

Sustainable Saanich Official Community Plan

Strategic Update

Phase 1 – Engagement Summary Report

March 16, 2023



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1. Background

Project Overview & Report Purpose

In spring 2022, the District of Saanich began a strategic update of the Official Community Plan (OCP). The purpose of the project is to update key areas of the plan to reflect recent trends and Council directives within an accelerated timeline. In particular, the strategic update addresses five priority work areas:

1. Incorporating recently adopted plans, such as the Climate Plan, Housing Strategy and Active Transportation Plan, into the broader policy directions of the OCP;
2. Integrating updated demographic data and statistics into the plan;
3. Updating the land use framework to acknowledge emerging policy directions (e.g. corridors, missing middle / infill housing, walkable neighbourhoods);
4. Refining the OCP's sustainability approach and linking it with One Planet Living (<https://oneplanetbc.com/>); and,
5. Strengthening the plan's monitoring and implementation sections.

More information on the Strategic OCP Update, including the project Terms of Reference and Public Engagement Strategy, is available at: www.saanich.ca/ocp

The purpose of this report is:

- To provide an overview of community engagement activities undertaken as part of Phase 1 of the Strategic OCP Update; and,
- To summarize the feedback received through Phase 1 community engagement.

Scope of Engagement

The Strategic OCP Update applies a streamlined approach to consultation and engagement. There are two primary reasons for this approach:

- The scope of the Strategic OCP Update is limited and focused on the five priority areas. A significant portion of the work is administrative in nature. Where new policy direction is considered, additional public and stakeholder engagement is incorporated (work area 3).
- A major component of the project is updating the OCP to incorporate recently adopted and/or in-progress District-wide initiatives (work area 1). Each of these initiatives included its own public engagement program with the outcomes captured in the final deliverable. Rather than revisit past community discussions, this project builds on previous work.

Project engagement activities are structured to reflect the limited scope of the Strategic OCP Update. Where feedback is received outside the scope of this project it will be documented for potential consideration in future work. Public engagement is planned within all phases of the project.



- **Phase 1 | Analysis & Policy Development** - Launch project website, meet with key stakeholders, complete initial public/stakeholder engagement on new policy areas.
- **Phase 2 | Validation & Refinement** – Complete broader public and stakeholder engagement on the draft plan.
- **Phase 3 | Plan Adoption** – Inform the community when Council will consider the Draft OCP and hold the Public Hearing.

Phase 1 Engagement

The goals of engagement during Phase 1 of the project were to:

- Inform stakeholders, First Nations, other governments, and the public of the strategic update; and,
- Consult on preliminary directions for new policy areas.

Policy topics explored as part of Phase 1 engagement were:

- New housing forms in Neighbourhoods (through residential infill);
- Land uses along major roads/corridors and the location of these corridors;
- Walkable communities and access to parks;
- Parcel-based boundaries for centres and villages; and,
- Monitoring and evaluation.

Raising general awareness about the project and promoting opportunities to provide input was completed using the project website with online notification link (Campaigner), social media, newspaper ads, and specific stakeholder email lists. Project notification letters were also sent to stakeholders as part of the consultation requirements for OCP amendments under the Local Government Act. Beyond awareness raising, feedback was solicited through:

- Meetings with select Council Advisory Committees;
- Two workshops with targeted stakeholder groups (Saanich Community Association Network and the Urban Development Institute – Greater Victoria Region); and a,
- Public survey (online survey with hard-copy option).

Important information was obtained during Phase 1 public engagement that has assisted in developing the Draft Plan. The inputs have highlighted areas of community interest / concern, validated preliminary policy directions and provided data that helped guide updates to the plan document. Key directions in the draft Plan (as per the project scope) will be the focus of the Phase 2 consultation; this consultation will be broader in reach and include a wider range of consultation strategies.

2. Council Advisory Committee Meetings

Approach

Key Council Advisory Committees were consulted during Phase 1 of the Strategic OCP Update project in order to introduce the project, respond to initial questions, and to solicit feedback on preliminary directions for topics within the scope of the advisory committees. Committees consulted were: the Planning, Transportation and Economic Development Advisory Committee (PTED), the Mayor's Standing Committee on Housing Affordability (MSCHA), and the Parks, Trails and Recreation Advisory Committee (PTR).

PTED discussed the OCP strategic update project at their May 12, 2022 and June 9, 2022 meetings. Given the scope of PTED, key areas of discussion focused on preliminary directions for land use framework changes, including: residential infill in neighbourhoods, corridor designations, and boundaries for centres and villages.

The OCP strategic update project was also discussed at the June 20, 2022 and July 4, 2022 meetings of MSCHA. Key areas of discussion included residential infill in neighbourhoods, boundaries for centres and villages, and corridor designations.

Finally, PTR discussed the OCP strategic update project at their June 22, 2022 meeting where parks and walkability was the key topic of discussion.

Feedback

Residential Infill

- Need to find the correct balance between the demand for more housing and existing neighbourhood character.
- Low to modest increases in density is supportable.
- Higher density should be carefully considered and located near transit and amenities.
- Lot size/large lots are a factor for where increased density is appropriate (but these are not always located in accessible areas).
- Policy in this area should clarify where different types of uses are appropriate.
- Potential locational criteria include current and future conditions of transit/cycling network.
- Missing middle
 - A definition is needed for the “missing middle” (confusion exists).
 - Objective is to create more types of housing (not just housing near transit).
 - Upcoming study provides an opportunity to look at secondary corridors.

Clarifying Boundaries for Primary Growth Areas

- The distance used to determine the radius of growth area boundaries should be flexible.
- Rationale for distance used to define boundaries should be clear, i.e., why 500m?

Corridor Designation

- Important to identify secondary corridors sooner rather than later.
- District should be more ambitious in terms of density along major corridors (i.e., minimum 6-storeys) to maximize urban land resources.
- For width, use 100-metres from road centreline for concentrated density and a further 100-metres for a transition zone. Consider side streets off major corridors.
- Transit use is a potential criteria for secondary corridors
- Consider various housing forms to transition density from major corridors into neighbourhoods.

Parks and Walkability

- Parks and open space needs are important for rapidly growing areas.
- Residents living in higher density housing need walkable access to green space offering a range of recreation/leisure options.
- Support exists for a policy on equitable access to parks/park walkability.

Other Comments

- Plan should be nimble/adaptable.
- Density must be thoughtful to be effective.
- This OCP update should provide a policy framework that supports a housing market that can serve a broader range of incomes.
- Consider policy for local commercial space to support people working from home and having a low carbon footprint lifestyle.
- Important feedback is meaningful.

- Short-term rentals and home-based businesses are outside the project scope.

3. Stakeholder Workshops

Two targeted workshops were held with stakeholders from Saanich Community Associations and the development sector to introduce the Strategic OCP Update project, respond to initial questions, and to solicit feedback on preliminary directions for land use framework changes.

Saanich Community Association Network

The first workshop was held on June 15, 2022 with representatives from Saanich's Community Associations. Twenty-two individuals, representing all Community Associations in Saanich, attended the workshop.

Residential Infill

General comments

- Concerns about parking (rationale for lower ratios/variances) and traffic impacts.
- Access to green space/parks.
- Retain trees, open spaces, and permeable surfaces.
- Locate larger units near schools, i.e., 3-bedroom-plus.
- Neighbourhood fit, privacy, building setbacks, design guidelines.
- Concern over short-term rentals.

Infrastructure/Services

- Can infrastructure/services in general support the new development?
- Need amenity space/parks for people to go – key to liveability.
- Transportation infrastructure needs to have the capacity to support the new development. This includes safe walking/cycling options and improved transit service.

Specific to taller buildings (up to 6 storeys)

- Need suitable transition from higher density areas to single-detached areas. Step down building heights. Consider the role of topography.
- Locate these in proximity to school, amenities, parks/open space, and transit service.
- Development process is an obstacle.
- Link 4-6 storey building forms to street classification / locate along busier roads.

Clarifying Boundaries for Primary Growth Areas

- Consult with community association on parcel map when refined drafts are ready.
- Hard boundaries are ok but carefully consider/review parcels that are left outside or inside the boundary and implications for property owners.
- Clarify role of Tillicum corridor.
- Highways/busy roads are a barrier for walkability.
- Show parks as protected.
- Consider how to make Centres/Villages more walkable.
- Use a road or natural area to delineate growth area boundaries.
- Neighbour-to-neighbour impacts when someone upzones their property.
- Some support for more of a broad/gentle circle vs. parcel-based approach (particularly in advance of detailed planning).

