



Sustainable Saanich

Official Community Plan

Strategic Update

DRAFT PLAN COMPONENTS

Housing Providers & Development Industry Workshop

June 20, 2023





Workshop Agenda

1. Welcome & Housekeeping
2. Draft Plan Overview
3. Strategic Land Use Directions
 - Priority Growth Areas (#2)
 - Neighbourhoods (#3 and #4)
4. Relationship between OCP and Area-based Plans
5. Next Steps



Project Background

Strategic OCP Update



Why a “Strategic” Update

- Majority of plan content still relevant
- Build on recent processes and adopted policy/Council direction
- Effective use of limited resources
- Make priority updates in a short time frame



Project Scope – Administrative

- Update OCP to incorporate recent Council work and District-wide processes
- Integrate new demographic data/relevant statistics
- Refine sustainability framework
- Strengthen monitoring/implementation



Project Scope – New Areas

- Add “Corridor” policies and designation
- Expand on “missing middle” housing/infill policies
- Update guidance on parks for complete communities
- Further enhance walkable neighbourhoods
- Provide more clarity on maps

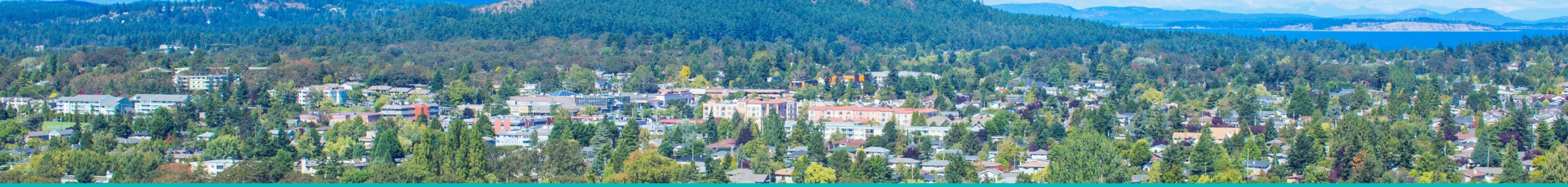
Project Phases





Complementary Initiatives

- Centre, Corridor and Village Plans
- Community Amenity Contribution and Inclusionary Housing Program
- Update of Design Guidelines
- Neighbourhood Homes Study
- Resilient Saanich / Biodiversity Conservation Strategy and Urban Forest Strategy
- Active Transportation Plan
- Economic Development Strategy



Draft Plan Overview

Strategic OCP Update

Document Redesign

Sustainable Saanich
OFFICIAL COMMUNITY PLAN
DRAFT
May 2023

11.0 Parks, Trails, and Open Space

Objectives

- A. Provide residents with a range of safe parks, trails, open spaces, and recreational opportunities to support active living, health, well-being and community cohesion.
- B. Work towards equitable and walkable access to parks and open spaces for all urban residents.
- C. Protect, restore and enhance natural areas, ecological function and biological diversity.

Related Plans & Strategies

- Parks, Recreation and Culture Master Plan
- Action Transportation Plan
- Recreation Market Analysis Study

Saanich is fortunate to have a broad range of parks, open spaces, and trails. This includes over 170 municipal, community and neighbourhood parks, supplemented by the regional park network, and

Reframing from 3-pillar structure to functional areas

More graphics to explain concepts and section objectives to guide policy

Plan Vision



- No Change in Vision
- Values are also not changing but are no longer explicitly included in the document > incorporated into Section Objectives and framing

Sustainability Foundations

Three Pillars



Complementary frameworks guiding our policy direction

One Planet Living



15-Minute Community

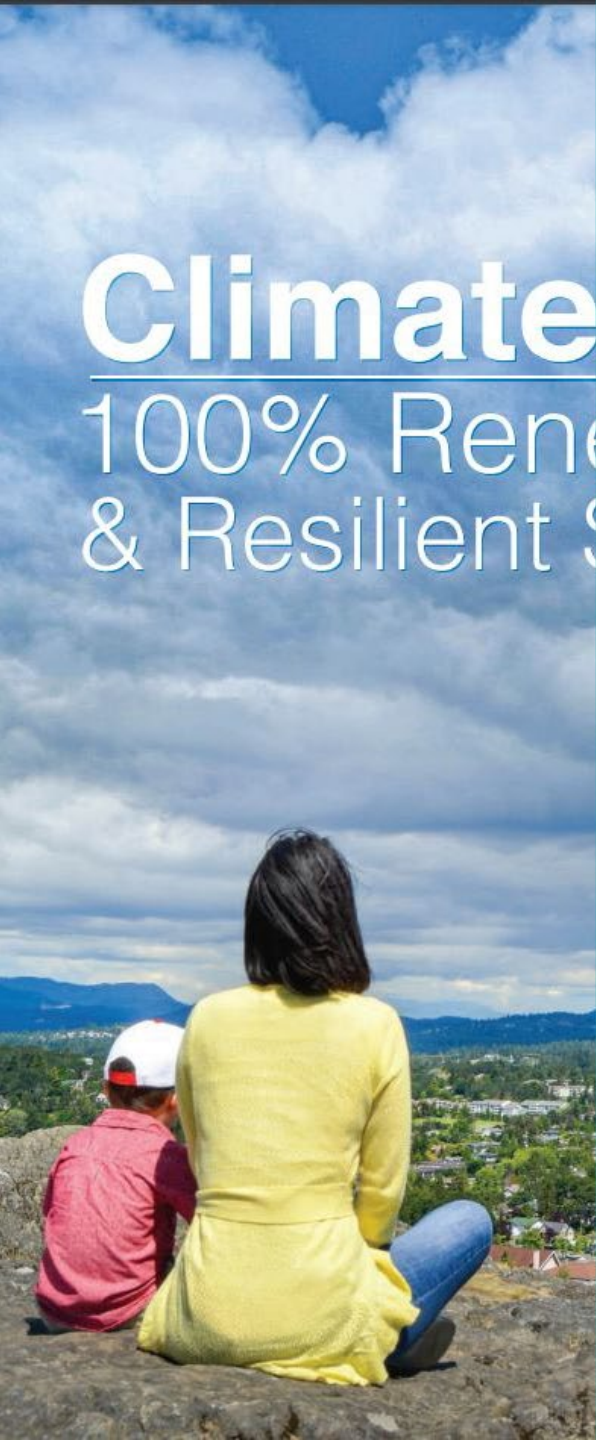


Climate Change Response

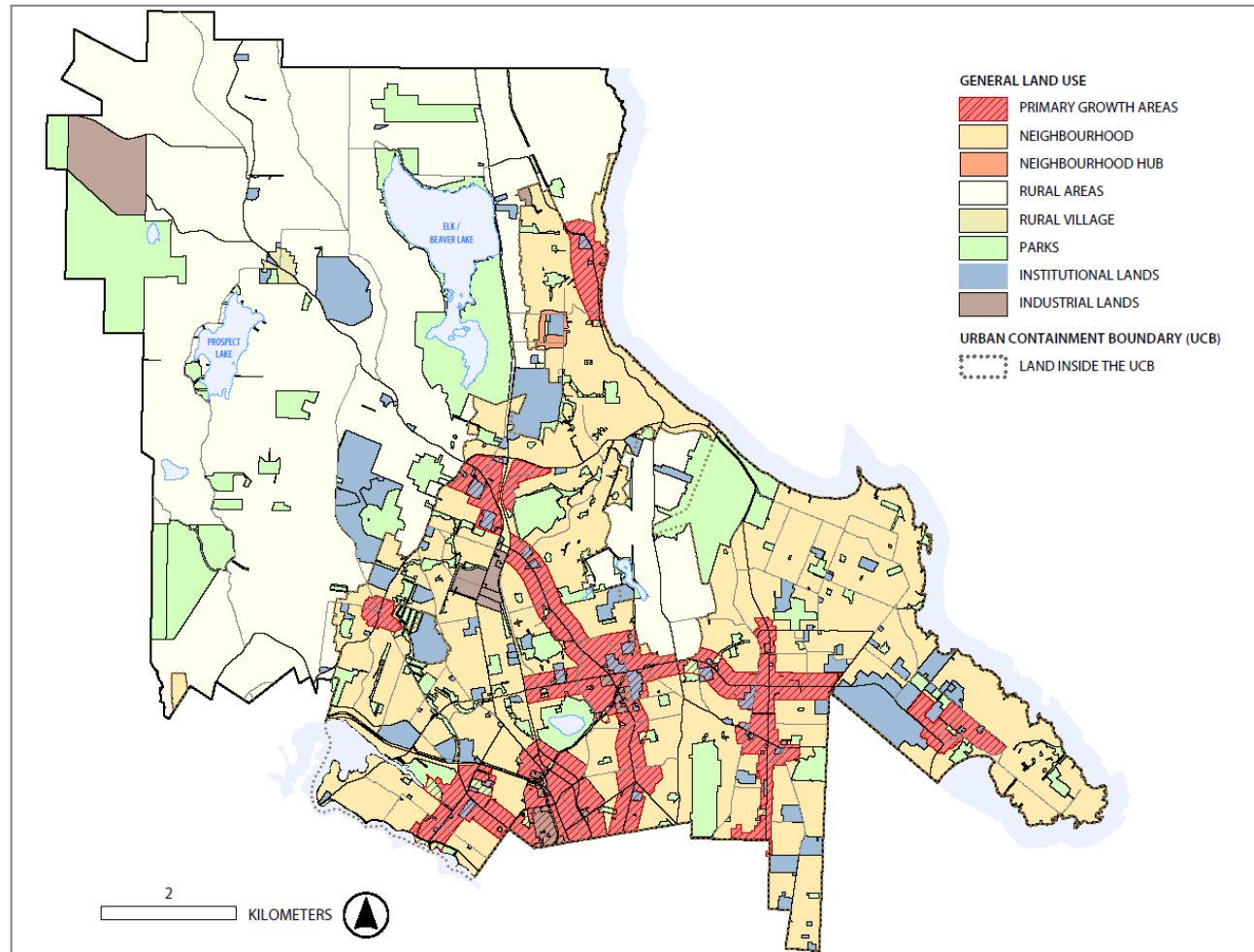
- Incorporated as a Plan foundation
- Recognizes to achieve targets and implement adaptation strategies the response needs to take an overarching District-wide approach
- Applicable policies also woven through the different sections

