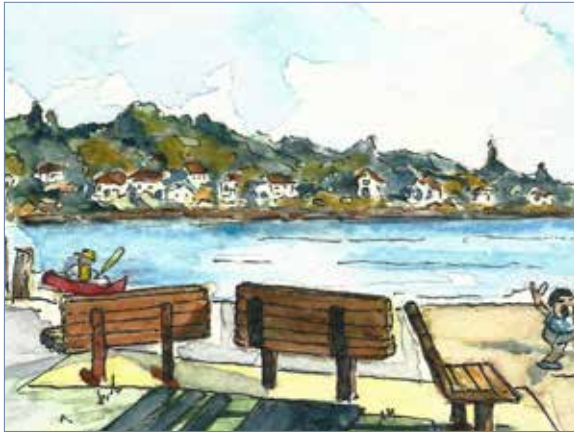


Welcome!



Thanks for coming!

We have been working to update the Local Area Plan (LAP) for the Cadboro Bay area.

The purpose of today's Open House is to bring you up to date on process, and provide the opportunity to learn more and share your feedback on the Draft Local Area Plan.

Feel free to ask staff questions and **share your thoughts with us**.

Visit saanich.ca/cadboro to view the full *Draft Cadboro Bay Local Area Plan* and *Cadboro Bay Village Design Guidelines*, and **fill out the community feedback survey****.
Today's Open House Boards are also available for viewing on the website.

Following the open houses and community survey, changes will be made to the Draft Plan to reflect the feedback received, before it is presented to Council for their consideration.

Sign up for notifications at saanich.ca/cadboro

** Let our staff know if you would like a paper survey to provide your comments

HOW IT WORKS



WHAT IS THE DRAFT LOCAL AREA PLAN?

The Cadboro Bay Local Area Plan provides an updated vision, objectives and policies to guide decisions on planning and land use management for the next 20 to 30 years. It identifies how change and growth may occur (will happen) over time. The Cadboro Bay LAP has been updated through extensive community participation, and, builds-on and implements the Official Community Plan's vision of environmental integrity, social well-being and economic vibrancy.

HOW TO LEARN MORE AND PROVIDE YOUR FEEDBACK:

1. Review the Open House display boards providing an overview of the Draft Plan
2. Read the full **Draft Plan** available at saanich.ca/cadboro
3. Ask staff questions to get clarification
4. Complete the **Community Feedback Survey** online at saanich.ca/cadboro
(ask any of our staff if you prefer a paper survey)
5. Send any additional comments you may have to planning@saanich.ca

OPEN HOUSE OVERVIEW

Today's Open House display boards are organized based on the Draft Local Area Plan section themes and provide a summary of the key policies. For more detail, please review the full Draft Plan on-line.

S1 HOW IT WORKS

S2 LOCAL AREA CONTEXT

S3 COMMUNITY VISION

S4 ENVIRONMENT AND SUSTAINABILITY

S5 LAND USE

S6 TRANSPORTATION AND MOBILITY

S7 PARKS, OPEN SPACE AND COMMUNITY FACILITIES

S8 SOCIAL AND CULTURAL WELL-BEING

S9 VILLAGE SUB-AREA PLAN

S10 ECONOMIC VIBRANCY

S11 TAKING ACTION, TRACKING PROGRESS

S12 FEEDBACK AND NEXT STEPS

PLANNING PROCESS HIGHLIGHTS

The update of the Cadboro Bay Local Area Plan was initiated in the fall of 2018 and included a robust community engagement program, tapping into local knowledge with multiple activities.



Key milestone events:

- Adoption of Terms of Reference by Council
- Kick-off with Saanich Talks speaker series (285 attendees)
- Community Visioning Open Houses (260 attendees)
- Community Vision Survey (203 participants)
- Village Design Charrette (over 184 participants)
- Village Gallery Display (4 month exhibit 24/7)
- Housing + Land Use Design Charrette (155 participants)
- Topic area workshops (100 participants)
- Advisory Committee meetings (14 meetings)



HOW WILL THE PLAN BE USED?

The Cadboro Bay Local Area Plan, once adopted, will be used by Council, community members, staff and the development community to guide and evaluate potential change. The Local Area Plan provides more detail and policy at the local area and neighborhood level. This guidance extends to the evaluation of development applications, capital projects and community initiatives and programs. The Cadboro Bay Local Area Plan is part of the Saanich Official Community Plan (OCP), also known as the General Plan, and includes Local Area Plans and Development Permit Area guidelines which are used to guide and support land decisions.

WHAT DOES A LOCAL AREA PLAN DO?

1. Builds on local assets to respond to current issues and challenges.
2. Provides a framework or a course of action, to manage change in the community in a manner that reflects community values, good planning practice and the particulars of the place itself.
3. Seeks to balance localized interests and context with the Saanich-wide OCP goals and aspirations.

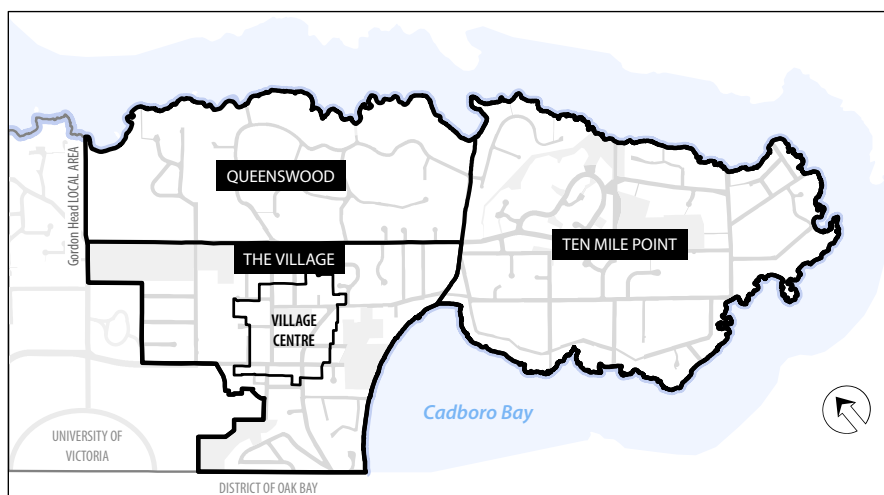
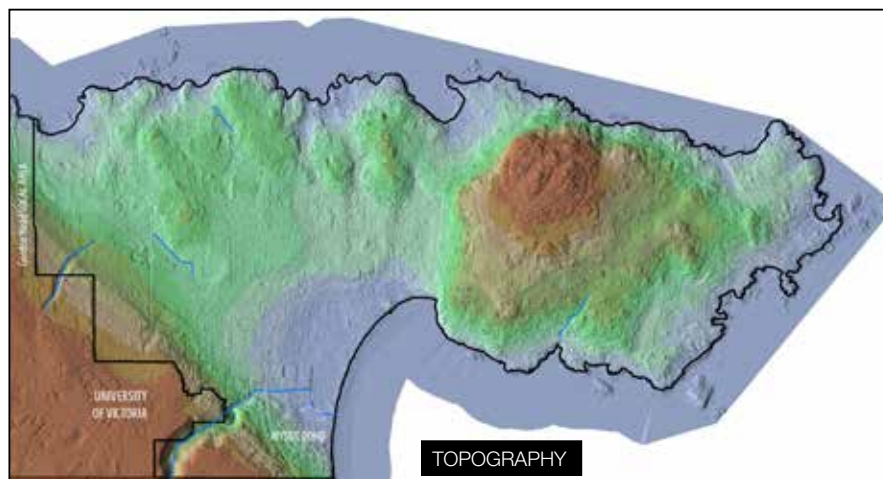
LOCAL AREA CONTEXT

PLAN AREA CHARACTERISTICS

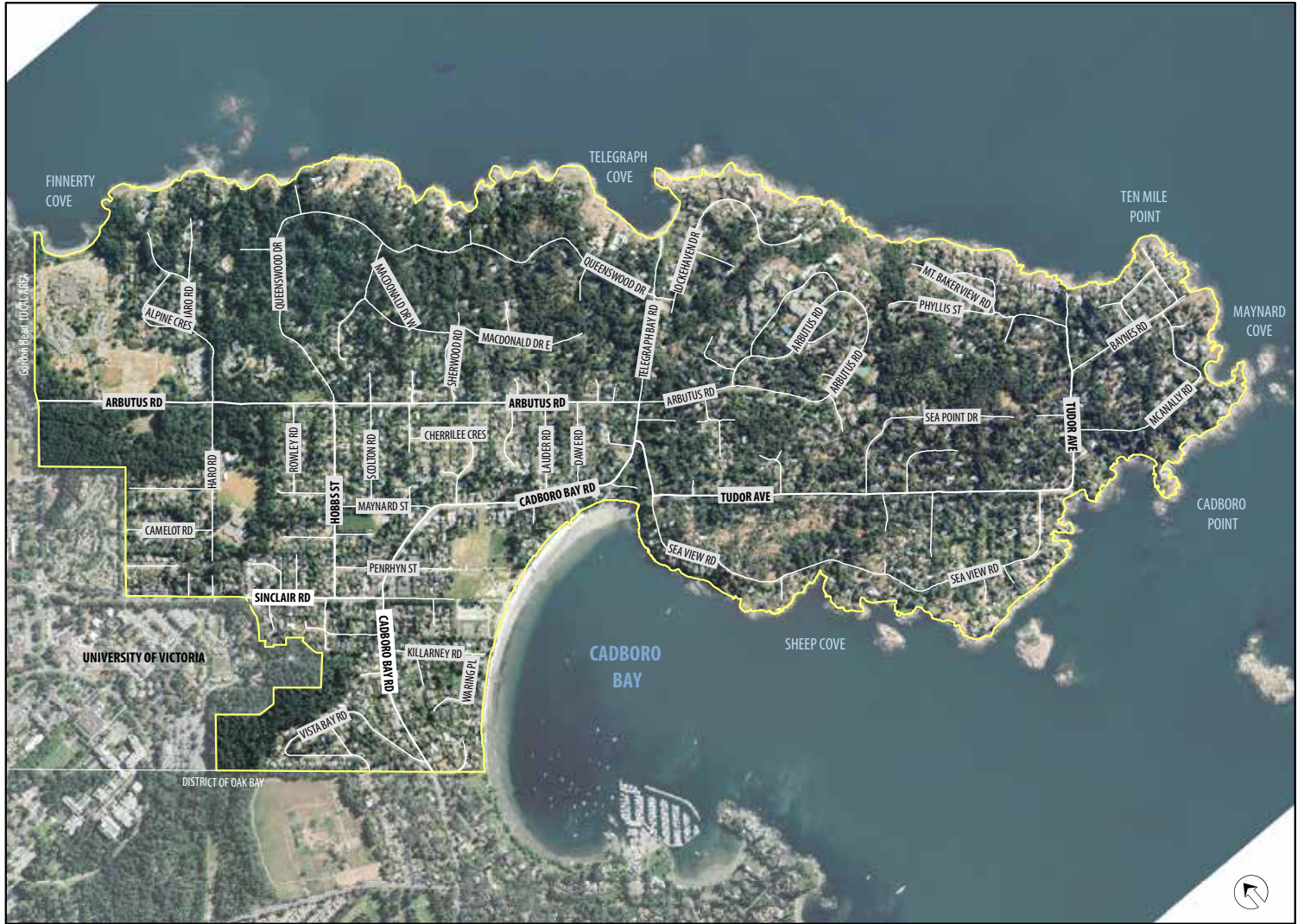
Located in the southeast portion of Saanich, Cadboro Bay is surrounded by water on three sides which provides a unique characteristic and geography. Cadboro Bay is a well-established community with a vibrant seaside village at its core. Cadboro Bay Village is central to community life and is best known for its small shops, eclectic restaurants, outdoor cafes and connection to the water. Rich in history, Cadboro Bay is a place that has developed over time with its own culture where the village, beach and natural areas are synonymous with Cadboro Bay and form part of the local identity and culture. The area's semi-rural character is created by local parks, open spaces, natural surroundings and vegetation and ocean surroundings.

Cadboro Bay includes three distinct neighbourhoods:

- The Village Neighbourhood (which includes the Village Centre);
- Queenswood Neighbourhood; and
- Ten Mile Point Neighbourhood



CADBORO BAY LOCAL AREA



MOMENTS IN HISTORY

This section provides a snapshot of moments in time that relate to origins of familiar names and events that shaped the area known today as the Cadboro Bay Local Area. More recent events are drawn primarily from the Saanich Archives collections including period newspaper articles and photos.

For thousands of years, the Lekwungen (Ləkʷəŋən) people known today as the Songhees and Esquimalt Nations, lived and held a village in this area. A number of archeological sites and artifacts may still be found today.



1900-011-0044-3000 Telegraph Bay Rd built in 1902



Biggest Cadboro

1885 SS Enterprise collided with RP Riffel off Ten Mile Point. There are several shipwrecks recorded in the area.



Cadboro Beach Hotel g 05911 141

1909 Cadboro Beach Hotel was built but remained unoccupied until after the War. The hotel operated from 1920 to 1931. Rooms cost \$4/day including board. Hotel guests received complimentary access to the Royal Victoria Yacht Club. 1922 list of guests shows a few from China and Great Britain, with the majority from the US and other provinces.



1892-013-0118 The Burned Goward Farm 1914

1915 Beginning of today's commercial Cadboro Bay Village Centre.



2002-172-021 Fineness Cadboro Bay 1941

1920s Rum runners operated in the area during the Prohibition era.

1921 Ten Mile Point had telephone service. With changes to direct dial the area was connected to Gordon Head. This included a toll charge for calls to the city which was unpopular and Cadboro Bay residents went on strike boycotting the service - this left houses isolated.

1866 First telegraph cables came ashore at the small bay they named Telegraph Cove. The line was laid across Hano Strait from San Juan Island. Telegraph Bay Road was created marking off the head peninsula at Ten Mile Point, named after the distance in nautical miles between Esquimalt Harbour and the point.

1860s Smugglers operated in the area moving opium, Chinese migrants and whisky across the border to the San Juan Islands and Puget Sound. Opium was legally processed in Victoria until 1908 when Ottawa banned its sale and possession.

1870 First home in Cadboro Bay was built by Sinclair. The Evans and Sinclair families are said to be the first settling families and started farming the area, trading furs with the First Nations for fish and game.

1895 The Giant Powder Company established an explosives plant at Telegraph Bay. The plant operated at the location until 1920 when it was relocated to James Island. Now all that remains is the house at 3565 Telegraph Bay Road, built in 1911 as the home for the works manager.

1901 Frances Hobbs began a community school on Hiberna Close. In 1917 the school had less than 11 pupils and was closed. Children then attended Cedar Hill school. Earlier Cadboro Bay schools were further into Oak Bay near north gate of Uplands and at corner of Lansdowne and Cadboro Bay Rd.

1914 Fred Patton built a small store at Sinclair and Cadboro Bay Road, later adding a Post Office, then sold the operation to Frank Hobbs. Frank Hobbs moved across Sinclair Road and built a grocery store and post office using bricks from the old powder works building at Telegraph Bay. He operated the store and post office for 31 years. A very close-minded man, Frank Hobbs served 2 years on Saanich Council and 14 terms on the Saanich School Board.

1919 Land in Cadboro Bay began to be subdivided, selling at \$1,000/acre.

1921 There was no public transportation in Cadboro Bay, a trip to the city meant a long walk to the Uplands streetcar to go to town.

1925-31 Early years included camping at Smugglers Cove for the summer. Fire insurance plans from 1925-31 for Cadboro Bay show camps along the beach at the foot of Sinclair Rd.

2007-054-010 View of Cadboro Bay from Beach pre-1900s



1903 transportation Guard Powder Works



1905-018-003 Frank and Lora Hobbs 1905



Early 1900s Sinclair and Cadboro Rd view 1915 Cadboro Bay School



1981-036-001 Mrs Davis Emery and hernd 1920



1981-015-011 At Cadboro Bay beach 1920s

1980-015-256a Construction of Anshus Outfall 1955



1981-021-033 Gyo Park Road 1922



1980-013-024c Goward House 1948 built 1908

1970s Goward House was sold to Saanich in 1973 in exchange for tenancy rights. The home and grounds are currently leased to the Goward House Society for use as a Seniors' Activity Centre. The house was designed in 1908 for the Goward family and is currently listed as part of Canada's Heritage Sites.



1983 Subdivision began at Minnie Mountain, followed by the Wedgewood Point residential development.

2007-171-004 View of Cadboro Bay Hotel (before 1931)



1930's Beach Policeman patrolled Cadboro Bay Beach. There is a record of 30-40 fires along the beach shore.

1940's Canadian Officers Training Camp (Gordon Head Army Camp) was on Finerney Road to provide training during the war. There were about 50 buildings that later served as veterans' housing on what is now part of the University of Victoria in Gordon Head.

1951 Frank Hobbs School was opened with 89 pupils. The Victoria Daily Colonist of November 6, 1951 carried the headline "Former School Trustee Frank V Hobbs Quits \$54,000 School Leaving the Name".

1968 The newly formed Saanich Parks Department enlisted the help of Saanich Engineering to build the octopus, whale, boat and Claddy the carbonouskus.

1929 Queenswood Land Company financial boom collapsed leaving original gate still standing at the Upland-Queenswood property (formerly Sisters of St Ann's).

1931 Cadboro Beach Hotel burned down August 18, 1931.



2012-041-020 Cadboro Bay Beach Hotel fire 1931

1945 First section of Village complex on the north side of Cadboro Bay and Sinclair included 7 stores and a drug-store, dry goods, bakery and a butcher shop. Hobbs store was still at the corner on the opposite side of the road.



1965-004-003 Cadboro Bay Village Plaza 1945

1954 Gyo Club of Victoria partnered with the District of Saanich to turn the marsh area at the foot of Sinclair into a recreation park known as Cadboro Bay Gyo Park (4.5 acres at the time). Park included grass area, parking lot, play and picnic areas.



1981-007-007 Onas on Octopus Gyo Park 1952

1980s Only dogs on-leash are allowed on the beach. Early years all kinds of animals were raced on the beach at Cadboro Bay.