- Need criteria to evaluate infill projects.

New Corridor Designation

General Comments

- All corridors should not be treated the same way, look at each segment to see what makes sense.
- Allow local-serving/small-scale commercial everywhere.
- Need safe cycling routes on corridors, including separated lanes (some noted that quieter streets are a better option for these routes).
- Make streets walkable, support with infrastructure and trees.
- Highways are natural barriers.
- Focus on rental housing/preserve older rental units.
- Family appropriate housing is needed.
- Include outdoor spaces/amenities, somewhere for people go in their leisure time.
- Prioritize natural areas/consider environment and land use together.
- Consider connections to adjacent municipalities.

Heights/Density/Transition

- Carefully consider transition to adjacent single-detached areas.
- Mixed opinions whether Corridor designation should only apply on front-facing parcels or to other parcels further back (to support transition).
- Lot consolidation needs to make the “stepping back” approach feasible.
- Heights should be based on the location, not all corridor areas should support 6-storey heights (other factors should be considered).
- Opportunity to increase density at mall properties.
- Corridors running through Centres make sense for more density.
- Specific areas with concerns:
 - McKenzie traffic;
 - Blenkinsop Valley adjacent to McKenzie Corridor – not suitable for density; and,
 - Consider Burnside as a Major Corridor.

Secondary Corridors

- What criteria are you using for secondary corridors?
- Potential secondary corridors include Elk Lake Drive and Cedar Hill Cross.
- Transit is an important consideration.

Process Comments

- How do the different plans relate to each other and to the actual development proposals going forward to Council?
- Lack of trust with decision process/politicians.
- Learn from other communities, avoid their mistakes.
- Speak to the benefits of densification.

Urban Development Institute – Capital Region

The second workshop was held on June 22, 2022 with four representatives from the Capital Region Urban Development Institute (UDI). This group included the UDI Executive Director and three developers who have experience working in the District.

Residential Infill

- Several factors impact the viability of ‘missing middle’ projects (e.g. houseplexes, townhouses):
 - Land costs;
 - Setbacks;
 - Site layout/circulation/parking requirements; and
 - Challenging to put together land assemblies.
- Need to think about desired outcome - \$1.2 million townhouses or something else?
- Housing tenure vs. affordability for missing middle projects. Goal needs to be delivering supply.
- Minimum standard of two units per single family lot is too low. Province already permits suites inside duplexes.
- Allowing strata titling for duplexes/garden suites provides affordable ownership options.
- When assessing applications, consider proximity to:
 - Cycling networks;
 - Transit stops/routes;
 - Parks;
 - Schools; and,
 - Centres Villages.
- Need to be more flexible in where infill is allowed.
- Limited availability of new infill housing > need to create more opportunity to build it.

Clarifying Boundaries for Primary Growth Areas

- Not a one size fits all situation.
- Lots of opportunities, 500-m boundary distance is conservative.
- Big miss if you don’t push these boundaries out further from Centres/Villages.
- Some areas are relying on one or two landowners to drive redevelopment.
- Corridor approach important to pick up connections between Villages/Centres, e.g., gaps in the Tillicum/Gorge area.
- When “bubbles” are so close together, why not just link them when the gaps in between are close to centres, villages and corridors?

New Corridor Designation

- What is the District doing for capital investment in public infrastructure to support growth areas? Think about future change.
- Other potential corridors:
 - Burnside (important component); and,
 - Consider Carey Rd/Tillicum Rd up to Carey Rd.
- Lots of opportunities on corridors to create active streets and incorporate local hubs along them.
- How does the Shelbourne Valley Action Plan relate to this work?
- Consider cycling infrastructure and walksheds to transit when selecting which segments to include as corridors.

Parks + Walkability

- Looking for more information from Parks Department on where developers can contribute and how to best align amenity contributions with city investments to have the most impact.
- Would be helpful to have a key project for each corridor that the community could support, i.e., #1 goal/priority for the community.
- Shows residents positive changes coming from development.
- Preference is for community contributions for a specific project to be supporting something in the immediate community.

Process

- Relationship / consistency between OCP and area plans.
- Relationship between Development Costs Charges and Community Amenity Contributions.
- Importance of overlapping land use components with other Saanich priorities, e.g. Climate Plan, Active Transportation Plan.

4. Public Survey

Overview and Promotion

A public survey was published online on July 13, 2022 and closed on September 25, 2022. The survey sought input from the community on preliminary directions for new policy areas related to the OCP land use framework. The survey was also available in print format. The survey questionnaire is included as Appendix A to this report.

The survey collected input on four key areas of focus for the land use framework change within the scope of the Strategic OCP Update, specifically: residential infill, corridor designations, complete communities, and parks. The survey also solicited feedback on an updated implementation and monitoring program for the OCP.

The survey was promoted through a variety of channels. These include:

- Saanich's social media channels (Twitter and Facebook);
- Community Association representatives, UDI representatives, and attendees of the June workshops were notified of the survey by email and asked to promote it through their networks;
- Subscribers to the OCP update webpage received an automatic email notification of the survey's publication;
- Media release was published on the District's website/circulated to Media contacts; and,
- Advertisements were published in Saanich News.

Respondents

Approximately 800 people participated in the survey with an 83% completion rate. Participants self-selected for the survey and almost all respondents complete it online despite the hard copy option. Additional details on the respondent's background are included below.

- While survey respondents were skewed slightly to an older demographic overall, there were still high levels of participation from people in the '30-39' and '40-49' age categories.

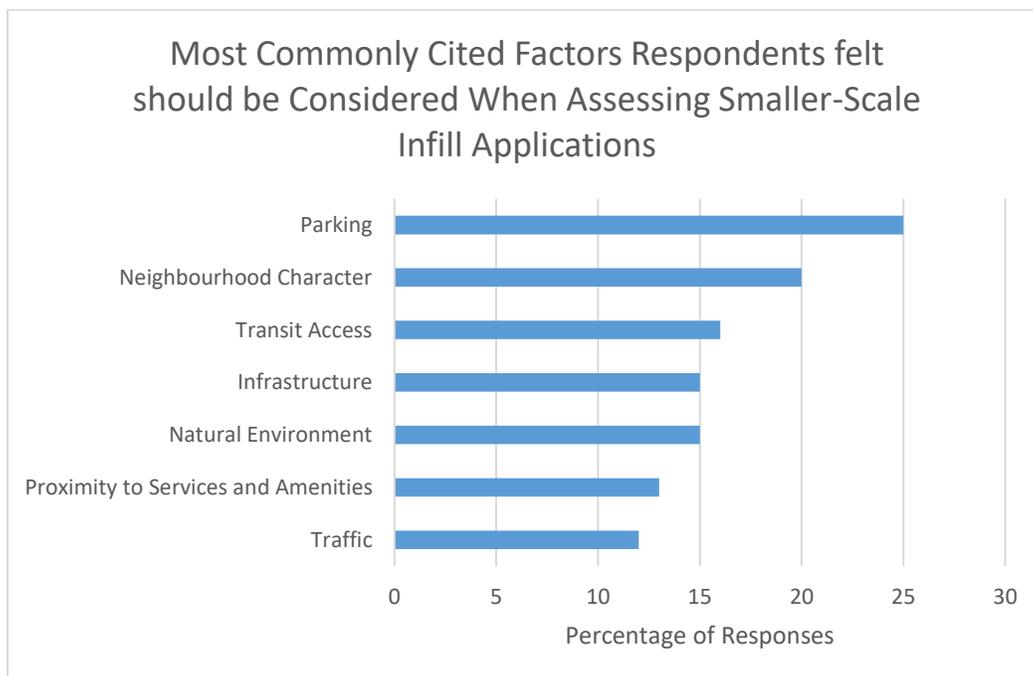
- People living in single-family homes were overrepresented (72% of respondents vs. 57% of the housing stock) while people living in apartments or condos were underrepresented (10% vs. 22%).
- People identifying as owning their own home were also overrepresented (83% of respondents vs. 73% District-wide census data).
- Respondents overall indicated that their 'current housing meets the needs of the people living in the household' (median rank of 9/10).
- All geographic regions of the District were represented with 3% of respondents as identifying as living outside the District.
 - Cadboro Bay (9.3% of respondents vs. 3.5% of population) and Quadra (12.5% vs. 9.8%) were overrepresented.
 - Carey (8% of respondents vs. 16% of population) and to a lesser degree North Quadra (5.2% vs. 6.9%) and the Saanich Core (3% vs. 4.8%) were underrepresented.