Climate

100% Renewable
& Resilient

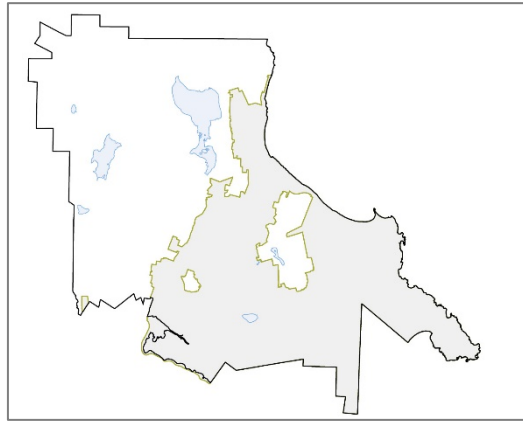


Restructured Land Use Section

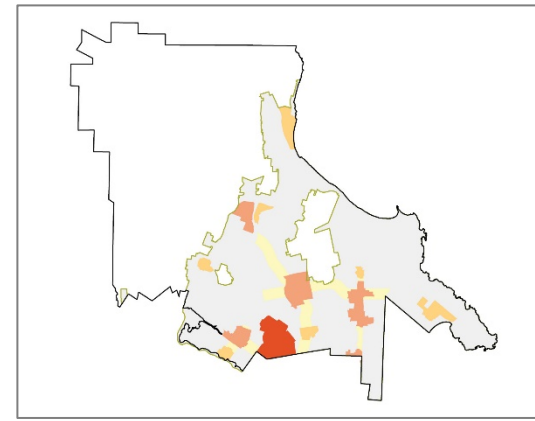


- 2008 > Centres + Villages
- Move to Primary Growth Areas
 - Corridors connect areas
 - Integrate with transit
 - Clarify boundaries at the parcel-level
- Strengthen policy to increase options in Neighbourhoods
- Added “Hubs” to support 15-minute community concept

Four Strategic Land Use Directions



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas

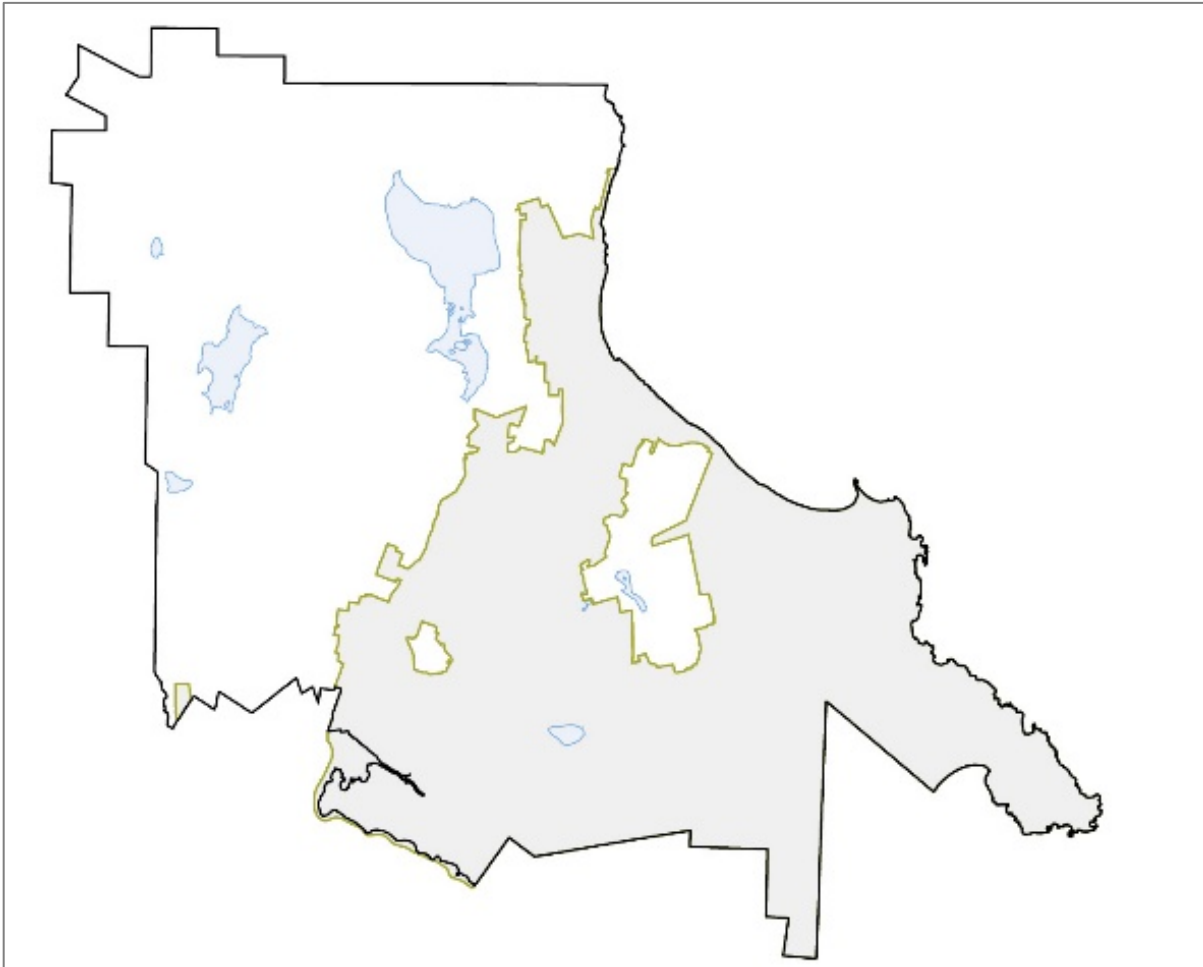


Expand Housing Diversity in Neighbourhoods



Make Saanich a 15-minute Community

1. Maintain the Urban Containment Boundary



- Retain agricultural land and natural areas
- Reduce urban sprawl
- Support low/no carbon transportation modes
- Encourage efficient use of infrastructure and public investment.

