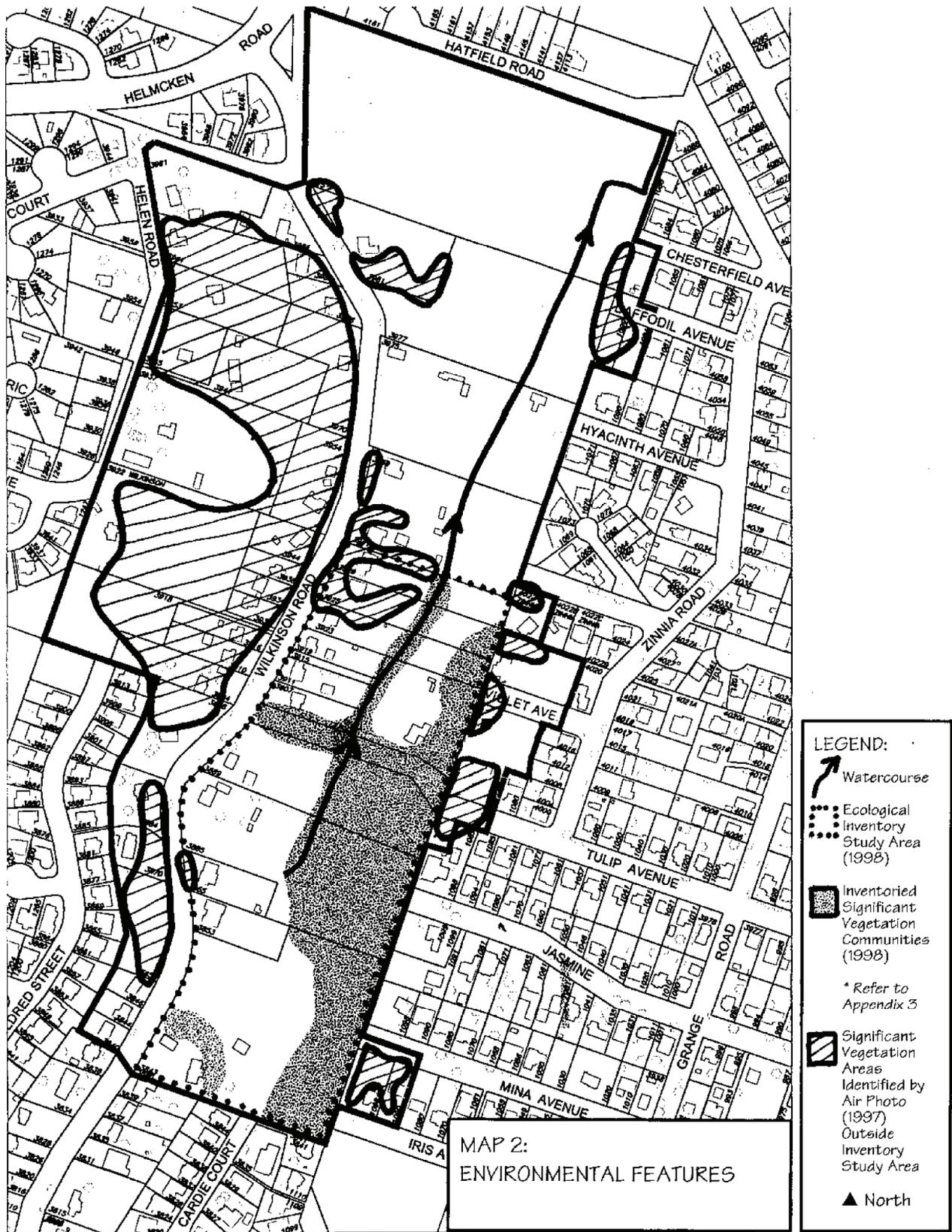
- Study area and community land use (**Map 1**).
- Environmental features (**Map 2**).
- Steep slopes (**Map 3**).

4.3 South Wilkinson Valley Stormwater Management Plan

Drainage in the Valley was identified as a concern at the outset of the initial sewer servicing project and again at the beginning of the Action Plan process. Therefore, on April 10, 2000, Council approved funding for a drainage study. The "*Wilkinson Valley Stormwater Management Plan*" was completed for the municipality by a consultant (**Appendix 4**). Its purpose was to examine and define pre-development, existing, and future stormwater drainage in the South Wilkinson Valley. Most important to the Action Plan process was the effect of proposed land use concepts on stormwater drainage. The Planning Department provided estimated densities for three land use scenarios that were used for the stormwater study. The results of the stormwater study were used to fine-tune the Action Plan.

5.0 PRINCIPLES FOR FUTURE PLANNING

The results of the Advisory Committee worksheet completed as part of the study area analysis were used by the Planning Department to create a "*Principles and Potential Conflicts*" working paper. Principles are key statements intended to convey important ideas and form the basic framework for planning in the South Wilkinson Valley. The potential conflicts were outstanding issues that needed to be clarified in relation to the proposed principles. The working paper was discussed and the principles were revised and endorsed by the Advisory Committee (**Figure 2**). The Principles created the direction and planning framework for the Action Plan.



MAP 2:
ENVIRONMENTAL FEATURES

LEGEND:

-  Watercourse
-  Ecological Inventory Study Area (1998)
-  Inventoried Significant Vegetation Communities (1998)
- * Refer to Appendix 3*
-  Significant Vegetation Areas Identified by Air Photo (1997) Outside Inventory Study Area
-  North



LEGEND:

 ≥ 20% grade
 North

MAP 3:
STEEP SLOPES

Figure 2: Principles for Future Planning in the South Wilkinson Valley
Revised April, 2001

Retain as much of the character of the Valley as possible, recognizing that development is to occur. The character of the Valley has been variously described as “rural”, reflecting the remnants of the Valley’s agricultural past; as “natural”, reflecting the presence of a watercourse, riparian zone, and Garry oak ecosystems; and as “pastoral”, reflecting the ratio of open space to built space. To the residents of the Valley, these are precious features of their community.

Environment

- E1. Protect and restore the watercourse and riparian zone.
- E2. Protect the valley slopes, in particular the east slope and the Garry oak ecosystems as identified in the Ecological Inventory.
- E3. Maintain the present balance of trees by planting, if trees are removed for development.
- E4. The riparian zone should be multi-purpose, for example, serving as trail and wildlife corridor.

Municipal Services (Drainage)

- S1. Storm drainage, combining natural and piped systems, should be in place to address current drainage problems, as well as to deal with future ones.
- S2. Minimize impervious surfaces, e.g. pavement.
- S3. Consider moving the watercourse to enhance it and the riparian zone, as well to maximize drainage and development opportunities.

Transportation and Transit

- T1. Maintain the rural character of Wilkinson Road.
- T2. Improve pedestrian and traffic safety with an appropriate walkway along Wilkinson Road, and crosswalks and signs on Burnside and Helmcken roads.
- T3. Maintain the current level of bus service, with use of smaller buses as appropriate.

Trails and Parks

- P1. Create trails along various routes such as the road and watercourse.
- P2. Connect valley trails to community trails, walkways, parks, and schools, and improve pedestrian access across major roads, including Burnside and Helmcken/Wilkinson.

Agricultural Land Reserve and Agriculture

- A1. Support landowners’ applications to the Land Reserve Commission (Agricultural Land Commission) for consideration of their lands for exclusion from the Agricultural Land Reserve, and subsequent residential development.

Residential Land Use

- R1. Incorporate elements of the rural character into development in the Valley.
- R2. Support residential development that serves the emerging demographic profiles, including:
 - R2.1 Single family developments with a mix of lot and house sizes, complementing the current single family dwellings in the valley;
 - R2.2 Townhouses and townhouse densities, if these are appropriately located and designed; and
 - R2.3 Housing for seniors.

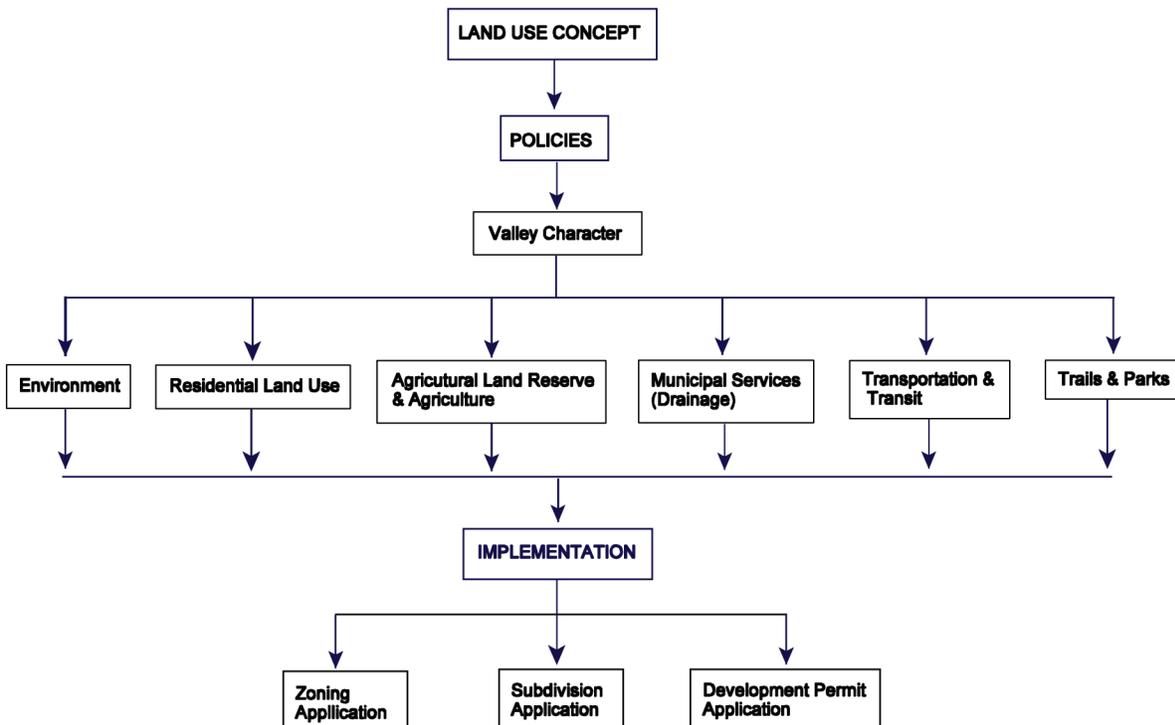
6.0 ACTION PLAN

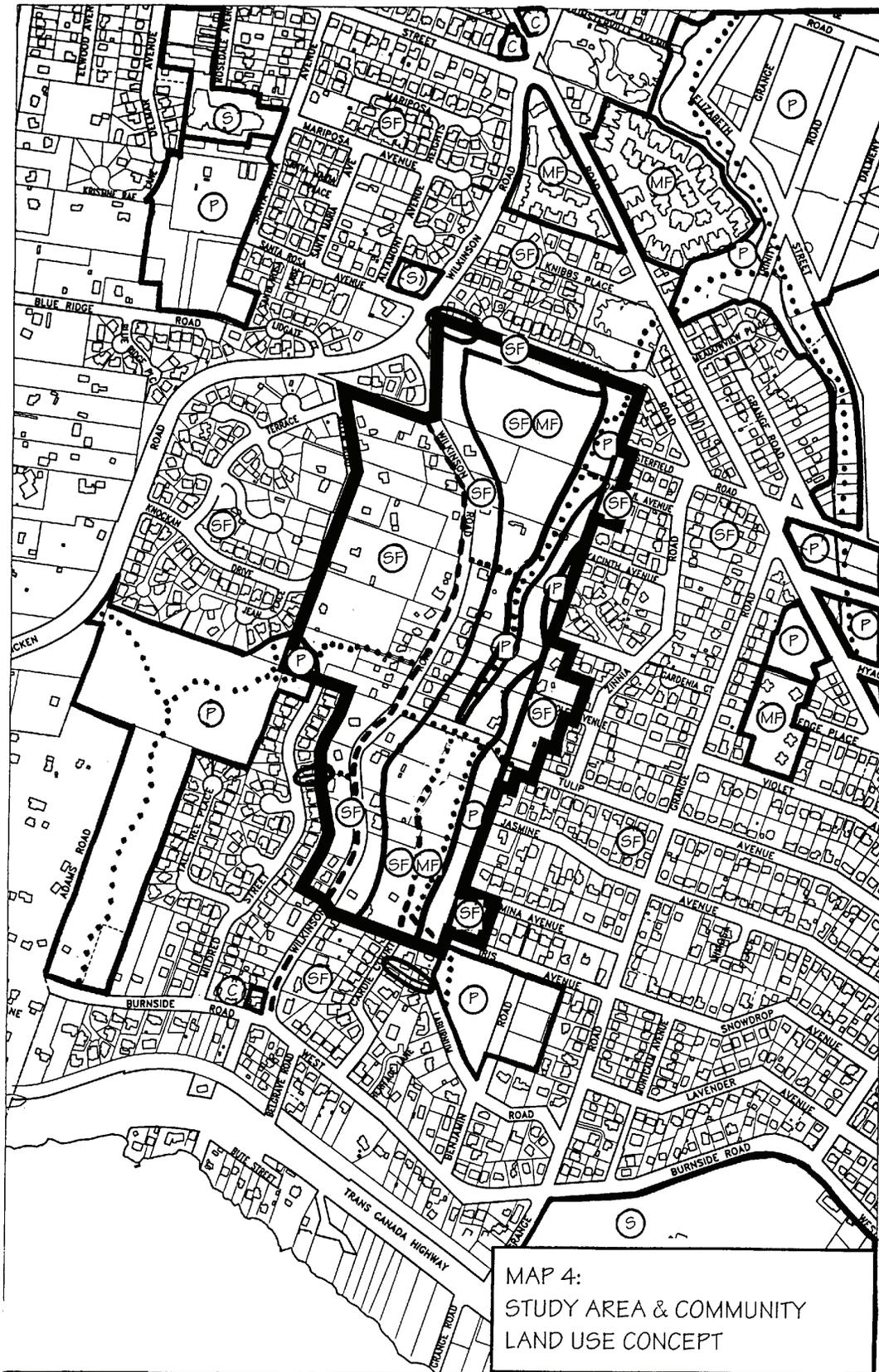
The South Wilkinson Valley Action Plan includes two important and inter-related components: Land Use Concept and Policies. It is important that the entire plan is used as the decision-making framework for implementing future development in the study area. **Figure 3** is the framework of the South Wilkinson Valley Action Plan and subsequent implementation.

The Action Plan policies evolved from the “*Principles for Future Planning in the South Wilkinson Valley*” that were developed and endorsed by the Action Plan Advisory Committee (**Figure 2**) and from the study area analysis. Policies provide direction for future development in the Valley and a basis for evaluating individual rezoning, subdivision, and/or development permit applications to determine if they meet the intent of the Action Plan. Policies are divided by principle topic in the following chapters.