Overall, these findings point towards the importance of incorporating additional strategies in Phase 2 engagement to reach renters, people living in different forms of housing, and those whose housing needs are currently not being met. Additional strategies to target specific geographic regions is also warranted.

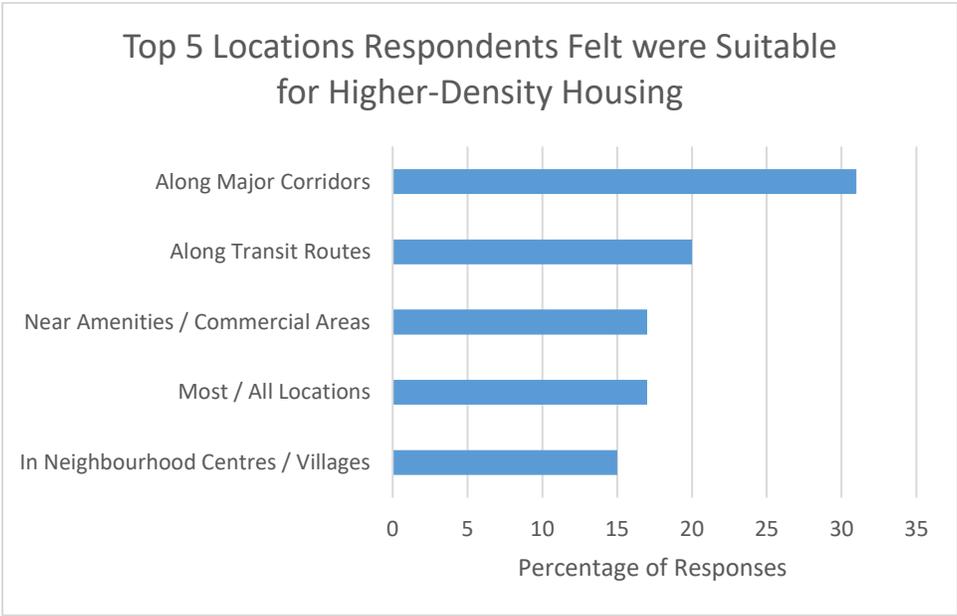
Feedback

Residential Infill

Survey respondents were asked to indicate which criteria or factors they thought should be considered when assessing the types of smaller-scale infill applications that would typically be considered within neighbourhood areas (e.g. house-plexes, small townhouse projects). Parking and neighbourhood character were the two most frequently cited factors.



While the current OCP supports consideration of up to 4 storeys for low-rise apartments within neighbourhoods, recent council direction has indicated an openness to 6 storeys for rental and/or affordable housing projects. Given this direction, survey respondents were asked to provide input on which locations within neighbourhoods would be appropriate for this type of higher-density housing (open ended question). The most frequently mentioned locations were along major corridors, along transit routes, near amenities and commercial areas, and in neighbourhood centres/villages.

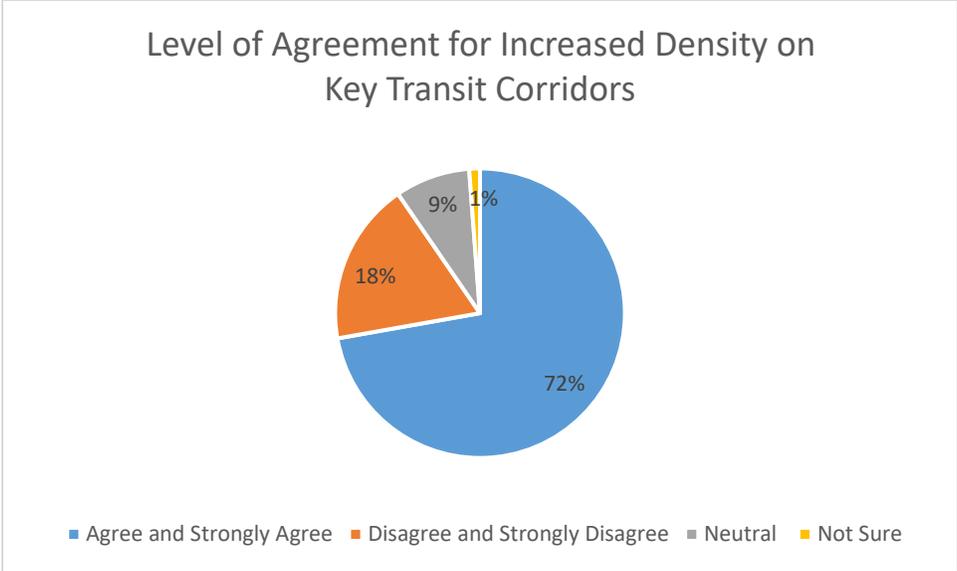


In addition, a significant proportion of respondents felt that this type of higher-density housing should not be considered anywhere in neighbourhoods (18%). A subset of respondents also identified the importance of providing housing opportunities in quiet neighbourhood areas opposed to busy arterial roads/corridors. Renters were more likely to support higher-density options in all or most areas.

New Corridor Designation

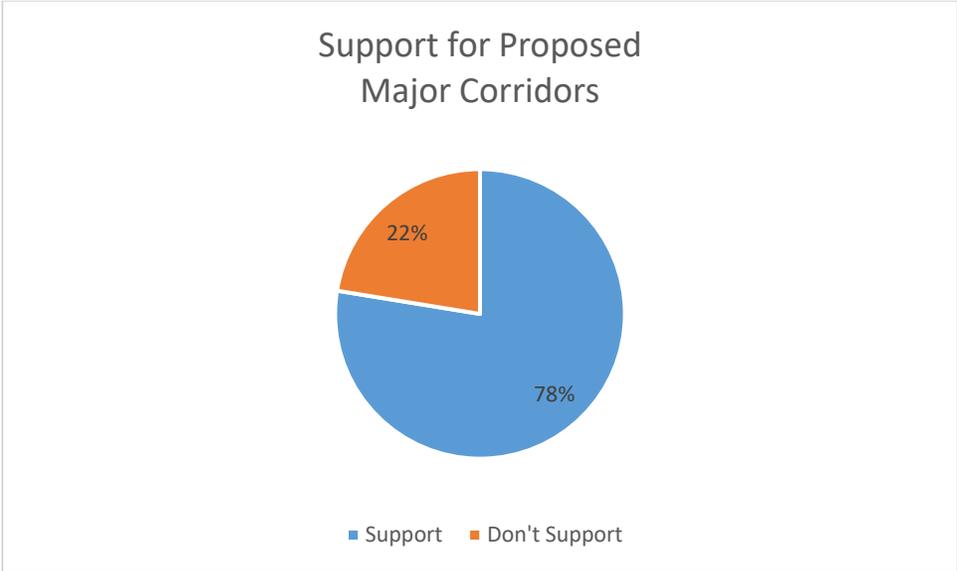
Major Corridors

Survey respondents were asked to indicate their level of agreement with the inclusion of a Major Corridor designation in the OCP land use framework. These corridors would coincide with key transit corridors and represent areas targeted for increased residential density. 72% of responses indicated agreement with the idea of a Major Corridor designation and of increasing residential density along these key transit corridors.



Respondents who supported increased density along these corridors cited reasons such as proximity to transit and amenities, but many noted that there should be transportation improvements to support increased density. Respondents who did not support increased density along these corridors cited reasons such as increased traffic congestion and the potential for negative impacts on the character of surrounding neighbourhoods. Similar to the responses received under the 'Residential Infill' questions, a subset of participants expressed concerns about only locating housing along busy arterial roads/corridors (equity, health, and liveability issues).

Survey participants were also provided a map showing the preliminary locations of potential Major Corridors and were asked whether they support these proposed locations. 78% of responses indicated support for the preliminary proposed Major Corridors.



Of the 22% of responses that did NOT support the proposed Major Corridor locations, the most frequently cited concern was location. Location concerns included:

- Areas that respondents felt should be INCLUDED as a Major Corridor;
- Areas that respondents felt should be EXCLUDED as a Major Corridor;
- Location-specific issues with increasing density in particular areas, such as:
 - The potential impacts on schools and natural areas that exist along specific proposed Major Corridors;
 - The potential for increased traffic in locations that already experience congestion and/or that have existing road safety concerns; and,
- The potential impact on neighbourhood character in certain areas where the existing character of a proposed Major Corridor changes (e.g. Shelbourne north of Feltham, Gorge west of Tillicum).

The ranked top 3 proposed Major Corridors of concern were: Quadra, Shelbourne, and McKenzie. Key comments and concerns for these proposed corridors are highlighted below.