4. Make Saanich a 15-Minute Community



- Evolving “Complete Communities”
- Build on the existing network of Centres and Villages to make Saanich a walkable 15-minute community
- Goal that all households within the UCB are within a 15-minute (or 1.2km) walk of key amenities to support daily living
- Long-term planning will guide land use changes where gaps exist to better meet community needs
- Aspirational approach

Housing Section

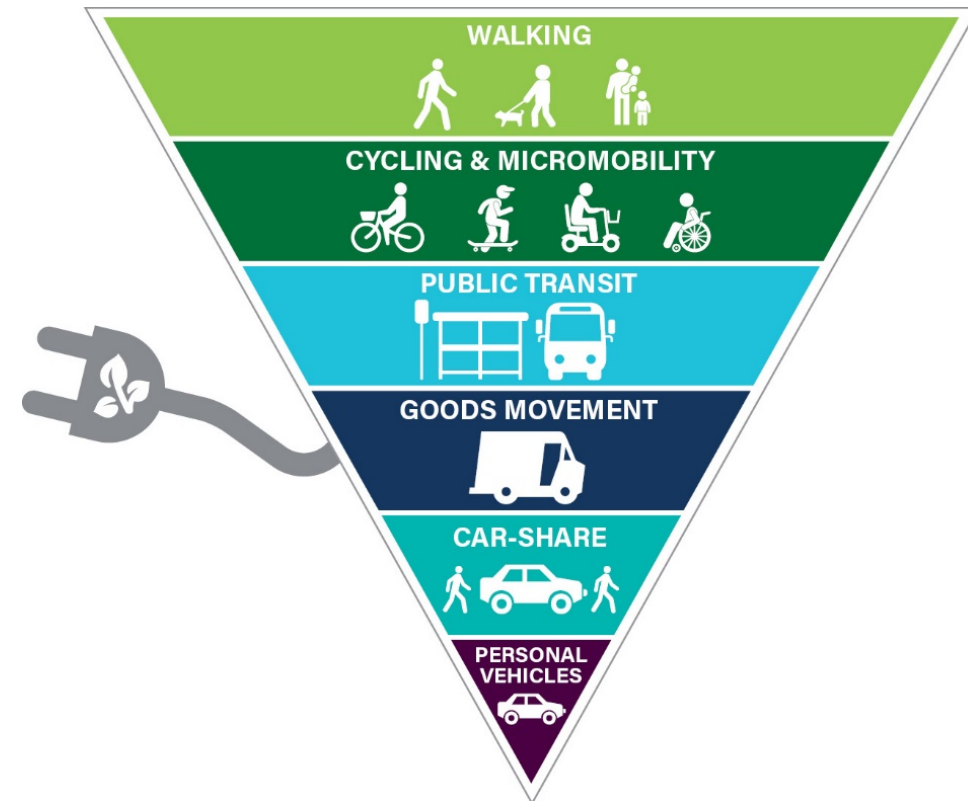
- Major re-write
- All components in one place
- Strong language re: housing gap
- Five focus areas
 - Overall housing supply to meet housing needs
 - Rental housing supply
 - Affordable and supportive housing supply
 - Expand the diversity of housing choice
 - Strengthen partnerships to improve housing strategies and outcome

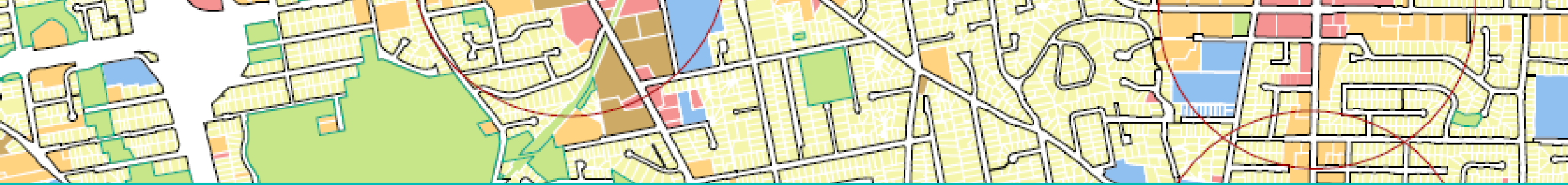




Sustainable Transportation

- Plan reinforces sustainable transportation modes to achieve Climate Plan/ATP targets
- Integrating land use with transportation
- Prioritizing walking, cycling, and public transit infrastructure as well as goods movement
- Supporting multi-modal connections