Map 4 – Study Area and Community Land Use Concept identifies the relationship of the Study Area Land Use Concept to the land use of the surrounding community. **Map 5 – Study Area Land Use Concept** identifies potential land use in the study area. **Map 6 – Public Open Space and Covenant Areas, Map 7 – Residential Land Use, and Map 8 – Mobility** form part of the policies and provide additional Action Plan detail. The recommendations of the Wilkinson Valley Stormwater Management Plan are in **Appendix 4**.

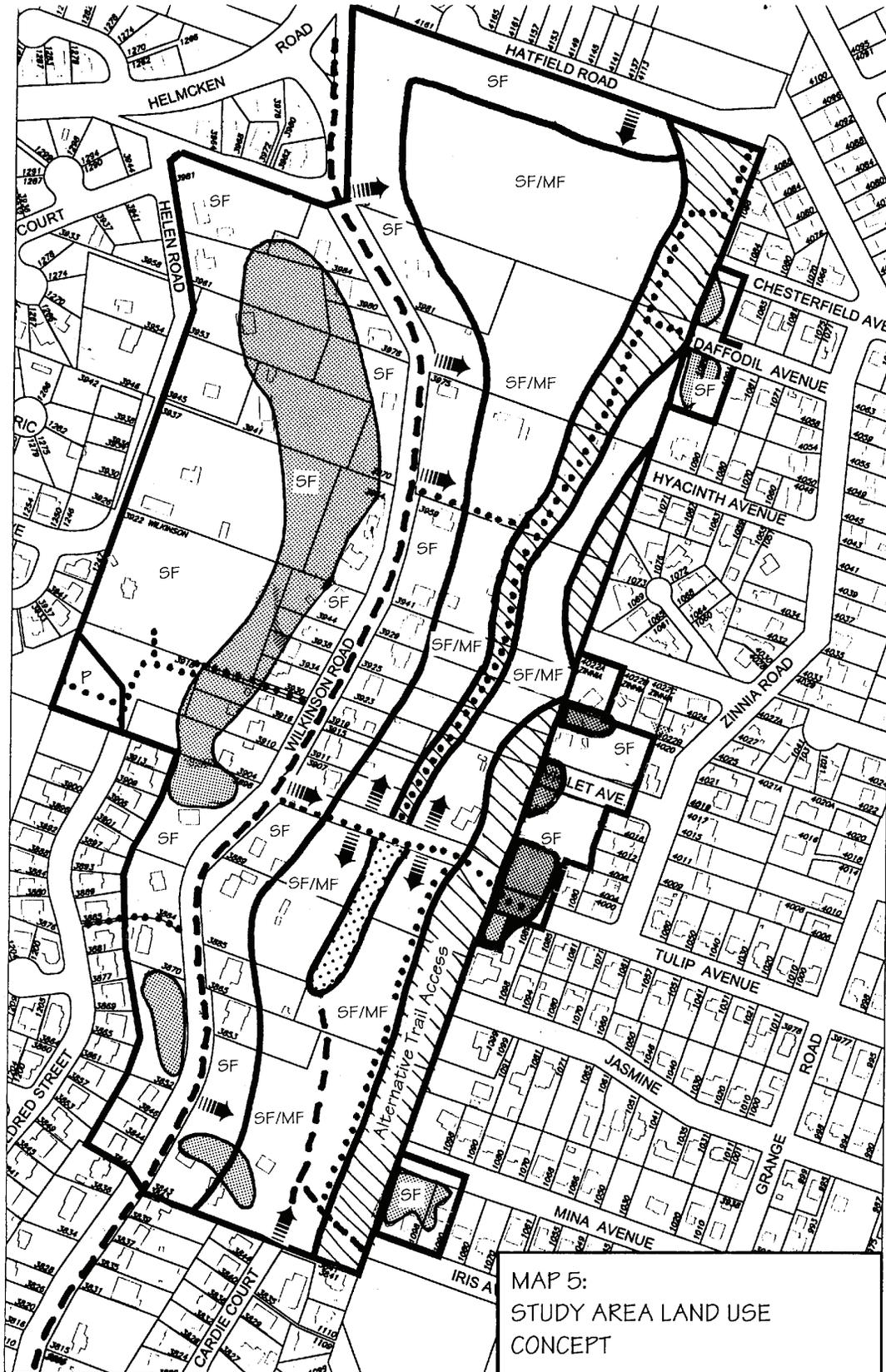
Figure 3: South Wilkinson Valley Action Plan





LEGEND:

- (SF) Single Family Housing
- (MF) Multi-Family Housing
- (C) Commercial
- (P) Park
- (S) School
- ⋯ Trail Access
- - - Pedestrian Walkway
- * Possible future use of ALR properties, subject to approval by Land Reserve Commission
- ▲ North



MAP 5:
STUDY AREA LAND USE
CONCEPT

LEGEND:

- SF Single Family Housing
- MF Multi-Family Housing
- P Park
- Public Open Space
- Priority Vegetation Covenant Area
- 200 Year Floodplain covenant area
- Trail Access
- Pedestrian Walkway
- Road access
- * Possible future use of ALR properties, subject to approval by Land Reserve Commission*
- North

7.0 VALLEY CHARACTER

The overall principle for future planning of the South Wilkinson Valley is to retain as much of the character of the valley as possible, recognizing that development is to occur. Character is often described as what a place is and how it feels. It is often why people choose to live in a particular area. The Valley's character is described by residents as being rural, natural, and pastoral. The difficulty in developing a future plan for the Valley is determining how much of these characteristics as possible can be best preserved while still providing development potential.

Property owners have different opinions about the density and type of development that may be appropriate. Opinions range from no change to maximizing development potential. There is, however, agreement that elements of the Valley's characteristics should be preserved. The difficulty is in finding an appropriate balance between development and preservation. The Advisory Committee, which includes property owners of different opinions, has invested time, along with the Planning Department, to create the South Wilkinson Valley Action Plan. The Action Plan provides for development while retaining elements of the Valley's character by incorporating viewsapes, open space, vegetation, and streetscape.

Principles

- C1. Rural reflecting the existing remnants of the Valley's agricultural past.
- C2. Natural reflecting the presence of a watercourse, riparian zone, and Garry oak ecosystems.
- C3. Pastoral reflecting the ratio of open space to built space.

POLICIES

- 7.1 Balance the rural, natural, and pastoral elements of the Wilkinson Valley and development potential.
- 7.2 Maximize the rural, natural, and pastoral elements of Wilkinson Valley by:
 - 7.2.1 Protecting environmental features using the policies in Chapter 8.0.
 - 7.2.2 Preserving open space using the policies in Chapter 13.0.
 - 7.2.3 Promoting characteristics of rural-type site and building design using the policies of Chapter 9.0.
- 7.3 Require development applications to maintain elements of the Valley's character by incorporating viewsapes, maximizing open space, maximizing vegetation, and maintaining the Wilkinson Road streetscape.

8.0 ENVIRONMENT

The environmental features in the Valley were identified as part of the study area analysis (**Map 2**). The features include the watercourse; riparian zone; the east slopes of the Valley which include old growth coniferous forest, cliffs and rocks, Garry oaks, and Douglas fir-Garry oak forest; and vegetation, including the west slopes of the Valley.

Although there was much discussion about the validity of the Valley creek as a watercourse and not a ditch, it is identified by the Federal Department of Fisheries and Oceans and the Provincial Ministry of Environment, Lands, and Parks as a watercourse. It is an important watercourse because it is a tributary which contributes water quality and quantity to the Colquitz River which contains fish. The lower reaches of the watercourse provide over-wintering habitat for fish from the Colquitz River and the watercourse and its riparian zone provide habitat for fish and other wildlife species. The Action Plan supports the protection of the watercourse and its riparian zone and provides opportunities for its restoration. **Appendix 5** describes the development requirements associated with the Wilkinson Valley watercourse.

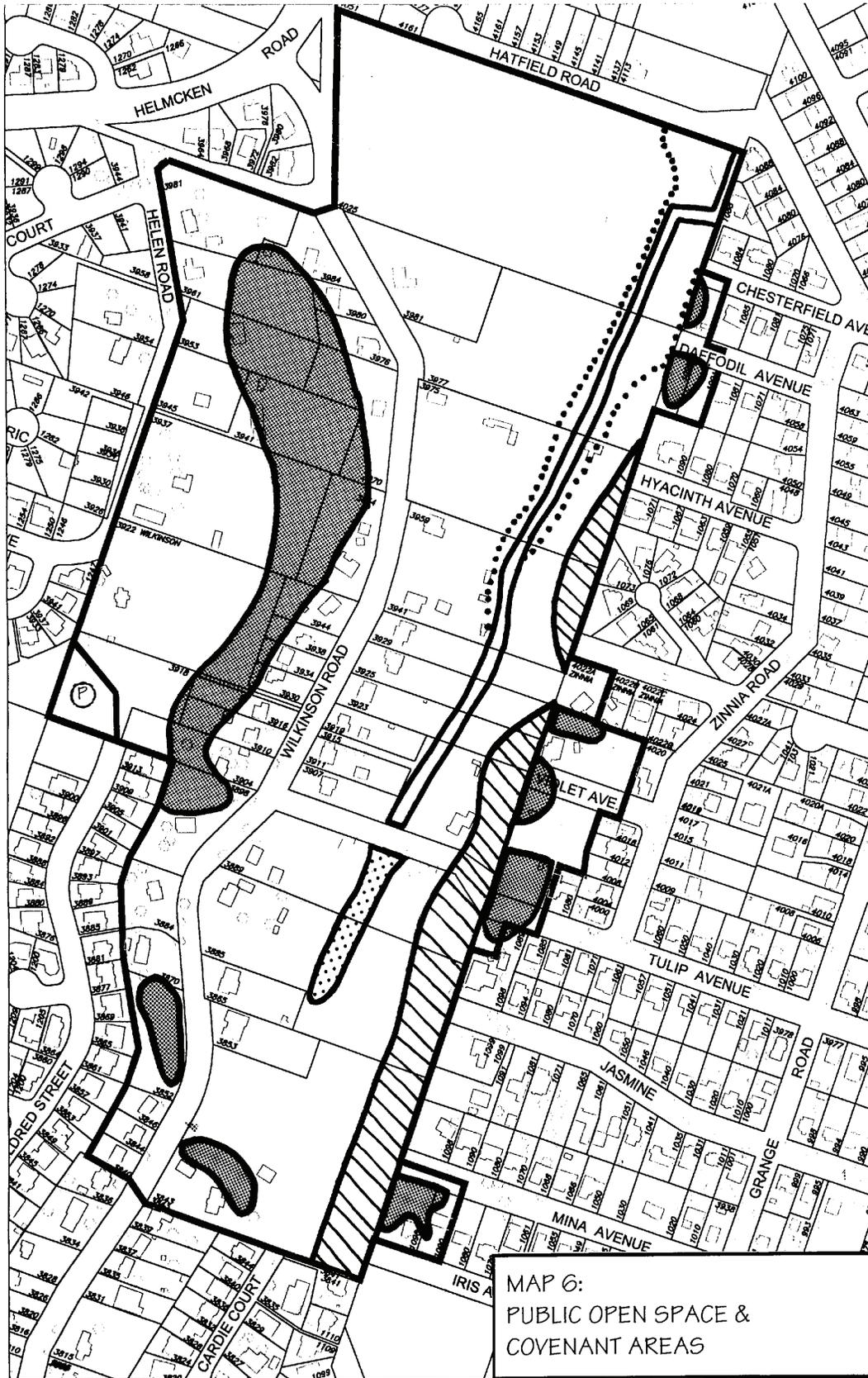
The inventoried and significant vegetation of the valley exists primarily on the east and west slopes (**Map 3**) because the steep slopes have prevented farming. The vegetation contributes to the rural and natural character of the Valley, including viewscales and wildlife habitat. The Action Plan protects the east slopes as public open space and aims to protect other significant vegetation areas in the valley, including the west slopes, through covenants.

Principles

- E1. Protect and restore the watercourse and riparian zone.
- E2. Protect the valley slopes, in particular the east slope and the Garry oak ecosystem as identified in the Ecological Inventory.
- E3. Maintain the present balance of trees by planting, if trees are removed for development.
- E4. The riparian zone should be multi-purpose, for example, serving as trail and wildlife corridor.

POLICIES

- 8.1 Retain the watercourse as an open, non-piped/culvert channel at least as far upstream as the Tulip Avenue right-of-way to maximize water quality, fish and wildlife habitat, and stormwater management.
- 8.2 Protect and preserve the watercourse and vegetation by acquiring, by dedication, through the rezoning approval process the watercourse riparian zone, east slope, and 200 year floodplain identified on **Map 6 – Public Open Space & Covenant Areas** and zoning as natural park.
- 8.3 Consider flexibility in the location of the 15.0 metre wide watercourse riparian zone provided that the maximum width of the riparian zone is no less than 5.0 metres wide on one side of the watercourse and that watercourse riparian zone restoration, a trail right-of-way, and wildlife corridor can be achieved.



MAP 6:
PUBLIC OPEN SPACE &
COVENANT AREAS

LEGEND:

- Public Open Space
- Watercourse Riparian Zone
- East Slope
- 200 year Floodplain
- Existing Park
- Covenant Areas
 - Priority Vegetation Covenant Area
 - 200 Year Floodplain Covenant Area
- * Possible future use of ALR properties, subject to approval by Land Reserve Commission
- ▲ North

- 8.4 Undertake the development and implementation of a “*Wilkinson Valley Watercourse Riparian Restoration Plan*” in conjunction with property owners, developers, Department of Fisheries and Oceans, Ministry of Environment, Lands, and Parks, and other interested stakeholders such as schools and stewardship groups.
- 8.5 Designate a 30 metre wide watercourse development permit area north of the Tulip Avenue right-of-way through to Hatfield Road to protect the Wilkinson Valley watercourse from development and restore the watercourse riparian zone. Refer to **Appendix 6** for the Wilkinson Valley Watercourse Development Permit Area Guidelines.
- 8.6 Maximize vegetation retention through careful site design, including road rights-of-way, driveways, site clearing, and building envelopes.
 - 8.6.1 Consider variances to the Zoning Bylaw and Subdivision Bylaw to maximize the protection of vegetation.
 - 8.6.2 Use conservation and restrictive covenants to protect vegetation on private property, especially the vegetation within the priority vegetation covenant areas identified on **Map 6 – Public Open Space & Covenant Areas**.
 - 8.6.3 Require replacement trees be planted at a 2:1 ratio on-site to compensate for trees removed to facilitate development (i.e. road rights-of-way, driveways, site clearing, and building envelopes) approved through the subdivision and/or development permit process. Where replacement trees cannot be successfully planted on-site, off-site planting in the boulevard and/or watercourse riparian zone is required. Tree is defined in Tree Bylaw No. 7632.
- 8.7 Consider wildlife habitat and corridors in the protection and design of vegetation, public open space, trail access, and private open space.