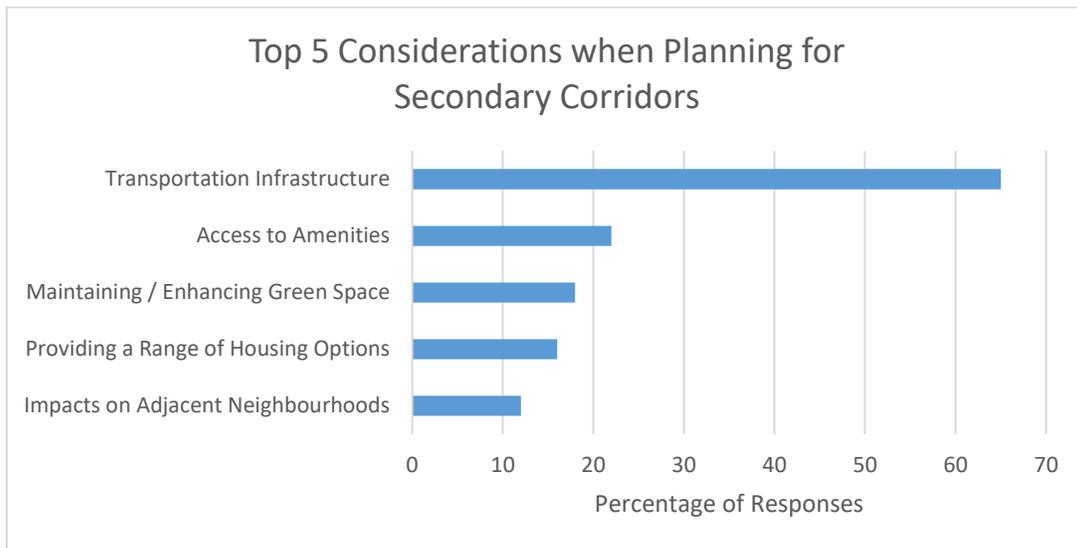
Top 3 Corridors – Comments/Concerns Identified	
Quadra	<ul style="list-style-type: none"> • The need for better transit connections, pedestrian and cycling infrastructure. • The need for road upgrades. • The potential for negative impacts on the character of surrounding single family neighbourhoods (Lakehill / High Quadra) if Quadra north of McKenzie is designated as a Major Corridor. • A significant proportion of responses citing the proposed Major Corridor along Quadra also questioned whether or not Quadra St. should be targeted as an area for increased residential density at this time and suggested that the focus be put on other nearby corridors, such as Blanshard.
Shelbourne	<ul style="list-style-type: none"> • The need for mixed use development, increased walkability and improved pedestrian infrastructure. • The potential for increased traffic volume and congestion. • The desire for limits to be placed on density increases, particularly north of McKenzie.
McKenzie	<ul style="list-style-type: none"> • The need for improved cycling and pedestrian infrastructure. • The potential for increased traffic volume and congestion. • The need for environmental improvements and access to green space. • Significantly, roughly half of all responses citing the proposed Major Corridor along McKenzie indicated support for increased residential density along this corridor.

Secondary Corridors

In addition to Major Corridors, the survey introduced the concept of Secondary Corridors, which would support demand for future transit service by adding a range of housing options and would integrate with Saanich’s active transportation network, green spaces, and local-serving commercial areas. Survey respondents were asked what they felt some considerations should be when planning for Secondary Corridors. The most frequently cited consideration (65% of responses) was transportation infrastructure. Specifically, respondents wanted to see consideration given to:

- Connectivity to Major Corridors and amenities;
- Safe active transportation options;
- Increased and improved transit service; and,
- Parking and traffic management.

In addition to transportation infrastructure, the top 5 considerations mentioned in responses to be considered when planning for Secondary Corridors included: access to amenities, the provision of green space, the provision of a range of housing options, and potential impacts on adjacent neighbourhoods (open ended question).



Complete Communities + Walkability

An important aspect of the Strategic OCP Update is to reinforce existing direction in the OCP to develop complete communities. Complete communities are those that contain a range of services and amenities that can be easily accessed on foot and that are well-served by transit, pedestrian and cycling infrastructure. Based on this description of complete communities, survey participants were asked to rank the “completeness” of the neighbourhood in which they currently live. On average, respondents felt that Cadboro Bay, Royal Oak, and Shelbourne came the closest to meeting the definition of a complete community.

Average Complete Communities Rank by Neighbourhood (out of 10)	
Cadboro Bay	7.56
Royal Oak	7.06
Shelbourne	6.97
Gordon Head	6.84
Quadra	6.18
North Quadra	6.11
Saanich Core	5.68
Tillicum	5.52
Cordova Bay	5.50
Blenkinsop	5.33
Carey	4.89
Rural Saanich	3.53

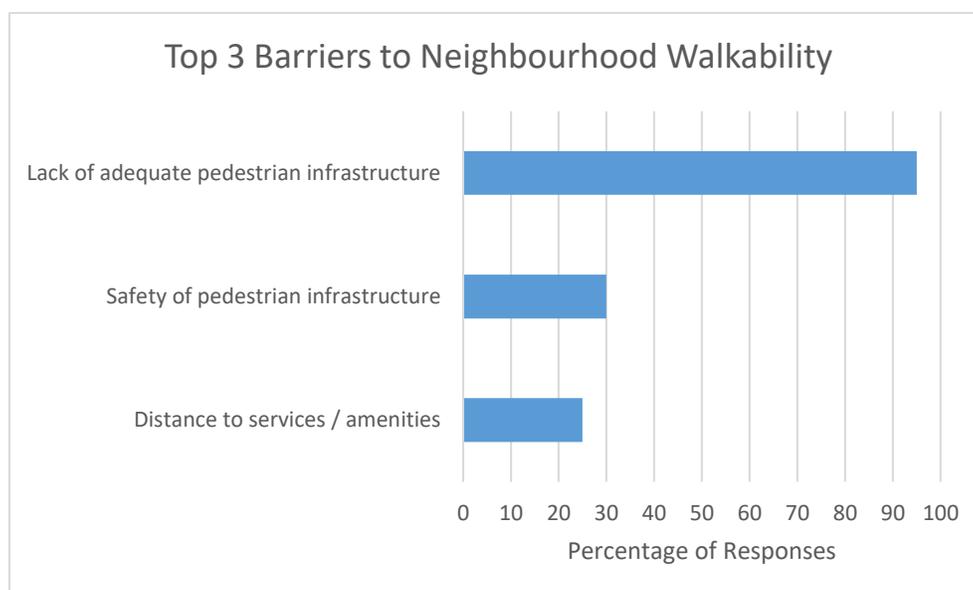
To further probe the completeness of Saanich neighbourhoods, survey participants were asked to indicate which services and amenities they currently have, as well as which services and amenities they WISHED they had, within easy walking distance of their homes. Parks and schools were the most frequently cited amenities respondents reported having within easy walking distance of their homes, while health service and coffee shops, restaurants and pubs were the most frequently cited amenities respondents reported WISHING they had within easy walking distance of their homes.

Ranked Top 5 Amenities Respondents HAVE within Easy Walking Distance of Home	
<i>Amenity</i>	<i>Percentage of Responses</i>
Parks	78%
Schools	68%
Grocery Stores	62%
Frequent Transit Service	57%
Coffee Shops, Restaurants, Pubs	56%

Ranked Top 5 Amenities Respondents WISHED they had within Easy Walking Distance of Home	
<i>Amenity</i>	<i>Percentage of Responses</i>
Health Services	26%
Coffee Shops, Restaurants, Pubs	23%
Cultural Venues	21%
Recreation Facilities, Community Centres, Libraries	19%
Frequent Transit Service	17%

Survey participants were also asked to comment on barriers to neighbourhood walkability. Survey responses indicate that the most significant barrier to walkability is poor pedestrian

infrastructure. 95% of respondents indicated that they would walk in their neighbourhood more if pedestrian infrastructure was improved. Cited improvements included: new or improved sidewalks, pedestrian pathways that provided better separation between cyclists and pedestrians, and additional or improved crosswalks. Other barriers, mentioned in over 25% of responses, included: safety concerns (e.g. improved lighting, safer crossings, slower / less vehicular traffic, better separation from vehicular traffic, smoother / better maintained walking surfaces), and proximity to services and amenities.