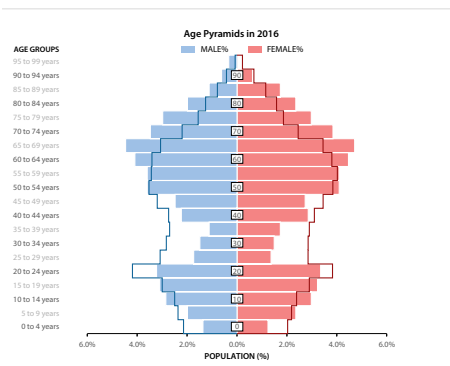
Bay Village 1974

REFERENCES:

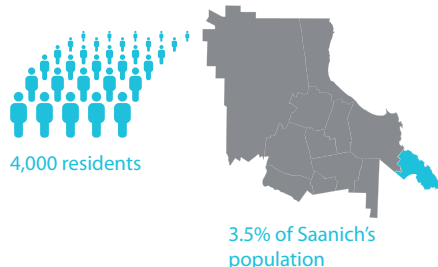
Saanich Archives, Victoria Archives, BC Archives, Saanich Heritage Register, Saanich News, Times Colonist, and Oak Bay News; Grant Kiddie, Songhees Pictorial: History of the Songhees People as seen by outsiders 1790-1912 (FRACM, 2003) Jupp Ursula, "Cadboro, A Ship, A Bay, A Sea Monster 1842-1958", (1988) Jay Editors; British Columbia Geographical Names Office; and the Royal British Columbia Museum.

LOCAL AREA CHARACTERISTICS

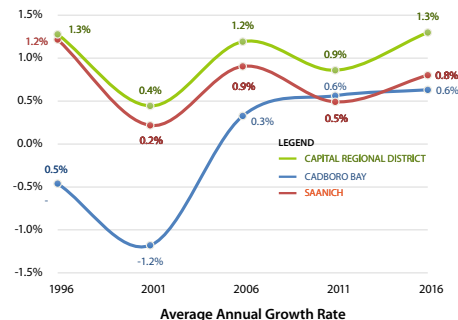
POPULATION DENSITY



POPULATION COUNT

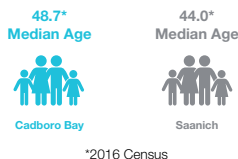


POPULATION GROWTH



Cadboro Bay's population has remained stable in the last three census periods.

MEDIAN AGE



Cadboro Bay residents are on average older than Saanich residents as a whole. The median age is 48.7 compared to 44.0 for Saanich. There is a higher proportion of residents 60 years and older living in Cadboro Bay and proportionally fewer 20 to 49 age cohorts.

HOUSEHOLD CHARACTERISTICS

HOUSEHOLD SIZE



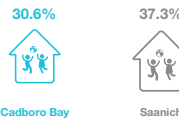
LOW-INCOME RESIDENTS (% of population)



MEDIAN HOUSEHOLD INCOME



HOUSEHOLDS WITH CHILDREN

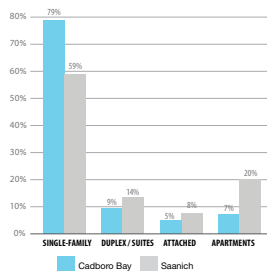


HOUSING

HOUSING TYPES

Single-family homes make up 79% of all dwelling units in Cadboro Bay, as compared to 59% in Saanich.

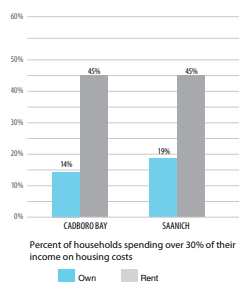
In the past 10 years, Cadboro Bay has seen the construction of 38 multi-family units, 87 single family units and 21 secondary suite or duplex units. The overall trend is the reverse of Saanich as a whole, which has seen a higher proportion of multi-family units in recent years.



HOUSING AFFORDABILITY

Housing is deemed unaffordable when the ratio of shelter costs to income exceeds 30%.

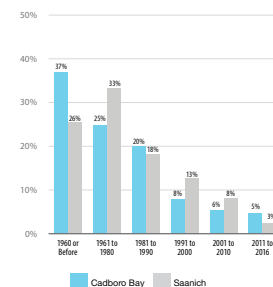
Among Cadboro Bay households, 24.1% are living beyond Statistic Canada's threshold for affordability. Renters are more greatly impacted, with 45% of renting households falling into the unaffordable definition.



AGE OF HOUSING STOCK

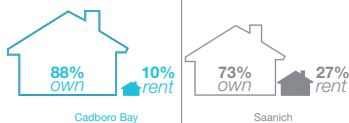
Cadboro Bay's housing stock is generally older than other parts of Saanich.

37% of dwelling units in Cadboro Bay were built before 1960 and 62% were built before 1980.



HOUSING TENURE (RENTAL VS. OWNERSHIP)

A high percentage (88%) of those living in Cadboro Bay own their own homes, whereas 12% of households are rentals. This rate of home ownership is significantly higher than the District, and as a whole the region (73%).

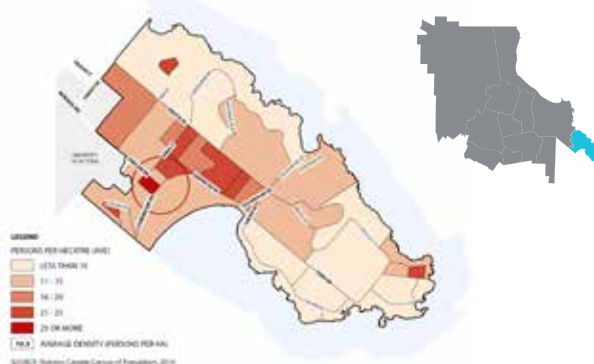


SOCIAL HOUSING

There are no social housing units in Cadboro Bay.

POPULATION DENSITY

The population density in Cadboro Bay is 10.3 persons per hectare. This density is similar to the Saanich Average at which includes both urban and rural areas. Similarly in Cadboro Bay, it can be noted that the Village Centre and neighbourhood area have the highest density reflecting a more urban form, while other neighbourhood areas include lower densities and include a semi-rural quality.



COMMUNITY VISION

The vision for the future of the Cadboro Bay Local Area builds on existing conditions that already make Cadboro Bay a great place and reflects the local community's values and future aspirations. Based on what Saanich staff heard from the community and the Community Vision Survey, the vision is as follows:

Cadboro Bay offers an unparalleled natural setting that supports an active lifestyle and sustains community connections. The area is infused, but not overwhelmed by the University of Victoria. Natural ecosystems are preserved, maintaining the green character and the community's noted "beach vibe".

Cadboro Bay Village continues to be the vibrant commercial and recreation centre of the community. The small-scale beachside Village core area provides for local community needs, culture, and recreation in a pedestrian and bicycle-friendly environment. A diversity of more compact housing types surround the Village core and adjoining single-family areas provide much needed housing options for aging in place and younger families, while conserving the village scale and its unique character.

The Ten Mile Point and Queenwood Neighbourhoods, remain as larger lot residential neighbourhoods, conserving their semi-rural feel and natural amenities, which include walking trails and beach accesses offering panoramic vistas of Haro Strait and Cadboro Bay.

Current and future generations have the opportunity to stay and experience this serene area that preserves its green character, offering a unique setting of being in nature, yet steps from the urban core.



KEY PLAN DIRECTIONS

1

Retain and enhance the unique character of the Village core as the heart of the community.



2

Diversify transportation links and be more welcoming to pedestrians and cyclists.



3

Plan for sea level rise and climate change impacts.



4

Provide more housing forms in the village neighbourhood suitable for all ages and stages of life.



5

Enhance Gyro Park as an integral part of the community heart and place of natural beauty.



6

Recognize local First Nations culture and history.



7

Green the village and surrounding streets.



8

Ensure new buildings and public spaces are in harmony with the Village scale and character.



9

Enhance Sinclair Road as a safe and enjoyable walking and cycling route.



ENVIRONMENT & SUSTAINABILITY

Cadboro Bay is home to an incredible combination of ecological and physical characteristics. Preserving the integrity of this natural environment and addressing climate change implications is essential to the long-term health of the community. Natural areas are integral to Cadboro Bay and form a considerable part of the community character and identity.

The local area plan seeks to identify, protect, and enhance the aquatic, marine and terrestrial ecosystems in this spectacular area.

OBJECTIVES

- A. Protect and enhance natural areas and natural features that are unique to the Cadboro Bay local area.
- B. Boost biodiversity by promoting Naturescape, enhancing habitat, identifying wildlife corridors, managing invasive species and mitigating impacts of development in environmentally significant areas.
- C. Protect and enhance the marine shoreline and coastal upland by promoting Green Shores principles and addressing pressures related to climate change and sea level rise.
- D. Improve watershed health and the condition of watercourses, giving priority to Hobbs Creek, Mystic Vale and Mystic Pond.
- E. Maintain the urban forest and green character of neighbourhoods.
- F. Increase resiliency and capacity to adapt to climate change impacts, with a focus on management of waterfront development.
- G. Reduce energy consumption and greenhouse gas emissions.
- H. Continue to support local groups and encourage community stewardship of natural places and local amenities.



Policy Summary

- Improve and restore watercourses and natural ecosystems
- Update Streamside DPA to recognise riparian habitat and develop restoration or water management plans
- Explore opportunities to restore portions of Cadboro-Gyro park to a natural wetland to improve stormwater management
- Maintain open ditch network, where possible
- Identify opportunities for daylighting streams, where feasible
- Protect and restore natural shoreline process and address impacts of erosion, climate resilience and sea level rise
- Protect and enhance coastal backshore habitat, protection of coastal wildlife, trees and encourage native planting
- Support senior governments in the protection of marine resources such as the Marine Conservation Area, migratory bird sanctuaries, forage fish habitat and others.
- Work with senior governments to address derelict boats and mitigate impacts on the natural environment
- Protect and enhance habitat and wildlife corridors, native vegetation, rare species, urban forest landscapes and sensitive marine environments when considering development applications for changes in land use
- Recognise and preserve unique trees and endangered Gary Oak, Arbutus and other ecosystems and habitat which form part of the critically imperiled Coastal Douglas-fir biogeoclimatic zone.
- Support local environment stewardship to enhance long-term viability of the heronry at mystic Pond
- Plant vegetation native to surrounding ecosystem and support restoration of habitat and wildlife corridors
- Support measures which help to mitigate impacts of deer browsing on vegetation
- Encourage private land stewardship through support for invasive species management



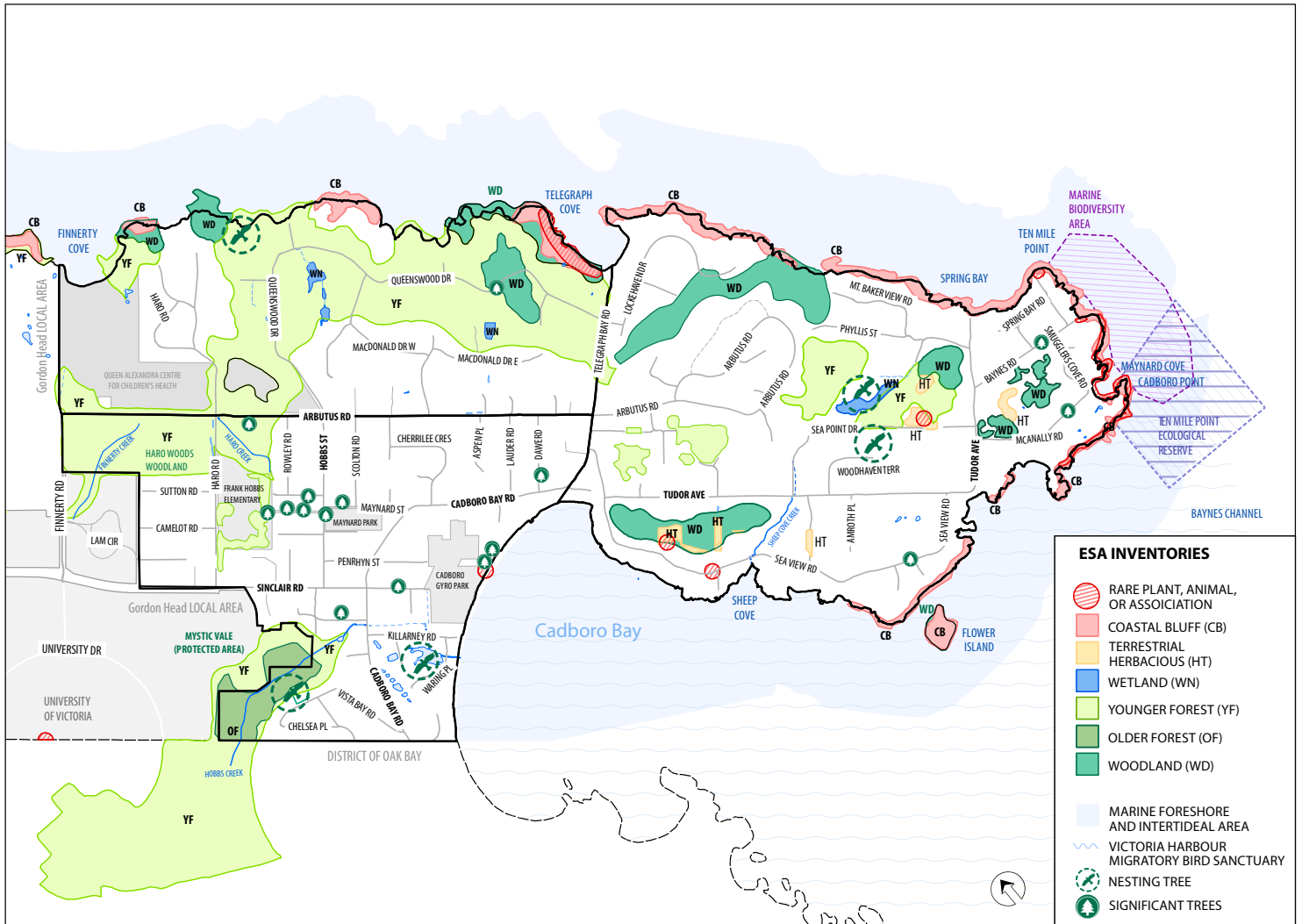
Green Shores is an initiative that provides science-based tools and best practices to help people minimize the impacts of new developments, and restore shoreline ecosystem function of previously developed sites.

GREEN SHORE PRINCIPLES:

- **Preserve or restore** physical processes such as the natural actions of water and sediment movement that maintain healthy shorelines.
- **Maintain or enhance** habitat function and diversity along the shoreline.
- **Prevent or reduce** pollutants entering the aquatic environment.
- **Avoid or reduce** cumulative impacts. Small individual effects add up to large impacts on shoreline environments.

website: stewardshipcentrebc.ca/green-shores-home

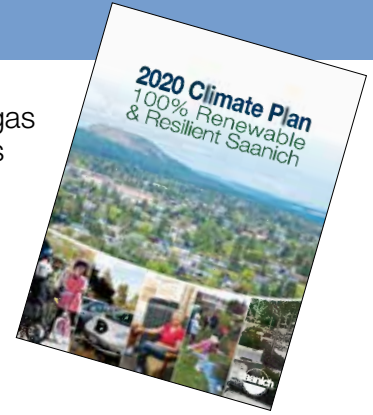
ENVIRONMENTALLY SIGNIFICANT AREAS



Cadboro Bay Environmentally Significant Areas

CLIMATE ACTION

The **Saanich Climate Plan** addresses both mitigation (reducing our greenhouse gas emissions) and adaptation (preparing for a changing climate). The Plan sets targets for emissions to help ensure global temperatures do not exceed 1.5°C above pre-industrial levels.



1. CUT EMISSIONS IN HALF BY 2030 AND TO NET ZERO BY 2050



2. TRANSITION TO 100% RENEWABLE ENERGY BY 2050



3. PREPARE FOR A CHANGING CLIMATE

Being surrounded on three sides by coastal waters, Cadboro Bay is at risk of sea level rise, coastal flooding (both temporary and, in some areas, permanent inundation), and erosion. It does not exclude the possibility of a tsunami event and liquefaction in the event of an earthquake. These are significant threats to public and private property, as well as natural features and ecosystems. Policies in this section are critical in supporting our ecosystems to be resilient and adaptable in the face of significant climatic changes in the years and decades ahead.

Policy Summary

- Encourage electric vehicle charging stations in public and institutional parking areas and multi-family, mixed-use and commercial developments
- Support land use changes that create complete communities, offer diverse housing formats within walking distance to Village amenities and services and transit
- Encourage use of renewable energy and support deep energy retrofits of existing buildings
- Require new development east of the Village Centre towards Cadboro-Gyro Park to assess geotechnical hazards and to build to appropriate flood construction levels
- Prepare for one-meter sea level rise by 2100, maintaining larger lots in Ten Mile Point and Queenswood and working with property owners and partner agencies to mitigate impacts
- Develop a Coastal Adaptation Strategy that considers long term options in response to ongoing and/or severe sea level rise in Cadboro Bay
- Work to provide support for vulnerable populations during periods of extreme weather
- Support development that uses passive cooling, introduces green space and adds to the urban forest, contributing to slope stability and benefits to the natural ecosystem
- Support additional studies and data collection to provide a greater level of information and help address climate change impacts

LAND USE

Cadboro Bay Local Area is relatively low density with tree lined neighbourhoods, a small Village commercial core adjacent to Cadboro-Gyro Park.

Cadboro Bay is primarily characterized by single detached lots of varying size. A limited number of multi-units are found in the Village Centre and in Ten Mile Point, at Wedgewood Estates. Commercial uses are concentrated in the Village Centre. There are a number of institutions providing local and regional services, including an elementary school and a senior's activity centre. The local area includes a concentration of land owned by institutions on the northwestern edge, that include the University of Victoria, Queen Alexandra Centre for Children's Health, and School District 61.

The Plan seeks to provide opportunities to strengthen Cadboro Bay as a diverse and complete community, with consideration of each neighbourhood's unique features and characteristics. The plan also endeavors to implement the Official Community Plan goal of strengthening Centres and Villages by expanding housing choices and the range of services and amenities in the Cadboro Bay Village area to better accommodate the needs of current and future generations.

The Cadboro Bay Village is further addressed in the Village Sub-Area Plan section which provides more specific detail and policy for this area.

