

# SHORT STREET a c t i o n     p l a n

SCHEDULE 2 TO THE SAANICH CORE LOCAL AREA PLAN 1999

Planning Department  
Corporation of the District of Saanich  
April 26, 1999

*Includes amendments to August 18, 2003*

THE CORPORATION OF THE DISTRICT OF SAANICH

BY-LAW NO. 8019

A BY-LAW

TO AMEND BY-LAW NO. 7044 BEING THE "OFFICIAL  
COMMUNITY PLAN BY-LAW, 1993"

The Municipal Council of The Corporation of the District of Saanich enacts as follows:

1) By-Law No. 7044, being the "Official Community Plan By-Law, 1993" is hereby amended as follows:

- (a) By deleting Appendix "E" - Saanich Core Local Area Plan and substituting therefor a new Appendix "E" dated August 4, 1999 which is attached hereto as Schedule "A".
- (b) By adding to Appendix "E" - Saanich Core Local Area Plan a new Schedule 2 - Short Street Action Plan dated August 4, 1999 and which is attached hereto as Schedule "B".

(Saanich Core Local Area Plan)

2) This By-Law may be cited for all purposes as the "OFFICIAL COMMUNITY PLAN BY-LAW, 1993, AMENDMENT BY-LAW, 1998, NO. 8019".

Read a first time this 9<sup>th</sup> day of August 1999.

Public Hearing held at the Municipal Hall on the 17<sup>th</sup> day of August, 1999.

Read a second time this 17<sup>th</sup> day of August, 1999.

Read a third time this 17<sup>th</sup> day of August, 1999.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the 17<sup>th</sup> day of August, 1999.

"C.M. MacPHEE"

.....  
*Clerk of The Corporation of  
the District of Saanich*

"F. LEONARD"