9.0 RESIDENTIAL LAND USE

The South Wilkinson Valley has been located inside the Urban Containment Boundary (UCB) since the boundary's inception in late 1960's. The boundary extends diagonally across the municipality from southwest to northeast and splits the municipality roughly in half. The west half, outside the UCB, is to remain rural and agricultural while the east half, inside the boundary, is serviced or planned to be serviced with municipal sewers to provide for urban development. The 1984 Saanich General Plan identified the entire South Wilkinson Valley and the 1993 Saanich General Plan identified the South Wilkinson Valley, except the Agricultural Land Reserve (ALR), as general residential. General residential is the designation applied to residential development inside the UCB. The 1988 and 1999 Local Area Plan designated the South Wilkinson Valley, except the ALR, for residential development with a 665 m² minimum parcel size subject to servicing. The 1999 Local Area Plan projected a maximum total of 170 dwelling units in the South Wilkinson Valley, except the ALR, using the 665 m² minimum parcel size.

The Action Plan residential land use designation in the study area provides for a mix of single family lots and townhouses. The opportunity for a variety of housing types responds to emerging demographic profiles, such as young families and empty nesters wishing to downsize their house and lot size. The estimated number of dwelling units at maximum build-out, including the ALR properties, is 281 dwelling units. Details about the estimated dwelling units are included in **Appendix 9**. The housing market will ultimately determine when, where, and what type of development applications are received by the municipality.

The Action Plan designates specific locations for the type, form, and density of residential land use. The RS-8 (Single Family Dwelling Zone) minimum parcel size of 665 m² is applied to properties outside of the valley at the west and east escarpments and adjacent to Hatfield Road to integrate with adjacent neighbourhoods. The RS-10 (Single Family Dwelling Zone) minimum parcel size of 780 m² is applied to properties fronting Wilkinson Road to maintain a consistent streetscape. The RS-8 (Single Family Dwelling Zone) density of 11 units/hectare is applied to properties in the valley (east side of Wilkinson Road). The density designation provides opportunities for a mix of single family lots and townhouses. Residential land use of the ALR properties is considered to be the possible future use, subject to an ALR exclusion approved by the Land Reserve Commission (refer to **Chapter 10 – Agricultural Land Reserve and Agriculture**).

The density designation contains a "built-in" density bonus in exchange for dedication to the municipality of approximately 23% of the total land area in the valley which is to be used as public open space (refer to **Map 6 – Public Open Space and Covenant Areas**). Public open space is a community amenity that includes environmental features and trails. The benefit to the property owner/developer is that the "built-in" density bonus bases development potential on dwelling units that are calculated from the total site area prior to the dedication of public open space. Development potential based on dwelling units enables the consideration of a mix of single family lots and townhouses which provides the property owner/developer with flexibility to respond to site conditions and housing market demand, including emerging demographic profiles. A mix of single family lots and townhouses also helps to create a more complete community by increasing housing options. Council's approval of a density on a parcel will be determined by the ability of a development application to meet the intent of the Action Plan policies. **Appendix 8** describes density calculation and examples of density application.

There is concern about the design of new housing. Often new single family dwellings built to the requirements of the Zoning Bylaw are different than the building scale/massing and design that exists in the neighbourhood. Building scale/massing is regulated by the Zoning Bylaw (i.e. height, setbacks, parcel coverage, and floor space ratio). The design of single family dwellings (i.e. architectural style and colour) cannot be regulated by the Zoning Bylaw. Covenants and building schemes have been used, from time to time, as part of rezoning and/or subdivision approval in Saanich. They have been used to modify and/or specifically identify building requirements and design features. Intensive residential development permit areas are a new provision of the *Local Government Act* which may permit the regulation of scale/massing and design of single family dwellings. While the designation of this new type of development permit area may provide some benefits, its opportunities and constraints for the South Wilkinson Valley and Saanich should be thoroughly reviewed prior to implementation being considered. The South Wilkinson Valley Form and Character Development Permit Area includes development guidelines for multi-family housing

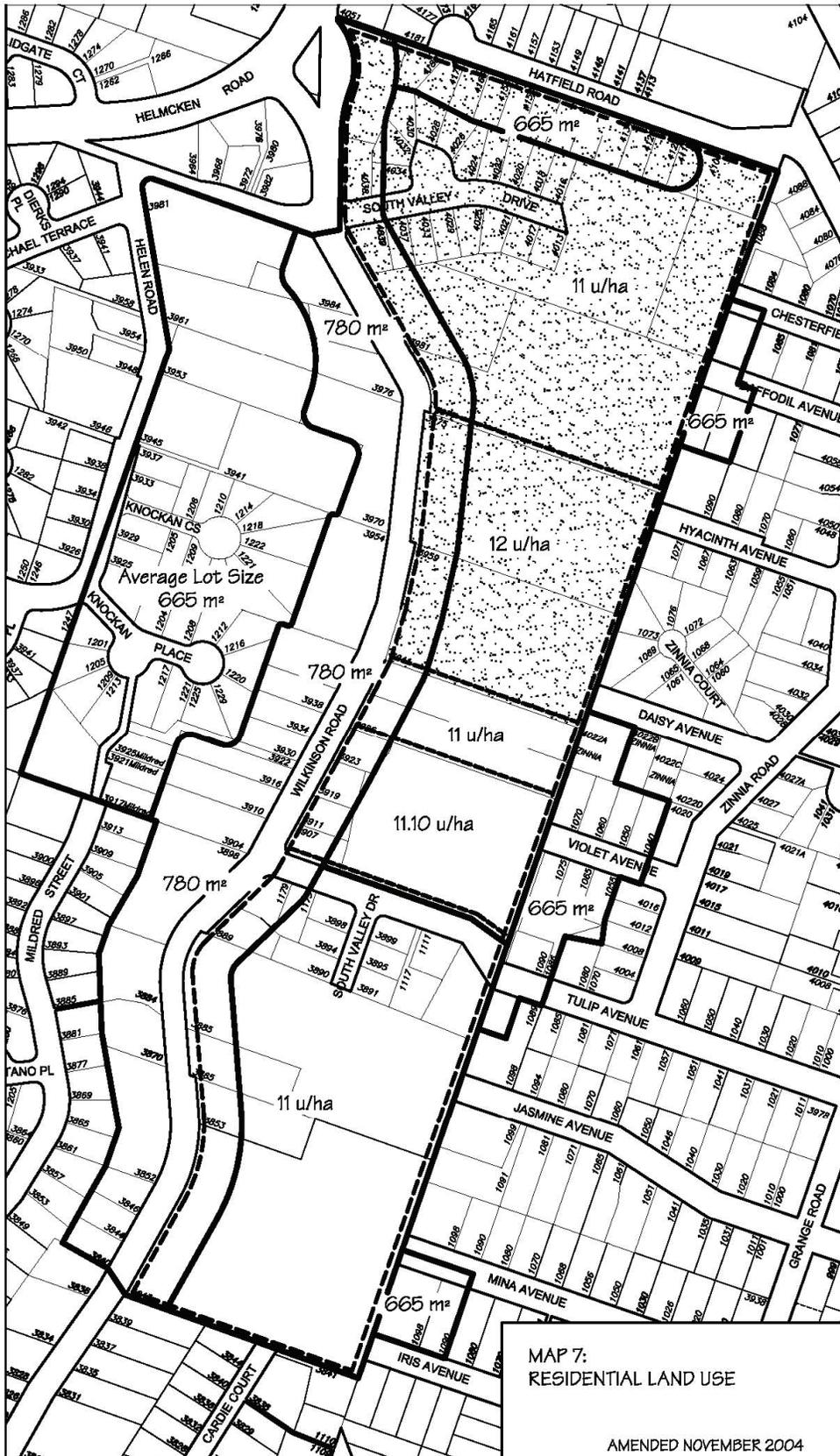
There is also concern about the traffic generated by new dwellings. **Appendix 9** includes a motor vehicle traffic volume projection for Wilkinson Road at maximum build-out. **Chapter 12.0 – Mobility** discusses motor vehicle traffic volume concerns and mitigation options.

Principles

- R1. Incorporate elements of the rural character into development in the valley.
- R2. Support residential development that serves the emerging demographic profiles, including:
 - R2.1. Single family developments with a mix of lot and house sizes, complementing the current single family dwellings in the valley.
 - R2.2. Townhouses and townhouse densities, if these are appropriately located and designed.
 - R2.3. Housing for seniors.

POLICIES

- 9.1 (a) Support rezoning outside of the ALR properties to the residential land use densities and minimum lot sizes identified on **Map 7 – Residential Land Use**.
- 9.1 (b) Consider residential land use on the ALR properties subject to ALR exclusion approved by the Land Reserve Commission.
- 9.2 Consider a mix of single family lot sizes and appropriately located townhouses where density is applied in the valley.
- 9.3 Designate the study area as a form and character development permit area to require characteristics of rural-type site and building design for townhouse developments and duplexes. Refer to **Appendix 7** for the South Wilkinson Valley Form and Character Development Permit Area Guidelines.
- 9.4 Support cluster design of single family subdivision and townhouses to preserve open space and vegetation, especially along the base of the east slopes of the valley.



EXPLANATORY NOTE:
 The residential density and minimum parcel sizes for the ALR properties, as indicated on Map 7, are only intended to illustrate residential land use that would be consistent with the comprehensive land use concept for the valley, in the event that these lands are excluded from the ALR by the Land Reserve Commission (refer to Policies 9.1(b) and 10.3)

LEGEND:

-  Residential Density (Single Family & Multi-Family Housing)
-  Minimum Parcel Size (Single Family Housing)
-  Agricultural Land Reserve
-  * Possible future use of ALR properties, subject to approval by Land Reserve Commission
-  North

- 9.5 Consider views to development on slopes identified on **Map 3 – Steep Slopes** and at and above the east and west escarpments of the valley as part of site and building design, and vegetation preservation.
- 9.6 Support lot consolidation and comprehensive development proposals.
- 9.7 Consider in reviewing applications for rezoning and/or subdivision the use of restrictive covenants and/or building schemes to ensure sensitive scale/massing and design of new single family housing.
- 9.8 Consider new residential land use zones, as appropriate, on a site by site basis, provided that the intent of the Action Plan is achieved.
- 9.9 Require that buildings and structures are setback a minimum of 7.5 metres from Wilkinson Road.

10.0 AGRICULTURAL LAND RESERVE AND AGRICULTURE

Five properties in the north part of the valley are located in the Agricultural Land Reserve (**Map 1 – Study Area and Community Land Use**). The Agricultural Land Reserve (ALR) is a Provincial land use designation that was established in 1974 to preserve high quality agricultural lands from development. The *Land Reserve Commission Act* requires that land designated as ALR be used or retained from agricultural purposes.

The five properties are located within the urban containment boundary, surrounded by urban development, and relatively small parcels. The owners of these parcels indicate that their properties have compromised agricultural potential and agriculture is uneconomical.

Historically the municipality has not supported exclusion of these properties from the ALR and therefore an application for exclusion has never been forwarded for consideration by the Land Reserve Commission. The Action Plan supports landowner's applications for exclusion being forwarded to the Land Reserve Commission for consideration of their lands being excluded from the ALR. The Land Reserve Commission, as agricultural experts, is to determine if the properties have agricultural capability. If the Land Reserve Commission approves the exclusion of these properties from the ALR, residential land use and public open space is to be supported.

Principle

- A1. Support landowners' applications to the Land Reserve Commission (Agricultural Land Commission) for consideration of their lands for exclusion from the Agricultural Land Reserve, and subsequent residential development.

POLICIES

- 10.1 Forward ALR exclusion applications to the Land Reserve Commission without a recommendation.
- 10.2 Encourage the owners of the five ALR properties to submit a comprehensive group application to the Land Reserve Commission.
- 10.3 Subject to ALR exclusion approved by the Land Reserve Commission, consider residential land use and public open space on the ALR properties.
- 10.4 If the Land Reserve Commission recommends that the agricultural lands be retained as farmland, then Council will revisit the Action Plan policies that are affected by this change, and incorporate the Right to Farm Practices.

11.0 MUNICIPAL SERVICES (DRAINAGE)

Construction of sanitary sewers was undertaken to deal with the environmental and health issues associated with malfunctioning septic systems in the valley. Sanitary sewer system construction is expected to be completed by summer, 2001. The system is adequate to service the residential land use proposed in the Action Plan.

The “*Wilkinson Valley Stormwater Management Plan – October 17, 2001*” deals with drainage. The plan is a combination of storm drains and natural stormwater management using the watercourse and ponds/wetlands. A 200 year floodplain and the prohibition of fill within the floodplain is identified. The prohibition of fill prohibits the construction of buildings and roads. **Appendix 4** includes the recommendations of the stormwater management plan.

The water main along Wilkinson Road is adequate to service the residential land use proposed in the Action Plan.

The Action Plan provides for the consideration of proposals to relocate the watercourse, provided there is no net loss to its environmental features and stormwater management capacity.

Principles

- S1. Storm drainage, combining natural and piped systems, should be in place to address current drainage problems as well as to deal with futures ones.
- S2. Minimize impervious surfaces, i.e. pavement.
- S3. Consider moving the watercourse to enhance it and the riparian zone, as well as to maximize drainage and development opportunities.

POLICIES

- 11.1 Manage storm drainage as per the “*Wilkinson Valley Stormwater Management Plan – October 17, 2000*”. Plan recommendations are included in **Appendix 4**.
- 11.2 Minimize impervious surfaces by reducing building footprints and paved or hard surfaced areas.
- 11.3 Consider applications supported by hydrological and biological studies to relocate the watercourse as part of a comprehensive development proposal, only if there is no net loss to water quality, fish and wildlife habitat, watercourse and riparian zone restoration, trail right-of-way, wildlife corridor, and stormwater management requirements.
- 11.4 Amend Development Cost Charges to reflect sewer servicing, stormwater management, and infrastructure requirements.

12.0 TRANSPORTATION AND TRANSIT

The future character of Wilkinson Road between Helmcken Road and Burnside Road West is important to the community. Concerns are that motor vehicle traffic volumes generated by potential development in the valley will create safety issues, the design of the road will be changed to deal with the safety issues, the characteristics which create the roads rural streetscape will be lost, and the upgraded road will result in more through traffic. The Action Plan proposes that Wilkinson Road be re-constructed to special design standards that maintain it as a low volume collector and preserve elements of its rural streetscape. Transit service is to be maintained.

