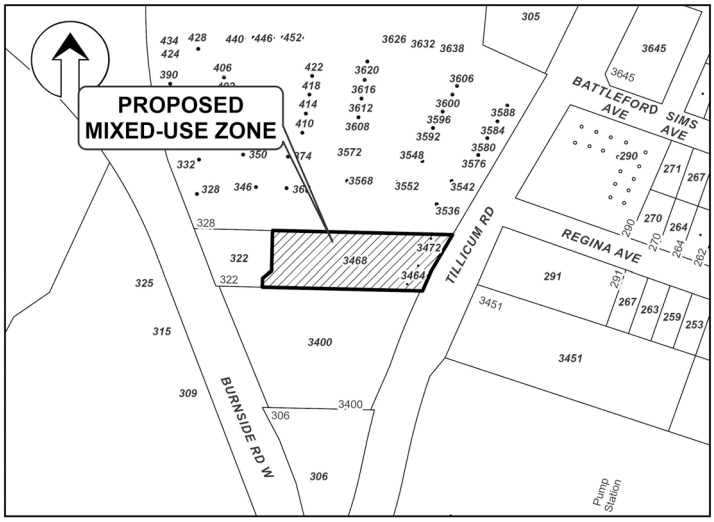
THE DISTRICT OF SAANICH

Notice of Zoning Bylaws

NOTICE IS HEREBY GIVEN, pursuant to Section 464(3) of the *Local Government Act*, that the District of Saanich is prohibited from holding a public hearing in relation to the following proposed Zoning Bylaw Amendments.

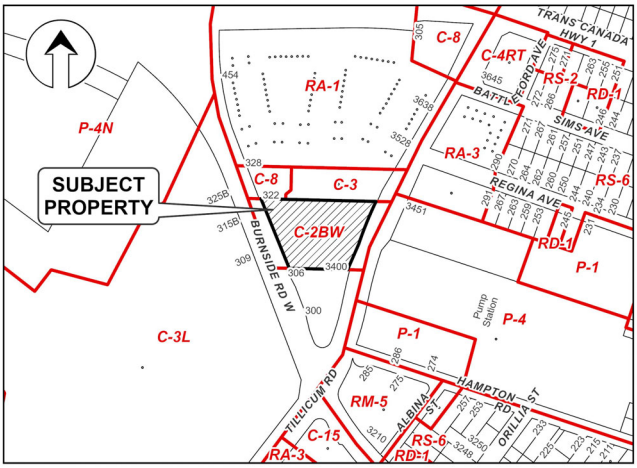
AND NOTICE IS HEREBY GIVEN pursuant to Section 467 of the *Local Government Act* that first reading of the proposed bylaw amendments will occur at a Council meeting held in the Saanich Municipal Hall Council Chambers, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **MONDAY, NOVEMBER 23, 2026**, at 6:30 p.m.

A. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2026, NO. 10226 PROPOSED REZONING FOR AN 18-STOREY MIXED USED RENTAL, HOTEL AND COMMERCIAL BUILDING ON TILLICUM ROAD



The intent of this proposed bylaw is to create a new C-20 (Mixed Use/Tourist Accommodation) Zone to support high density and building height, yet maintain other key regulations found in similar Neighbourhood and Centre Mixed Use Zones. This bylaw amendment proposes to rezone Lot 1, Sections 14 and 80, Victoria District, Plan 14645, Except Part in Plan 40819 (**3468 TILLICUM ROAD**) from the C-3 (Shopping Centre) Zone to the C-20 (Mixed Use/Tourist Accommodation) Zone to construct an 18-storey mixed use development containing purpose building rental units, hotel rooms and commercial units over two levels of underground parking. A **DEVELOPMENT PERMIT** will be considered with variances requested for projections, visitor parking, accessible parking, onsite-loading spaces, and setbacks. A **COVENANT** and **HOUSING AGREEMENT** will also be considered to further regulate the use of lands and buildings.

B. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2026, NO. 10321 PROPOSED AMENDMENT TO THE C-2BW (BOLESKINE WHITTIER COMMERCIAL/APARTMENT) ZONE



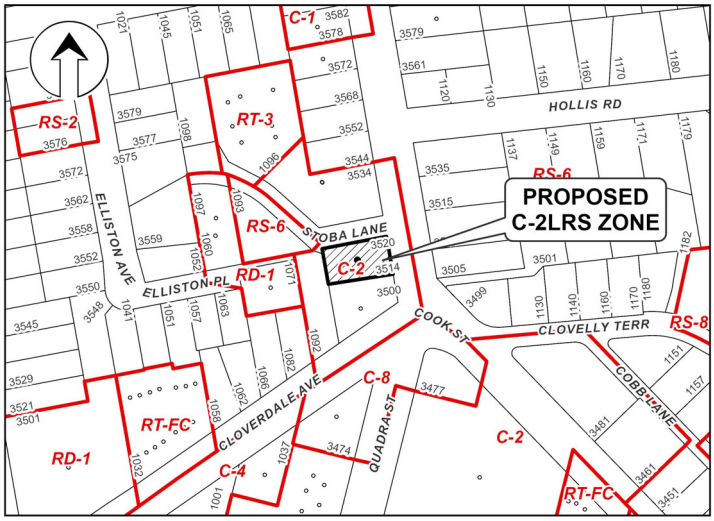
The intent of this proposed bylaw is to amend the C-2BW (Boleskine Whittier Commercial/Apartment) Zone to include “Fast Food Restaurant” as a permitted use to allow a portion of the commercial retail space to be leased to fast food restaurants.

AND NOTICE IS HEREBY GIVEN, pursuant to Section 464(2) of the *Local Government Act*, that the District of Saanich is not required to hold a public hearing in relation to the following proposed Zoning Bylaw Amendment.

AND NOTICE IS HEREBY GIVEN pursuant to Section 467 of the *Local Government Act* that first reading of the proposed bylaw amendment will occur at a Council meeting held in the Saanich Municipal Hall Council Chambers, 770 Vernon Avenue, Victoria, BC, V8X 2W7, on **MONDAY, NOVEMBER 23, 2026**, at 6:30 p.m.

C. ZONING BYLAW, 2003, AMENDMENT BYLAW, 2026, NO. 10337
PROPOSED REZONING TO SUPPORT A NON-MEDICAL CANNABIS RETAIL STORE ON QUADRA STREET

The intent of this proposed bylaw is to rezone Lot 2, Section 62, Victoria District, Plan 9171 **(3514 QUADRA STREET (addressed as 3514, 3516, 3518, AND 3520 QUADRA STREET))** from the C-2 (General Commercial) Zone to the C-2LRS (General Commercial/Liquor Retail) Zone to support a non-medical cannabis retail store in an existing retail storefront. A **COVENANT** will also be considered to further regulate the use of lands and buildings.



A copy of the proposed bylaws and permit may be inspected, and further information may be obtained from the Legislative Division, Saanich Municipal Hall, 770 Vernon Avenue, between 8:30 a.m. and 4:30 p.m. from November 12, 2026 onwards, excluding weekends and statutory holidays.

Providing Input:
Enquiries and comments may be submitted in person, by mail, or by email and must be received no later than 12:00 p.m., noon, on the day of the meeting. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

- Send your comments to Council by emailing council@saanich.ca
- Mail your comments by post to Legislative Services, District of Saanich, 770 Vernon Avenue, Victoria, BC V8X 2W7.
- Leave your written comments in the dropbox by the main door at the Municipal Hall, 770 Vernon Avenue.

To speak at the meeting, you may register to speak in person or via video on MS Teams. Please register by:

- Emailing the meeting date, agenda item you wish to speak to, and your phone number to council@saanich.ca; or
- By calling 250-475-5501 and specifying which meeting date and agenda item you wish to speak to.

The deadline for registration is 12:00 p.m. (noon) on the day of the meeting.

An opportunity to participate during the meeting will be available, please watch the webstream for details. All meetings are streamed live at Saanich.ca/agendas. The agenda package will be available for viewing on the Saanich website on Thursday, November 19, 2026, at Saanich.ca/agendas

Legislative Services Division
District of Saanich
770 Vernon Avenue
Victoria, BC V8X 2W7
council@saanich.ca
250-475-5501