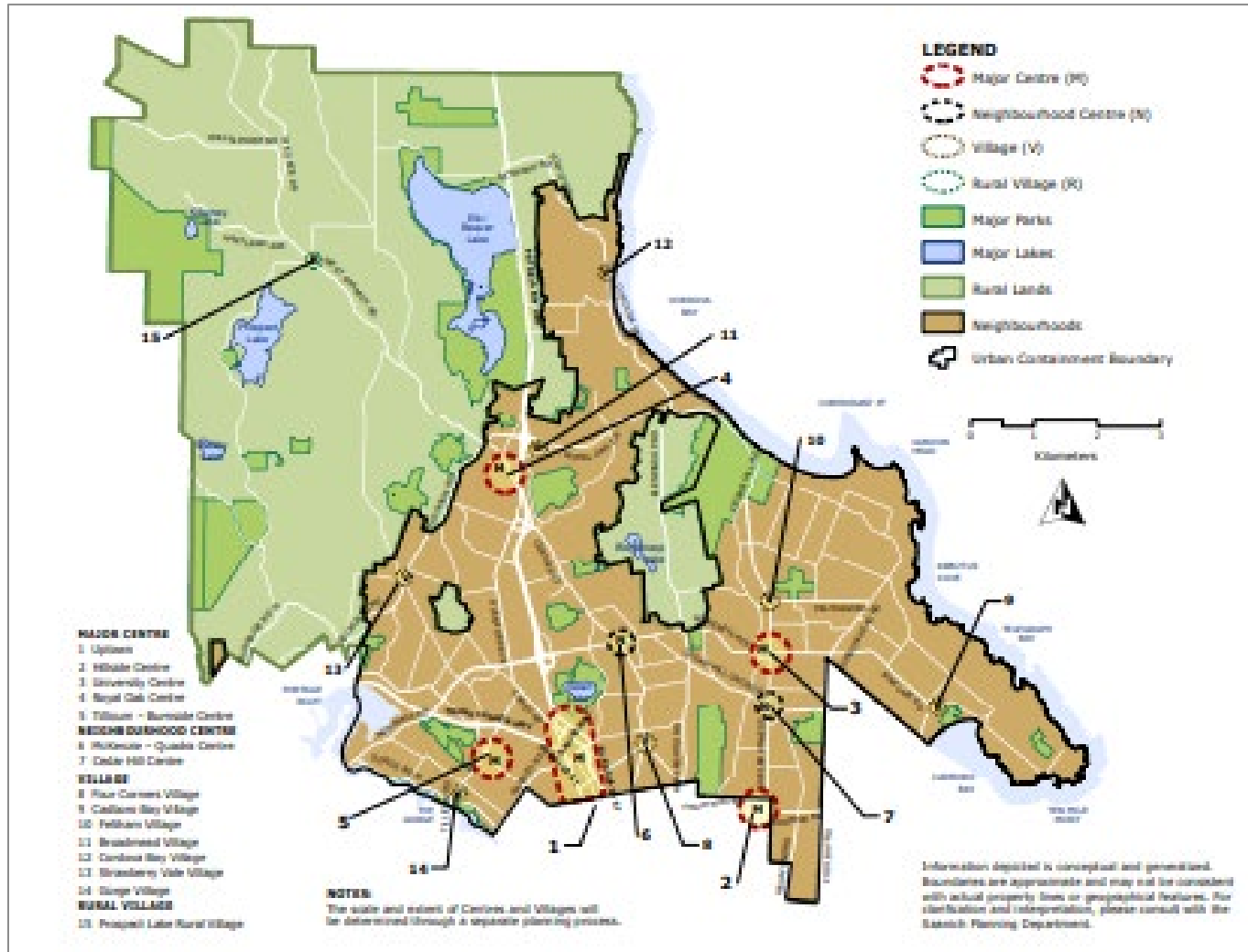




Priority Growth Areas

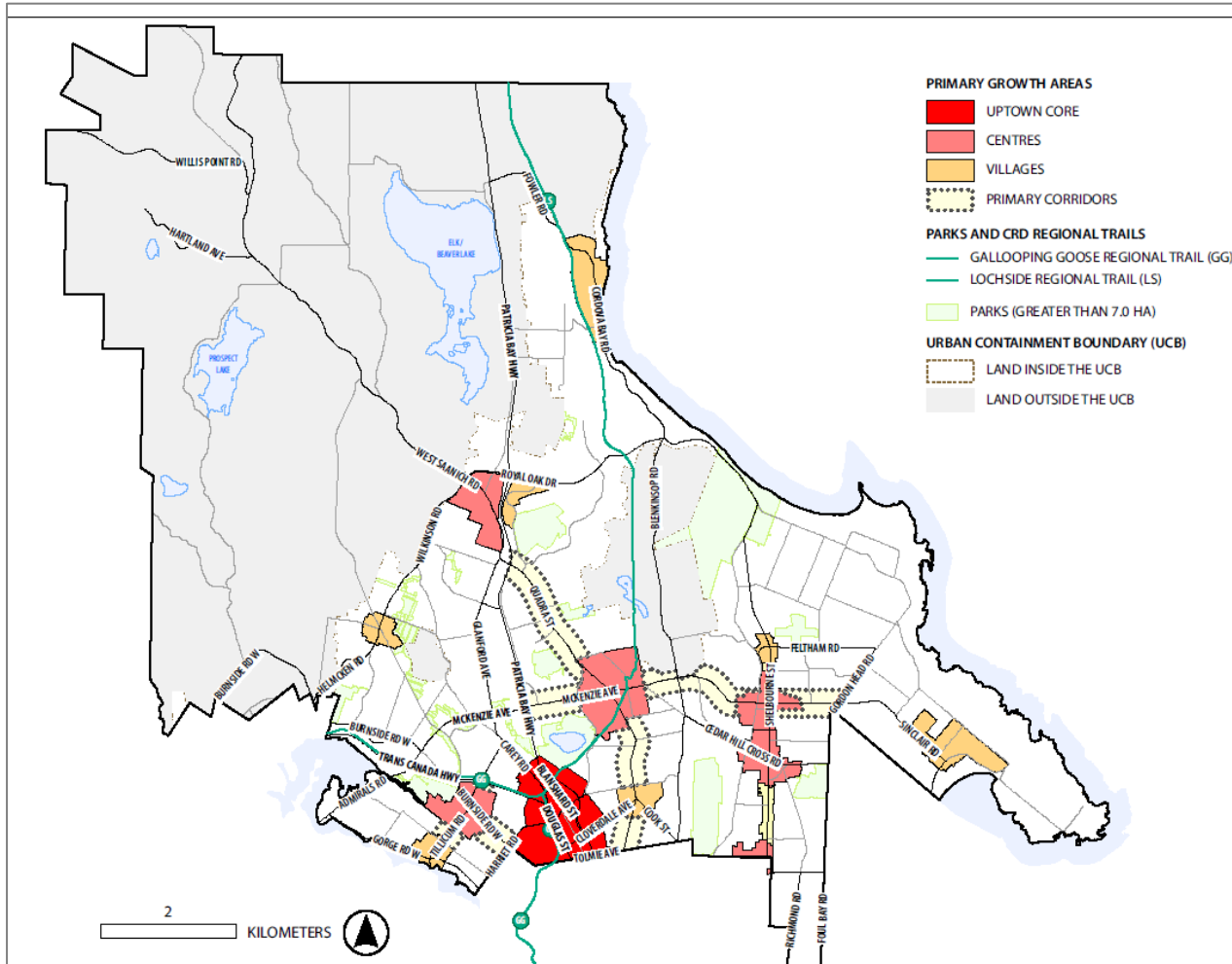
Discussion Topic # 1

2008 OCP – Centres & Villages



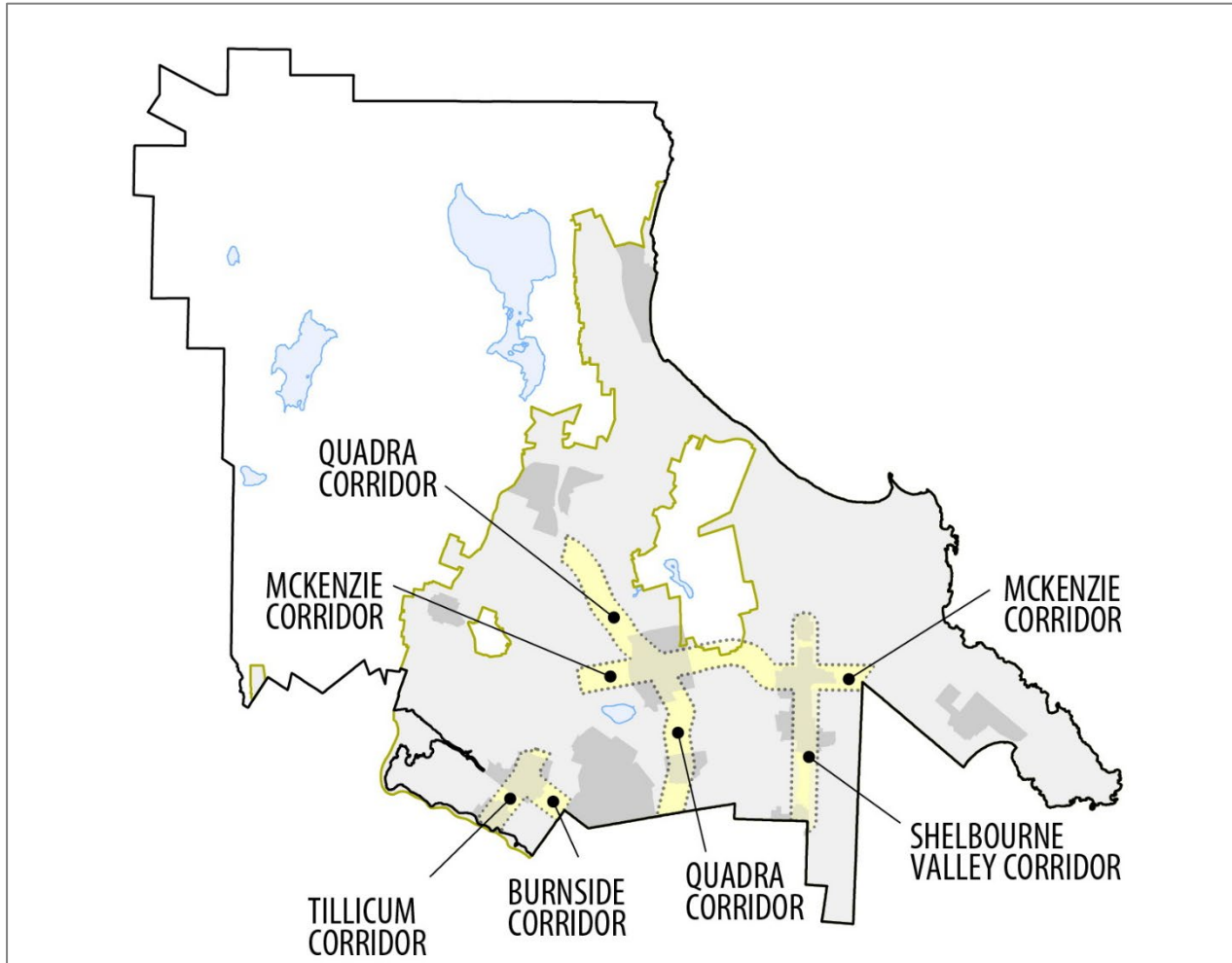
- 2008 OCP identified concept of Centres and Villages
- Lack of clarity to how these are captured on a parcel-by-parcel basis

2. Accommodate most New Development in Primary Growth Areas



- Plan for majority of new growth
- Create vibrant Centres and Villages supported by transit Corridors
- Recognize primacy of Uptown
- Expand the range of services, amenities, active transportation connections, higher density housing and employment opportunities.