.....  
*Mayor*

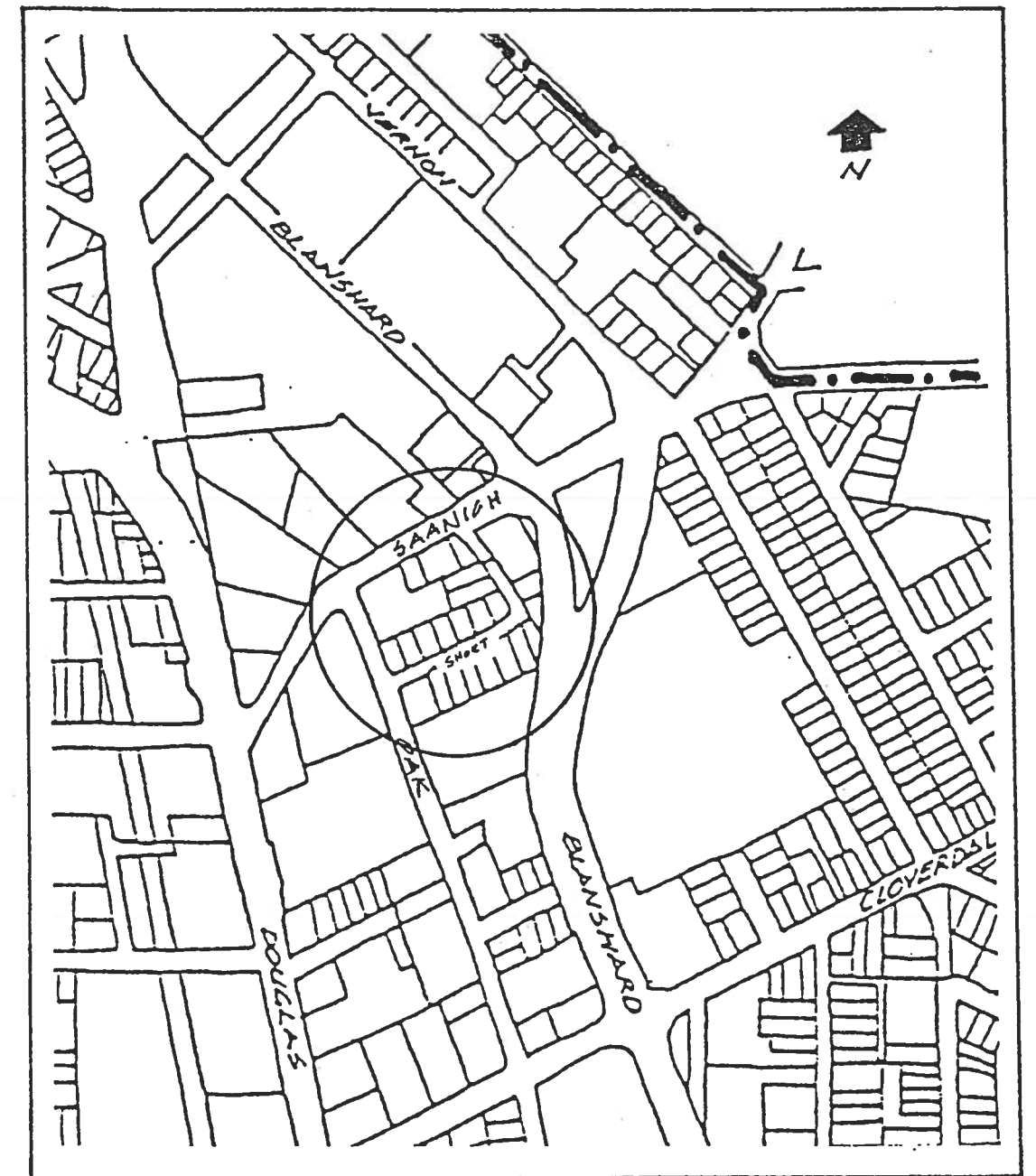
AMENDMENTS

BYLAW	DATE	DETAILS
8104	July 24, 2000	Amend Future Land Use Map to designate 3477 Saanich Road for retail use.
8460	August 18, 2003	Amend Future Land Use Map to designate 3465 and 3497 Saanich Road and 3482 and 3490 Short Street for commercial/residential use.

## INTRODUCTION

On October 26, 1998, Council directed that a special study be undertaken to look at the potential for commercial redevelopment of residential properties on Short Street. Council requested that a report be prepared outlining possible amendments to the Local Area Plan to address appropriate commercial development for the entire length of Short Street.

Section 1 provides background information and opportunities/constraints. Section 2 contains the future land use concept, followed by recommendations in Section 3.