OBJECTIVES

- A. Preserve and enhance Cadboro Bay Village as the heart of the community by reinforcing its pedestrian focus, low-rise built form and small-scale village character.
- B. Support redevelopment in the Village Centre that reinforces the pedestrian scale and beachside character of the Village and introduces a variety of shops, services, and housing options.
- C. Facilitate a diversity of housing forms in the Village Neighbourhood, including low-rise apartments, townhouses, and infill housing to offer opportunities to house a greater range of residents, including older adults and young families.
- D. Support the inclusion of a variety of housing types within walking distance of the Village Centre while retaining the existing neighbourhood character.
- E. Maintain the semi-rural character and larger lot sizes in Ten Mile Point and Queenswood residential neighbourhoods.
- F. Support land use changes on Institutional properties that provide employment, community and housing uses suitable to the neighbourhood context.
- G. Preserve natural environment features and natural amenity areas, and improve community access as part of redevelopment projects.

FUTURE LAND USE

The **Village Centre**, which is centred on Cadboro Bay Road and generally defined by the extent of commercial and multi-unit residential uses, will continue to be the core of the community and will retain its unique, small-scale character. Over the next 20-30 years, new housing options will be added through redevelopment in the Centre and gentle intensification on sites within the **Village Neighbourhood**. Institutional sites will also continue to be a large component of the local area, offering the potential for additional employment, housing and community serving opportunities.

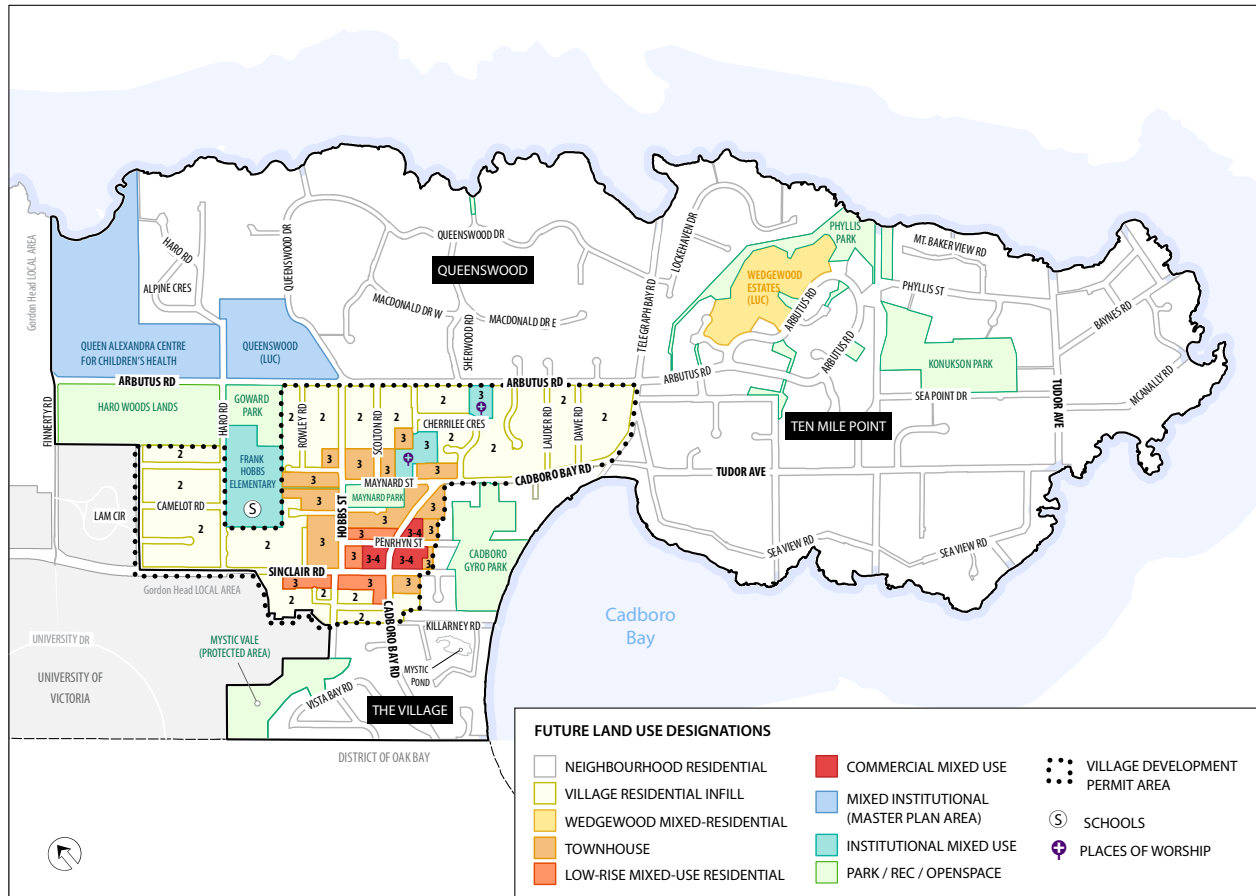
Land use policies and guidelines seek to ensure new units are well integrated into the existing neighbourhood character as part of an expanded Development Permit Area. The Cadboro Bay Village Development Permit Area Guidelines will supplement land use policy by providing direction for the form and character of future development. More detail and information for the Village Centre and Village Neighbourhood can be found in Section 9: Village Sub-Area Plan.

Policy Summary

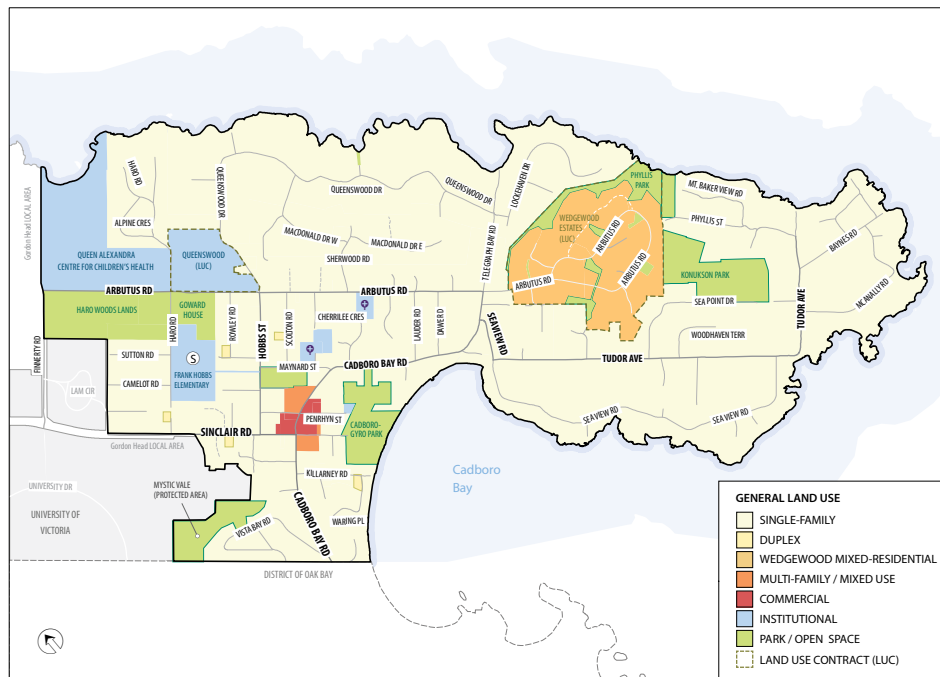
- Focus redevelopment that includes apartments, commercial and mixed uses in the Village Centre
- Encourage new housing opportunities in the Village Neighbourhood through infill development (i.e. duplexes, fourplexes, garden suites, row housing) that fits with community character
- Support institutional lands as a vital part of the community, including through exploring opportunities for new community facilities, employment uses and housing that meets community needs
- Maintain larger lots in Queenswood and Ten Mile Point neighbourhoods, with limited infill through District-wide programs
- Through the development process, enhance pedestrian facilities and connectivity and improve access to active transportation routes
- Support redevelopment that enhances the pedestrian experience; integrates mature trees, adds new trees and preserves public views of the water
- Assess sea level rise and associated geotechnical conditions when reviewing proposals in the Village southeast of Cadboro Bay Road
- Assess potential impacts of new development on active transportation, parking, traffic flow, infrastructure capacity, ecological assets, land use and building transitions, views, geotechnical conditions and others as necessary to assess impacts

FUTURE LAND USE

Future Land Use Designations



Current Land Use



FUTURE LAND USE

Future Land Use and Building Height Designations

Land Use Designation	Building Type and Use	Building Height	Floor Space Ratio (FSR)
Neighbourhood Residential	single detached residential, secondary suites, garden suites	up to 2 storeys	per zoning
Village Residential Infill	low-density, infill housing that includes duplex, triplex, fourplex, courtyard and other innovative ground-oriented housing formats including secondary suites and garden suites	up to 2 storeys	0.45 – 0.65
Townhouse	ground-oriented attached residential units	up to 3 storeys	0.6 – 1.0
Low-Rise Mixed-Use Residential	low-rise residential apartment, commercial, townhouse	up to 3 storeys	1.2
Commercial Mixed Use	retail commercial, office and residential uses	up to 4 storeys	1.0 – 1.6
Wedgewood Estates Residential	multi-unit and single family residential	multi-unit apartment (4 storeys) and single family residential (2 storeys)	site specific
Mixed Institutional (Master Plan Area)	education, research, government, health, utilities, community uses, recreation, housing and limited neighbourhood serving commercial	site specific	site specific
Institutional Mixed-Use	institutional, community and residential uses	site specific	site specific
Park/Recreation/Open Space	parks, trails, natural areas and structures ancillary to park use	n/a	n/a

HOUSING

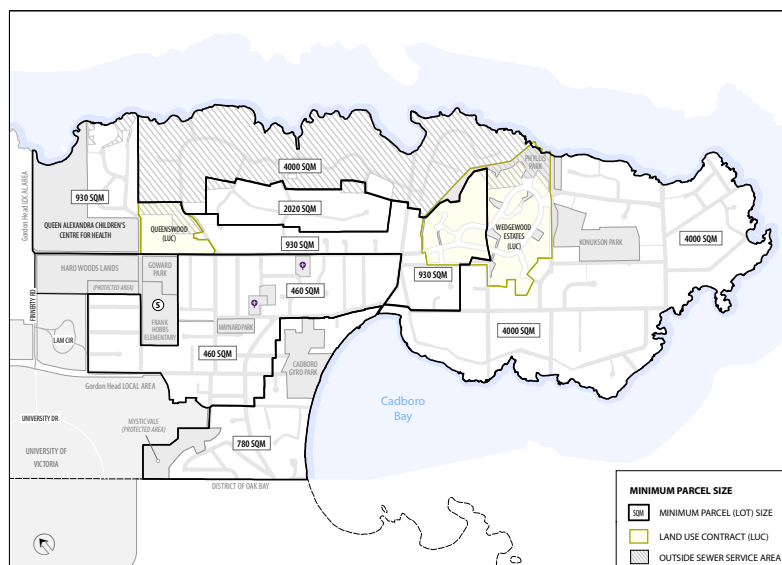
The plan provides for more diverse housing forms that are suitable for a broader range of households and demographics. Providing more ground-oriented housing near Village amenities in the Village Neighbourhood was identified as desirable in the Community Vision Survey and the Housing & Land Use Charrette Workshop. More diverse housing typologies, especially for seniors and young families, would help people meet their housing needs at different stages in life and remain in the community. Housing types could include duplexes, triplexes, fourplexes, townhouses or a combination of innovative housing. This would expand ground-oriented options beyond legal secondary suites or garden suites that are currently permitted on single-family lots.

The Plan supports a vibrant **Village Centre** by locating multi-unit housing in and near the Village Centre, within a 5-10 minute walking distance to village amenities. This infill housing would provide a transition from more intense uses in the Village Centre to single detached residential areas in a manner that fits into the current character and scale of the neighbourhood.

This approach is consistent with the direction of the Saanich Official Community Plan (OCP) that encourages a range of housing types to address community housing needs and support Villages and Centres as more complete communities.

Policy Summary

- Encourage multi-unit residential and mixed use buildings in the Village Centre
- Support more diverse ground-oriented housing types in areas designated for Village Residential Infill
- Support rental housing and other forms of tenure to expand housing options
- Consider increased height and broader range of uses for Institutional Mixed-Use sites when non-market housing is proposed
- Support local churches to consider affordable housing that includes multi-unit and senior's housing
- Support the integration of housing to meet community needs as part of redevelopment considerations at Queen Alexandra and Queenswood sites
- Maintain larger lot single family residential character at Queenswood and Ten Mile Point through minimum lot size identified in Map 5.3



minimum parcel (lot) size

HOUSING STRATEGY ALIGNMENT

In August 2021 Saanich adopted a Housing Strategy to guide how the municipality takes action on housing affordability, diversity and supply and accommodates a broad range of housing needs now and into the future.

The Cadboro Bay Local Area Plan has a number of policies that work towards achieving the goals and objectives of the Housing Strategy. The table below identifies Strategy focus areas and how they are addressed in the Local Area Plan.



 <p>FOCUS AREA 1: Increase affordable and supportive housing</p>	<ul style="list-style-type: none"> • Consider increased height for Institutional Mixed-Use sites when non-market housing is proposed (Policy 5.2.4) • Support for affordable / seniors housing on church sites (Policy 5.2.6, Policy 5.7.2) • Affordable and supportive housing identified as a priority for community contribution (Policy 5.10.4) • Support institutions in exploring opportunities to include affordable housing as part of future redevelopment. (Policy 8.2.4) • Support the development of not-for-profit rental housing by providing a range of incentives (Policy 8.2.6)
 <p>FOCUS AREA 2: Promote and protect rental housing</p>	<ul style="list-style-type: none"> • Expanded number of sites that could support 3 or 4 storey rental apartment buildings (Map 5.2, Map 5.5) • Support for properties to have a garden suite and secondary suite on the same property in the Village Residential Infill designation (Figure 5.1, Map 5.2) • Policy support for rental housing (Policy 5.2.3) • Support the development of seniors housing and associated support services, with a priority on affordable rental units. (Policy 8.2.3)
 <p>FOCUS AREA 3: Support housing diversity and increase supply</p>	<ul style="list-style-type: none"> • Expansion of the Village Centre area, where mixed-use residential, apartment and townhouse developments would be supported (Map 5.2 / Map 5.5) • Addition of new Village Infill Residential designation on properties within walking distance of the Village Centre that supports duplex, triplex, fourplex, courtyard and other innovative ground-oriented housing formats (Map 5.2, Map 5.5, Policy 5.2.2, Policy 5.4.2, Policy 5.4.3, Policy 9.1.7) • Support smaller lot sizes in the Village Neighbourhood (Policy 9.1.10) • Consider housing on Institutional sites (Policy 5.2.7 Policy 5.7.1, Policy 5.7.3) • Explore limited infill in the Queenswood and Ten Mile Point areas through District-wide processes (Policy 5.5.1, Policy 5.6.1) • Encourage new development in the central commercial area to include residential apartments above the ground floor (Policy 9.1.2)
 <p>FOCUS AREA 4: Reduce barriers to housing development</p>	<ul style="list-style-type: none"> • Support parking variances for developments within walking distance of the Village Centre (Policy 5.2.8). • Support a review and reduction of parking requirements for the Village to reflect access to services, community amenities and transit. (5.4.6) • Continue to review and update information on infrastructure and ensure adequate water, sewer and drainage capacity is available to support growth (Policy 5.9.1)
 <p>FOCUS AREA 5: Strengthen partnerships</p>	<ul style="list-style-type: none"> • Work in partnership with local institutions, churches, CRD, BC Housing, non-profit organizations, and others to explore opportunities to develop affordable and supportive housing in Cadboro Bay. (Policy 8.2.2) • Explore options for multi-unit housing that address areas of housing need on Queen Alexandra and University of Victoria-Queenswood Campus institutional sites, subject to a Master Plan process. (Policy 5.5.4, Policy 5.5.5) • Continue to work proactively with institutional land owners to ensure that any future development proposals are consistent with Saanich plans and policies, support the mission, goals, needs and values of each respective institution and involve processes that engage the local neighbourhood. (Policy 5.7.11)
 <p>FOCUS AREA 6: Enhance community engagement</p>	<ul style="list-style-type: none"> • Encourage institutions to use public engagement frameworks or adopt good neighbour policies and work with the local community when considering development and land use changes. (Policy 5.7.7) • Support the development of new cultural spaces that are accessible to a diverse population and reinforce community identity and a sense of place (Policy 8.1.4)
 <p>FOCUS AREA 7: Understand housing demand and address land speculation</p>	<ul style="list-style-type: none"> • Target new housing based on the housing needs identified in the Saanich Housing Needs Report, Saanich Housing Strategy, and the Regional Housing Affordability Strategy. (Policy 8.2.5)

HOUSING AND LAND USE

Planning tools and how they shape development

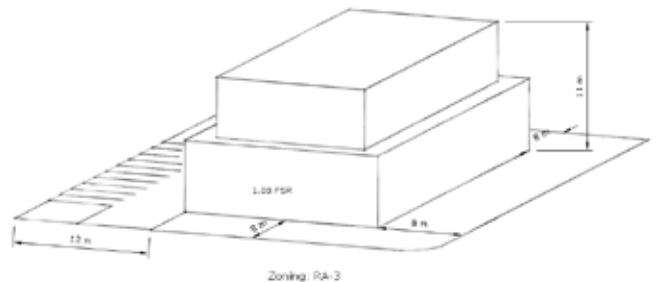
The Cadboro Bay Local Area Plan is a policy document and plays a key role in guiding future development. The Plan works in concert with other planning tools, including zoning and development permit guidelines.

1. Zoning establishes development parameters

Zoning is the foundation for regulating land use. Each parcel in the District of Saanich is designated as within a specific zone. Zoning is prescriptive.

- Zoning regulates what is permitted on a parcel, including density, height, use, setbacks, parking, and lot coverage
- Development applications must meet existing zoning requirements or go through a formal rezoning process to obtain approval from Council which includes a Public Hearing
- Some things can be “varied” by Council or the Board of Variance without needing to change zoning, such as height and setbacks
- Changes to density or use always require a rezoning

Zoning provides parameters for development and a level of certainty to property owners and residents.



2. Policy is used to guide decision making

Policy helps guide decision-making on planning and land use management through a series of statements and objectives. Land use policies reflect the community vision and goals and:

- Are developed through community consultation and adopted by Council
- Are mostly contained in the Official Community Plan (OCP) and Local Area Plans (LAP)
- Create parameters for future zoning regulations, but do not impact existing zoning regulations
- Work in tandem with other policy plans (i.e. Active Transportation Plan) which inform Council decisions

Policies in the OCP and LAP provide a framework to evaluate a potential change to land use, and provide principled guidance for decision-making given unforeseen situations or decision points.