Overview of Corridors

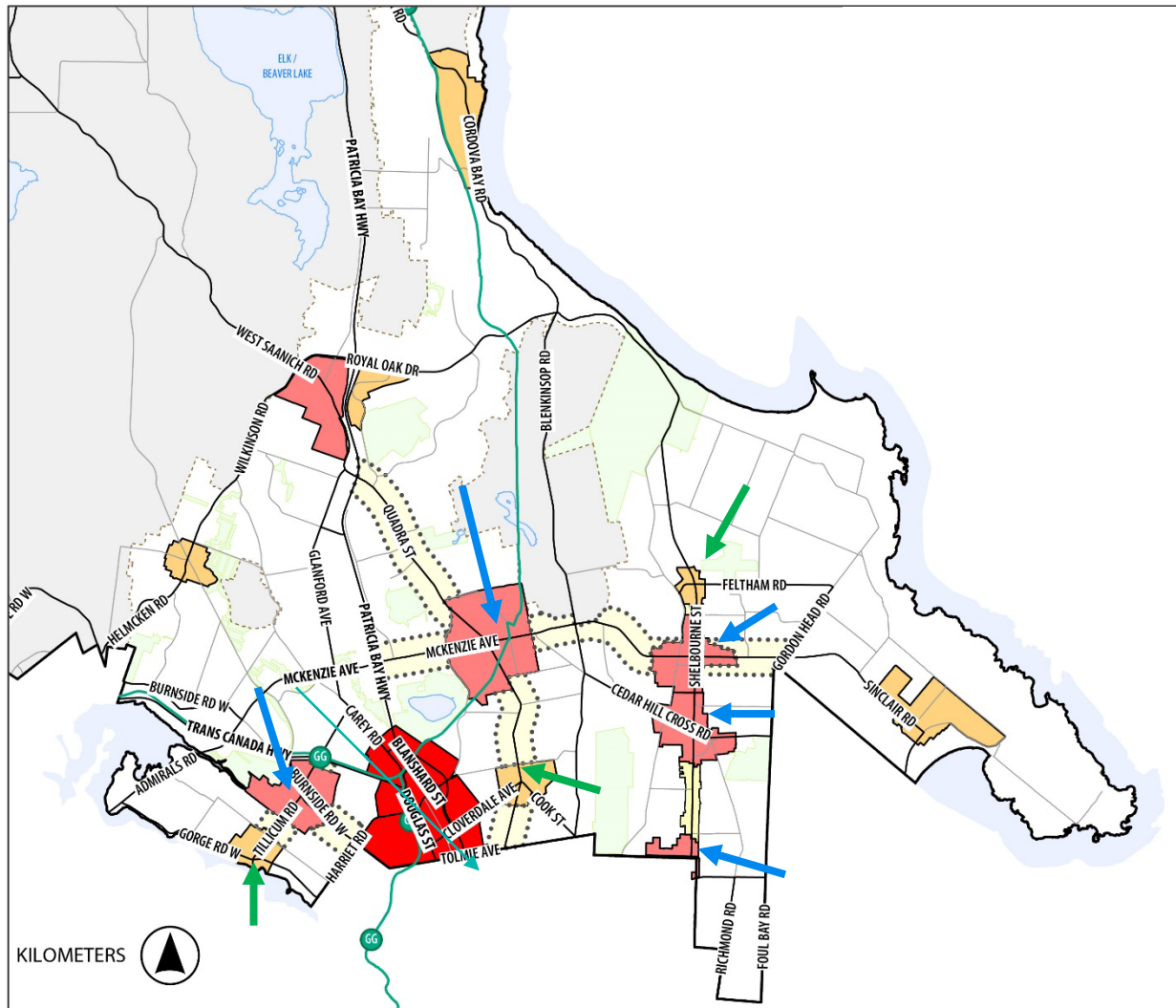


- Residential oriented, supported by limited mixed use
- Linked with sustainable transportation forms
- Primary Corridors mapped conceptually in OCP
- Secondary Corridors to be identified in area planning
- Higher heights considered where Primary Corridors overlap with Centres and Villages

Draft Building Heights

Land Use	Max. Bldg. Height	Existing or New Policy
Uptown Core Centre	Per UDP	No Change
Centres	Up to 8 Storeys	No Change
Villages	Up to 4 Storeys	No Change
Primary Corridors	Up to 6 Storeys	New Policy
Primary Corridors + Centres	Up to 12 Storeys	New Policy
Primary Corridors + Villages	Up to 6 Storeys	New Policy
Neighbourhoods	Up to 4 Storeys	No Change

Primary Corridor Overlap Areas



- **Centres** →
 - Quadra McKenzie
 - Tillicum
 - Shelbourne
 - Hillside
 - University
- **Villages** →
 - Four Corners
 - Gorge
 - Feltham

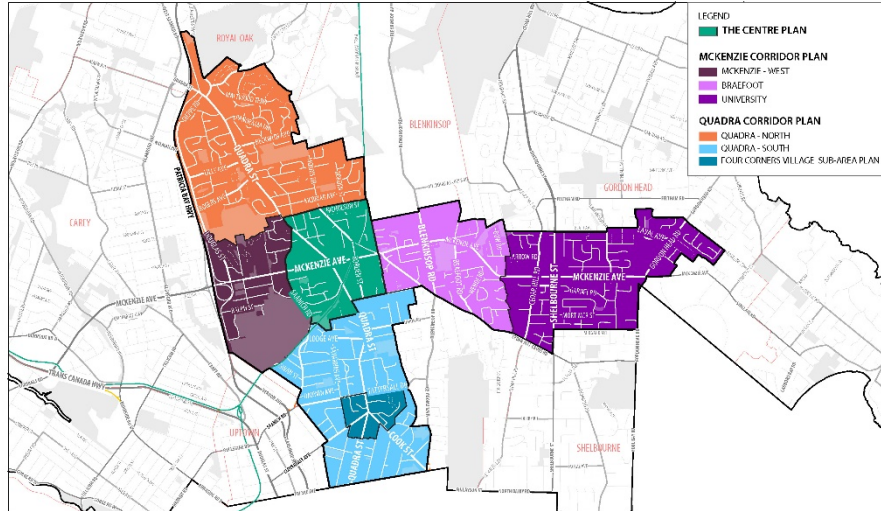
Parcel Boundaries | Centres and Villages

- Mix of mapping approach depending on level of planning
- Recently detailed planned areas > hard boundaries
 - Uptown Core Centre
 - Cordova Bay Village
 - Cadboro Bay Village
 - Shelbourne Valley (Feltham Village, University Centre, Shelbourne Centre, Feltham Village, Shelbourne Corridor)
- Quadra McKenzie Study draft conceptual boundaries
 - Quadra McKenzie Centre (University Centre is under review)
 - Four Corners Village

Areas with Criteria- Approach

- Start with basic buffer approach, include if 50% of parcel inside
 - Centres – Royal Oak, Tillicum (400-m buffer, down from 500-m)
 - Villages – Broadmead, Strawberry Vale (250-m)
 - Primary Corridors – 200-m from road centre line (conceptual only)
- Refine based on natural breaks, e.g., major land use, highways, block-lines/streets, rural areas
- Adjust for overlap (Broadmead and Royal Oak)
- Apply a logic check – does this make sense?

CCV Planning Next Steps

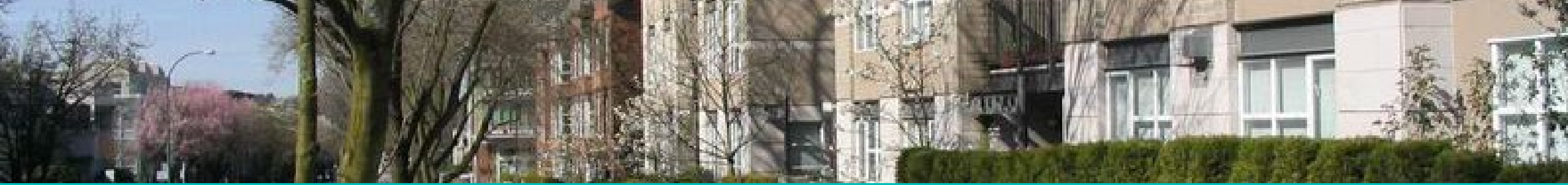


Quadra-McKenzie Study Area

- Primary Growth Areas
 - Quadra-McKenzie Study
 - Tillicum-Burnside-Gorge
 - Shelbourne Valley Update
- Secondary Corridors/Hubs/New Villages
 - Gordon Head Area
 - Glanford Area
 - Strawberry Vale Village/Interurban Rd

Discussion Questions

1. What do you like about the approach to Primary Growth Areas?
2. What concerns do you have about the Primary Growth Area approach?
 - a. General concerns?
 - b. Specific areas?
3. What initial thoughts do you have on the general approach for the parcel-based mapping of Centres and Villages?



Neighbourhoods

Discussion Topic #2

3. Expand Housing Diversity in Neighbourhoods



- Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs
- Provide housing opportunities for all stages of life
- Include a mix of ground-oriented and low-rise houseplexes, apartments, and townhouses offering different tenure types and affordability levels

Housing Forms Examples



Small lot Single Detached



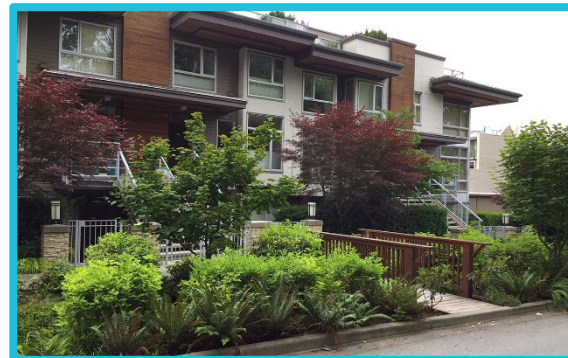
Garden Suites



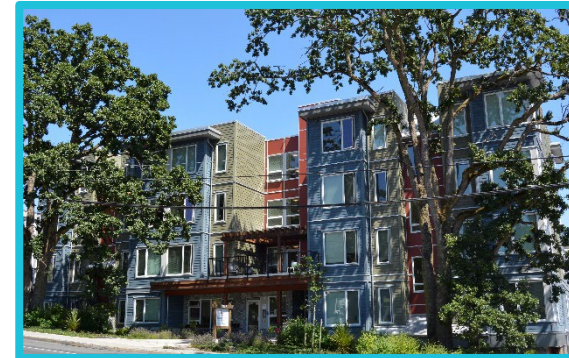
Houseplexes



Townhouses



Stacked Townhouses



Low-Rise Apartments

New Design Guidelines to Provide Guidance

Criteria – Suitability up to 3-storeys

Assess suitability of applications for increased residential density up to 3-storeys in Neighbourhoods:

- Proximity to transit, amenities, and Active Transportation infrastructure
- Size and orientation of parcel
- Ability to provide sustainable transportation options
- Maintain mature trees and provide adequate open space to enable livability and privacy
- Compatibility with existing neighbourhoods in terms of setbacks, massing, building materials, and access
- Mix of unit sizes and types
- Underground service capacity

Criteria – Suitability up to 4-storeys

Consider 4-storey residential or mixed-use forms in *limited locations* in Neighbourhoods (in addition to 3-storey):

- Locational criteria (one of)
 - Major Road/Frequent Transit Route
 - Within 800-m of the core of a Centre/400-m of the core of a Village
 - Neighbourhood Hub or Secondary Corridor
- Site is large enough to accommodate the proposed use, as well as required access, open space/green infrastructure, parking and design guideline considerations
- Convenient access to a Major or Collector Road

Neighbourhood Homes Study



Starting soon!