The residential land use proposed by the Action Plan will increase the volume of motor vehicle traffic on Wilkinson Road. The existing traffic volume is approximately 900 two-way motor vehicle trips per day. Traffic projections for Wilkinson Road at build-out are 1850-2350 two-way motor vehicle trips per day at the Helmcken Road intersection and 1700-2200 two-way motor vehicle trips per day at the Burnside Road West intersection (**Appendix 9**). The total motor vehicle traffic volumes at build-out are comparable to the total motor vehicle traffic volumes of other similar roads in Saanich.

Safety issues are dealt with by providing a pedestrian walkway along one side of Wilkinson Road, constructing a crosswalk across Burnside Road West at Wilkinson Road, and considering a pedestrian actuated signal or traffic signal at the intersection of Wilkinson and Helmcken Roads. The consideration of a traffic signal at the intersection of Wilkinson and Helmcken Roads should also consider locating the traffic signal at a re-aligned Wilkinson Road, Helmcken Road and Santa Rosa Avenue intersection.

Some members of the Advisory Committee proposed that motor vehicle traffic volumes could be reduced and safety improved by closing Wilkinson Road to through traffic. This proposal is not supported by the Planning and Engineering Departments as Wilkinson Road is part of the municipal road network and it provides alternative routes for residents and the greater municipality, including emergency services and transit. Short-cutting motor vehicle traffic volumes can be minimized and safety improved through traffic calming and special road design standards, including the 7.0 metre paved road width shown in **Figure 4**.

Principles

- T1. Maintain the rural character of Wilkinson Road.
- T2. Improve pedestrian and traffic safety with an appropriate walkway along Wilkinson Road and crosswalks and signs at Burnside and Helmcken/Wilkinson Roads.
- T3. Maintain the current level of bus service, with use of smaller buses as appropriate.

POLICIES

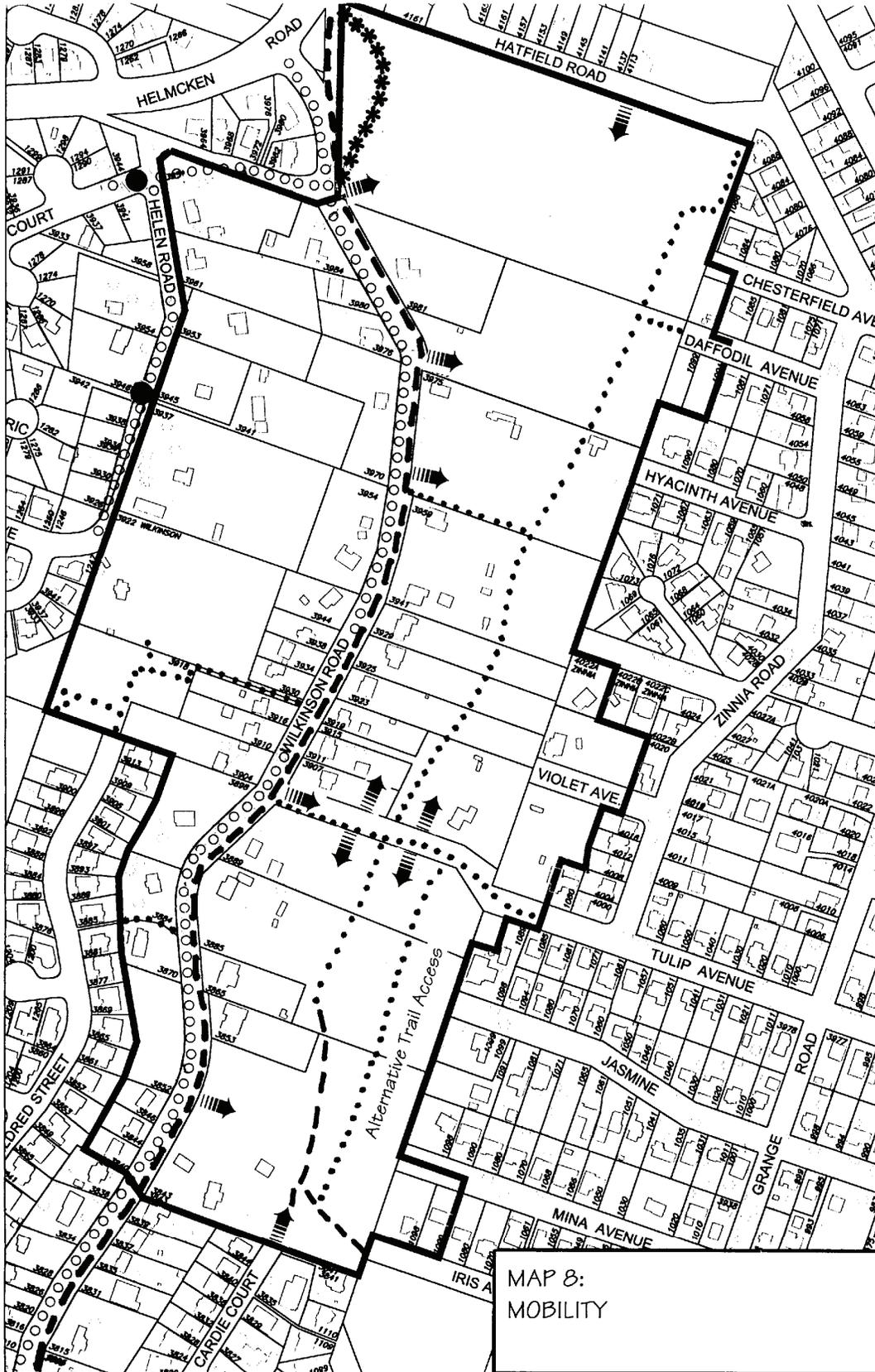
- 12.1 Designate Wilkinson Road between Helmcken Road and Burnside Road West, including the intersections, for special road design standards which maintain it as a low volume collector and preserve its rural character.

- 12.1.1 Maintain the meandering road design.
- 12.1.2 Preserve, where possible, natural vegetation, trees, and rock outcrops in the road right-of-way in the road design and during construction.
- 12.1.3 Construct a paved road width not to exceed 7.0 metres which has one motor vehicle travel land in both directions.

Figure 4:
 Example of existing
 Wilkinson Road
 7.0 metre paved road
 width at north end of
 study area.



- 12.1.4 Incorporate traffic calming measures where required.
 - 12.1.5 Incorporate on-street parking bays where required and possible, subject to topography and vegetation.
 - 12.1.6 Do not construct asphalt curbs and construct concrete curb and gutter only where necessary for stormwater management and to delineate on-street parking.
 - 12.1.7 Locate a pedestrian walkway on one side of the road. Separate it from the road where topography and vegetation permit.
 - 12.1.8 Consider limiting street lighting to primarily road intersections and turning areas.
- 12.2 Minimize new driveway access to Wilkinson Road to maintain its rural streetscape.
- 12.2.1 Require, where possible, shared access agreements with adjacent properties.
 - 12.2.2 Direct new driveway access, where possible, to new residential roads which are constructed as part of development in the valley.
- 12.3 Consider new residential roads accesses in the valley at Wilkinson Road, Hatfield Road, Cardie Court, and Tulip Avenue as identified on **Map 8 – Mobility**.



LEGEND:

- ⋯ Trail Access
- - - Pedestrian Walkway
- Road Access
- Future Road
- Upgrading
- Road Barrier
- * Possible Wilkinson Road right of way if Wilkinson / Helmcken / Santa Rosa intersection re-aligned

** Possible future use of ALR properties, subject to approval by Land Reserve Commission*

▲ North

MAP 8:
MOBILITY

- 12.4 Do not construct the proposed Hatfield Road and Cardie Court road accesses identified on **Map 8 – Mobility** as through roads to Wilkinson Road.
- 12.5 Designate new residential roads in the valley for special design standards which minimize paved road width and impervious surfaces.
 - 12.5.1 Construct a 6.0 metre paved road width which accommodates motor vehicle travel lanes and on-street parking.
 - 12.5.2 Do not construct asphalt curbs and construct concrete curb and gutter only where necessary for stormwater management.
 - 12.5.3 Locate a pedestrian walkway on one side of a road if the road is part of the valley trail system or a safe route to school.
 - 12.5.4 Consider limiting street lighting to primarily road intersections and turning areas.
- 12.6 Upgrade Helen Road to residential road standards and remove road barriers shown on **Map 8 – Mobility** as adjacent properties are developed.
- 12.7 Tulip Avenue right-of-way is to be the primary road access from Wilkinson Road to the east side of the valley and the only crossing of the watercourse. It is not to be constructed to connect to that part of Tulip Avenue above the east escarpment.
- 12.8 Support the use of strata road standards to maximize vegetation protection and open space preservation, and minimize impervious surfaces.
- 12.9 Improve pedestrian safety, especially safe routes to schools.
 - 12.9.1 Locate a pedestrian walkway on one side of Wilkinson Road. Separate it from the road where topography and vegetation permit.
 - 12.9.2 Locate a pedestrian walkway on one side of a residential road if the road is part of the valley trail system or a safe route to school.
 - 12.9.3 Construct a crosswalk across Burnside Road West at the Wilkinson Road intersection.
 - 12.9.4 Provide a pedestrian actuated or traffic signal at the intersection of Wilkinson and Helmcken Roads. Support the realignment of the Wilkinson-Helmcken intersection with Santa Rosa Avenue in order to facilitate the safe and efficient movement of pedestrians and vehicles through the intersection, as shown on **Map 8 – Mobility** minimizing the impact on ALR land.
- 12.10 Maintain transit service along Wilkinson Road and encourage the use of smaller buses.

13.0 TRAILS AND PARKS

Public open space is an important component of the Action Plan. Approximately 15% of the total study area and approximately 23% of the total land area in the valley (east side Wilkinson Road) is designated as public open space. Public open space includes trails, parks, and environmental features which preserve rural, natural, and pastoral elements of the valley's character. Trail access and pedestrian walkways provide circulation in the valley and connect with adjacent community trails and parks. Where possible, trails are located in the proposed natural parks. North of the Tulip Avenue right-of-way a trail is to be located in the watercourse riparian zone. South of the Tulip Avenue right-of-way to the Iris Avenue and Cardie Court rights-of-way there are two trail location options. The location of the trail access/pedestrian walkway is to be determined through the rezoning and subdivision approval process.

Open space is identified for acquisition as natural park. It preserves open space in the valley and includes the watercourse, riparian zone, and east slopes which are important environmental features. Consideration is also given to protecting private open space through covenants.

The Advisory Committee did not support a new playground park in the study area because Marigold, Hyacinth, and Rosedale parks have playground equipment and are located close by. The municipality has also acquitted parkland adjacent to Knockan Hill Park at the north end of Mildred Street which is to be developed in the future as a playground.

Principles

- P1. Create trails along various routes such as the road and watercourse.
- P2. Connect valley trails to community trails, walkways, and schools, and improved pedestrian access across major roads including Burnside and Helmcken/Wilkinson Roads.

POLICIES

- 13.1 Acquire and construct the trail access and pedestrian walkways identified on **Map 8 - Mobility**.
- 13.2 Incorporate the north-south trail access north of the Tulip Avenue right-of-way through to Hatfield Road in the watercourse riparian zone.
- 13.3 Establish the north-south trail access south of the Tulip Avenue right-of-way that connects to Iris Avenue and Cardie Court by either:
 - 13.3.1 Incorporating a trail in the 200 year floodplain covenant area identified on **Map 6 – Public Open Space & Covenant Areas** and to the south as a pedestrian walkway as part of the subdivision design, or
 - 13.3.2 Locating a trail outside of, but adjacent to, the base of the east slope public open space identified on **Map 6 – Public Open Space & Covenant Areas**.

- 13.4 Design trail access and pedestrian walkways to incorporate elements of the valley's rural/agricultural history.
- 13.4.1 Design trails to municipal standards.
- 13.4.2 Use trails design and landscaping to restrict public access to sensitive areas of the watercourse riparian zone and east slopes.
- 13.5 Protect and preserve open space in the valley by acquiring by dedication through the rezoning approval process the watercourse riparian zone, east slope, and 200 year floodplain identified on **Map 6 – Public Open Space & Covenant Areas** and zoning as natural park.
- 13.6 Require a covenant as a condition of rezoning and/or subdivision approval which restricts buildings, structures, impervious surfaces, and filling in the 200 year floodplain located south of the Tulip Avenue right-of-way as identified on **Map 6 – Public Open Space & Covenant Areas**.
- 13.7 Consider protecting open space on private property by using conservation and restrictive covenants.
-

GLOSSARY

Impervious surface is anything that prevents the infiltration of water into the soil. Examples include rooftops, roads, driveways, patios, parking lots, and sidewalks, as well as bedrock outcrops and highly compacted soils.

Riparian zone is the area adjacent to streams, lakes or wetlands which is the transition between water and land. In a healthy ecosystem, the riparian zone is vegetated, often with plants, shrubs and trees that are distinct from the surrounding adjacent uplands. Riparian zones filter pollution from runoff; shade stream which keeps the water cool; provide large woody debris; stabilize stream channels; provide water, cover and food for animals, including invertebrates, birds and fish; are movement corridors for wildlife; and areas of high biodiversity.

Tree is defined in Saanich Tree Bylaw No. 7632. Tree means any living, erect, woody plant which is: (i) 5 metres (16.3 feet) or more in height, or (ii) 10 centimetres (3.9 inches) or more in diameter, or (iii) a replacement tree planted pursuant to section 15 of this bylaw.

APPENDIX 1: South Wilkinson Valley Action Plan Process Guidelines

1.0 Purpose of Guidelines

The purpose of these guidelines is to set the “game plan” and “ground rules” for this Action Plan process. The “game plan” and “ground rules” are an opportunity for all Action Plan participants and other stakeholders to agree to the form and function of the process. Agreement prior to undertaking the action plan process will eliminate any misunderstanding or misconception as to the process of creating the Action Plan recommendations, including the responsibilities of each participant.

2.0 Definitions

Action Plan – means a municipal planning document that includes policies and guidelines, created in consultation with area residents and other stakeholders that recognize and respond to the issues and options for a specific neighbourhood.

Advisory Committee – means the Advisory Committee of the South Wilkinson Valley Action Plan.

SWVAP – means the South Wilkinson Valley Action Plan.

3.0 Action Plan Purpose

The Municipality is directed, as per Policies 6.4, 8.7 and 9.6 of the Carey Local Area Plan, to

“Undertake an action plan process for the South Wilkinson Valley, including the escarpment, to integrate the planning for agriculture, residential land uses, environmental conservation, municipal servicing, transportation and pedestrian circulation and open space.”

4.0 Action Plan Study Area

The Action Plan study area of the South Wilkinson Valley is identified on Map 1.