3. Development permit guidelines influence design

Development Permit (DP) Guidelines include objectives and guidelines that influence site planning and building design. They may be used to address the form and character of buildings, protect the natural environment, and protect hazardous areas. Development Permit guidelines:

- Supplement the more prescriptive Zoning Bylaw requirements
- Are discretionary and intended to allow Council a level of flexibility in their application
- Apply to all commercial, industrial, and multi-family development in Saanich
- Can apply to designated Development Permit Areas, with guidelines addressing the local context
- Must include justifications and rationale

Development Permit Guidelines are part of the regulatory framework and are developed with community input.



HOUSING AND LAND USE

How do planning tools work?

WHEN CONSIDERING DEVELOPMENT APPLICATIONS...

SCENARIO 1

THE APPLICATION IS WITHIN CURRENT ZONING

The zoning prescribes the parameters for development on a parcel with respect to what may be constructed (i.e. use, density, height, setbacks).

- If an application meets all zoning requirements, no rezoning process is needed
- If a property is within a Development Permit Area or commercial, multi-family or industrial a Development Permit (DP) is required
- A development permit requires approval by Council, with the scope of Council's decision limited to building and site design elements (in the case of a form and character DP)

SCENARIO 2

THE APPLICATION IS NOT SUPPORTED BY CURRENT ZONING

When an application does not conform to current zoning, a potential zoning change must be evaluated. A change in zoning requires a thorough and extensive application process, and considers:

- Is the proposal supported by OCP policy and does it meet the District's goals?
- Is the proposal supported by LAP policy and does it meet the neighbourhood's goals?
- What are the potential benefits and impacts of the project?
- What is the level of community support?
- Does the design of the project meet the Development Permit guidelines (if applicable)?

For each rezoning application the above questions are analyzed by Planning staff and presented to Saanich Council in a report with a recommendation. The rezoning application is then considered by Council for approval. Council can broadly consider all components of a project and often must consider conflicting goals and objectives before arriving at a decision that Council believes reflects an appropriate balance. An updated Local Area Plan provides Council with an updated community vision to inform consideration of rezoning proposals.

WHAT IS ADDRESSED BY DEVELOPMENT PERMIT GUIDELINES?

Most redevelopment projects, including all multi-family, commercial and industrial properties, are subject to development permit guidelines to ensure high quality site and building design. Most guidelines in Saanich are focused on building form and character, with considerations such as:

- Is the building designed and sited to be a positive addition to the street?
- Does the building minimize negative impacts to natural features and ecosystems?
- Is the building designed to respond to neighbourhood character and sited to minimize negative impacts to adjacent properties?
- Does the site design promote accessibility for all modes of travel?



- 1 Promote the use of West Coast design features and building materials such as stone, brick, stucco, wood shingles, lap siding, and board and batten siding.
- 2 Plant and retain mature trees and enhance with other tall plantings.
- 3 Use permeable, native species, and landscaping to reduce water consumption.
- 4 Break up the massing of larger buildings using a variety of elements including balconies, terraces, canopies, varied rooflines, barge roofs and building articulation.

- 5 Residential entries should be clearly visible from the fronting street with street light trees in front.
- 6 Site and orient townhouses and apartments to overlook public streets, parks, and walkways, while ensuring security and privacy of residents.
- 7 Street edge landscaping is key to maintain visual access to the building.

COMMERCIAL & COMMERCIAL MIXED USE

In Cadboro Bay, commercial and mixed-uses are focused in the **Cadboro Bay Village Centre**.

While the Village will continue to be small-scale, an incremental expansion of commercial is anticipated north of Cadboro Bay Road to provide a broader range of shops and services for the local community. Additional consideration has been noted for the potential inclusion of a small local neighbourhood retail use in the Queenswood neighbourhood, potentially on institutional lands.

Policy Summary

- Encourage more variety of neighbourhood scale shops and services
- Support an active pedestrian environment in the village and further enhance the Village seaside character and community atmosphere
- Buildings oriented to the street include outdoor seating and plaza spaces contributing to a positive pedestrian experience
- Commercial parking to be located away from street frontages to support an active pedestrian environment in the village
- Consider a small commercial component (coffee shop) as part of future development considerations at Queen Alexandra site.



THE VILLAGE NEIGHBOURHOOD

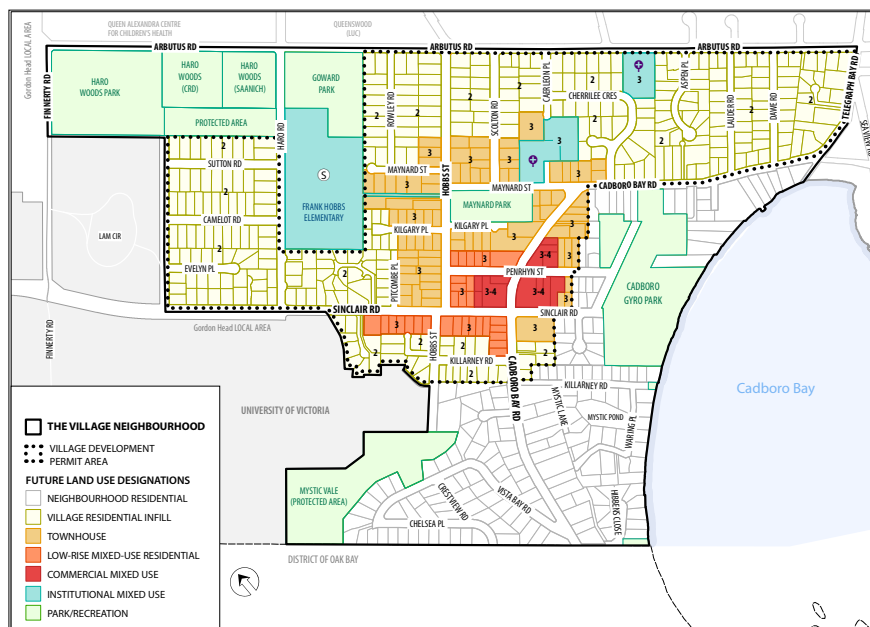
Through the plan development process there was significant interest in expanding the range of housing options in the Village Neighbourhood. Additionally, there was interest in a modest expansion of the commercial footprint of the Village Centre. The resultant concepts support housing types that would increase housing diversity and supply, while retaining street and block character and mature trees. The intention is to provide much needed housing for a broader range of residents within a five to ten minute walk of the Village Centre.

The *Village Sub-Area Plan* (see S9) provides more detail on policy directions for the area, including for infill housing forms that are supportable. This infill housing would provide a transition from more intense uses in the Village Centre to single detached residential areas in a manner that fits into the current character and scale of the neighbourhood.

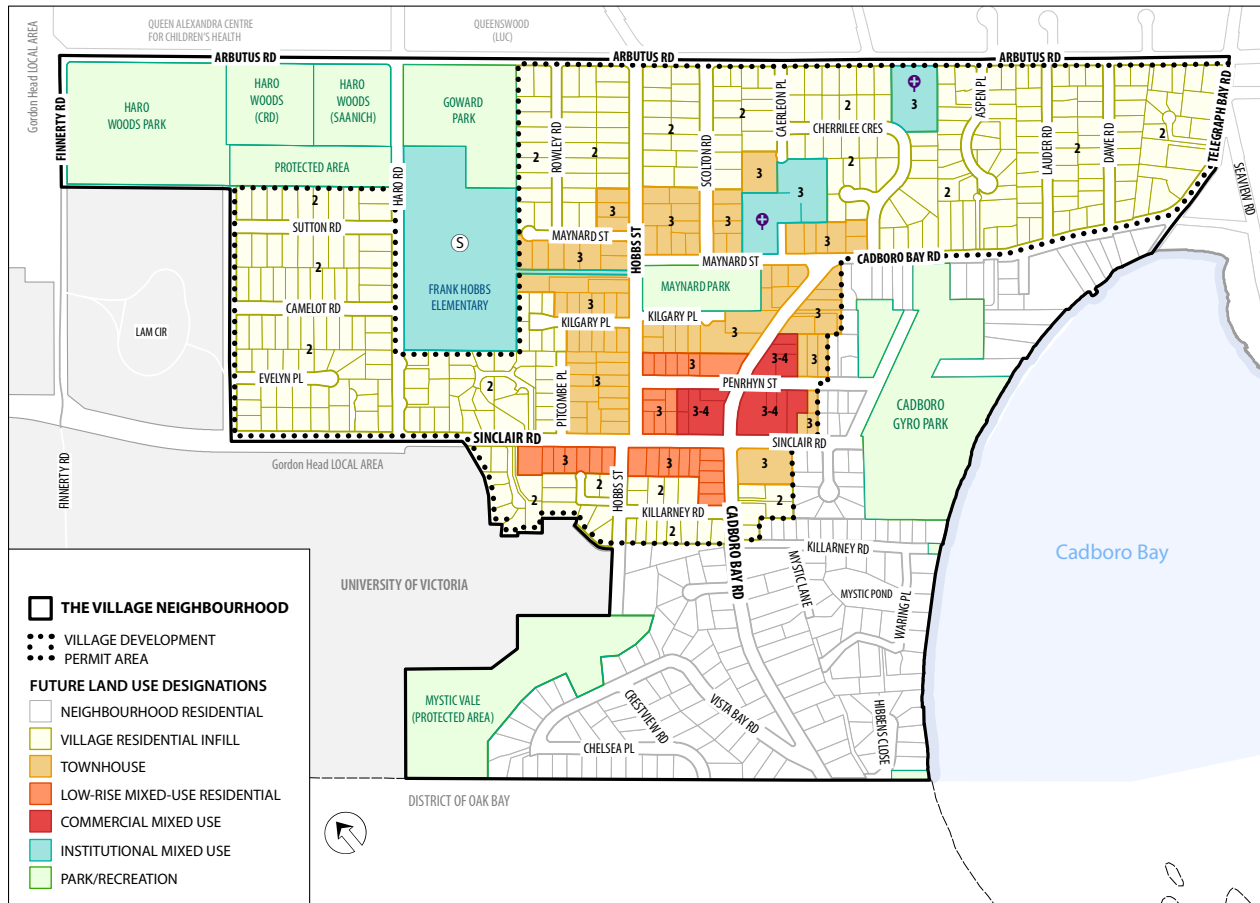
To further address the form and character of new development, the *Cadboro Bay Village Development Permit Guidelines* have been updated. The guidelines address a number of elements that include building design and massing, compatibility with neighbourhood character and scale, landscaping and the public realm.

Policy Summary

- Support mixed-use pedestrian oriented development in the Village Centre that broadens the range of housing options
- Consistent with the neighbourhood scale, maintain ground-oriented housing as the dominant land use outside the Village Centre
- In areas designated as Village Residential Infill, support infill housing types that may include duplex, triplex, multi-plex, townhouse and other innovative housing forms suitable to the neighbourhood character (see more in Village Sub-Area Plan)
- Permit a minimum lot size of 460 m² and 14 m lot width, provided the proposal is compatible and integrates with the surrounding neighbourhood
- Provide much needed housing for a broader range of residents within a five to ten minute walk of the Village Centre.



VILLAGE FUTURE LAND USE



Village Neighbourhood Land Use Map and Building Height Designations

Land Use Designation	Building Type and Use	Building Height	Floor Space Ratio (FSR)
Neighbourhood Residential	Single detached residential, secondary suites, garden suites	Up to 2 storeys	Per zoning
Village Residential Infill	Low-density, infill housing that includes duplex, triplex, fourplex, courtyard and other innovative ground-oriented housing formats including secondary suites and garden suites	Up to 2 storeys	0.45 – 0.65
Townhouse	Ground-oriented attached residential units,	Up to 3 storeys	0.6 – 1.0
Low-Rise Mixed-Use Residential	Low-rise residential apartment, commercial, townhouse	3 storeys	1.2
Commercial Mixed-Use	Retail commercial, office and residential uses	Up to 4 storeys	1.0 – 1.6
Institutional Mixed	Institutional, community and residential uses	Site specific	Site specific
Park/Recreation/ Open Space	Park, playground recreation, natural areas	n/a	n/a

Village Neighbourhood Land Use and Building Height Designations

QUEENSWOOD & TEN MILE POINT NEIGHBOURHOODS

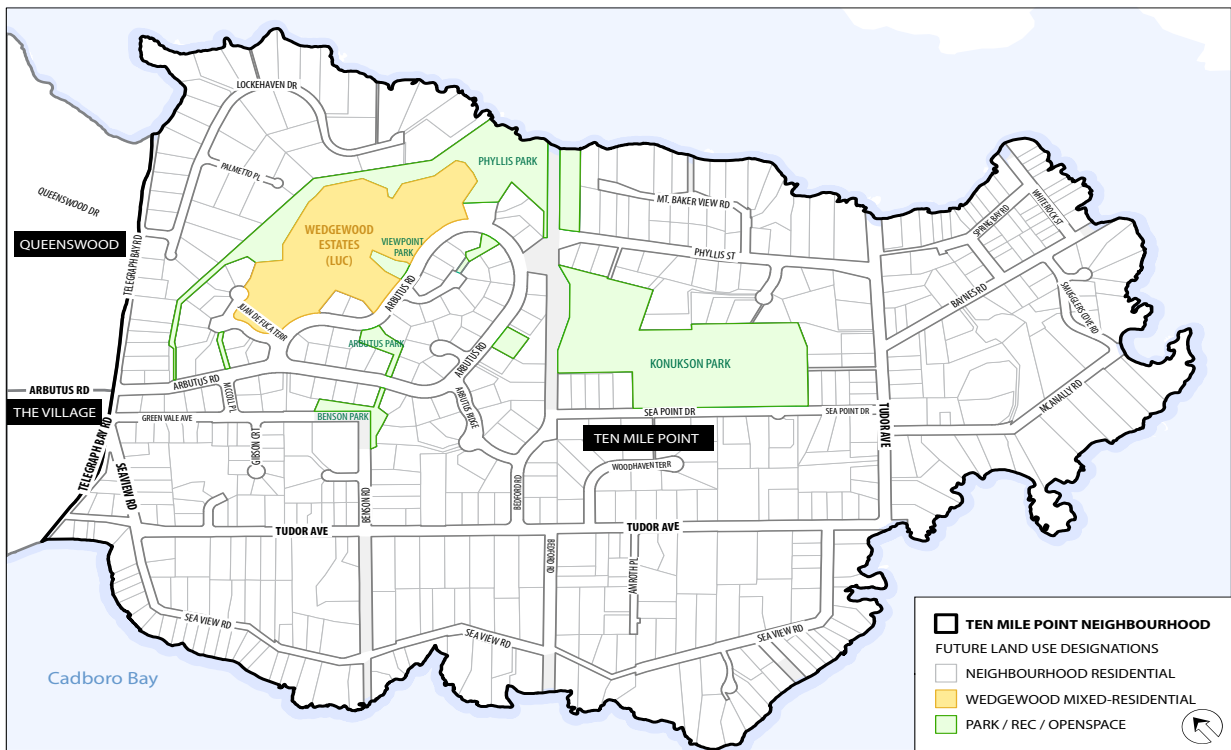
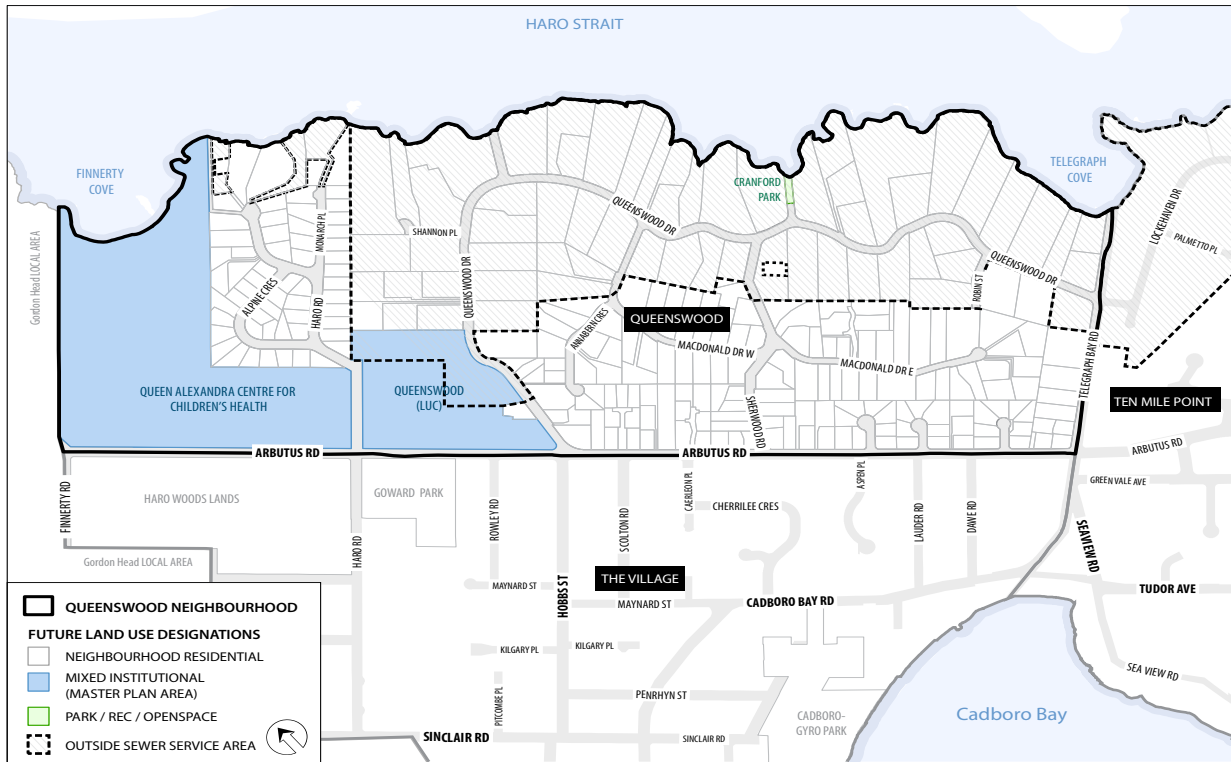
The community has expressed a strong desire to maintain the large lot size, trees, water views and the semi-rural feel of these neighbourhoods. Lot sizes restrictions remain in place and are viewed as a tool to retain the area's green character.