Parks/Access to Green Space

Survey responses highlighted several key issues and concerns related to parks management and provision. In particular, respondents cited concerns about population growth and park capacity and the need to provide access to public green space as a complement to higher density housing forms. In addition, respondents wanted to see larger shade trees and existing green space preserved during redevelopment and green space and adequate vegetation incorporated into new developments. The survey also highlighted the fact that existing neighbourhood parks are well-used by residents. 77% of survey respondents indicated that they have a park close to their home that they regularly use. The ranked top 5 reasons respondents gave for why they use their nearby park were:

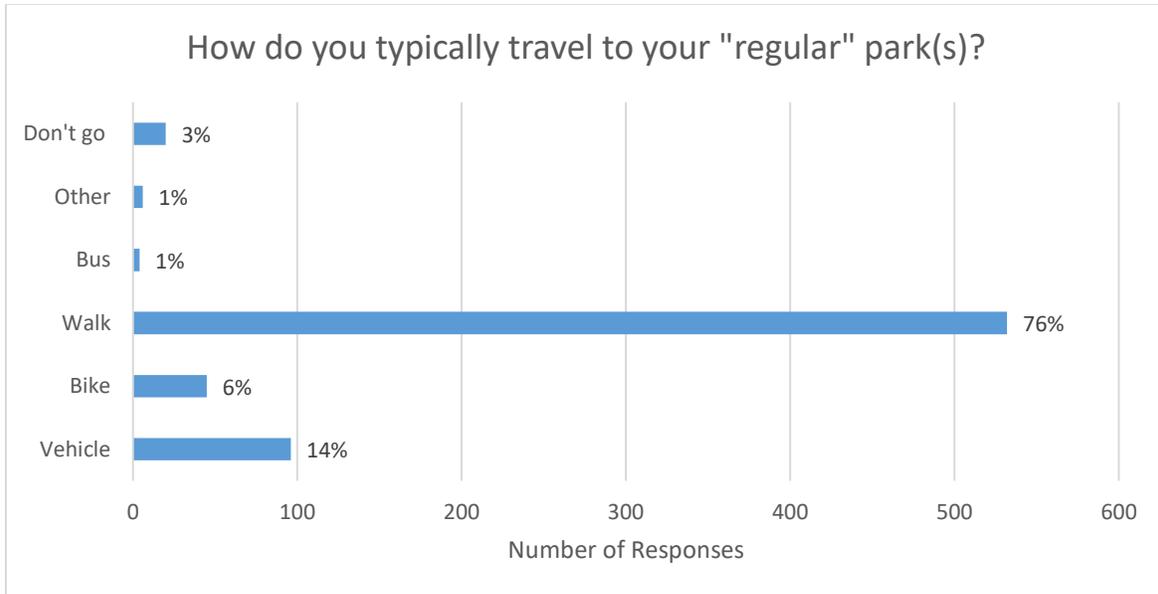
1. The natural amenities and quietness offered by the park;
2. The dog-friendly nature of the park;
3. The presence of pedestrian-friendly trails;
4. The proximity and accessibility of the park; and,
5. The presence of a good playground and infrastructure for children.

For respondents that did NOT regularly use their nearby park, the top 5 reasons cited were:

1. The lack or unsuitability of park amenities (e.g. washrooms, sports facilities);
2. Safety concerns related to accessing and using the park;
3. The lack of safe walking routes to and from the park;

4. The distance to the park; and,
5. The lack of trees and shade both at the park and on the way to and from the park.

The majority of respondents indicated that they typically access their nearby park on foot.



Survey participants were also tasked with ranking the importance of having specific parks and open space amenities within a 5-minute walk from home. The ranked top 5 most important amenities were:

1. Trees, green space and nature;
2. Active walking and cycling trails;
3. Nature trails;
4. Water access; and
5. Playgrounds.

Implementation and Monitoring

The final section of the survey asked respondents to comment on what factors would be most important to incorporate into an updated monitoring and implementation program for the OCP. The ranked top 5 factors mentioned by respondents were:

1. Continued community engagement and regular communication on progress towards OCP goals and targets;
2. Transportation indicators, such as mode split, transit ridership, walk scores, pedestrian and cyclist safety metrics, sidewalk network expansion and connectivity, and streetscape improvements;
3. Housing indicators, such as vacancy rates, progress on meeting housing needs, housing composition and density, construction starts, units created, and permits issued;
4. Environmental indicators, such as climate change mitigation and adaptation measures, amount of park / open space, changes in tree canopy, food security; and,

5. Clearly communicated, measurable, achievable and realistic goals and targets with an attached timeline and a process for regular progress reporting.

Other Comments

The last question of the survey provided respondents space to provide open-ended comments on the Strategic OCP Update project. Responses to this question were wide-ranging; however, some common themes included:

- The dire need for additional and more affordable housing options;
- The importance of aligning planning for residential infill and additional housing density with transportation and infrastructure improvements, and enhanced services, public amenities and recreational opportunities;
- The importance of considering the need for environmental protection and climate change mitigation and adaptation; and,
- The poor state of transportation infrastructure, including road safety, the lack of sidewalks, user conflicts, congestion, poor maintenance, the lack of adequate cycling infrastructure, and the need for improved transit service and infrastructure.

5. Next Steps

The feedback received as part of Phase 1 of the Strategic OCP Update project will be used to guide the development of a draft plan. The draft OCP is anticipated to be ready for Spring 2023, at which time stakeholders and the public will have opportunities to provide further input. The Phase 2 consultation process will include another public survey along with a wider range of opportunities for public input than in Phase 1. For the latest information on the OCP Strategic Update project, please visit the project webpage: www.saanich.ca/ocp

SURVEY QUESTIONS

OCP Phase 1 - Community Survey Summer/Fall 2022

Please return surveys by September 25, 2022

Surveys can be mailed or dropped off at:

Attn: Amber Walker
Community Planning Division
District of Saanich
770 Vernon Ave
Victoria, BC V8X 2W7

Or alternatively, scanned and email to: amber.walker@saanich.ca

Note: Larger copies of maps and online resources are attached to this survey for easier review.

Section 1: Welcome!

Project Background

The District of Saanich is completing a strategic update of its Official Community Plan (OCP). The OCP is the main document that guides growth and change in Saanich. It provides a long-term vision for a sustainable future that integrates a healthy natural environment with economic and social well-being. The Strategic OCP Update will retain the vision of the current OCP (Figure 1) and focus efforts on key elements that reflect recent trends and Council directions. This project has a narrow scope and is based on a one-year timeline. For more information visit: saanich.ca/ocp.



Figure 1: District of Saanich's OCP Vision

Survey Information

The purpose of this survey is to collect input to support the development of new land use policy in three areas:

- New housing forms in Neighbourhoods (through residential infill)
- Land uses along major roads/corridors
- Building complete, walkable communities

It will take you about 10-15 minutes to complete this survey. A paper copy of this survey is available upon request. Please note, there is a space at the end for you to provide additional comments.

Contact Information

Please direct any questions or additional requests for hard copies of the survey to:

Amber Walker, Project Manager

Community Planning, District of Saanich

amber.walker@saanich.ca or 250-475-5494 x. 3452

Saanich.ca/ocp

Section 2: Privacy Protection

We welcome your feedback and take protection of privacy seriously. Information collected in this survey will be stored on Simple Survey's servers located within Canada. Please do not provide any third-party information (e.g., talk about others) in your responses.

Your survey responses are being collected for the purpose of engagement and data analysis for the Strategic Official Community Plan Update project. This collection of personal information is authorized under the Local Government Act, Community Charter, and section 26(c) of the Freedom of Information and Protection of Privacy Act.