5.0 Action Plan Process

The Action Plan process should include the following:

1. consultation;
2. identification of interest and issues;
3. research and analysis;
4. consultation;
5. prioritizing;
6. creation of options and scenarios;

7. consultation with surrounding community;
8. recommendations; and,
9. consideration by Council.

6.0 Action Plan Advisory Committee

The purpose of the Advisory Committee is to establish a discussion and shared decision-making forum for Action Plan participants. As the study area is limited in size, the Advisory Committee participants are deemed to be all the residents and property owners in the study area who attend the meetings, Municipal Planning Department staff, other Municipal departments and Government jurisdictions are required and a representative of the Strawberry Vale Ratepayer's Association. Participation at the formation of the Advisory Committee is to be inclusive: those residents and property owners in the study area who wish to participate can participate.

The responsibilities of each of the participants in the Advisory Committee are as follows:

- work to build trust among participants through open and productive communication;
- clarify interests in the study area;
- respect the interests of other participants;
- work to identify and resolve all interest related issues;
- share resources, creativity and expertise; and,
- work toward mutually acceptable recommendations.

The Action Plan Advisory Committee participants include the following:

6.1 Residents and Property Owners Inside the Action Plan Area

The residents and property owners inside the study area will be the most affected by the action plan recommendations. The responsibilities of these residents and property owners are as follows:

- identify their interest in the study area;
- identify their vision for the study area;
- participate in the Action Plan process and the Advisory Committee if interested;
- participate through the Wilkinson Valley Residents Association;
- remain informed about the progress of the Action Plan; and
- appreciate that the study area is part of the larger community.

6.2 Municipal Planning Department

The Planning Department is the Action Plan coordinator. The responsibilities of the Planning Department are as follows:

- coordinate the Action Plan process;
- conduct research;
- regularly report progress to the Advisory Committee;
- work with other participants to develop and present options and scenarios;
- assist in identifying recommendations; and,
- prepare the Action Plan and a report to Council.

The Advisory Committee may identify and request the information it needs to examine issues and make informed decisions. Advisory Committee participants are also encouraged to share information as well as their experience and expertise.

6.3 Other Municipal Departments and Government Jurisdictions

The responsibilities of District of Saanich Municipal departments, except the Planning Department, and Federal and Provincial jurisdictions are as follows:

- provide information and research material at the request of the Planning Department;
- participate as and when needed at the invitation of the Advisory Committee;
- provide advice related to their jurisdiction and expertise; and,
- work to resolve differences between the policy of requirements of different jurisdictions.

6.4 Strawberry Vale Community Ratepayer's Association

It is recognized that surrounding residents and property owners also have an interest in the Study Area. Due to the difficulty in identifying and managing the disparate views of too large a group, those surrounding the Study Area will have an opportunity for input through the Strawberry Vale Community Ratepayer's Association. It is anticipated that a representative of the Association will attend Advisory Committee meetings on behalf of those outside the Study Area. Surrounding residents and property owners will have an opportunity for direct input at an open house which will present options and scenarios for the Study Area. The responsibilities of the Association's representative are as follows:

- identify interests in the Study Area and the community;
- identify their vision for the Study Area and the community;
- remain informed about the progress of the Action Plan;
- appreciate that the residents and property owners inside the Study Area will be the most affected by the Action Plan recommendations; and,
- undertake to represent the interests of surrounding residents.

7.0 Shared Decision-Making

Shared decision-making means that those persons who will be affected by the decision (residents, property owners and the Municipality) will jointly seek an outcome that accommodates the interest of all concerned.

Participants will make decisions by consensus. Consensus means an agreement that all participants can live with. The participants may not agree with every aspect, but taken as a whole, a decision based on consensus satisfies the major interests and concerns of each participant to the extent that they can support it.

If the participants reach consensus on a set of recommendations that resolves most, but not all of the issues that are being addressed, they will seek agreement as to the issues that are of disagreement. The reasons for disagreement and opportunities to resolve a disagreement will be recorded and presented with the agreed upon set of recommendations.

It is understood that ultimately the Municipal Council will receive the results of the Advisory Committee's efforts for consideration.

8.0 Facilitator

The responsibilities of the facilitator would be as follows:

- create an open and respectful discussion forum;
- establish a framework for problem-solving, defining interests and clarifying issues;
- formulate options in consultation with the Advisory Committee, with the goal of creating a document containing recommendations; and,
- coordinate Advisory Committee meetings including notification, notes and agendas.

9.0 Advisory Committee Meeting Procedures

Meetings will be scheduled every two weeks at an agreed upon date, time and location. Every effort will be made to use the same time and location. Participants will make every effort to attend committee meetings.

Meeting notes will be prepared by the facilitator to record topics discussed and conclusions reached. Formal meeting minutes will not be taken. Meeting notes will be available prior to the next meeting or at the next meeting. The distribution of meeting notes by email or facsimile may be an option. The adoption of the previous meeting's notes will occur at the following meeting. A chronological record of meeting notes will be kept in the Planning Department.

The meeting format will not follow Robert's Rule of Order. The facilitator will conduct the meetings in an informal, but productive format.

10.0 Relations with the Public and the Media

The public, those persons who are not Advisory Committee participants and the media may attend Advisory Committee meetings. Those persons attending a meeting are asked to respect these guidelines. The media are asked to indicate their presence. Presentations by the public may be accepted at the discretion of the Advisory Committee.

Individual participants are encouraged to not characterize the positions or suggestions of other participants in their discussions with the media.

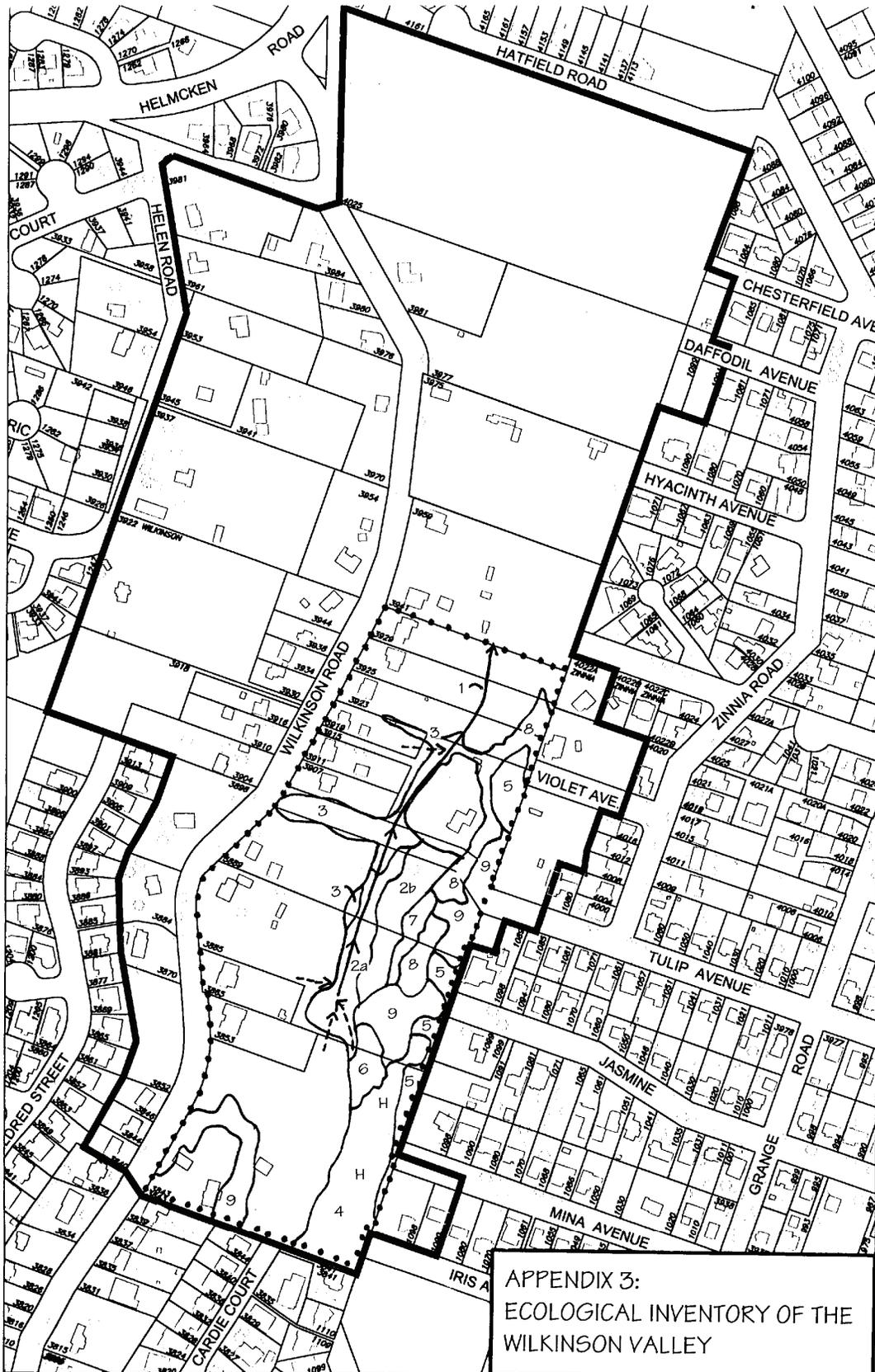
11.0 Time Lines

It is expected that a time line will evolve as the interests and related issues are identified and the decision-making process is undertaken. It is hoped that this Action Plan will be completed before the summer of 2000.

**APPENDIX 2:
South Wilkinson Valley
Action Plan Work Plan**

Meetings	November 16	February 15	February 28	March 7	March 28	March 30	April 4	April 18	April 25	June 6
Purpose	<ul style="list-style-type: none"> ▪ Introductory Meeting 	<ul style="list-style-type: none"> ▪ Start Action Plan Process 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Environment Field Trip 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Draft Principles 	<ul style="list-style-type: none"> ▪ Draft Principles 	<ul style="list-style-type: none"> ▪ Land Use Scenarios
Topic	<ul style="list-style-type: none"> ▪ What is an Action Plan? ▪ Proposed process ▪ Hiring a Facilitator 	<ul style="list-style-type: none"> ▪ Introduce Facilitator ▪ Accept Process Guidelines ▪ Brainstorm Vision 2010 ▪ Issue identification related to Local Area Plan Policy topics 	<ul style="list-style-type: none"> ▪ Environment (Environmental Services) ▪ Drainage (Engineering) 	<ul style="list-style-type: none"> ▪ Transportation (Engineering) ▪ Transit (BC Transit) ▪ Trails and Parks (Parks) 	<ul style="list-style-type: none"> ▪ Agricultural Land Reserve (Ministry of Agriculture) ▪ Residential Land Use (Planning) 	<ul style="list-style-type: none"> ▪ Vegetation communities identified in the <u>Ecological Inventory of the Wilkinson Valley (1998)</u> ▪ Water-course, riparian vegetation, and over-wintering fish habitat 	<ul style="list-style-type: none"> ▪ Residential Land Use continued (Planning) ▪ Field Trip Feedback ▪ Feedback about Development Potential Worksheet (Advisory Committee) 	<ul style="list-style-type: none"> ▪ Principles and Potential Conflicts Paper derived from Advisory Committee's Worksheet feedback (Planning) ▪ Small Group discussions about Principles and Potential Conflicts Paper (Advisory Committee) 	<ul style="list-style-type: none"> ▪ Small Group discussions about Principles and Potential Conflicts Paper (Advisory Committee) ▪ Advisory Committee endorse Principles, revisions where noted 	<ul style="list-style-type: none"> ▪ Revised Principles (Planning) ▪ Four Land Use Scenarios (Planning) ▪ Small Group Discussions about the most desirable and undesirable feature of the Scenarios presented (Advisory Committee)
Results	<ul style="list-style-type: none"> ▪ Report to Council 	<ul style="list-style-type: none"> ▪ Arrange for Information Meetings 	<ul style="list-style-type: none"> ▪ Summary of Issues 	<ul style="list-style-type: none"> ▪ Summary of Issues 	<ul style="list-style-type: none"> ▪ Summary of Issues 	<ul style="list-style-type: none"> ▪ Awareness of Environmental features in the valley 	<ul style="list-style-type: none"> ▪ Summary of Issues ▪ Possibilities and limitations of development potential 	<ul style="list-style-type: none"> ▪ Small groups recommend acceptance or revisions to Principles 	<ul style="list-style-type: none"> ▪ Direction to create Land Use Scenarios using Principles 	<ul style="list-style-type: none"> ▪ Direction to create revised Land Use Scenario(s) ▪ Feedback Questionnaire to be distributed

Meetings	October 17	October 30	November 16	November 21	February 1	February 20	March 6	March 20	May 22	TBA
Purpose	<ul style="list-style-type: none"> ▪ Introductory Meeting 	<ul style="list-style-type: none"> ▪ Present first draft of Action Plan 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Distribute second draft of Action Plan 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Community Open House 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Information Meeting 	<ul style="list-style-type: none"> ▪ Council Committee of the Whole Meeting
Topic	<ul style="list-style-type: none"> ▪ Wilkinson Valley Stormwater Management Plan (Consultant) ▪ June Questionnaire results (Planning) ▪ Mail received (Planning) ▪ Action Plan Process and Meeting Schedule (Planning) 	<ul style="list-style-type: none"> ▪ Land Use Concept (Planning) ▪ Densities (Planning) ▪ Development Guidelines (Planning) ▪ Committee members comment sheets about first draft of Action Plan (Advisory Committee) 	<ul style="list-style-type: none"> ▪ Present and discuss items identified in Advisory Committee member's comment sheets (Planning) (Advisory Committee) ▪ First draft of Action Plan Land Use Concept and Densities (Planning) 	<ul style="list-style-type: none"> ▪ Present and discuss items identified in Advisory Committee member's comment sheets (Planning) (Advisory Committee) ▪ First draft of Action Plan Development Guidelines (Planning) 	<ul style="list-style-type: none"> ▪ Second draft of Action Plan distributed to property owners in study area (Planning) ▪ Notification about upcoming meeting dates 	<ul style="list-style-type: none"> ▪ Receive and record Advisory Committee feedback about second draft of Action Plan (Planning) 	<ul style="list-style-type: none"> ▪ Present second draft of Action Plan to Community (Planning) ▪ Receive Community feedback about second draft of Action Plan (Planning) 	<ul style="list-style-type: none"> ▪ Review Community feedback about second draft of Action Plan (Planning) ▪ Receive Advisory Committee feedback about community feedback (Planning) ▪ Discuss possible revisions to second draft of Action Plan (Advisory Committee) 	<ul style="list-style-type: none"> ▪ Present third draft of Action Plan (Planning) ▪ Advisory Committee review third draft of Action Plan (Planning) 	
Results	<ul style="list-style-type: none"> ▪ Background information distributed for October 30 meeting 	<ul style="list-style-type: none"> ▪ Receive Advisory Committee feedback about first draft of Action Plan 	<ul style="list-style-type: none"> ▪ Advisory Committee direction to revise first draft of Action Plan 	<ul style="list-style-type: none"> ▪ Advisory Committee direction to revise first draft of Action Plan 	<ul style="list-style-type: none"> ▪ Opportunity to provide comment about second draft of Action Plan at February 20 information meeting 	<ul style="list-style-type: none"> ▪ Recorded feedback to be displayed as Advisory Committee feedback about second draft at Community Open House 	<ul style="list-style-type: none"> ▪ Community feedback about second draft of Action Plan 	<ul style="list-style-type: none"> ▪ Advisory Committee direction to create third draft of Action Plan 	<ul style="list-style-type: none"> ▪ Third draft of Action Plan forwarded for consideration by Council 	



