

2024 Concept Plan Update

Since its purchase visitors continue to use and enjoy Panama Flats. Given that large scale agriculture, a dominant feature of the 2014 plan, has proven unfeasible, Parks is reconnecting with the community to learn how the flats are currently being used, and to identify community interests and ideas for Panama Flats.

Specific topics that will be explored include:

- First Nations – What and where are the culturally important areas and traditional uses, and are there opportunities to incorporate traditional practices and uses in the future?
- Biodiversity and Conservation – How will the Colquitz River and fish habitat, wildlife and migratory bird habitat, and rare plant habitat (Garry oak ecosystems and Vancouver Island Beggarticks) be protected? Are there opportunities to strengthen the urban forest, and how will invasive plants be managed?
- Stormwater Management – The flats hold excess rainwater and overflow from the Colquitz River and are a critical component of Saanich's Stormwater Management system. How does Saanich ensure this important function is maintained?
- Recreational Opportunities – Has the way the community uses the flats changed? Can recreational opportunities be improved? How can visitors be accommodated in balance with other important site functions?
- Small-Scale Agriculture – Are there localized opportunities for small-scale farming/gardening?
- Neighbourhood Impact – How will the flats be managed to prevent the odours that have resulted from the accumulation of organic debris in the past? What other management practices need to be implemented to facilitate use and enjoyment of the site?

Community Engagement

Learning how the community is using Panama Flats and building a vision with the community for the future is key to refreshing the concept plan. The Parks Division will be holding several meetings and events to ensure that everyone who is interested has an opportunity to contribute their voice.

Panama Flats Concept Plan Update - Open House

An open house was held on June 25, 2025 at Northridge Elementary School to present the updated concept plan for Panama Flats that better reflect the community's current uses and values.

View the [presentation boards](#) from the open house event.

An online questionnaire ran through July 16. [View the results](#).

Proposed Updated Concept Plan

The draft plan has been updated to reflect the sum of community input received. View the proposed [Updated Concept Plan for Panama Flats](#).