Questions about privacy can be directed to the District of Saanich Privacy Officer at:

770 Vernon Ave, Victoria, BC V8X 2W7

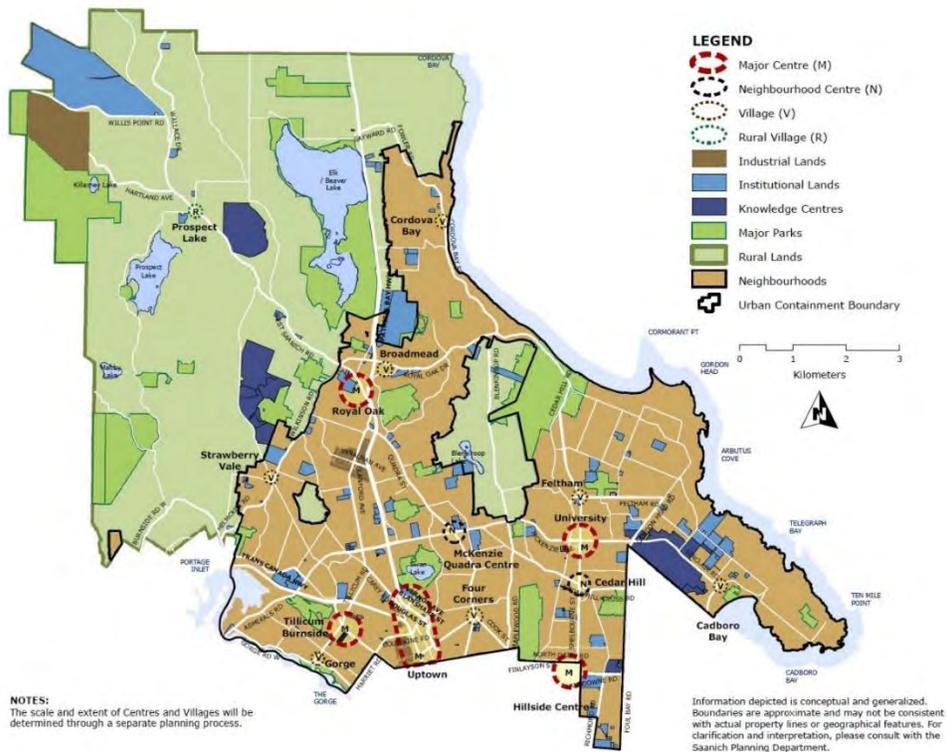
(250)-475-1775

foi@saanich.ca

Section 3: New Housing Forms in Neighbourhoods

The OCP designates a mix of land uses for all parts of the District. Neighbourhood areas currently provide lower-density housing mixed with supporting amenities such as parks, schools, and small-scale commercial uses (Neighbourhoods are shown in light brown on Figure 2).

Figure 2: General Land Use (Map 6 - OCP, 2008)



The OCP identifies a range of housing forms that can be considered broadly within Neighbourhoods, but limited criteria for evaluating what housing forms should go where. The following questions ask for your input on how to evaluate [different housing forms](#) (see attached resource document at the end of survey) within Neighbourhoods.

1. Within Neighbourhood areas, typically we would consider smaller-scale housing forms for infill (e.g., house-plexes, small townhouse projects). What criteria or factors should be considered when assessing how to support these types of smaller-scale infill applications?

2. The current OCP supports consideration of low-rise apartments (up to four storeys) in Neighbourhoods. Recent Council direction indicates an openness to six storeys for rental and/or affordable housing within Neighbourhoods. What locations within Neighbourhoods are appropriate for this type of higher-density housing?

Section 4: Adding the “Corridors” Land Use Designation

Overview

The OCP designates some areas of Saanich as “Centres” and “Villages.” These areas are intended to act as community hubs where services and amenities are found along with higher density housing. In the past, Corridors have been informally designated for increased density. With the update to the OCP, this designation will be formalized.

Major Corridors

Major Corridors will be added to the OCP as desired locations for increased residential density and taller buildings along major roads with frequent transit service. The four proposed Major Corridors are segments of McKenzie Avenue, Shelbourne Street, Quadra Street, and Tillicum Road (see Figure 3, pg.5). Detailed planning for these Corridors is scheduled to take place over the next three years. These Corridors will be supported by local-serving commercial activity in appropriate locations. They will be vibrant spaces and include wider sidewalks, improved walking/biking connections, and thoughtful urban design and landscaping standards. There will be careful attention to transitioning from higher density corridors with taller buildings to lower density neighbourhood areas.

3. Indicate your level of agreement with including Major Corridors in the OCP for increased residential density along key transit corridors.

Strongly Disagree	
Disagree	
Neutral	
Agree	
Strongly Agree	
Not Sure	

Please tell us more about your response.

Secondary Corridors

The concept of Secondary Corridors will also be introduced into the OCP as part of the Strategic Update. Secondary Corridors within Neighbourhood areas will support demand for future frequent transit service by adding a range of housing options. These areas integrate with Saanich’s Active Transportation network (e.g. walking, biking, rolling), green spaces, and local-serving commercial activity in appropriate locations. Secondary corridors and potential new villages will be identified through upcoming detailed area planning processes.

5. What are some considerations when planning for Secondary Corridors?

Section 5: Building Complete Walkable Communities

An important aspect of the Strategic OCP Update is to reinforce the existing direction in the current OCP to develop complete, walkable communities supported by transit and active transportation (e.g. walking, biking, rolling).

Complete communities typically contain a range of services and amenities that can be easily accessed on foot. These services and amenities might include a park, shops, a recreation facility, a school, and/or other community facility. They are served by transit and pedestrian and bicycle infrastructure which together help support low-vehicle ownership rates and low-carbon, sustainable lifestyles.

The questions below will help us understand what services and amenities are important when developing policy to encourage complete communities at a Neighbourhood level.

6. Based on the “complete communities” description above, how “complete” is the neighbourhood in which you currently live? Rank this on a scale of 1 to 10 with 1 as “not complete” and 10 as “complete”.

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

7. Please describe your response to the previous question.

8. What services and amenities are within easy walking distance of your home? Check all that apply.

<input type="checkbox"/>	Coffee Shops, Restaurants, Pubs
<input type="checkbox"/>	Cultural Venues
<input type="checkbox"/>	Employment Opportunities
<input type="checkbox"/>	Frequent transit service (every 15 minutes or less)
<input type="checkbox"/>	Grocery Stores
<input type="checkbox"/>	Health Services
<input type="checkbox"/>	Parks
<input type="checkbox"/>	Rec Facilities, Community Centres, Libraries
<input type="checkbox"/>	Retail Services
<input type="checkbox"/>	Schools
<input type="checkbox"/>	Transit Exchange
<input type="checkbox"/>	Others:

9. What services and amenities do you WISH you had within walking distance of your home? Check all that apply.

<input type="checkbox"/>	Coffee Shops, Restaurants, Pubs
<input type="checkbox"/>	Cultural Venues
<input type="checkbox"/>	Employment Opportunities
<input type="checkbox"/>	Frequent transit service (every 15 minutes or less)
<input type="checkbox"/>	Grocery Stores
<input type="checkbox"/>	Health Services
<input type="checkbox"/>	Parks
<input type="checkbox"/>	Rec Facilities, Community Centres, Libraries
<input type="checkbox"/>	Retail Services
<input type="checkbox"/>	Schools
<input type="checkbox"/>	Transit Exchange
<input type="checkbox"/>	Others:

10. Finish this sentence: "I would walk in my neighbourhood more if"

Neighbourhood Park Access

Is there a park(s) close to you that you use regularly?

	Yes
	No
	Sometimes
	Don't go to parks

Please tell us why you use (or don't use) this park(s).

11. When accessing your "regular" park(s), how do you typically travel to the park(s)?

	Walk
	Bike
	Bus
	Vehicle
	Other
	N/A

12. Within a five-minute walk of your home, rank the top five most important park and open space amenities that you would like to see in order of importance with 1 as "most important" and 5 as "less important".

Use each ranking only once to identify your "top five" amenities					
Park Amenity	1	2	3	4	5
Active walking/cycling trails					
Dog off-leash area					
Gathering space for small events, e.g. music, cultural					
Informal seating areas					
Nature trails					
Picnic areas					
Playgrounds					
Public art/cultural sites					
Sports courts/fields					
Trees, greenspace, and nature					
Water access					
Others, please specify:					

Section 6: Monitoring and Evaluation the OCP/Additional Comments

It is important that the OCP stays up-to-date so that it continues to be effective in guiding land use and planning decisions and meeting community needs over time

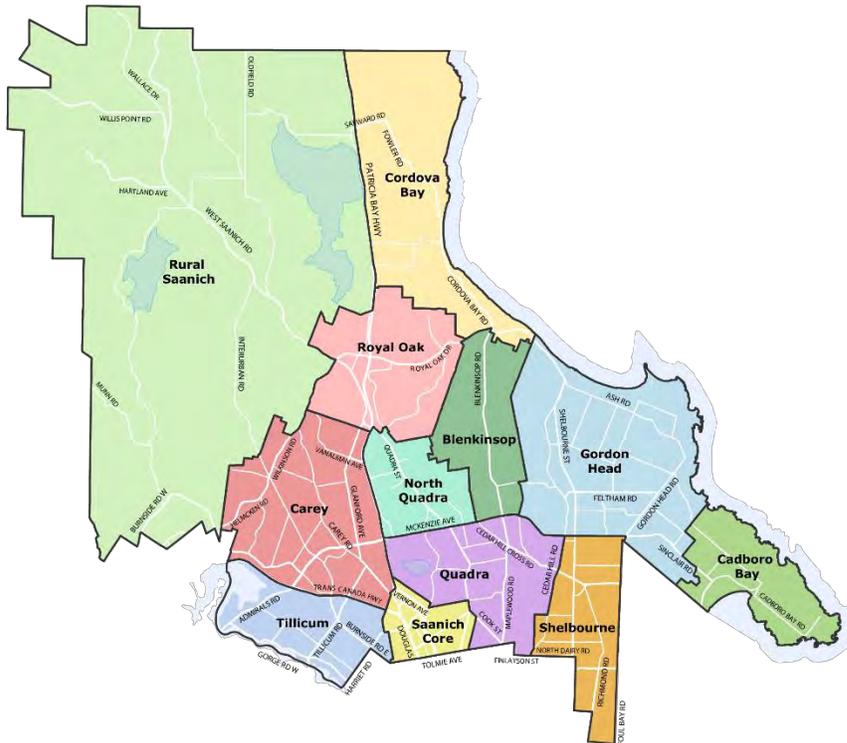
13. Through this process, we will add in new content to support monitoring and evaluating of the plan's effectiveness. What factors do you think are important to incorporate into an updated monitoring and implementation program?