LEGEND:

- Study Area
- Boundary
- Vegetation Community Boundary

Vegetation Communities

1. Creek Bed
- 2a. Marsh
- 2b. Swamp
3. Shrub Thickets
4. Old Growth Coniferous Forest
5. Cliffs and Rock Outcrops
6. Cottonwood Red Alder Forest
7. Blackberry Scrub
8. Garry Oak
9. Douglas Fir - Garry Oak Forest

↑ Creek

↗ Inflow

H Habitat Tree

▲ North

* From:
Ecological Inventory of the Wilkinson Valley, January 30, 1998.
 Prepared by:
 Pollard Ecological Consulting.
 Available for Review at
 Saanich Planning Department

APPENDIX 4: Wilkinson Valley Stormwater Management Plan

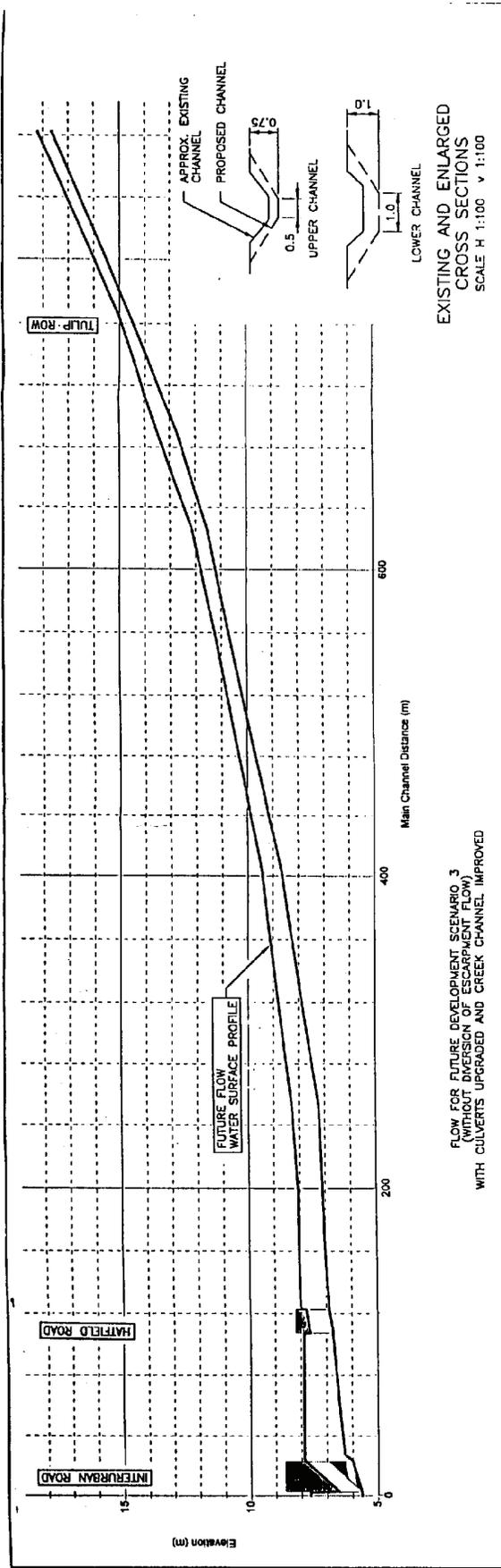
This is an excerpt from the report prepared by Reid Crowther for the District of Saanich. The entire “*Wilkinson Valley Stormwater Management Plan – October 17, 2000*”, including background, methodology, and recommendations, can be viewed at the Saanich Planning Department.

The following are the recommendations of the Stormwater Management Plan:

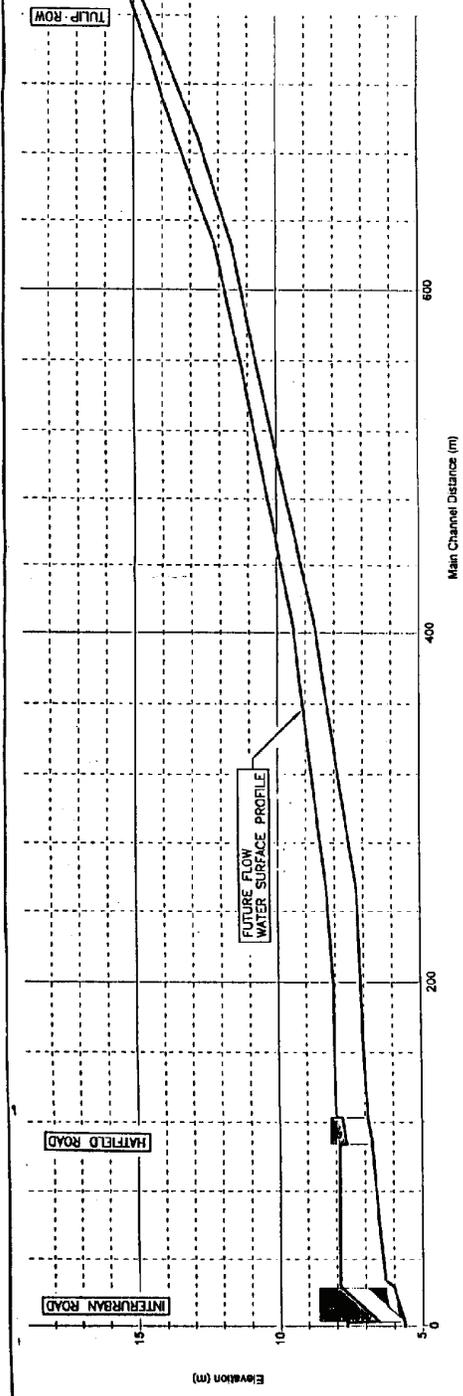
- Maintain Wilkinson Valley Creek as an open channel, at least as far upstream as Tulip right-of-way. As an open channel, the vegetation will provide bio-filtration of the drainage flows and it will provide more natural flood storage and have a slower runoff velocity than a pipe. Additionally, the channel is not as well defined south of this point. Obtain drainage right-of-way for the creek as the adjacent land is developed.
- Upgrade Interurban Road culvert to increase capacity by the equivalent of a 900 mm x 1800 mm box culvert.
- Establish construction limits for the 200 year flood elevation on the basis of Development Scenario 3, without the west escarpment drainage diversion to Helen Road, no creek channel improvements, but with upgrading of all culverts (except at Hatfield Road). The underside of the buildings near the 200 year flood zone should be a minimum of 600 mm above the flood elevation. Keep construction fill materials outside the 200 year flood zone.
- Notwithstanding the above criteria, plan for channel widening and deepening to improve hydraulics. A potential new profile and cross-section are shown on **Figure 5**. Include such features as ponds to serve as amenities, to enhance water quality and attenuate first flush flows. Three possible locations for wetlands or ponds are shown schematically on **Figure 7**. No specific criteria for the design of these ponds is provided, but they should be sized on the basis of catchment area and degree of development with consideration for topographic and property constraints.
- Plan development access to minimize the number of future road crossings of the creek. Design culverts such that head loss at each culvert under 200 year conditions is less than 50 mm. As the properties are developed, the existing 600 mm diameter culverts should be removed. Ideally the new culvert in the creek at 3959 Wilkinson Road would be removed at the time of development, unless it meets the above criteria and forms an important access point to the east side.

The range in design flows due to the three development scenarios is small with negligible differences in flood elevation, therefore stormwater issues should not govern the type or density of recommended development (within the range of densities studied).

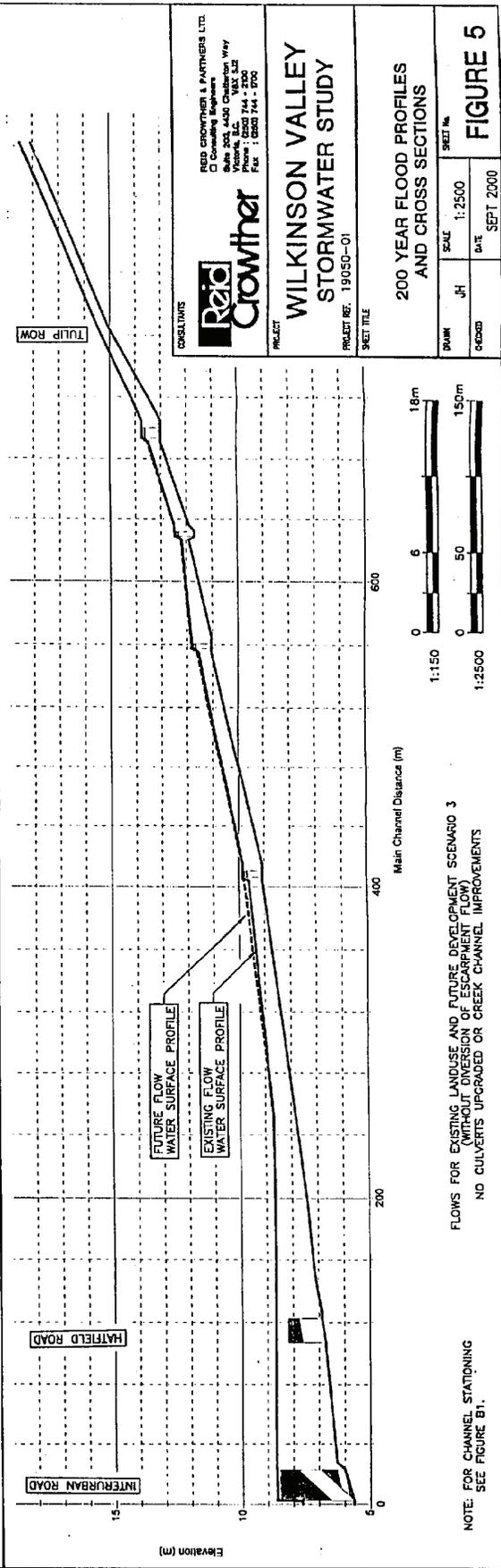
- The diversion of west escarpment drainage to Helen Road is not necessary for the protection of Wilkinson Valley Creek due to the expected limited changes in flow rate and the relative insensitivity of the creek to changes in flow. Anticipated disturbance to the top of the escarpment and the potential tree retention areas are expected to be worse for the diversion than for services directly connected to Wilkinson Road.
- As small, non-design events (any small run-off generating storm events) in the creek may be significantly increased, new development should be required to detain and treat these small flows and first flush flows through the use of small on-site detention tanks or ponds and oil/grit separators. The separators should intercept all pavement run-offs and have high flow bypasses to prevent re-suspension of accumulated fines. Proprietary or non-proprietary systems including grass swales, wet vaults, enhanced manholes, swirl concentrators and continuous deflection screen technology may be used. The devices should remove at least 90% of 150 micron and larger particles and also be designed to trap non-emulsified hydrocarbons. The separator devices may be combined with the detention facilities. Detention volumes should be approximately 50 m³ per hectare of developed land and release rates should be no more than 5 L/s per hectare. Suitable hydraulic capacity must also be provided to ensure the larger design flows are safely passed through or around the detention facility.
- Disconnection of rainwater leaders from the storm drain is not recommended due to the high potential for lot to lot nuisance drainage in this watershed.
- The Stormwater Management Plan (**Figure 7**) has also tried to address specific concerns expressed through landowner meetings on July 25 and July 27, 2000, by incorporating the following features:
 - A storm drain connection for 3918-3922 Wilkinson Road at Wilkinson Road via the panhandle rather than at Helen Road. This service will also intercept escarpment flows and prevent development drainage from affecting the lower properties including 3910, 3916, 3930, 3934, 3938, 3944 and 3954 Wilkinson Road.
 - Another potential storm drain service through 3970 Wilkinson Road to help control escarpment drainage in this area and prevent nuisance discharge over escarpment to 3970, 3976 and 3980 Wilkinson Road.
 - Ditch improvements on Tulip Avenue right-of-way to resolve problems at 3915 and 3907 Wilkinson Road.
 - Extension of the storm drain (or enlargement of channel) beside 3865 Wilkinson Road.
 - Storm drain extension to rear of properties lying east of 1080 Tulip Avenue.
 - Drainage interception at rear of 3904 Wilkinson Road to Mildred Street storm drain.



EXISTING AND ENLARGED CROSS SECTIONS
SCALE H 1:100 V 1:100



FLOW FOR FUTURE DEVELOPMENT SCENARIO 3
(WITHOUT DIVERSION OF ESCARPMENT FLOW)
WITH CULVERTS UPGRADED AND CREEK CHANNEL IMPROVED



FLOW FOR EXISTING LANDUSE AND FUTURE DEVELOPMENT SCENARIO 3
(WITHOUT DIVERSION OF ESCARPMENT FLOW)
NO CULVERTS UPGRADED OR CREEK CHANNEL IMPROVEMENTS

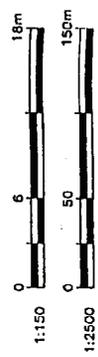
NOTE: FOR CHANNEL STATIONING SEE FIGURE B1.