Changes in these neighbourhoods will be limited, with the incremental introduction of infill housing through municipal-wide programs, such as the permitting of secondary suites or garden suites. Additionally, in the Queenswood neighbourhood, the large institutional parcels provide further opportunity for some employment and housing growth. These institutional sites will require a site Master Plan to ensure they develop in a manner that contributes to local and Saanich-wide goals.

Policy Summary

- Retain single family detached residential as the primary land use and maintain minimum lot sizes
- Encourage the retention of mature trees and new trees and landscaping, preferably native to surrounding ecosystem
- Support a Master Plan for Queen Alexandra and University of Victoria-Queenswood Campus that addresses site intensification, mixed-uses that include consideration for multi-unit housing, protection of natural areas and ecological assets, improving connectivity with the neighbourhood and incorporating active transportation and minimising parking and vehicle impacts
- Enhance green connections and pathways, including existing beach accesses and pathway connections
- Encourage residential development to incorporate design considerations that incorporate noted Design Attributes

QUEENSWOOD & TEN MILE POINT NEIGHBOURHOODS



QUEENSWOOD & TEN MILE POINT DESIGN ATTRIBUTES

(VOLUNTARY)

The following indicates design attributes that are voluntary in nature. They aim to assist in identifying desirable attributes that are valued in the Queenswood and Ten Mile Point Neighbourhoods. In the case of most single family development, redevelopment would include no design review and be regulated primarily by zoning regulations.

- **House design variations** that reflect the scale and tradition in Cadboro Bay. Architecture may reflect the west coast seaside vernacular or the traditional Craftsman or Tudor architectural design elements. A mix of modern and traditional architectural treatments that continue to create diversity, interest, and appeal.
- **Housing form and character** that include architectural design that fits into the community including with respect to overall massing, exterior design and finish.
- **Housing height** to ideally reinforce and maintain the residential scale of the neighbourhood.
- **House siting on the street** is to be the same or similar to the existing setbacks on the street to retain the current block pattern.
- **House siting** to retain trees where possible and minimize impacts on privacy of adjacent properties.
- **Housing materials** are encouraged to include natural materials which are locally sourced, when possible. Rock, glass, concrete, metal, and wood are preferred to synthetic materials.



Existing house in Ten Mile Point reflects natural materials, generous setbacks, and conventional gable roof that complement existing semi-rural character.



Design variation in Ten Mile Point that fit with its seaside location and can be traditional or modern.



Site planning is important so houses integrate well with the hilly landscape.



Variations in house design that complement the oceanfront landscape.



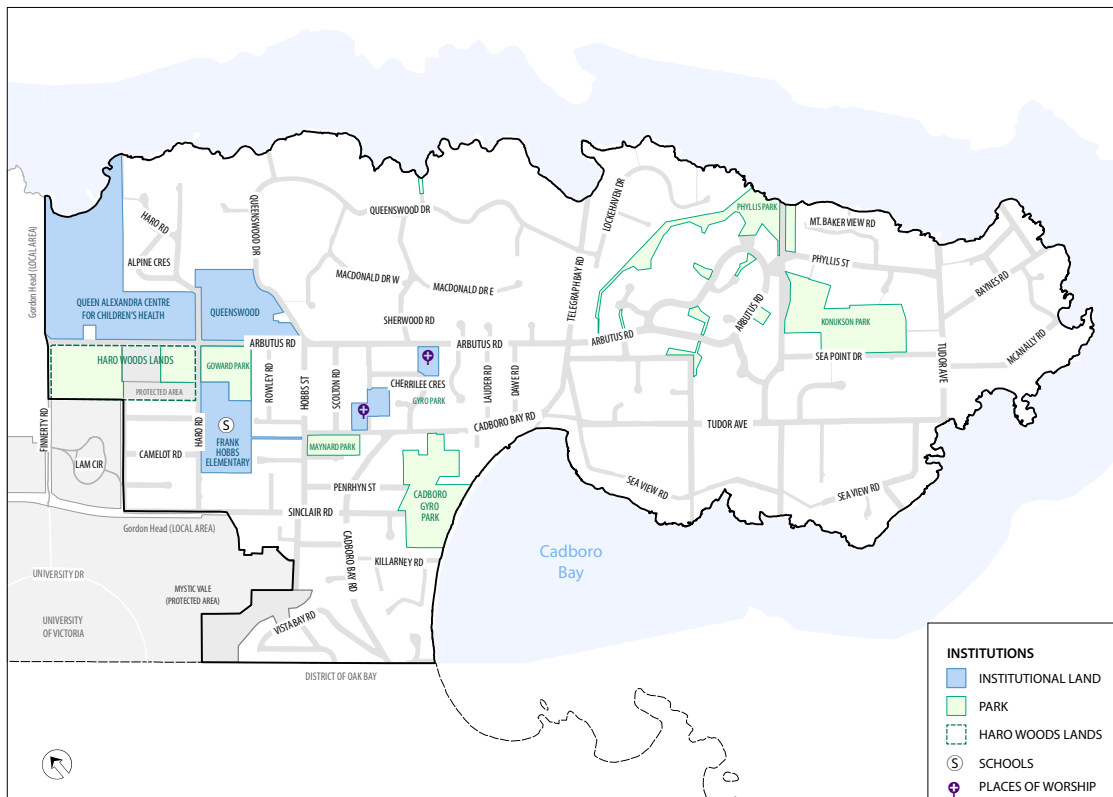
Natural housing materials reinforce the semi-rural character.

INSTITUTIONS

Institutional uses play an important role in community life and provide a range of services and activates. A number of larger Institutional lands are located in the Queenswood neighbourhood. Many of these properties have older buildings on site, and though plans have not been identified at this time, the sites have the potential for eventual redevelopment. The Local Area Plan aims to integrate existing and anticipated land uses and redevelopment considerations with the surrounding neighbourhood to better serve Cadboro Bay and broader community needs over the next 20-30 yrs as these properties consider redevelopment.

Policy Summary

- Develop Master Plans as part of future development or redevelopment considerations
- Work with neighbouring properties and community and neighbourhood associations when considering future development or rezoning
- Promote the protection of natural areas and ecological assets
- Formalize pedestrian trails and public access
- Support seniors housing and affordable housing on church sites
- Work with the University of Victoria to formalize Mystic Vale as a natural area for preservation in perpetuity
- Encourage institutions to provide community meeting space and integrate public art
- Improve access and create inviting entrances, providing a identifiable face to the street and neighbourhood
- Reduce impact of parking and ensure new development includes adequate setbacks, screening and buffering to adjacent single-family residential areas
- Encourage Institutions to adopt good neighbour policies and work with local community when considering development or redevelopment



Institutional Properties

TRANSPORTATION & MOBILITY

Cadboro Bay's greatest transportation asset is the quality of the pedestrian trail network. Based on community feedback, the plan seeks to diversify transportation links to be more welcoming to pedestrians and cyclists. Improving safety at crossings and along pedestrian and bike connections to the Village and local beaches was identified of key importance by residents. Policies in this section will help to address safety concerns, improve connectivity, promote walking and make community routes safer for all users.

Transportation is closely tied to land use and as connections are improved it will result in increased walking and cycling in the Village and enhance its long term economic vibrancy.

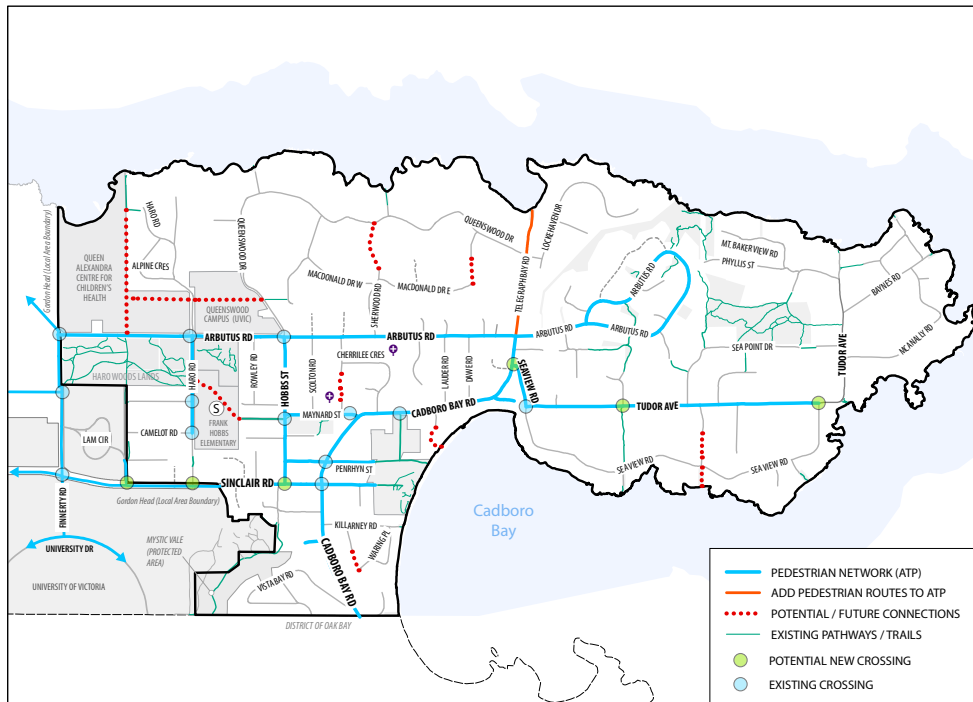
OBJECTIVES

- A. Provide a well-connected, convenient and safe mobility network that balances the needs of pedestrians, cyclists, transit, goods movement and motor vehicles.
- B. Improve connectivity of the street and trail network to provide better access and ease of use for pedestrians and cyclists accessing the Village, the beach and area destinations.
- C. Maintain the green character of streets, including maintaining the semi-rural quality of streets in Queenswood and Ten Mile Point.
- D. Prioritize improvements on Sinclair Road and Cadboro Bay Road, with a focus on enhancing active transportation facilities.
- E. Support and enhance the Village Centre as a pedestrian priority place through the development of an exceptional public realm with convenient and attractive connections.
- F. Support increased levels of transit service and accessibility.

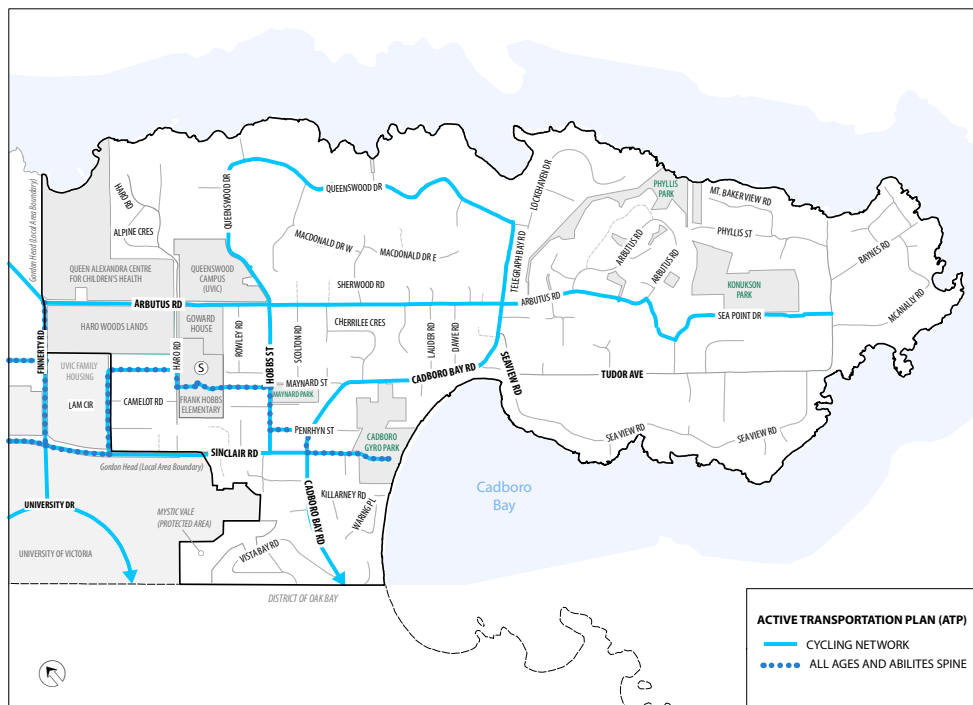
Policy Summary

- Improve pedestrian crossings and connections to access key destinations and amenities (ie. Village Centre, parks, beach accesses)
- Improve connectivity by adding pedestrian pathways when Institutional and larger properties redevelop
- Enhance the Mystic Vale trail to better connect with Hobbs Road & Sinclair Road
- Improve pedestrian access to the beach at the Cadboro Bay Road & Telegraph Road junction
- Retain unconstructed road right-of-way as informal open space and trail linkages
- Support pedestrian improvements on Tudor and Telegraph Bay Roads that are consistent with the semi-rural character including pedestrian pathways rather than sidewalks
- Develop a wayfinding program to encourage more walking
- Implement improvements on priority routes identified in the Active Transportation Plan
- Work with the University of Victoria to improve cycling connections from Finnerty Road to Clarndon Road
- Design streets to provide safe travel for all modes and efficient movement for commercial services and goods
- Improve transit stop facilities, frequency and consider alternative transit routes and use of smaller busses to improve access in Ten Mile Point as a means to assist aging-in-place and reduce auto dependency
- Encourage integration of transit stops with pedestrian improvements as a component of future development in the Village Centre
- Promote use of electric vehicles providing charging stations and car share programs as part of rezoning and subdivision

TRANSPORTATION & MOBILITY

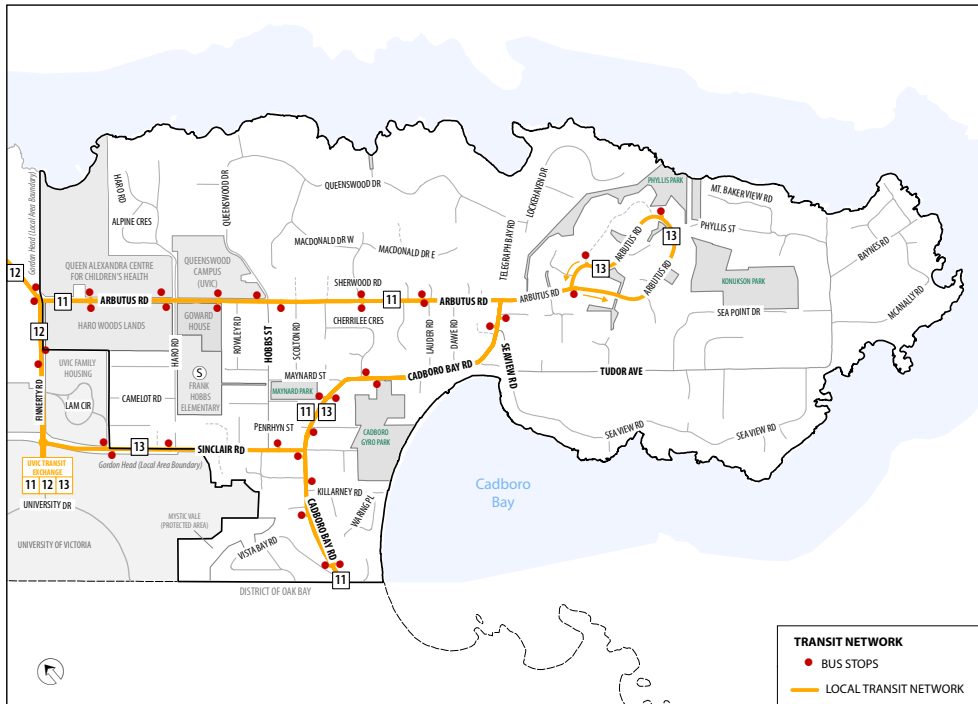


Pedestrian Network

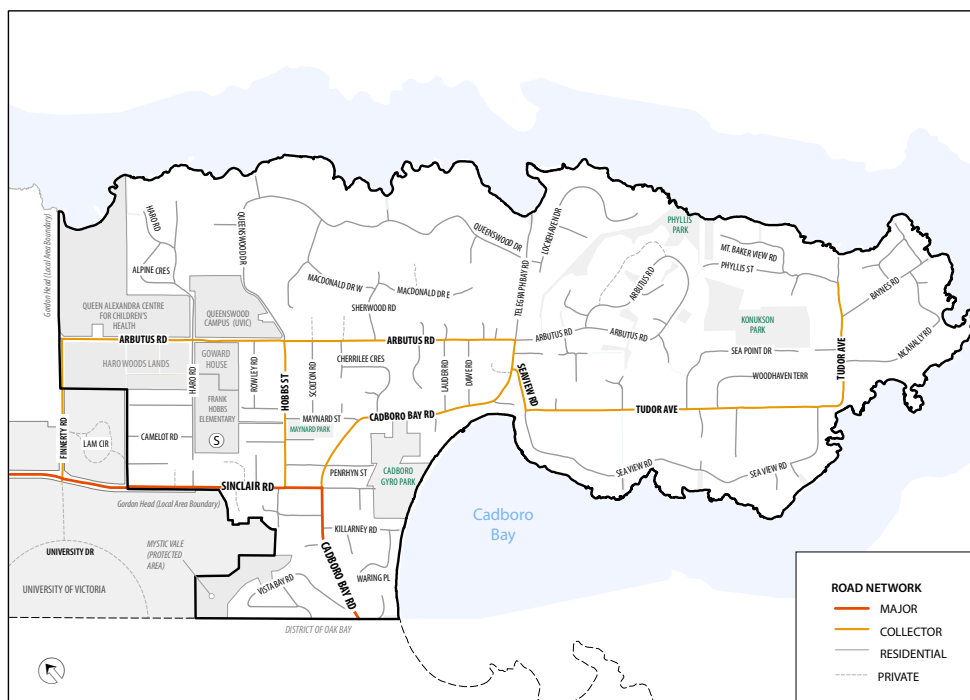


Cycling Network

TRANSPORTATION & MOBILITY



Transit Network



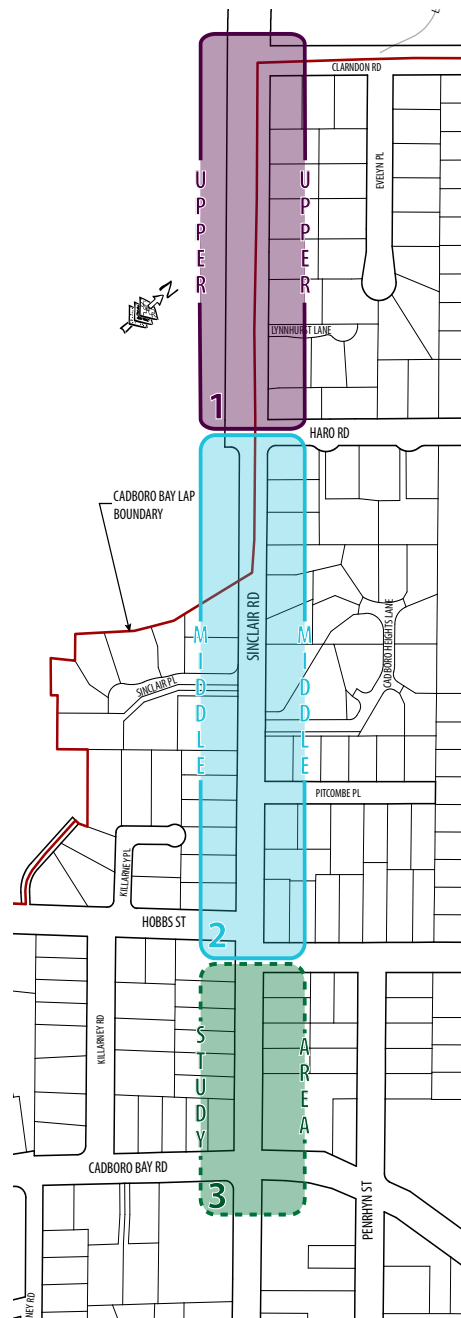
Road Network

SINCLAIR ROAD

Sinclair Road has been identified as a key route for improvement in the community. Design objectives and a conceptual design for Sinclair Road were developed through the LAP process. Detailed design work is now underway to make these improvements a reality. Please visit the [Sinclair Road project page](#) for details. Given the varying characteristics of the road and land use context, different design treatments are proposed. The future road design concepts are organized into three segments.