- Terms of Reference endorsed by Council (June 12)
- Sign-up for project updates
- [Housing Division | District of Saanich](#)
- Project lead: Carley Friesen

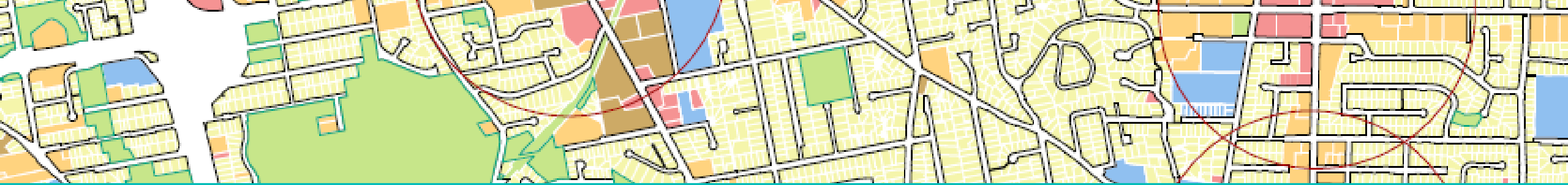
15-Minute Community + Corridors/Hubs



- Secondary Corridors + Neighbourhood Hubs and/or new Villages are key component of realizing this
- Concepts introduced now but to be identified through future detailed work
- Areas targeting higher density (up to 4-storeys) into Neighbourhoods

Discussion Questions

1. What do you like about the direction to increase housing diversity in Neighbourhoods? What concerns do you have?
2. What is important to consider when assessing development applications in Neighbourhoods? Are there other considerations that are not included in the draft criteria?
3. What's needed to enable small-scale commercial or mixed-use in Neighbourhood areas?



Relationship Between Plans

Discussion Topic # 3



Relationship of Plans

Current OCP Bylaw includes:

- General Plan (also referred to as OCP)
- Centre, Corridor and Village Plans (Shelbourne valley Action Plan, Uptown Douglas Plan)
- Local Area Plans
- Development Permit Area Design Guidelines

Other Saanich and Regional plans also inform decision making



Relationship of Plans

- Intention is that plans work together as a whole to provide guidance for decision-making
- Currently limited policy to express plan hierarchy or resolve potential conflicts between plans



Why are we discussing this?

- Desire for improved clarity on how various plans inform decision-making
- Identified in earlier internal and external engagement
- Recommendation in Development Process Review (2021) to update key policies to provide greater clarity and address conflicting policy
- Direction from Council to include this item as part of OCP review process



Context – Other jurisdictions

- Range of approaches to adopting area plans – many communities adopt area plans by resolution
- Plans adopted by resolution are still valid policy documents, but don't have bylaw status
- Often amendments to OCP bylaw to include key directions of area plans that are adopted by resolution



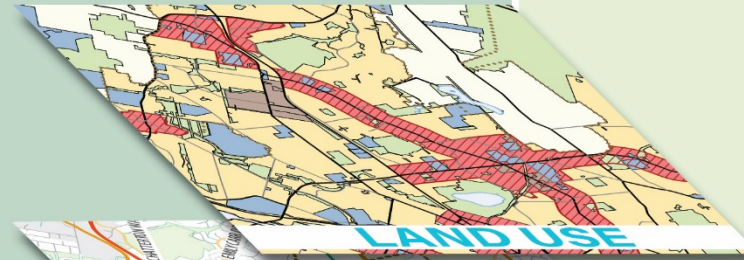
Context – Planning Framework

- Fundamentally different planning context now vs. 2008
- Much more comprehensive suite of plans and strategies to deal with issues like transportation, parks, environment, housing, etc.
- Imperatives of climate change and housing necessitate a more responsive policy framework
- Council has directed staff to move from Local Area Planning to Centres, Corridors and Village Planning

2008

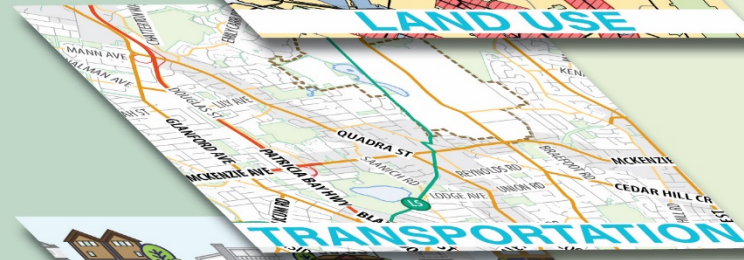
2023

OCP, LAP



OCP, CCV Plans, LAPs, Infill Policy and Regs.

LAPs



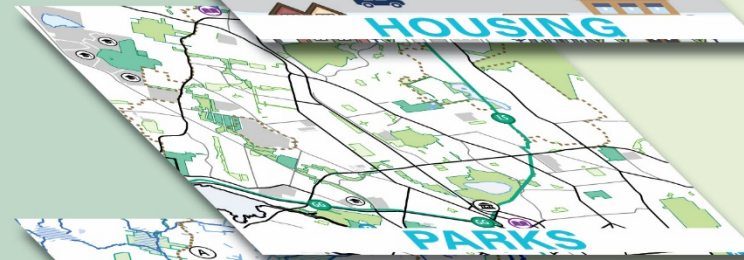
Climate Plan, Active Transportation Plan, Road Safety Plan

OCP, LAP



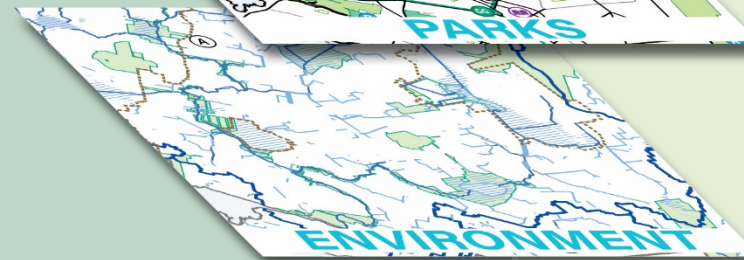
OCP, Housing Strategy

LAPs



Parks and Recreation Master Plan

LAPs



Climate Plan, Biodiversity Conservation Strategy, Urban Forest Strategy

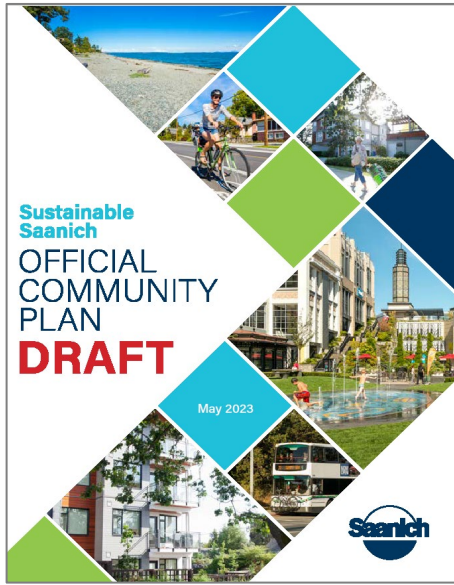
Context



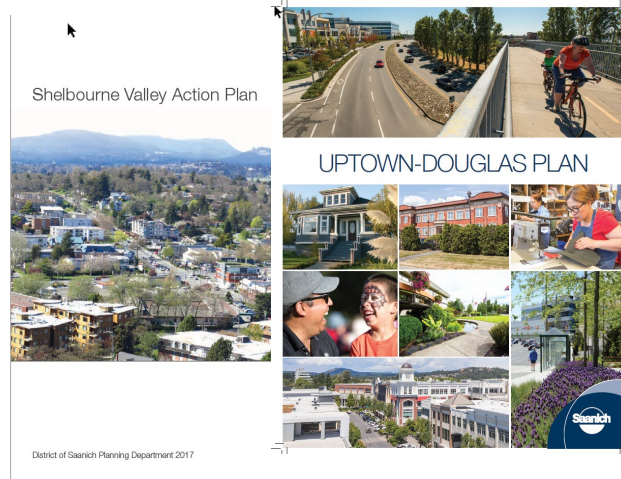
Key Concerns / Issues

- Concern about age of Local Area Plans and their ability to respond to changes / District-wide goals
- Are we getting desired outcomes?
- A desire to have greater clarity on how plans work together to guide decision-making
- How to deal with conflicts between newer more general policy and older more specific policy
- Concern about how LAPs will remain relevant as they become out of date more
- Desire to have area plans followed more closely, particularly those that were recently adopted