RED CROWTHER & PARTNERS LTD.
Suite 205, 4500 Chatham Way
Victoria, B.C. V8K 3J2
Phone: (604) 744-3700
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Red Crowther

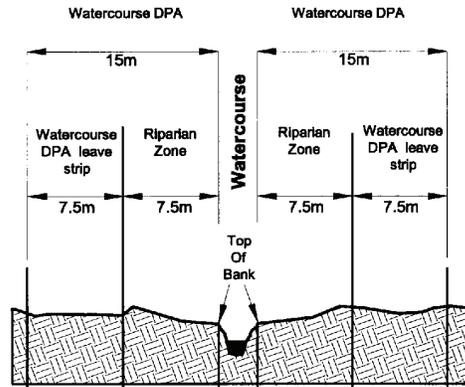
PROJECT: **WILKINSON VALLEY STORMWATER STUDY**
PROJECT REF: 19050-01
SHEET TITLE: **FIGURE 5**

DRWN	JH	SCALE	1:2500	SHEET NO.	
DESIGN		DATE	SEPT 2000		

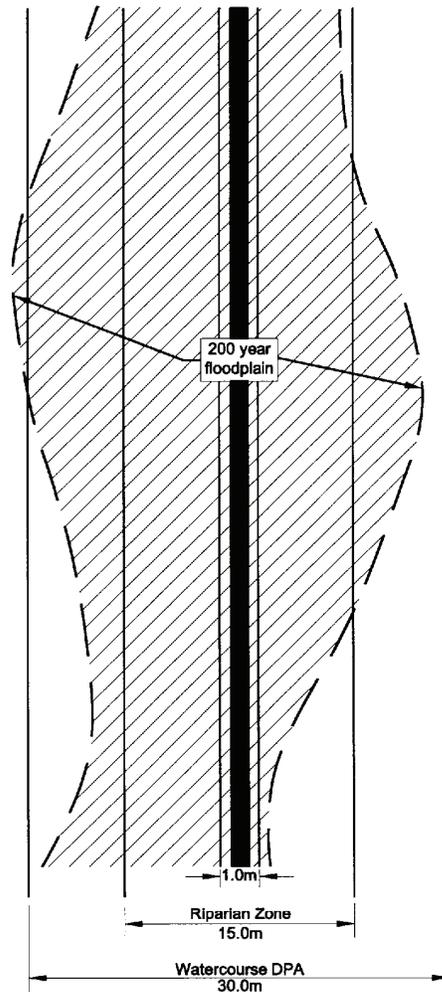


**APPENDIX 5:
Wilkinson Valley
Watercourse Requirements**

Profile View



Plan View



Watercourse

- defined by top of bank
- identified on each site by survey at the time of application

**Watercourse Setback
(Zoning By-law)**

- No buildings or structures permitted within 7.5 metres of top of bank.
- identified on each site by survey at time of application.

Riparian Zone

- 7.5 metre setback from the top of the bank for a total width of approximately 15 metres
- identified on each site by survey at the time of application.
- acquired for public open space
- multi-purpose (ie. watercourse riparian zone restoration, trail right of way, and wildlife corridor)
- Consider flexibility in location of 15 metre wide watercourse riparian zone provided that the minimum width of the riparian zone is no less than 3.0 metres wide on one side of the watercourse and that watercourse riparian zone restoration, a trail right of way, and wildlife corridor can be achieved.

**Watercourse Development
Permit Area (DPA)**

- 15 metre setback from top of bank for a total width of approximately 30 metres
- identified on each site by survey at time of application
- if development is proposed within the development permit leave strip area, an applicant will be required to provide restoration of the watercourse riparian zone in lieu of encroachment
- can remain as private land and can be used as part of lot area calculations, but may require covenants.

200 year Floodplain

- defined in 'Wilkinson Valley Stormwater Management Plan'
- identified on each site by survey at time of application
- no building or filling is permitted within floodplain
- can remain as private land and can be used as part of lot area calculations, but may require covenants.

**APPENDIX 6:
South Wilkinson Valley
Watercourse Development
Permit Area**

CATEGORY: “a” protection of the natural environment, its ecosystems and biodiversity.

AREA: Development Permit Area (DPA) as shown on **Map 9**.

JUSTIFICATION: The Wilkinson Valley Watercourse is considered fish habitat as it is a source of water for the Colquitz River which contains fish and it can provide over-wintering habitat for fish. Fish and other wildlife benefit from a healthy riparian zone. A riparian zone is the area adjacent to a watercourse which is the transition between water and land. In a healthy ecosystem, a riparian zone is vegetated with indigenous trees, shrubs, and understorey plants. Riparian zones provide cover, food, and access to water for animals, including fish, invertebrates, and birds. They also provide movement corridors for wildlife and filter pollution from runoff.

The riparian zone of the Wilkinson Valley watercourse is not vegetated with indigenous trees, shrubs, and understorey plants due to development and agriculture. The objectives of the South Wilkinson Valley Watercourse DPA are to:

- a) provide a buffer between the Wilkinson Valley Watercourse and development; and
- b) preserve, protect, restore, and enhance the riparian zone of Wilkinson Valley Watercourse to include indigenous trees, shrubs, and understorey plants which will contribute to a healthy aquatic ecosystem.

Encroachment of development in the DPA leave strip can be considered by the District of Saanich where a property owner/developer preserves, protects, restores, and enhances the watercourse riparian zone. The leave strip is that part of the watercourse DPA which is located outside of the watercourse riparian zone. Refer to **Appendix 5** of the South Wilkinson Valley Action Plan for additional information about the Wilkinson Valley Watercourse requirements, including the watercourse riparian zone.

Development, for the purpose of the South Wilkinson Valley Watercourse DPA, is defined as:

- a) subdivision, unless exempt as per Exemption No. 1;
- b) construction of, addition to or alteration of a building or structure;
- c) alteration of land, including grading and clearing, unless exempt as per Exemptions No. 5 and No. 6; and
- d) creation of impervious surfaces, including roads, driveways, and patios.

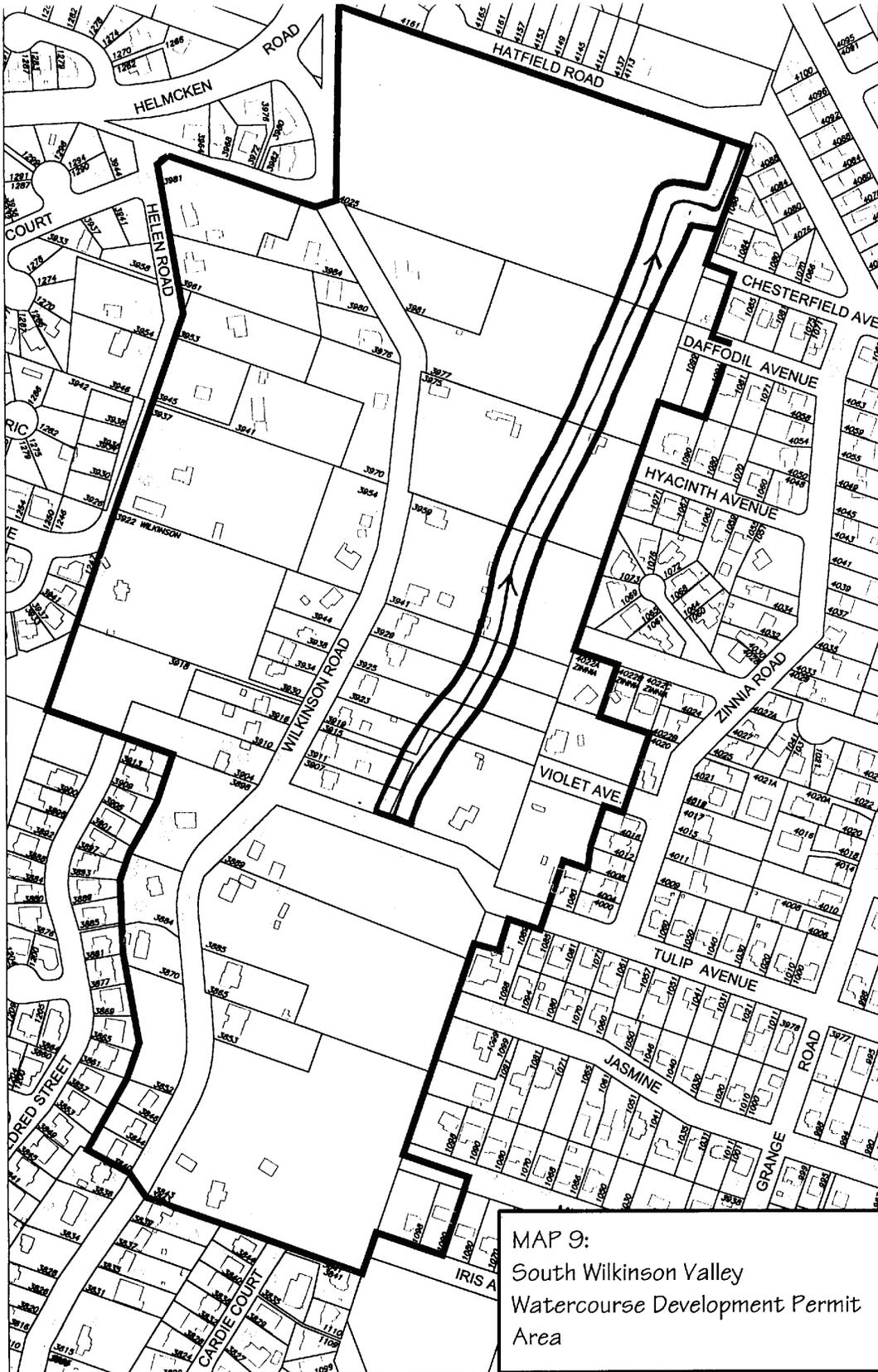
GUIDELINES: Development permits issued in this area shall be issued in accordance with the following guidelines designated under category “a” (protection of the natural environment, its ecosystems, and biological diversity) unless specifically exempted.

1. The watercourse riparian zone portion of the Watercourse DPA is to be free of development.
2. The leave strip portion of the Watercourse DPA, which is located outside the watercourse riparian zone, can be considered for development by the District of Saanich provided that:
 - a) Development in the Watercourse DPA leave strip:
 - i) takes a form and is to be located and designed to minimize impact on the watercourse and watercourse riparian zone;
 - ii) minimizes impervious surfaces; and
 - iii) is conducted at a time of year and uses construction methods that minimize the impact on the watercourse and watercourse riparian zone.
 - b) The property owner/developer provides works that preserve, protect, restore, and enhance the watercourse riparian zone. The works to be provided by the property owner/developer are to be completed as identified in the Wilkinson Valley Watercourse Riparian Zone Restoration Plan – (to be completed).
3. The Wilkinson Valley Watercourse is required to be dedicated to the District of Saanich.
4. The construction of a trail access in the watercourse riparian zone is not permitted unless approved by the District of Saanich through the conditions of a Watercourse Development Permit.

EXEMPTIONS:

The following activities are exempt from requiring a Watercourse Development Permit approved by the District of Saanich (other District of Saanich approvals may be required):

1. Subdivision of property containing the Watercourse DPA if:
 - a) the DPA leave strip is preserved and protected from development through a covenant, registered to the District of Saanich, which restricts development; and
 - b) the Wilkinson Valley Watercourse is dedicated to the District of Saanich.
2. Watercourse riparian zone preservation, protection, restoration, and enhancement approved by the District of Saanich in accordance with the Wilkinson Valley Watercourse Riparian Zone Stormwater Management Plan – (to be completed).
3. Works approved by the District of Saanich in accordance with the Wilkinson Valley Stormwater Management Plan – October 17, 2000.
4. Trails constructed in the watercourse riparian zone by the District of Saanich.
5. Agricultural practices occurring as a permitted use on an A-1 (Rural Zone) parcel as normal farm practices defined by the *Farm Practices Protection (Right to Farm) Act*. Development in the leave strip requires a watercourse development permit.
6. Gardening, landscaping, and fencing which is not development.
7.
 - a) Emergency procedures to prevent, control, or reduce flooding, erosion or other immediate threats to life and property including:
 - i) emergency flood or erosion protection works;
 - ii) clearing of an obstruction from a bridge, culvert, or drainage flow; and
 - iii) repairs to bridges and safety fences.
 - b) Emergency actions for flood protection and clearing of obstructions by anyone other than the District of Saanich or a Provincial Ministry must be reported to the District of Saanich and applicable Provincial Ministry immediately to secure exemptions under this provision.



MAP 9:
 South Wilkinson Valley
 Watercourse Development Permit
 Area

LEGEND:

-  Watercourse
-  Watercourse Development Permit Area

* Watercourse Development Permit Area measured 15.0 metres from the top of bank of the watercourse.

* Watercourse Riparian Zone measured 7.5 metres from the top of bank of the watercourse.

* Each are applied to both sides of the watercourse.

▲ North

APPENDIX 7: South Wilkinson Valley Form And Character Development Permit Area

CATEGORY: “a” protection of the natural environment, its ecosystems and biological diversity.
“f” commercial, industrial, multi-family.

AREA: Development Permit Area as shown on **Map 10**.

JUSTIFICATION: The Wilkinson Valley is a remnant area of large rural lots and agricultural character surrounded by urban single family development above the valley escarpments. The South Wilkinson Valley Action Plan provides consideration of multi-family residential development.

The objective is for multi-family residential development to respect and incorporate elements of the rural character of the valley. Elements of rural character include views, open space, vegetation, and streetscape. Complementary site and building design can enhance the elements of rural character.

The municipality includes many important plant and wildlife areas. Protection of these areas will ensure that a portion of the biological diversity in the municipality is maintained.

Limits to impervious cover will ensure that runoff volumes and peaks to receiving streams are affected as little as possible, as well as providing reduction in sedimentation of receiving waters. Stormwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime. The controls could include, among others: on-site infiltration, storage in ponds or constructed wetlands, sand filtration, creative road/curb configurations, etc.