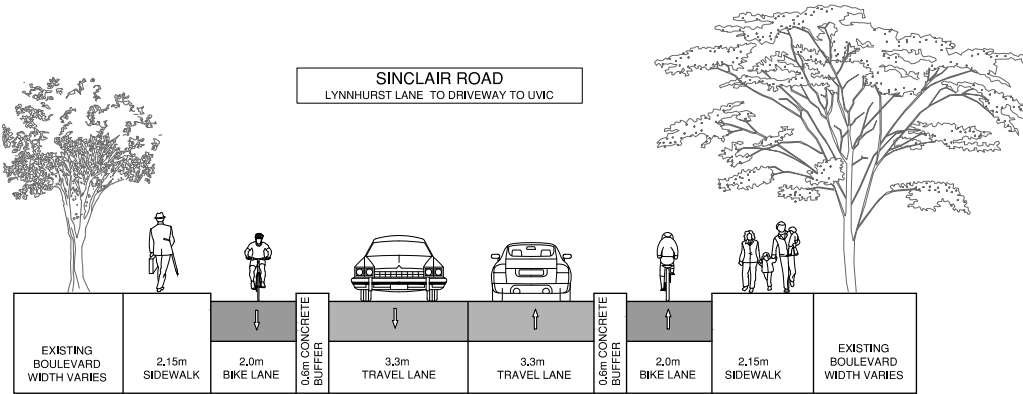
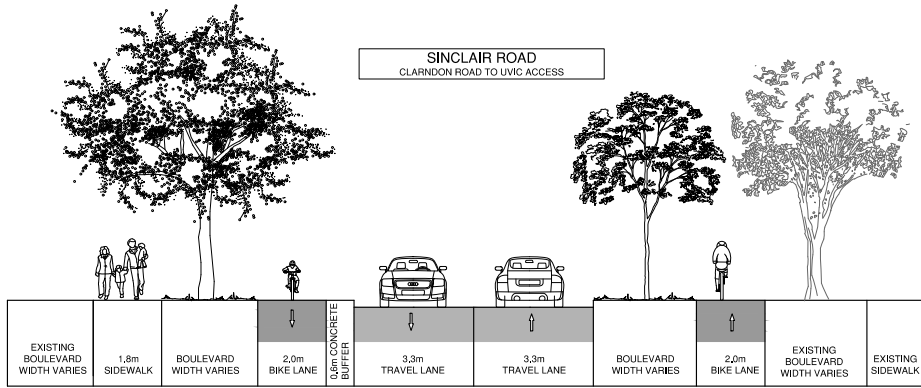
Policy Summary

- Maintain and enhance the green character by retaining mature trees and planting new trees
- Recognise Sinclair Road as part of the Village Centre and an important community gateway
- Add safe, physically separated bike facilities
- Encourage collaboration and partnerships with private property owners to achieve noted improvements for an enhanced streetscape
- Add crossings at Hobbs, Haro and Clarndon Roads to allow safe pedestrian and bicycle crossings and improve safe routes to school for children and families in this area
- Provide on street parking at select locations, through altering trees and landscaped boulevard treatments
- Improve transit stop amenities and accessibility to encourage transit use

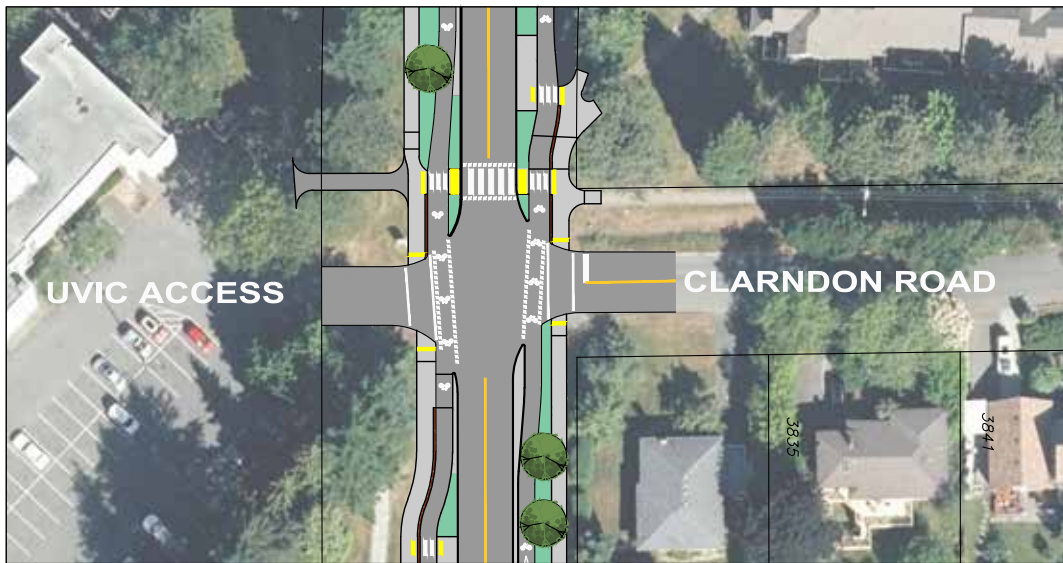


Sinclair Road Segments

SINCLAIR ROAD

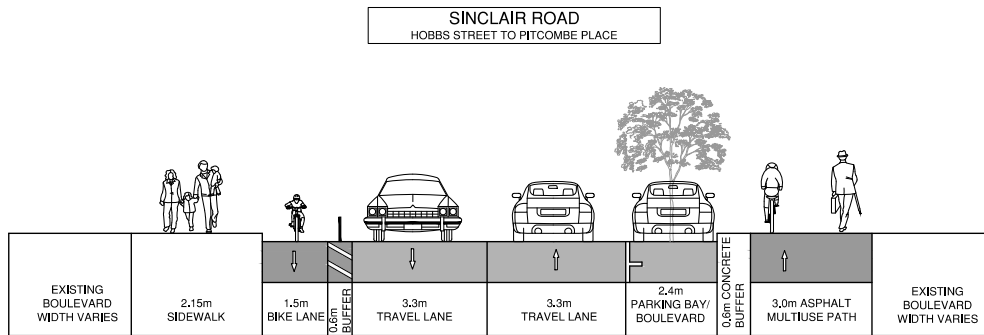
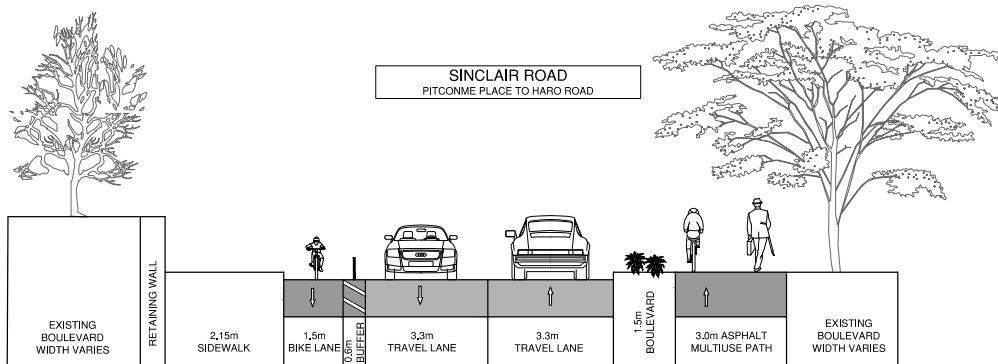


Sinclair Road Design Concept - Upper Section (Segment 1)

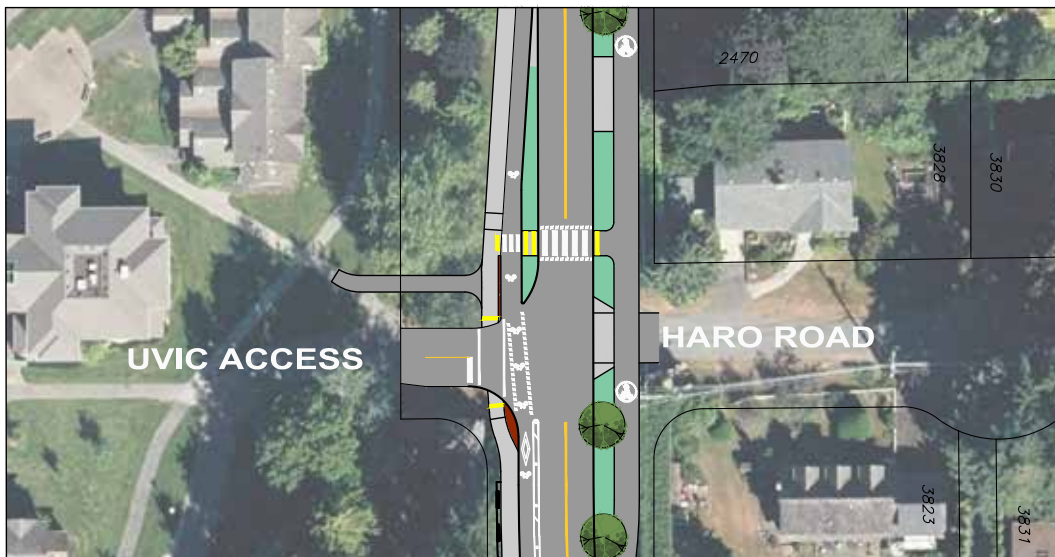


Sinclair Road and Clarndon Road Intersection Concept

SINCLAIR ROAD

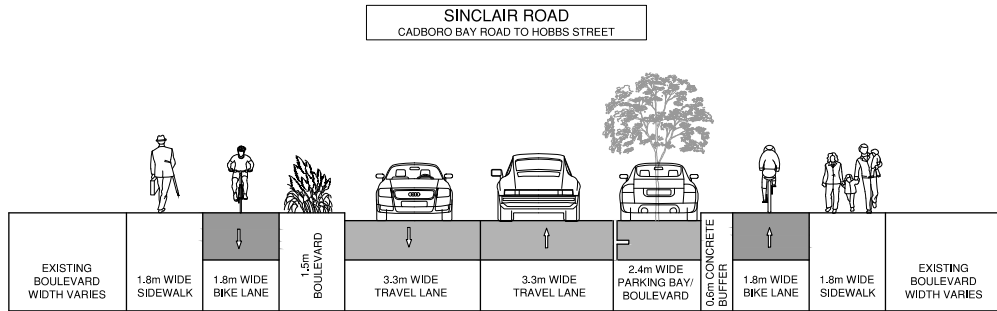


Sinclair Road Design Concept - Middle Section (Segment 2)



Sinclair Road and Haro Road Intersection Concept

SINCLAIR ROAD



Sinclair Road Design Concept - Village Centre Area (Segment 3)



Sinclair Road and Hobbs Street Intersection Concept

PARKS, OPEN SPACE

Parks, trails and green spaces represent a true wealth of natural heritage in Cadboro Bay from the time when the area was used by First Nations, to the arrival of British settlers and to the present day. Cadboro Bay has an established network of parks, open spaces, beach accesses and trails within an easy walk of most residences. These assets provide the community with recreational opportunities and help preserve natural features and habitat. The Local Area Plan looks to further accentuate parks and open spaces as a central component of the Local Area.

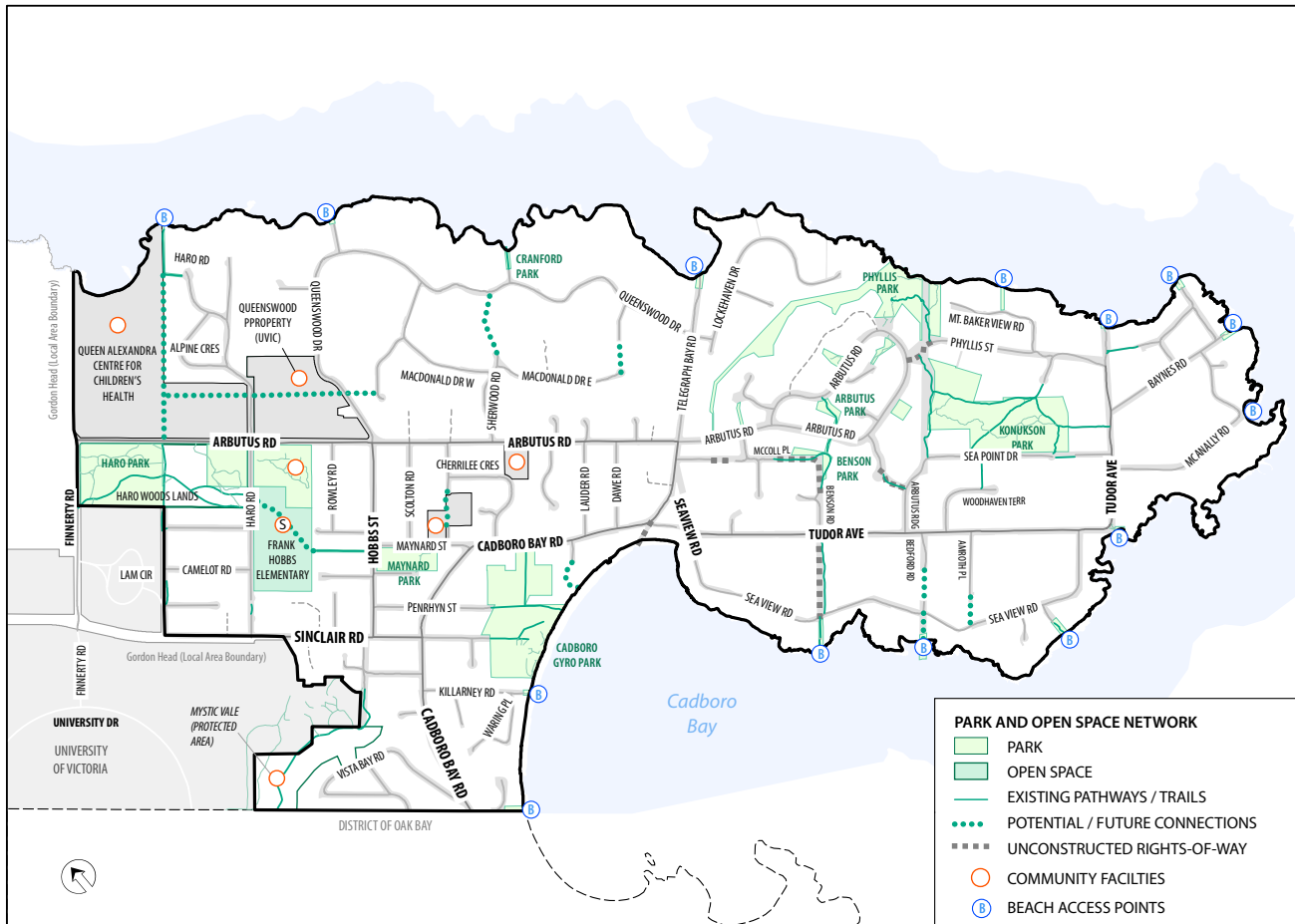
OBJECTIVES

- A. Maintain the green character and preserve the urban forest by protecting and enhancing the system of parks and open spaces in Cadboro Bay.
- B. Encourage and promote healthy lifestyles by expanding recreation opportunities at local parks and enhancing active recreation networks.
- C. Support more walking and cycling through improved network connections to parks and green spaces.
- D. Support the development of a community wayfinding strategy.
- E. Strengthen the availability and accessibility of services provided by community facilities.

Policy Summary

- Link parks, open spaces, beach access and key destinations through continuous system of sidewalks, pathways and off-road trails
- Retain unconstructed road right-of-ways as informal open space and trail linkages
- Support continued use of natural trails on institutional lands and formalize public access
- Provide community and neighbourhood park amenities including recreational and playground equipment as determined through a public process
- Design pedestrian circulation within parks and open spaces to connect with neighbourhood streets
- Consider fish and wild life habitat values and indigenous vegetation preservation in the acquisition, development and maintenance of parks and open spaces
- Implement the Haro Woods Master Plan, improve access and work with local groups on restoration and stewardship
- Provide cultural opportunities for public art, gatherings and community events in parks
- Work with local First Nations to include and celebrate cultural elements and acknowledge local history
- Enhance Cadboro-Gro Park through future parks planning process and consider including facilities for underserved demographics
- Maintain and protect public view corridors from the Village to Cadboro-Gyro Park and the water

PARKS, OPEN SPACE AND COMMUNITY FACILITIES



Parks and Open Space Network

SOCIAL & CULTURAL WELL-BEING

This Local Area Plan recognizes that land use planning decisions are influenced by, and in turn can influence social well-being and quality of life. As a result, the Plan links the consideration of social well-being with the physical aspects of future development considerations.