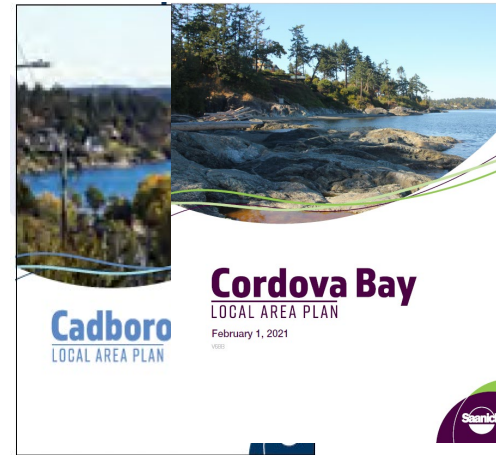
Planning Framework



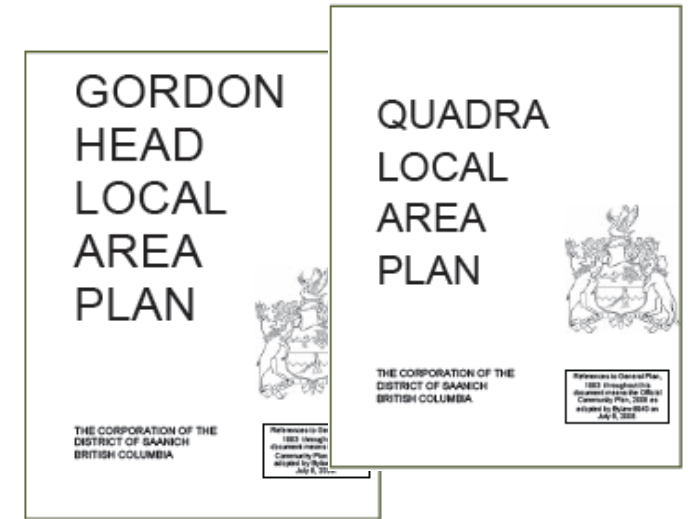
General Plan
(OCP)



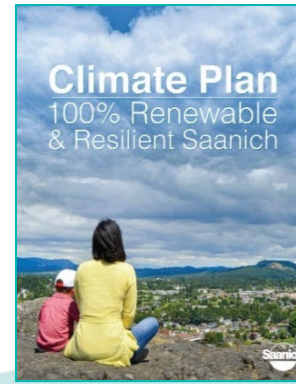
Centre Corridor
and Village Plans



Post-2008 LAPs



Pre-2008 LAPs



Master Plans

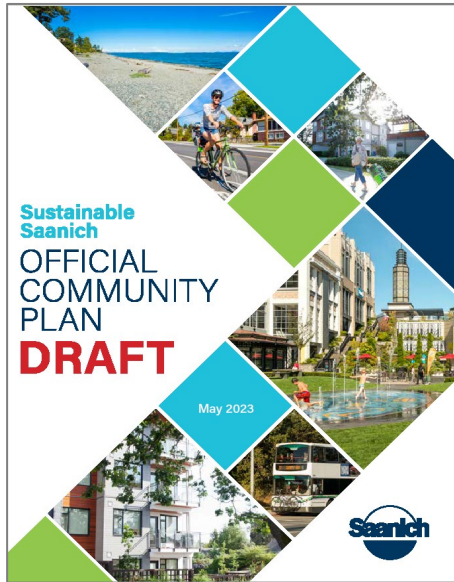




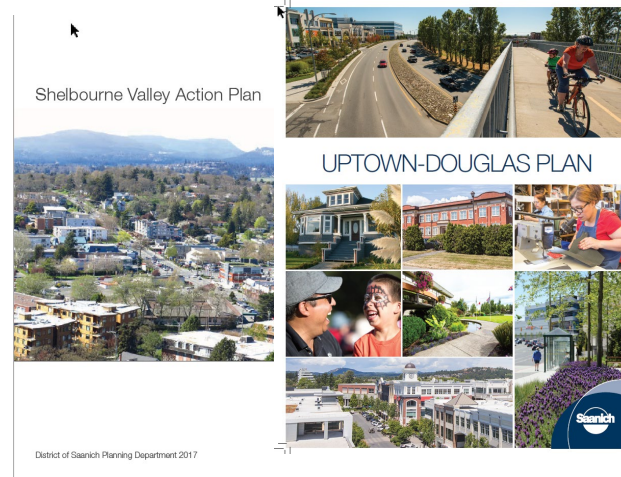
Potential Options

1. Equally prioritize OCP, CCV Plans and Local Area Plans in decision making
2. Prioritize the OCP in decision making
3. Prioritize OCP and recent area plans (post 2008) in decision making

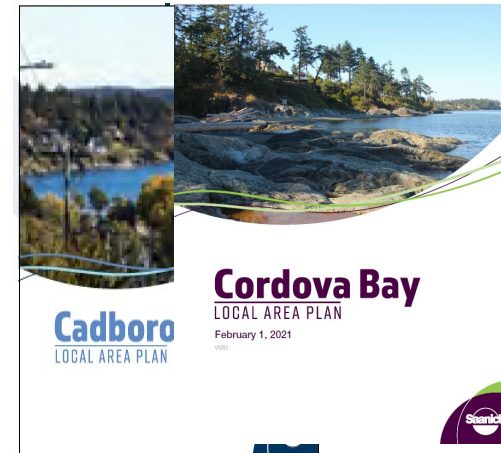
1. Prioritize all plans equally



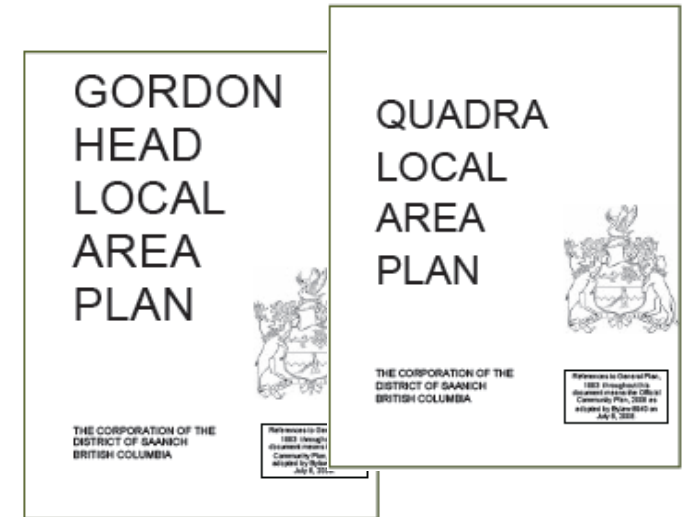
General Plan
(OCP)