GUIDELINES:

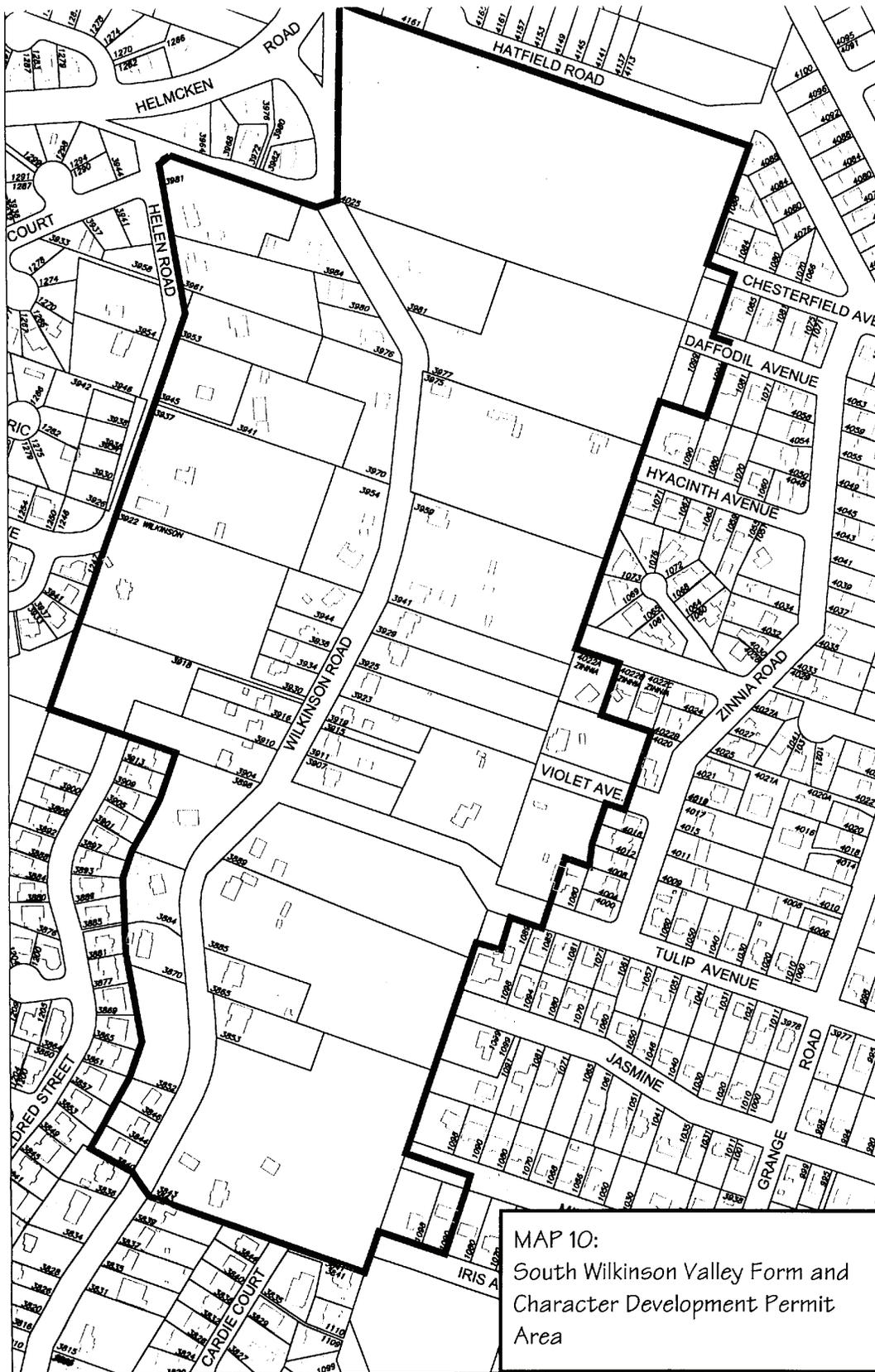
Development permits issued in this area shall be issued in accordance with the following guidelines designated under category “a” (protection of the natural environment, its ecosystems, and biological diversity), unless specifically exempted.

1. Wherever possible, preserve areas (including buffers) that contain plants and animal habitat which are designated as red listed (endangered) or blue listed (vulnerable) by the Conservation Data Centre (Ministry of Environment, Lands, and Parks).
2. The total impervious cover of the site should minimize impact on receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas and use of on-site infiltration.

Development permits issued in this area shall be issued in accordance with the following guidelines designated under category "f" (commercial, industrial, multi-family), unless specifically exempted.

3. Preserve as many of the existing trees as practicable. Where trees are to be removed to facilitate development (ie. road rights-of-way, driveways, site clearing, and building envelopes), replacement trees are required to be planted at a 2:1 ratio on-site. Where replacement trees cannot be successfully planted on-site, off-site, planting in the boulevard and/or watercourse riparian zone is required. Tree is defined in Tree Bylaw No. 7632.
4. Preserve and enhance viewscales of vegetation from adjacent properties and the surrounding community by preserving vegetation and incorporating natural landscaping in site design.
5. Cluster units to preserve open space and vegetation.
6. Promote the coordination of open space and vegetation preservation areas between adjacent properties to create areas of contiguous open space and vegetation.
7. Preserve open space and vegetation through dedication and/or the use of conservation and restrictive covenants.
8. Promote natural vegetation screening instead of fencing where private areas need to be screened and delineated.
9. Support fencing of a wood open-rail design to incorporate rural character and permit the movement of wildlife.
10. Maintain and plant trees and natural vegetation in boulevards along lot frontages to enhance streetscapes.
11. Consider as part of site design future road access requirements to surrounding properties that have residential development potential, including consideration of joint access agreements between properties.
12. Provide pedestrian linkages from individual developments to the trails accesses and pedestrian walkways of the valley.
13. Design massing and scale of new buildings and structures to be compatible with adjacent lot sizes and buildings, viewscales, open space, vegetation, and streetscape.
14. Design building profiles to follow the natural rhythms of topography with minimum alterations made to existing grades to accommodate development.
15. Design building profiles to minimize their presence in the valley by incorporating low roof forms and stepped designs which maintain the dominance of the east and west slopes of the valley.

16. Design the exterior finish of buildings and structures to be of natural building materials and earth tone colours which complement the surrounding vegetation and landscape.
17. Do not require engineering specification sidewalk construction along the road frontages of multi-family development unless the road frontage is part of the valley trail system or a safe route to school. Where the road frontage is not part of the valley trail system or a safe route to school, apply the equivalent value of engineering specification sidewalk construction to construction of the valley trail system.
18. Design plans shall meet the intent of the standards set out in "*Landscaping and Screening Guidelines for Commercial, Industrial, and Multi-family and Public Uses in Development Permit Areas*" adopted by Council on December 21, 1987.
19. Exterior lighting shall comply with the *Municipal Outdoor Lighting Standards to Control Light Pollution*.
20. Design plans shall meet the intent of the standards set out in the "*Saanich Bicycle Parking Guidelines*".



MAP 10:
 South Wilkinson Valley Form and
 Character Development Permit
 Area

LEGEND:

-  Form and Character Development Permit Area
-  North

**APPENDIX 8:
Density Calculation and
Examples of Density
Application**

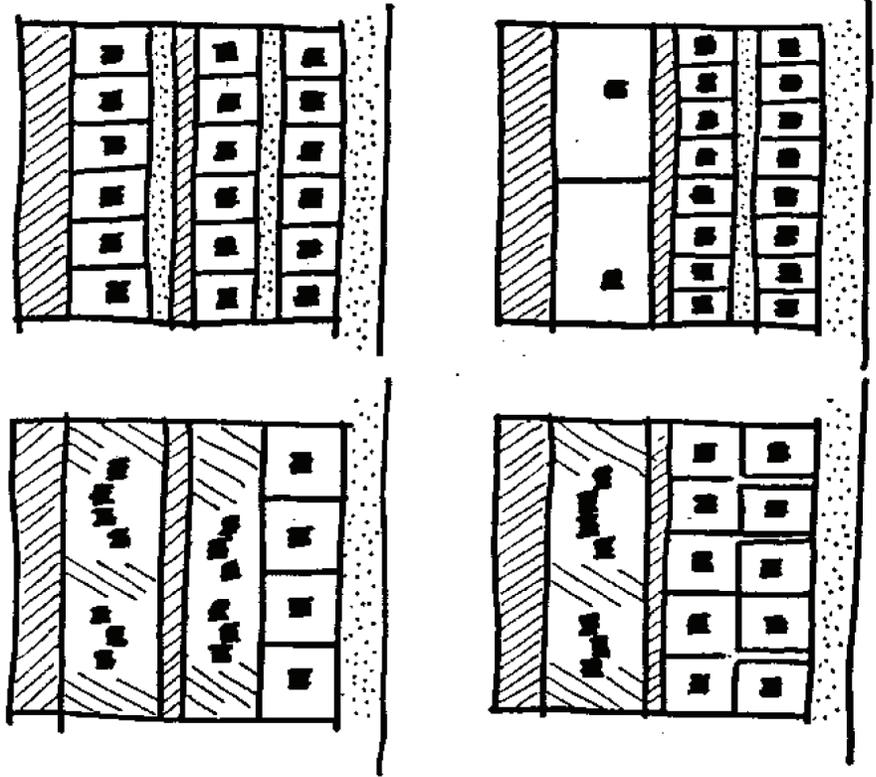
The total potential dwelling units per site is determined by dividing the total site area (15600 m²) by the permitted density (11 units/hectare or 1 unit/909 m²) which equals 17 units.

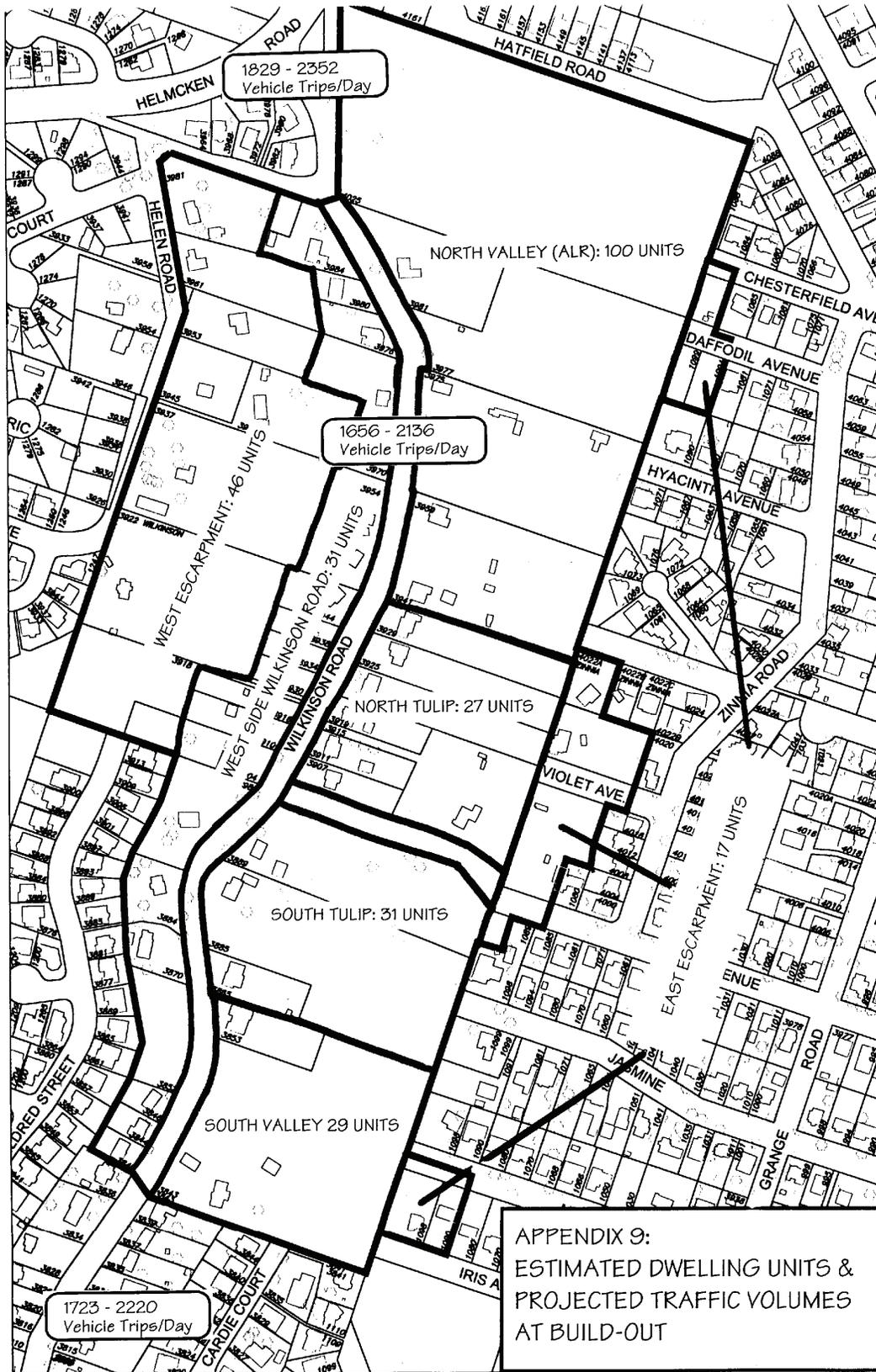
Total potential dwelling units can then be applied to the areas of the site outside the dedicated public open space. Rezoning and subdivision applications and Council approval are required. The maximum potential dwelling units may be difficult to realize on a site because of specific site conditions such as environmental features, steep slopes, location of existing dwellings, lot line configuration etc. Lot consolidation may assist in achieving the maximum potential density, particularly for the smaller lots north of the Tulip Avenue right-of-way. A property owner may choose not to maximize the potential dwelling units for market and economic reasons.

The following are four examples of how the 17 dwelling units could be applied to the same site outside of the dedicated open space. *For conceptual purposes the four examples of density application show 17 or 18 dwelling units.*

Legend:

-  Property Line
-  Road
-  Public Open Space
-  Private Open Space
-  Single Family Dwelling Unit
-  Townhouse Dwelling Unit





LEGEND:

-  Estimated Dwelling Units at Build-Out
- * Also refer to Tables on Reverse*
- * Estimations may be different from actual build-out because they do not account for specific site conditions such as environmental features, steep slopes, location of existing dwelling, lot line configuration etc.*
-  Projected Daily Two-Way Traffic Volumes for Wilkinson Road at Build-Out
- * Source: Saanich Engineering Department November, 2000*

TABLE 1: ESTIMATED* DWELLING UNITS AT BUILD OUT – OUTSIDE VALLEY

(*Estimated dwelling units outside the valley are approximate. They have been determined by using subdivision sketch plans. Exact numbers will be determined through rezoning and/or subdivision approval)

	Existing Dwelling Units	Minimum Lot Size	Estimated New Dwelling Units	Total Projected Dwelling Units
West Escarpment	7	665 m ²	39	46
West Side Wilkinson Road	19	780 m ²	12	31
East Escarpment	8	665 m ²	9	17
Total	34		60	94

Existing Dwelling Units – dwelling units as of August 1, 2000

Land Use Density – Zoning (lot area, width, depth)

RS-8 (665 m², 18 m, 27.5 m)

RS-10 (780 m², 20 m 27.5 m)

TABLE 2: ESTIMATED* DWELLING UNITS AT BUILD OUT – INSIDE VALLEY

(*Estimated dwelling units inside the valley are approximate. They have been determined by dividing the total site area by the land use density. Exact dwelling unit numbers will be determined through rezoning and/or subdivision approval)

	Existing Dwelling Units	Minimum Use Density (u/ha)	Estimated New Dwelling Units	Total Estimated Dwelling Units
North Valley (ALR*)	6	11	94	100
North Tulip	7	11	20	27
South Tulip	3	11	28	31
South Valley	2	11	27	29
Total	18		169	187

* Estimated dwelling units on ALR properties are subject to ALR exclusion approved by Land Reserve Commission.

TABLE 3: PROJECTED POPULATION AT BUILD OUT

	Existing Dwelling Units (52)	Estimated Dwelling Units (229)	Total Dwelling Units (281)
Population*	156	687	843

* 3.0 Persons per Census Family (Source: Statistics Canada, 1996). Assumed to be one census family per dwelling unit.