OBJECTIVES

- A. Expand and promote opportunities for all residents to connect socially and participate fully in their community.
- B. Support additional forms of housing and explore incentives for affordable housing.
- C. Honour and respect local First Nation heritage and culture through public awareness, inclusion and public art.
- D. Preserve and enhance heritage resources.
- E. Encourage and promote active lifestyles through urban design that creates safe and comfortable active transportation options.
- F. Support a vibrant Village Centre that fosters community spirit and celebrates local identity.
- G. Acknowledge the history of the local area and ensure cultural and heritage values are incorporated into planning and decision making
- H. Enhance access to local, healthy foods.
- I. Support community initiatives that encourage broad and authentic participation of all people, especially vulnerable groups and groups that are that are underrepresented.

Policy Summary

- Support activities and participatory arts programs for older adults, activities for children, youth engagement and intergenerational mentoring
- Provide safe and welcoming community spaces for all
- Support community events that bring community together in public and institutional spaces
- Develop new cultural spaces that reinforce community identity and sense of place
- Support public art that celebrates the area's unique features and local history
- Work with community associations and stakeholders to identify potential locations for public art and elements of place-making



FIRST NATIONS HERITAGE

For thousands of years, First Nations, notably the Lekwungen “Lək̓ʷəŋən” People; ancestors of the Songhees Nation and Esquimalt Nation, have lived at what is now Cadboro Bay. They lived a lifestyle which is known as a typical Salish Straits lifestyle. They lived there until 1911 when the last Songhees People were moved to the Indian Reserve in Esquimalt.

There are a number of archeological sites in the Cadboro Bay area. References exist to a village site, including a stockade fort, located at the northeast corner of Cadboro Bay. A number of provincially registered archeological sites are identified along the shoreline. Additional archaeological sites and artifacts may still be found today as Cadboro Bay is recognized as a historically active First Nations area.

This plan seeks to acknowledge and honour First Nation culture and heritage, and encourages moving towards future reconciliation.

Policy Summary

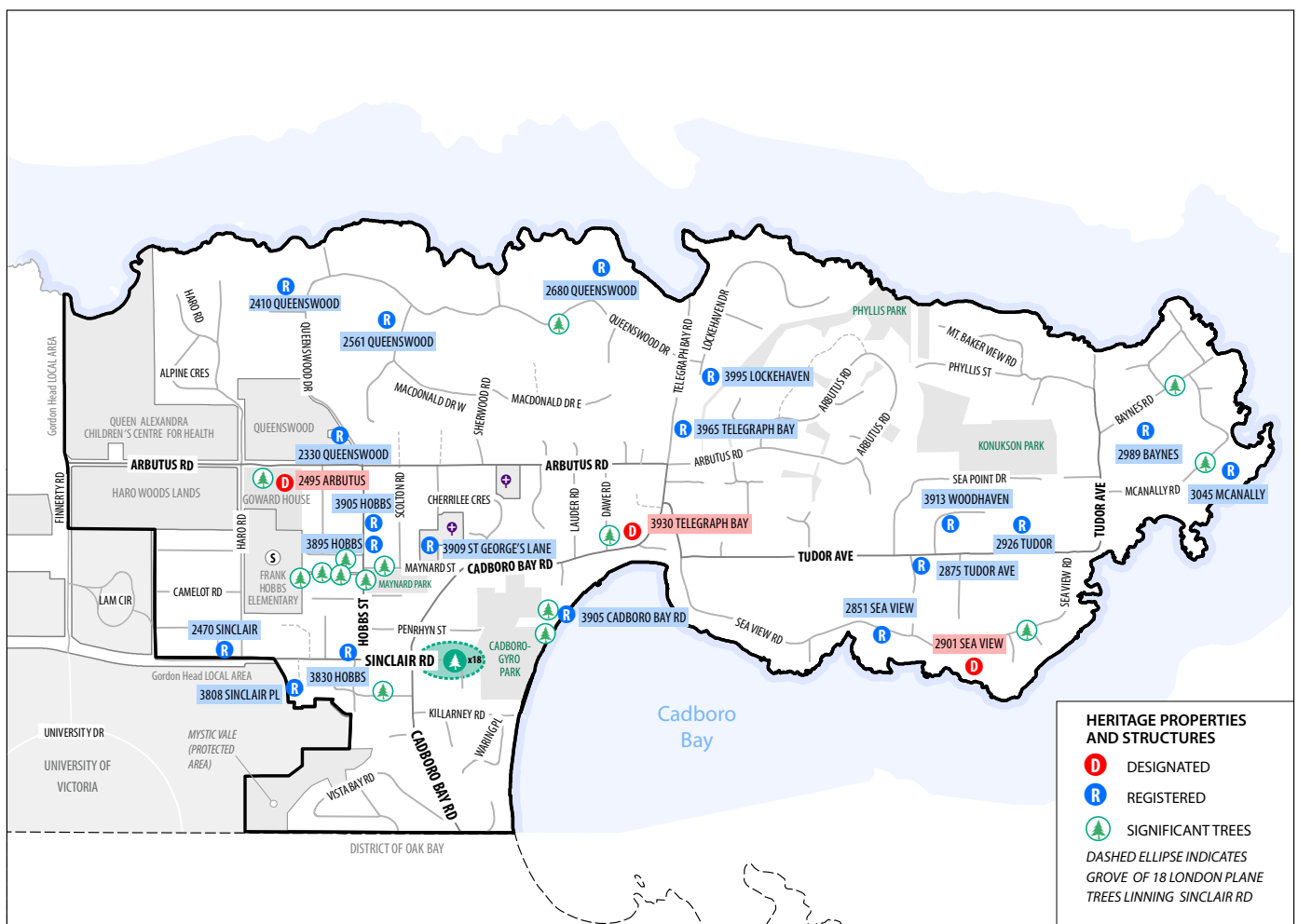
- Work with First Nations to promote First Nation history of Cadboro Bay
- Acknowledge and include cultural experiences, traditional place names, ethnobotany and cultural aspects in public art, information displays and signage
- Develop protocol with each First Nation to inform government-to-government relations and collaboration
- Promote awareness and responsibility to protect archeological sites and artifacts
- Include sites of First Nation significance as part of wayfinding to recognize and revitalize historical First Nation trails
- Create opportunities for art and cultural experiences in public spaces to include Songhees and Esquimalt Nations history in collaboration with the First Nations

HERITAGE RESOURCES

The Cadboro Bay area has a rich Indigenous history and is one of the earliest settled areas by British colonial settlers. There are many significant heritage resources in the Cadboro Bay area that reflect the evolution and character of the local area and contribute to its distinctive character. The Saanich Heritage Register includes a total of 23 sites that have heritage value in Cadboro Bay. Some of these buildings are designated as heritage sites and protected by bylaw, while others are registered as being significant heritage buildings, but are not afforded the same formal protections as designated sites. Saanich also recognizes Significant Trees which protected by the Saanich Tree Bylaw and include the London Plane trees that create a spectacular 'allée' to the water at Cadboro Bay

Policy Summary

- Conserve heritage value of Cadboro Bay properties on the Heritage Register and encourage restoration
- Preserve public visibility of heritage structures
- Encourage heritage Designation of eligible properties Preserve and protect Significant Trees and consider formal designation of trees of high value located in the Village Centre



Heritage Structures

VILLAGE SUB-AREA PLAN

The Village Sub-Area Plan seeks to reflect community values and aspirations, recognizing the importance of this vibrant seaside Village. Future growth in Cadboro Bay is anticipated to be modest and focused in the Village. Many existing buildings in the Village are nearing the end of their life cycle, meaning they are likely to undergo renovations or redevelopment in the next 10-20 years. The Village Sub-Area Plan provides direction for future redevelopment to broaden the range of housing choices and provide for the incremental expansion of commercial shops and services in a manner that retains the intimate scale of the Village and enhances pedestrian and bicycle mobility.

Cadboro Bay Village Community Vision

Looking at the next 20-30 years, Cadboro Bay Village continues to be the vibrant commercial and recreation centre of the community. The small-scale Village core area provides for local community needs, culture, and recreation in a pedestrian and bicycle-friendly environment. A diversity of more compact housing types surrounds the Village core, providing necessary housing options for aging in place and younger families while conserving its unique scale and character.



VILLAGE SUB-AREA PLAN

OBJECTIVES

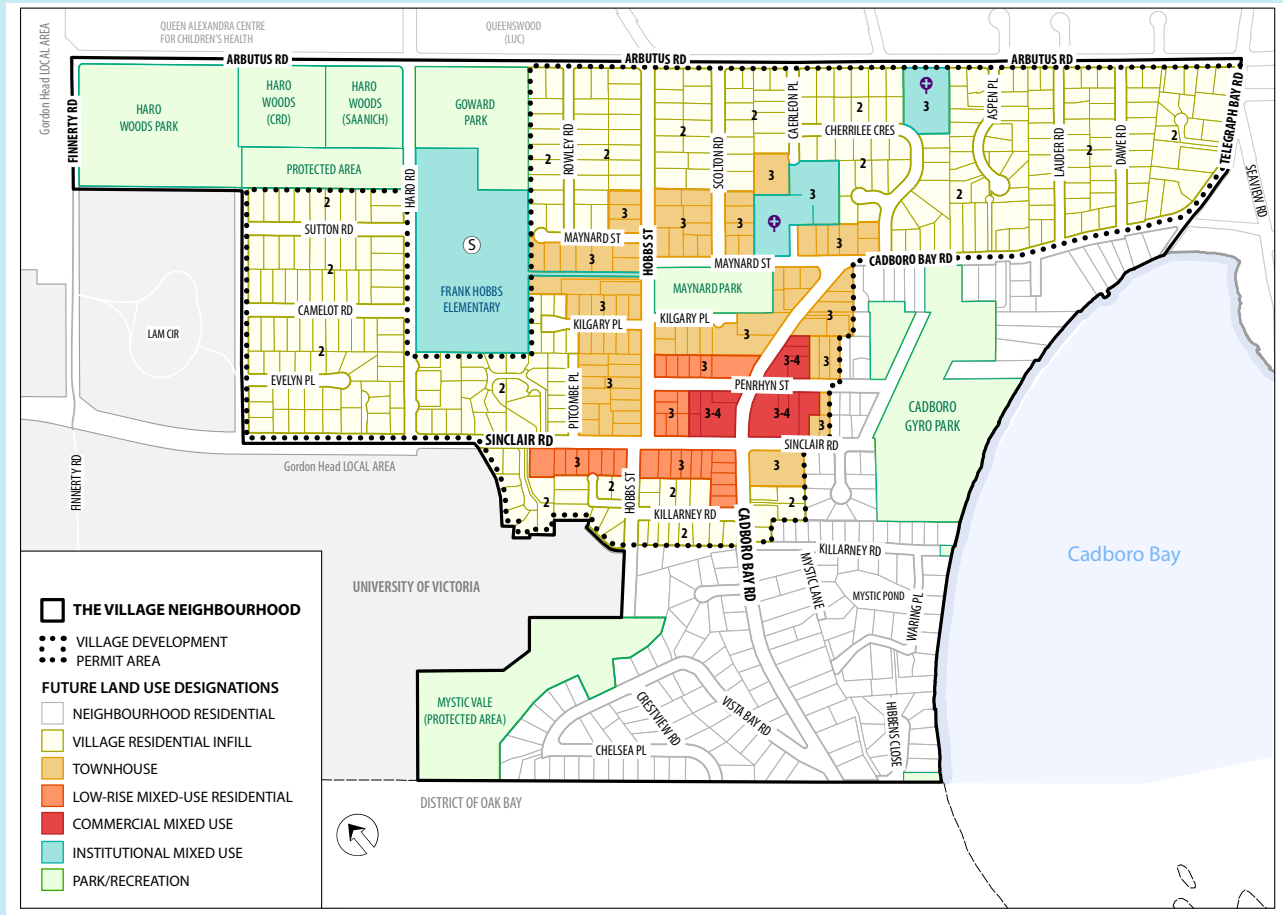
- A. Enhance the unique character of the Village core as a walkable, vibrant village centre with pedestrian-oriented streetscapes and gathering places that promote community well-being.
- B. Ensure that the form and character of new development or redevelopment is in harmony with the small-scale seaside Village character.
- C. Support the current neighbourhood scale commercial uses and a modest expansion to the mix of retail, community-oriented uses and professional services to support access to local goods and services.
- D. Provide a diversity of housing options that cater to a range of people including older adults and young families.
- E. Celebrate Cadboro-Gyro Park and the beach as an integral part of the Village identity, including through maintaining public views and improving pedestrian and cycling connections.
- F. Enhance green space and treed areas in the Village.
- G. Enrich the cultural landscape and recognition of First Nations' history, including the original village site.
- H. Diversify transportation links to be more welcoming to pedestrians and cyclists by improving pedestrian, cycling and transit access within and through the Village Centre.
- I. Consider new development or redevelopment in the context of climate change and other potential impacts.

Policy Summary

- Maintain the low-rise character in the village
- Encourage new development in central commercial area to include residential apartments above ground floor
- For Village sites where current zoning permits up to 4 storeys, ensure upper floors are stepped back, that village character is considered in building design and that a small plaza is provided on site
- Focus the greatest height and density in the Village Centre and transitioning sensitively to the surrounding neighbourhood
- Support a variety of housing formats including duplex, triplex, fourplex, courtyard housing, townhouses and other innovative housing forms
- Support ground-oriented infill housing in the area surrounding the Village Centre designated as Village Residential Infill on Map 9.2 in a manner that integrates with existing neighbourhood residential character
- Support single family infill subdivision to a min. parcel size of 450 m² and 14 m lot width provided is compatible with neighbourhood and privacy impacts are addressed with neighbours



VILLAGE FUTURE LAND USE



Village Neighbourhood Land Use Map and Building Height Designations

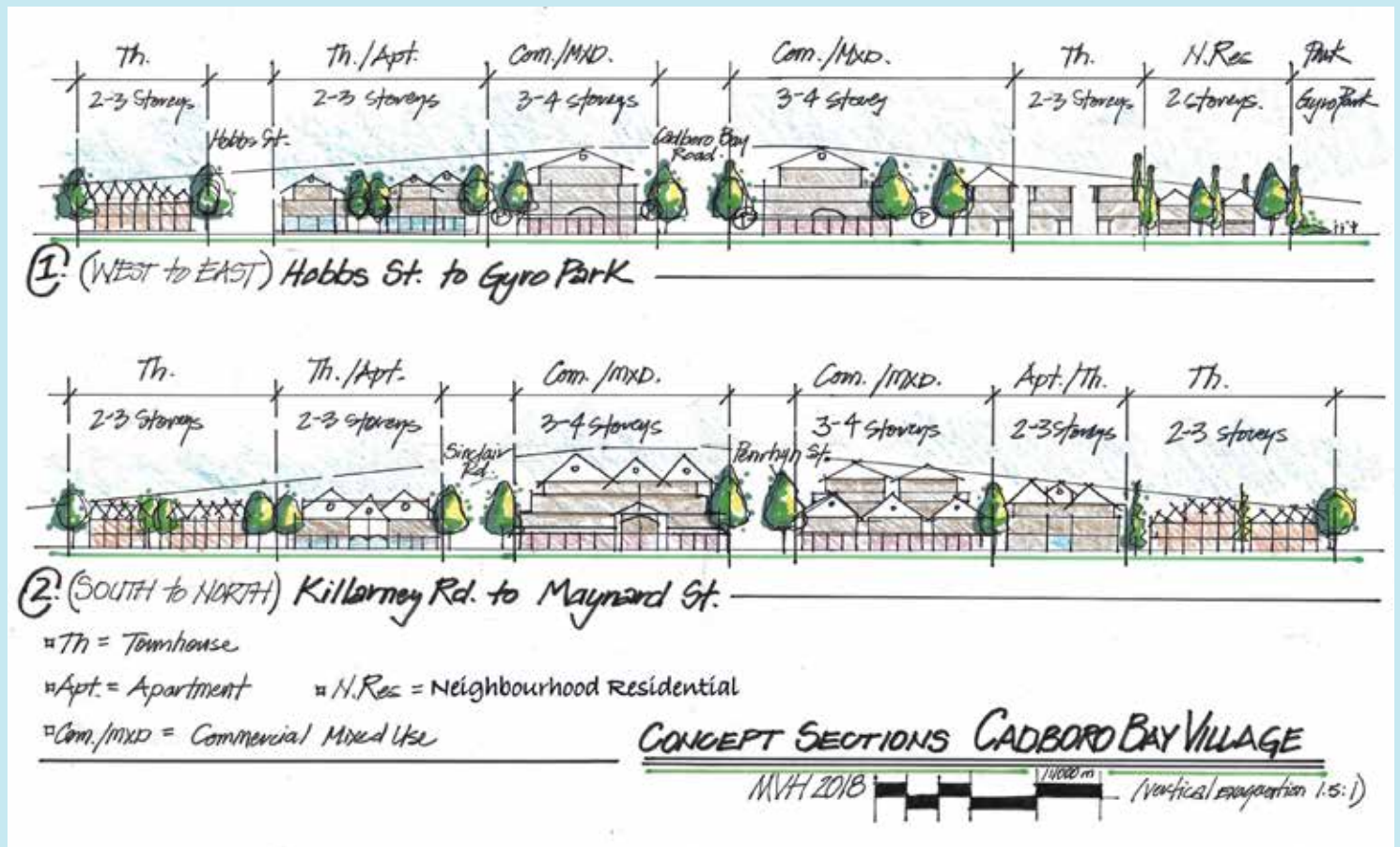
Land Use Designation	Building Type and Use	Building Height	Floor Space Ratio (FSR)
Neighbourhood Residential	Single detached residential, secondary suites, garden suites	Up to 2 storeys	Per zoning
Village Residential Infill	Low-density, infill housing that includes duplex, triplex, fourplex, courtyard and other innovative ground-oriented housing formats including secondary suites and garden suites	Up to 2 storeys	0.45 – 0.65
Townhouse	Ground-oriented attached residential units,	Up to 3 storeys	0.6 – 1.0
Low-Rise Mixed-Use Residential	Low-rise residential apartment, commercial, townhouse	3 storeys	1.2
Commercial Mixed-Use	Retail commercial, office and residential uses	Up to 4 storeys	1.0 – 1.6
Institutional Mixed	Institutional, community and residential uses	Site specific	Site specific
Park/Recreation/ Open Space	Park, playground recreation, natural areas	n/a	n/a

Village Neighbourhood Land Use and Building Height Designations

VILLAGE FUTURE LAND USE

A key component of the Plan involves focusing the greatest height and density of development on the core of the Village and transitioning down to smaller scale development at the periphery. This transition is achieved through the Plan's land use designations which identify height and density parameters on each parcel. It is also achieved through design guidelines that provide guidance on building form and design elements that enable a sensitive transition between adjacent parcels.