14. Please include any additional comments on the survey content below.

Section 7: Select Participant Background Information (optional)

These participant background questions are included to help us analyze and understand the data. This information cannot be personally linked back to you and all survey data will be organized by theme and presented as a group response.

15. What Neighbourhood do you live in?



Select from the following list:

<input type="checkbox"/>	Blenkinsop
<input type="checkbox"/>	Cadboro Bay
<input type="checkbox"/>	Carey
<input type="checkbox"/>	Cordova Bay
<input type="checkbox"/>	Gordon Head
<input type="checkbox"/>	North Quadra
<input type="checkbox"/>	Royal Oak
<input type="checkbox"/>	Rural Saanich
<input type="checkbox"/>	Saanich Core
<input type="checkbox"/>	Shelbourne
<input type="checkbox"/>	Tillicum
<input type="checkbox"/>	Quadra
<input type="checkbox"/>	I don't live in Saanich

16. Please select your age range:

	Under 20 years
	20-29 years
	30-39 years
	40-49 years
	50-59 years
	60-69 years
	70-79 years
	80+ years

17. How would you describe your current housing situation?

	I own my home
	I rent my home
	I belong to a housing co-op
	I live in a supportive housing
	Other: please specify

18. What type of housing do you currently live in?

	Single-family home (detached house)
	Suite in a house (i.e. basement or above-ground suite)
	Garden Suite
	House-plex (duplex, three-plex or four-plex)
	Townhouse or rowhouse
	Apartment or condo
	Currently lack stable housing (e.g. staying at a shelter, staying with friends)
	Other (please specify):

19. How well does your current housing meet the needs of the people living in your household?

Rank on a scale of 1 to 10 with 1 as “Does not meet my household’s needs” and 10 as “Completely meets my household’s needs”.

1	2	3	4	5	6	7	8	9	10
---	---	---	---	---	---	---	---	---	----

20. How did you hear about this survey (Select all that apply)?

	Social media (FaceBook, Twitter, LinkedIn)
	Saanich website
	Online notification from Saanich
	Flyer in the mail
	Newspaper
	Email from Saanich
	Poster in the community
	Community Association
	Word of mouth
	Other (please specify)

Thank-you for taking the time to complete this survey!

Your input is important and will help inform the development of new land use policy to be included in the revised draft OCP. If you are seeking follow-up from the project team, contact the project manager directly at amber.walker@saanich.ca or 250-475-5494, x3452.

Join the Strategic OCP Update List to receive project updates and learn about future opportunities to provide feedback. More information on the project is available at www.saanich.ca/ocp

HOUSING TYPOLOGIES: OPTIONS FOR EXPANDING HOUSING CHOICE

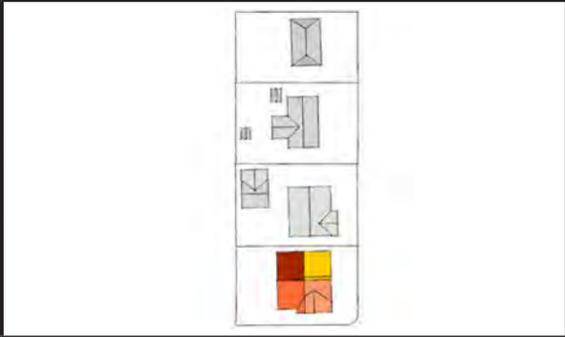
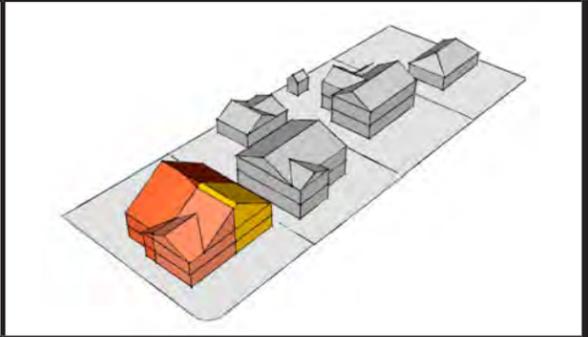
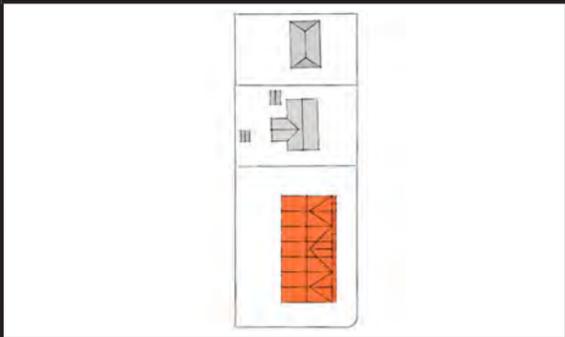
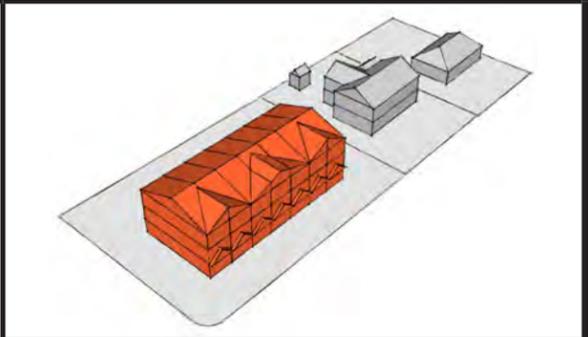
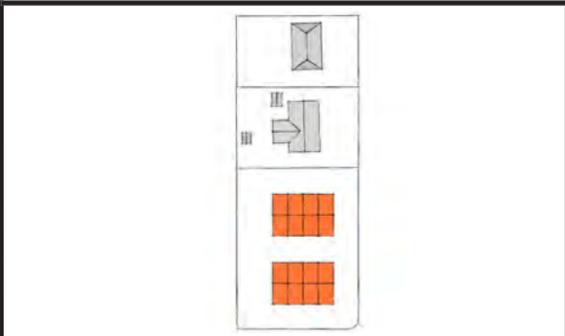
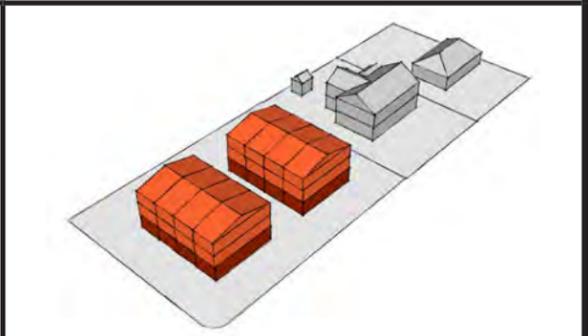
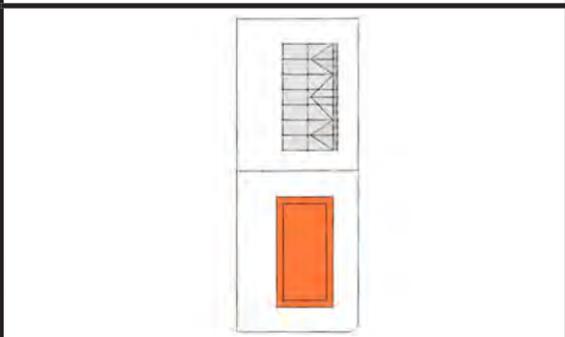
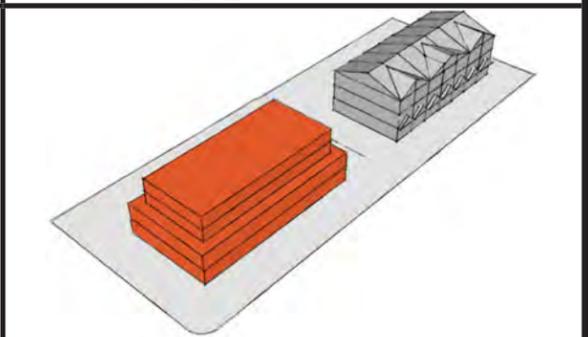
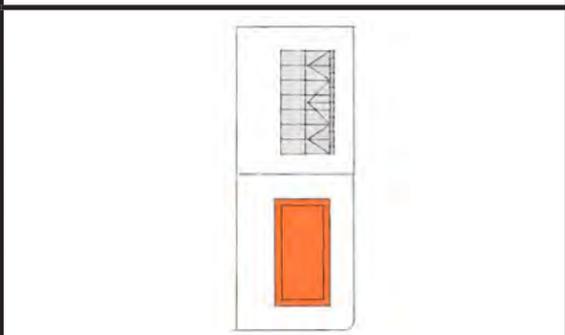
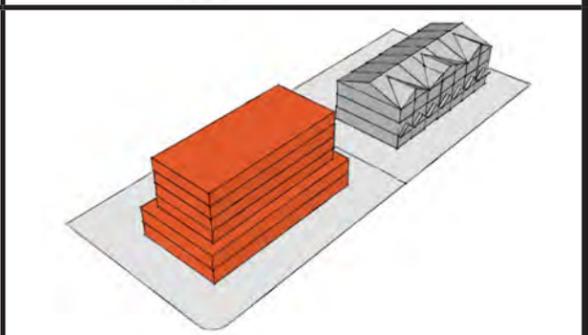
SECTION 3