STUDY SITE

# 1 Background and Analysis



**BUILT FORM**

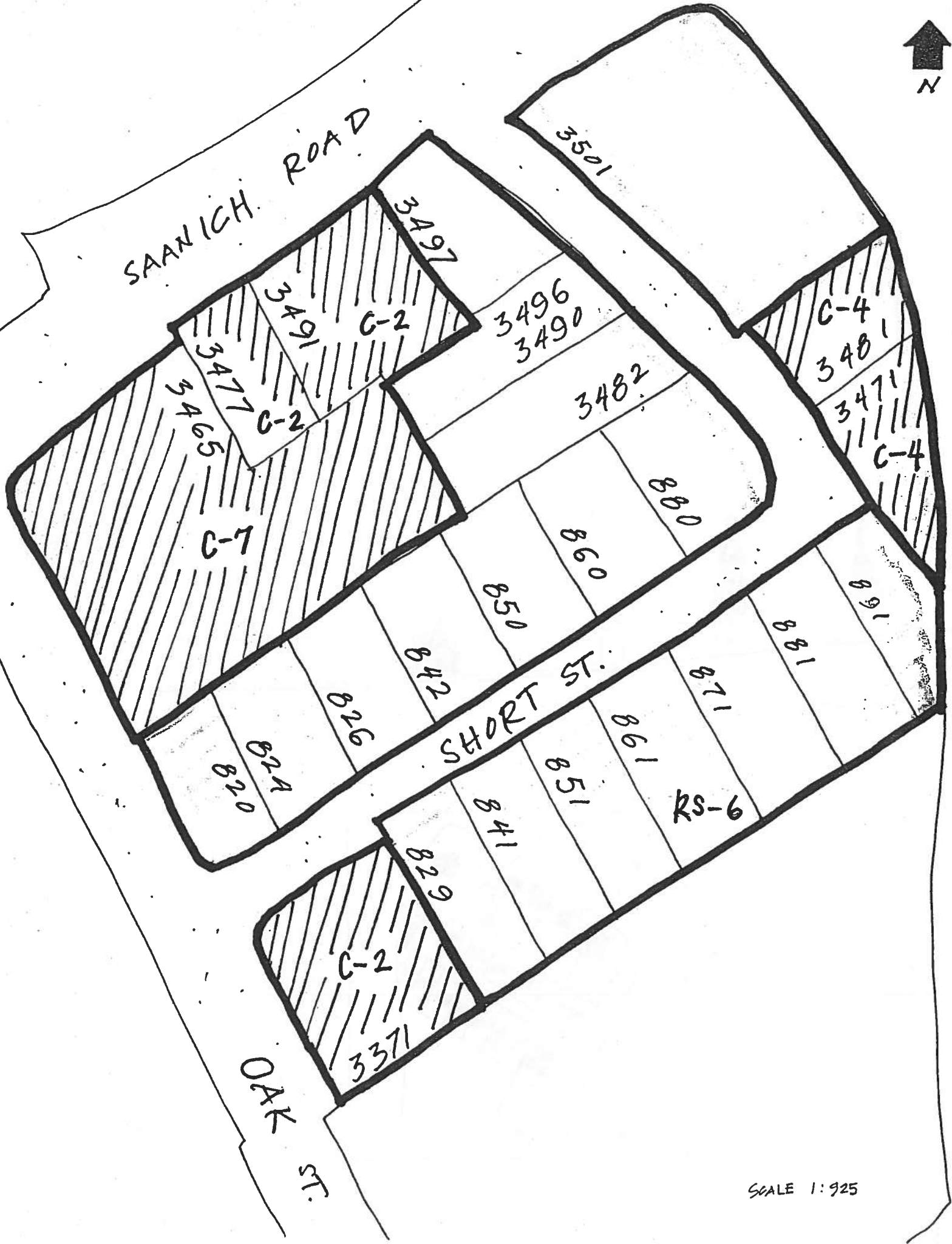


SAANICH ROAD

BLANSHARD ST.

OAK ST.

SHORT ST.



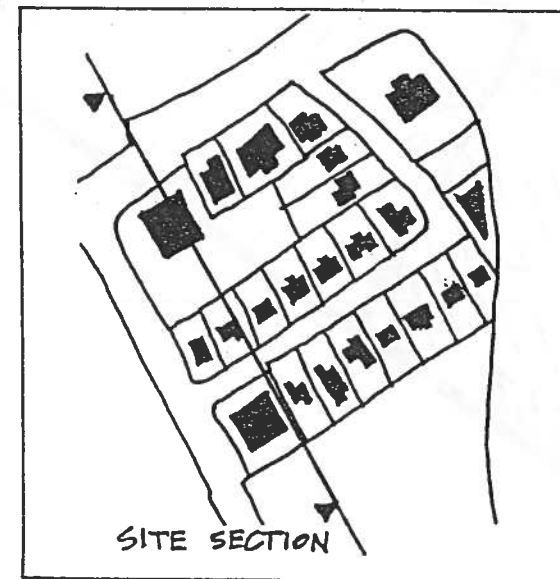
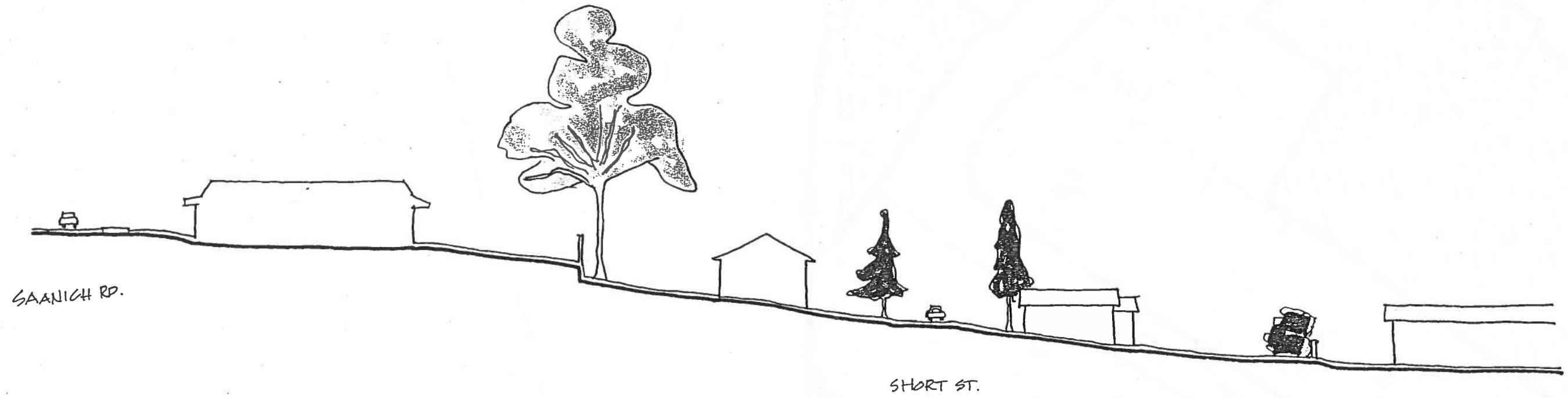
COMMERCIAL