Centre Corridor
and Village Plans

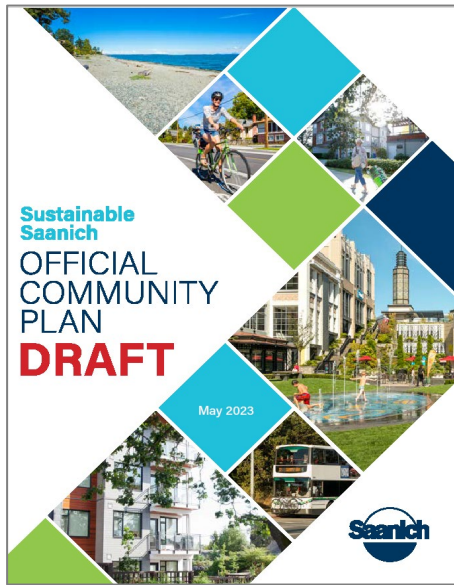


Post-2008 LAPs

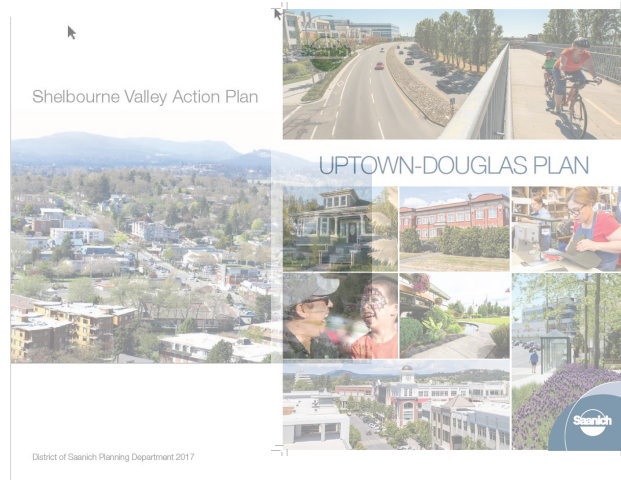


Pre-2008 LAPs

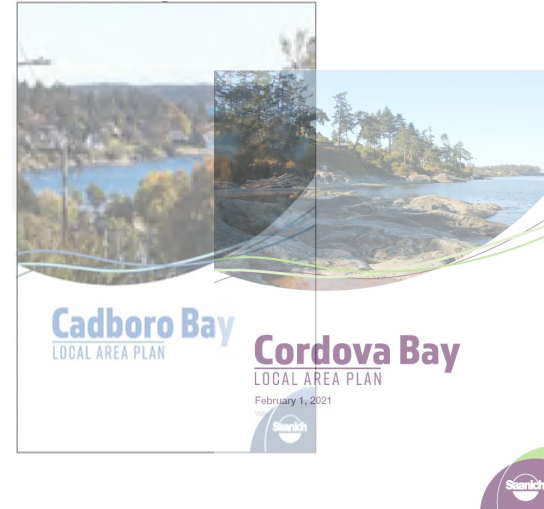
2. Prioritize the General Plan (OCP)



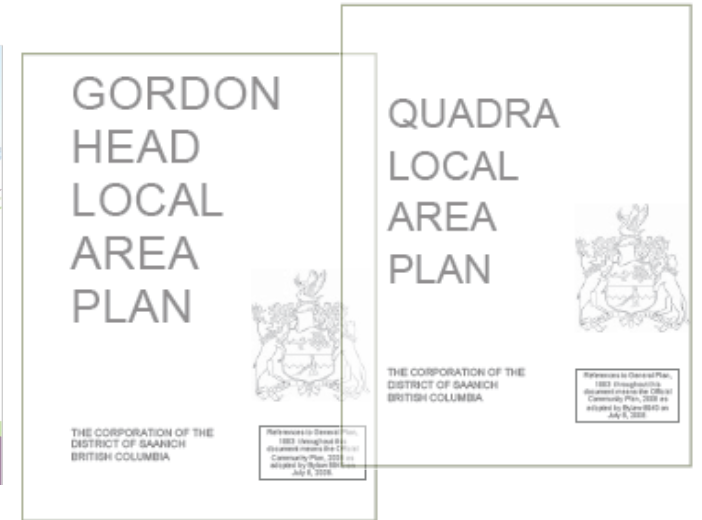
General Plan
(OCP)



Centre Corridor
and Village Plans

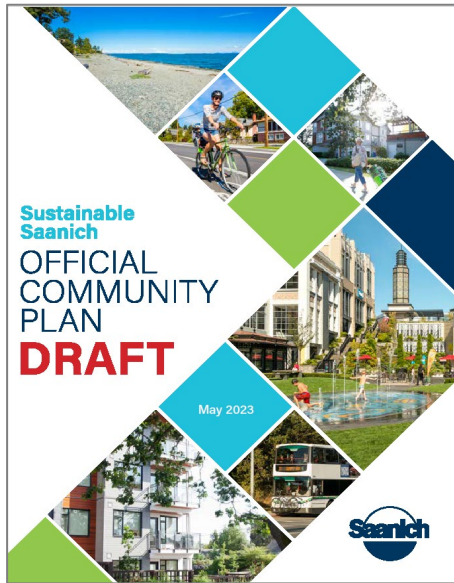


Post-2008 LAPs

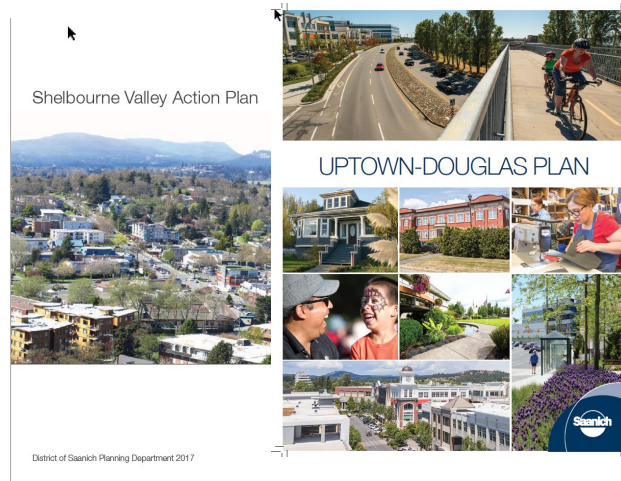


Pre-2008 LAPs

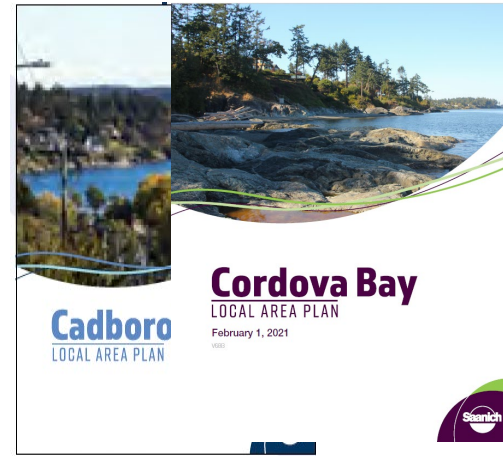
3. Prioritize General Plan (OCP) and recently adopted Plans



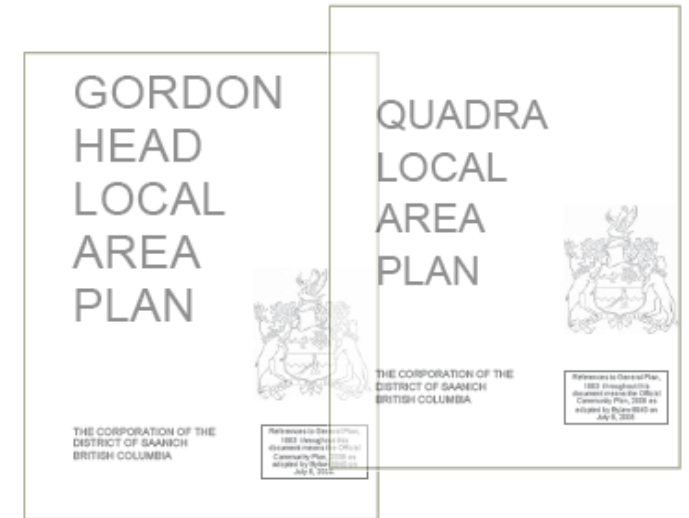
General Plan (OCP)



Centre Corridor and Village Plans



Post-2008 LAPs

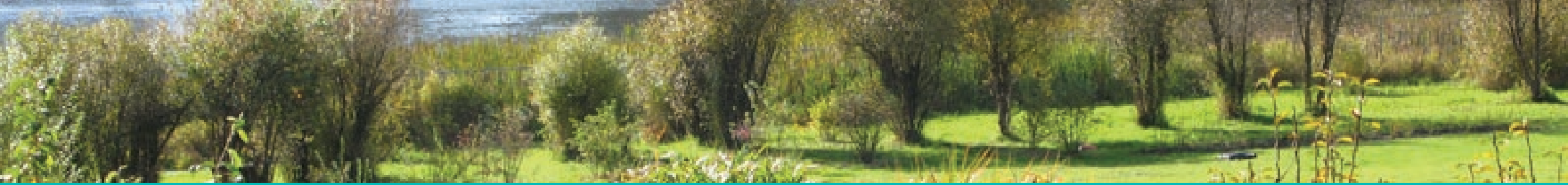


Pre-2008 LAPs



Discussion Questions

1. What other key questions to you have about the planning framework? Are there any other challenges?
2. What Plans should be the priority in decision making?



Wrap-Up and Next Steps

Strategic OCP Update



We Want Your Feedback!

- Info video – saanich.ca/ocp
- General public
 - Webinars/Q&A – May 30, June 7 - Posted on website
 - Open Houses – June 6, June 17 + online display boards
 - Digital Workshops – June 13, June 15
 - **Survey – Open until June 30**
- Targeted workshops
- Council Advisory Committees
- Formal stakeholder referrals/meetings, First Nations outreach



Thank-you!

- Amber Walker
- Project Lead
- t. 250-475-5494 x3452
- e. amber.walker@saanich.ca
- web: www.saanich.ca/ocp