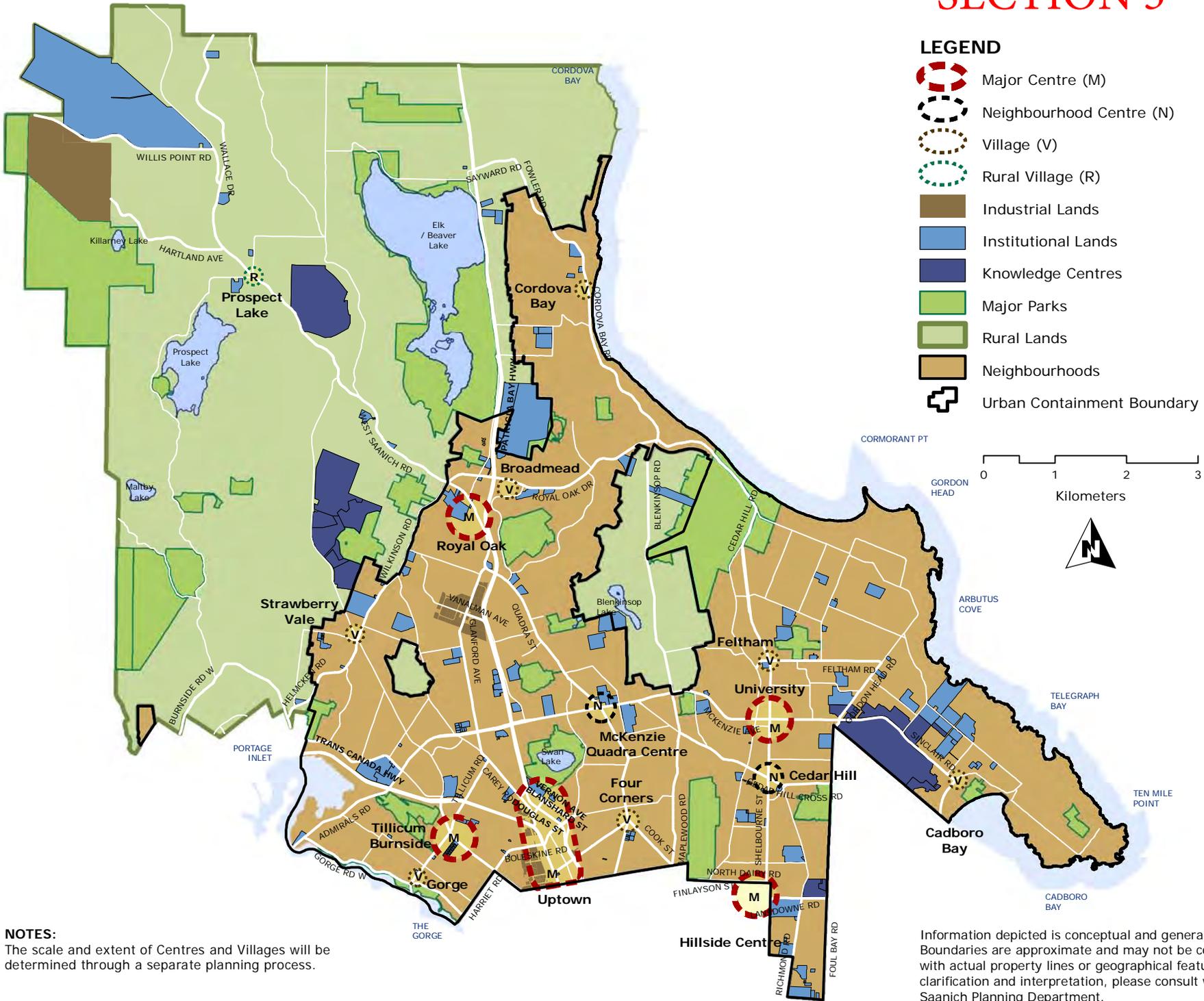
	Example Photo	Example Plan View	Example Diagram
<p>Single Detached (SD)</p> <ul style="list-style-type: none"> One principal unit, with attached suite permitted under zoning 			
<p>Single Detached (+ Garden Suite) (SD+)</p> <ul style="list-style-type: none"> One principal unit and one detached garden suite 			
<p>Small Lot/Narrow Lot - Single Detached (SL)</p> <ul style="list-style-type: none"> One principal unit (freehold) on a narrow lot Typically, small lots are a minimum of 10m wide and 300m² in area Subdivision would be required to create a small lot(s) 			
<p>Duplex/Semi-detached (2P)</p> <ul style="list-style-type: none"> Single adjoined building divided into two principal units on one lot (strata) OR two lots (freehold) Unit arrangement: side by side OR front to back OR up and down Could be developed as conversion from an existing Single Detached House to a Duplex or Semi-detached dwelling 			
<p>Triplex (3P)</p> <ul style="list-style-type: none"> Three attached principal units on a shared lot (strata) Often designed with a house-like form with similar overall size to the neighbouring houses Could be developed as conversion from an existing Single Detached House to a Triplex 			

HOUSING TYPOLOGIES: OPTIONS FOR EXPANDING HOUSING CHOICE



Typology	Example Photo	Example Plan View	Example Diagram
<p>Fourplex (4P)</p> <ul style="list-style-type: none"> • Four attached principal units on a shared lot (strata) • Often designed with a house-like form with similar overall size to the neighbouring houses • Could be developed as conversion from an existing Single Detached House to a Fourplex 			
<p>Townhouse/Rowhouse (TH/RH)</p> <ul style="list-style-type: none"> • Attached units on a shared lot (strata) OR on separate lots (freehold); up to 3 storeys • Ground oriented units, which include individual exterior entrance and private outdoor space 			
<p>Stacked Townhouses (STH)</p> <ul style="list-style-type: none"> • Units are stacked on top of each other (strata) • Up to 3 storeys, on a shared lot • Ground oriented units, which include individual exterior entrance and may include private outdoor space • May be developed in one row or two parallel rows, and may include an option for suites added to lower level 			
<p>Low Rise Apartment (LRA)</p> <ul style="list-style-type: none"> • Up to 4 storeys, with a shared main entrance, stacked units (strata) 			
<p>Medium Rise Apartment (MRA)</p> <ul style="list-style-type: none"> • 5 to 8 stories, with a shared main entrance, stacked units (strata) 			

SECTION 3



NOTES:
The scale and extent of Centres and Villages will be determined through a separate planning process.

Information depicted is conceptual and generalized. Boundaries are approximate and may not be consistent with actual property lines or geographical features. For clarification and interpretation, please consult with the Saanich Planning Department.

QUESTION 15