The following graphics illustrate transitions within the Village Centre and how building forms diminish in size and scale as they move away from the core.



VILLAGE FUTURE LAND USE

Making it Happen/Implementing the Vision

It is important to note that most improvements presented in this section are dependent on private redevelopment. These changes would be initiated by property owners and subject to an application process. Some properties may require rezoning. In all instances of multi-family or commercial development, a design review will be undertaken to ensure the form and character of new development aligns with design objectives.

The redevelopment of key properties in the Village centre will likely occur in the next 10-20 years. Over this time period, Cadboro Bay Village will gradually evolve and include new residents as housing opportunities become available in the Village and surrounding area.



Potential Future Long Term Development Scenario (looking North)

VILLAGE FUTURE LAND USE



Potential Future Long Term Development Scenario (looking South)

VILLAGE FUTURE LAND USE

A key objective of the Local Area Plan is to diversify the types of housing units available. The Village Neighbourhood, in the area adjacent to the commercial core, offers the opportunity to create additional infill housing in a manner that is fitting with the character and scale of the neighbourhood.

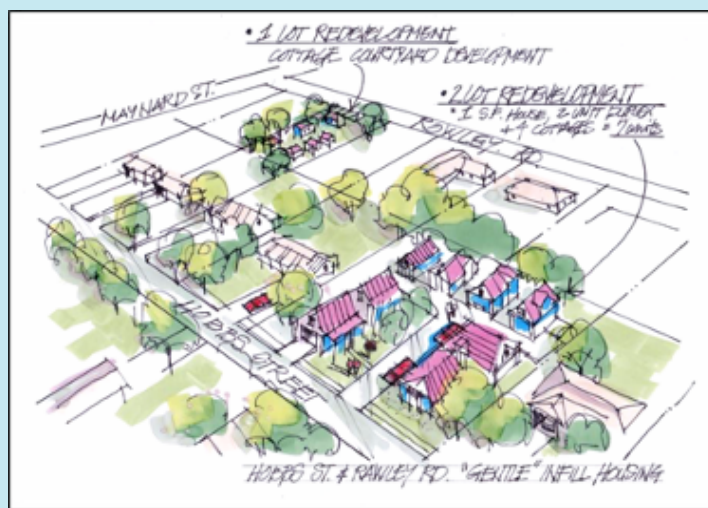
Housing types could include, secondary suites, garden suites, duplex, triplex, fourplex, townhouses, courtyard housing, townhouses and other innovative housing forms. The intention is to provide housing options within walking distance of services, transit and active transportation networks, reducing reliance on private vehicles. These housing forms provide more opportunities for people to age in place, stay in the community and attract a greater diversity of demographics.



Townhouses: Low profile and highly landscaped edge of the existing Penrhyn Close townhouses on the edge of the Village Centre; another example of townhouses with a central common; and finally, highly articulated townhouses with robust detailing and front garages.



Infill Housing Examples



Infill Housing Examples

Exploring Gentle Infill Possibilities: The above sketch from the workshop charrette illustrates the potential for “gentle” infill on Hobbs Street. This example case study assumes that two lots are redeveloped to allow seven new units consisting of one single-family unit, one duplex, and four smaller “cottage” homes to the rear of the lot. The street character is retained, while additional smaller housing is provided.

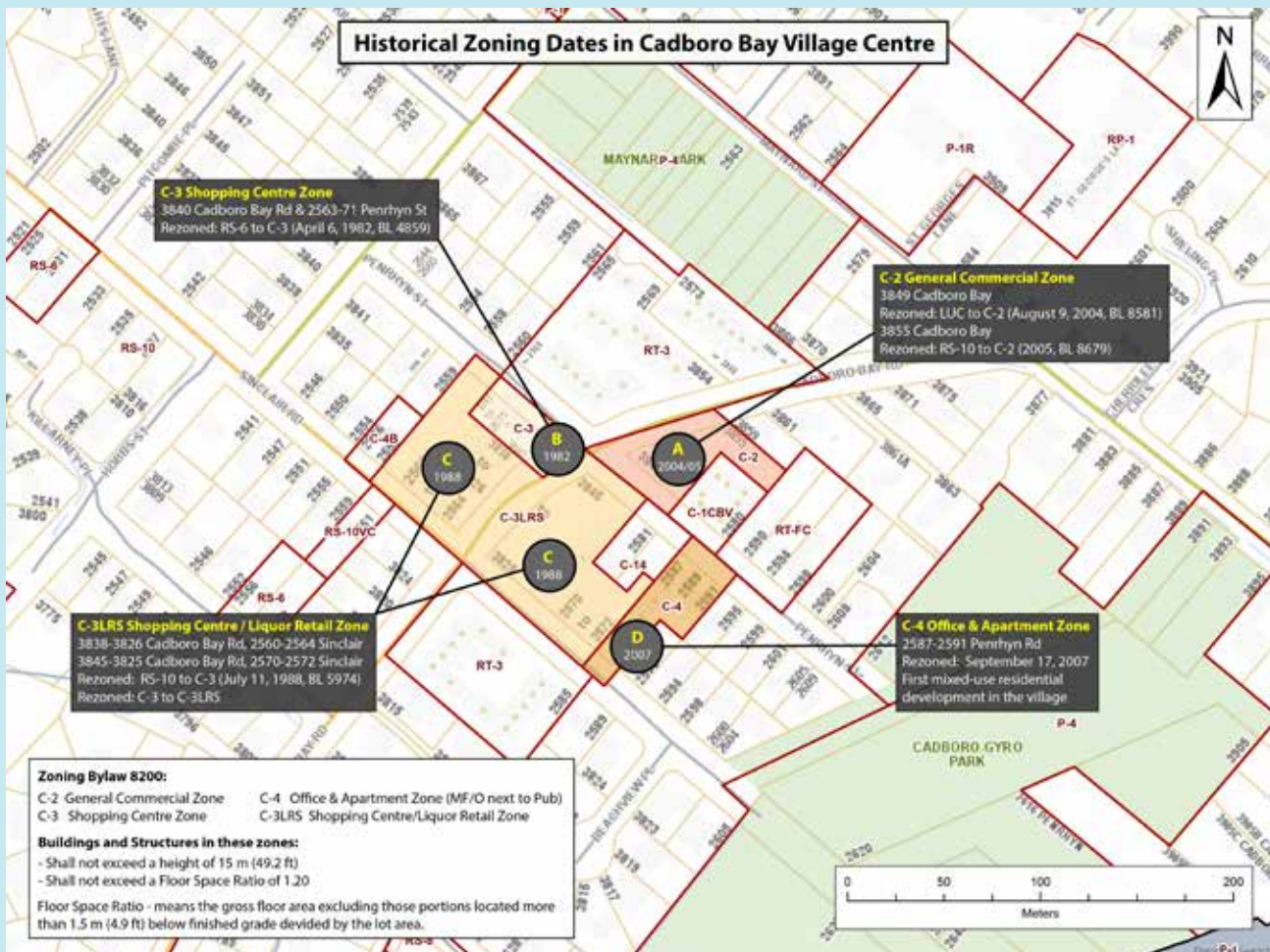
VILLAGE HISTORICAL ZONING CONTEXT

While many of the properties in the Cadboro Bay area will require a rezoning process to achieve height and density provisions outlined in the Draft Plan, a number of properties have existing zoning that permits significant density.

Existing zoning in the Village Centre permits greater height at select locations.

These locations are noted on the map below. They permit a height of 15 meters and 1.2 FSR (Floor Space Ratio). The height is generally equivalent to 4 storeys.

Historical Context: Information is provided on dates zoning was established in the Village Centre. Some noted properties were formerly Land Use Contracts (LUC), while others rezoning from single family residential to commercial zones, or to reflect liquor licencing requirements.



The **Draft Local Area Plan** acknowledges these exiting conditions in the planning process and community engagement. Notably, outcomes of the Village design charrettes and workshops as part of the future concept included in the Draft Plan (Maps 5.2, 5.5 and 9.2).

VILLAGE DESIGN

The Plan provides for a more complete community with comfortable, safe, accessible public spaces that support local culture and public life. Reinvestment is required in the public realm, active transportation infrastructure and community amenities to make the area more pedestrian friendly, accessible and vibrant

The policies in this Plan and the Development Permit Area design guidelines work together to provide guidance for positive changes in the community, including quality architecture, comfortable streetscapes and welcoming public spaces that are accessible and well connected.

See the full draft *Cadboro Bay Village Development Permit Area Design Guidelines* at saanich.ca/cadboro

Policy Summary

- Ensure the form and character of new development is compatible with the small-scale seaside village character
- Step buildings back from the street to reduce massing and be less imposing from the street
- Enhance the pedestrian scale of the street, maintaining public views to the water and contribute to an active public realm
- Minimize impacts from parking (locate at the rear of buildings)
- Identify special locations for public art that is well integrated with the public realm and plaza spaces
- Ensure signage in the Village is consistent with the village-scale
- Provide two new gateway features for the Village at visible locations facing north and south along Cadboro Bay Road and Sinclair Road
- Improve Cadboro Bay Road to create a comfortable pedestrian environment that supports business activity and provides opportunities to socialise and recreate
- Improve pedestrian and cyclist safety by improving crossings, sidewalks and lighting at Hobbs/Sinclair, Hobbs/Penrhyn, Penrhyn/Cadboro Bay Road and Sinclair/Cadboro Bay Road
- Redesign Penrhyn Road south of Cadboro Bay Road to create pedestrian priority and enhanced green corridor to Cadboro-Gyro Park
- Pursue public right-of-way for pathway to connect the Village to Maynard Park
- Add three plaza spaces in the Village Centre
- Support local culture and programs as part of the Village public gathering areas to support local formal and informal entertainment
- Better integrate Cadboro-Gyro Park as part of the Village through enhanced pedestrian connections and preservation of public view corridors
- Retain and maintain Signature London Plane trees that create a spectacular allée to the water and ensure this lasting scenic impression of Cadboro Bay is preserved
- Work with the CRD to enhance mapping of potential sea level rise and tsunami impacts and use to evaluate development proposals
- Require a geotechnical study for new development particularly east of the Village Centre towards Cadboro-Gyro Park to evaluate soil conditions and potential sea level rise impacts

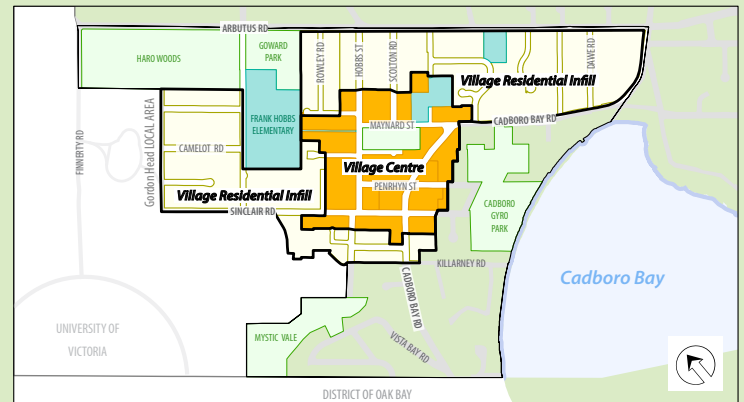
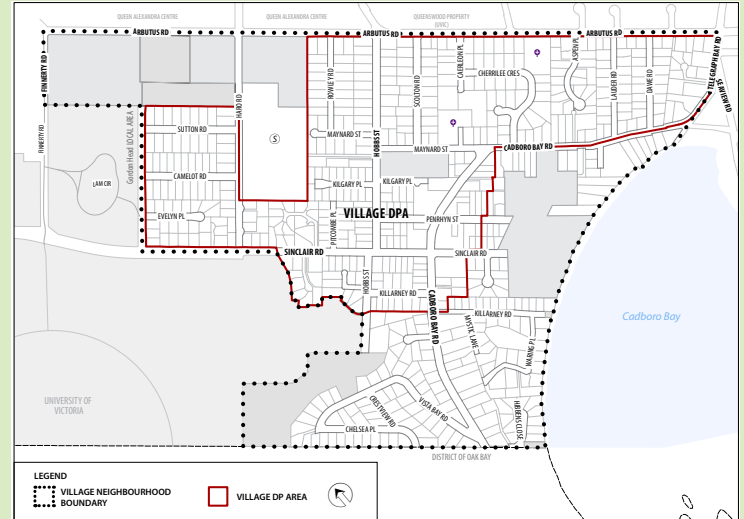
DEVELOPMENT PERMIT AREA DESIGN GUIDELINES

In Cadboro Bay, the Development Permit Area (DPA) design guidelines address the form and character of development in the Village area. The guidelines supplement local area plan policies and the more prescriptive requirements of zoning.

The Village DPA Guidelines:

- Apply to multi-unit residential, commercial and mixed use developments
- Provide direction for building and site design
- Guide the form and character of development in the Village area; and
- Provide a framework for evaluating aesthetic and qualitative aspects of development proposals

As part of the Local Area Plan update, the Cadboro Bay Village DPA guidelines have been updated. The Draft Cadboro Bay Village DPA Design Guidelines apply to both the Village Centre and the surrounding Village Neighbourhood Infill Area.



Village Centre Guidelines

The Village Centre is the area of the Village with highest density and includes commercial, mixed-use, apartment and townhouse buildings. Guidelines focus on elements of livability, commercial animation and activity and design features that contribute to a safe vibrant community hub. Specifically, the guidelines address:

- Building design and massing;
- Transitions between uses and street interfaces;
- Human scale design elements;
- Weather protection, access and parking;
- Streetscape and public realm enhancements, including plazas, patios and public views; and
- Heritage, culture, landscaping, exterior signage and lighting.

Village Neighbourhood Infill Housing Guidelines

In the area surrounding the Village Centre, Local Area Plan policy low-density infill housing through a rezoning process, including duplexes, triplexes, fourplexes and other innovative housing forms. Guidelines for Village Neighbourhood Infill Housing guide multi-unit housing design that is sympathetic and fitting to neighbourhood character. The guidelines address:

- Building form and siting;
- Windows, roof design, colour and building materials;
- Fencing, parking, access landscaping, screening, transitions; and
- Public views, signage, lighting and green development.

ECONOMIC VIBRANCY

OBJECTIVES

- A. Support and enhance Cadboro Bay Village as a walkable village core that is welcoming and vibrant with thriving local businesses that provide a variety of goods and services to the local community.
- B. Retain and strengthen neighborhood serving businesses, while providing opportunities for a greater diversity of local retail.
- C. Support local businesses through the establishment and maintenance of high quality, memorable public spaces for gathering in the Village Centre.
- D. Support and work with the Cadboro Bay Village Business Improvement Association (BIA) to sustain village vibrancy and a healthy economic climate.
- E. Support the growth and development of local institutions as major employers and innovation centers that benefit the Capital Region.

Policy Summary

- Maintain the compact village commercial core
- Support Cadboro Bay Village as a complete community with thriving businesses that provide a variety of goods and services to the local community
- Support greater variety of housing types in and near the Village Centre to boost the vitality of local businesses
- Support additional small-scale retail , patios and cultural programming to strengthen vibrancy and community-wellbeing
- Support the Cadboro Bay Business Association (BIA) in efforts to promote and beautify the Village
- Consider a small local neighbourhood-serving café or smaller commercial use component as part of future mixed-use institutional uses
- Support the Cadboro Bay Village Business Association (BIA) to promote and beautify the Village



TAKING ACTION, TRACKING PROGRESS

Much of the Plan's implementation will occur through private investments and improvements made at the time of re-development. The Local Area Plan provides a framework for these investments, as well as a number of actions that can be initiated at the municipal level.

Actions in the Draft Plan make up the Action Plan, with each being assigned a priority level and departmental lead. Implementation must be balanced with the availability of resources and other District priorities. Funding for these initiatives is considered through the annual strategic planning and budget processes.

Key Implementation Actions include:

- Undertake the development, implementation and monitoring of a watershed management plan for the Hobbs Creek watershed
- Develop a broader Coastal Adaptation Strategy for Saanich
- Undertake a review of parking requirements in the Village
- Adopt and apply the updated Cadboro Bay Village Development Permit Guidelines
- Introduce new pedestrian and cycling connections
- Improve pedestrian access to the beach at the Cadboro Bay Road and Telegraph Road junction.
- Implement improvements to Sinclair Road consistent with design concepts
- Implement improvements to Cadboro Bay Road consistent with design concepts
- Create a larger plaza at the corner of Cadboro Bay and Pernrhyn Roads
- Enhance beach access points
- Work with First Nations to share First Nation history, cultural practices and public art
- Identify special locations for public art in the central Village area especially in consideration of future potential redevelopment, where new plaza spaces are created
- Undertake a local wayfinding program that directs walkers and cyclists to the Village, Cadboro-Gyro Park, Mystic Vale and Maynard Park

MONITORING AND EVALUATION

The Cadboro Bay Local Area Plan is a living document, and will be monitored in five year intervals in order to assess its progress and make sure that it continues to be an effective tool for guiding land use and planning decisions, and meeting community needs.

FEEDBACK AND NEXT STEPS

WANT MORE INFORMATION?

Visit saanich.ca/cadboro to:

- review the complete Draft Plan
- see the draft Cadboro Bay Village Design Guidelines
- access background information
- follow ongoing FAQs

FEEDBACK

We would like to hear from you. Visit saanich.ca/cadboro to:

- take the Community Survey
- contact the Planning Department at 250-475-5471 to receive a paper copy of the survey

QUESTIONS?

If you have questions about the Draft Cadboro Bay Local Area Plan, the Village Plan, the Village Design Guidelines, or the planning process, you can:

- email planning@saanich.ca
- request a phone meeting (via email) with the project manager

NEXT STEPS

Due to COVID-19, In-person Open Houses will be scheduled in Fall of 2021 following safety protocols.

The Draft Plan will be continued to be refined based on community feedback.

An updated Draft Plan will be brought forward to Saanich Council for consideration at the completion of the community review and feedback phase.

Keep in touch with us and visit our webpage for updates!