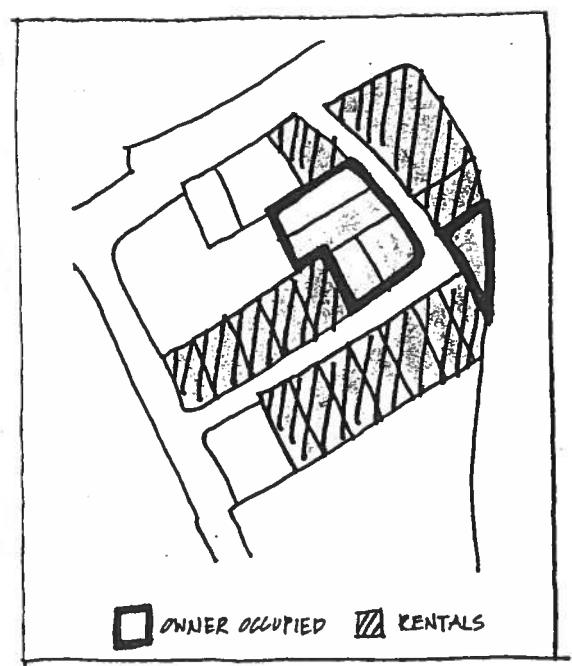
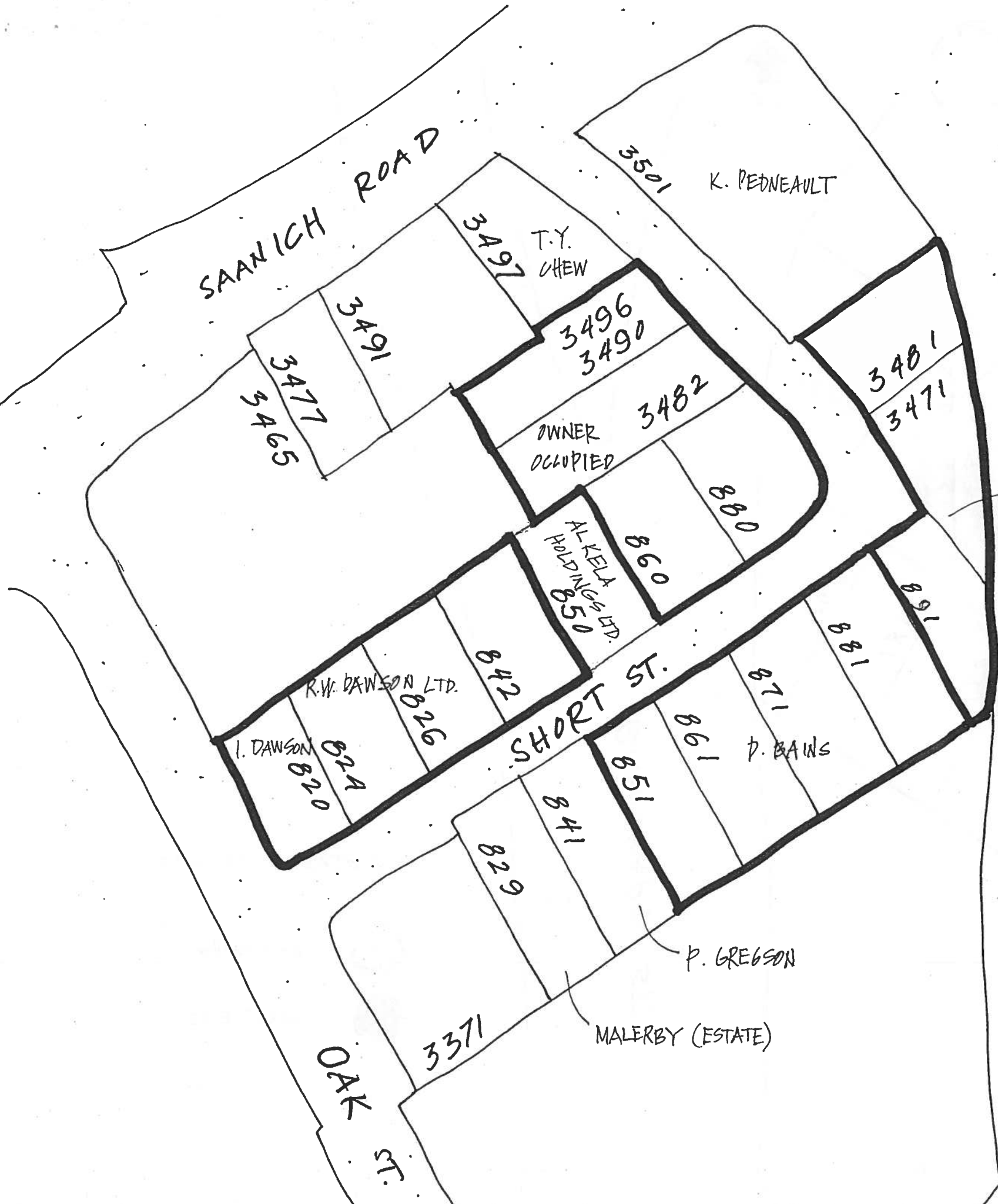
RESIDENTIAL (RS-6)

SCALE 1:925

# EXISTING LAND USE

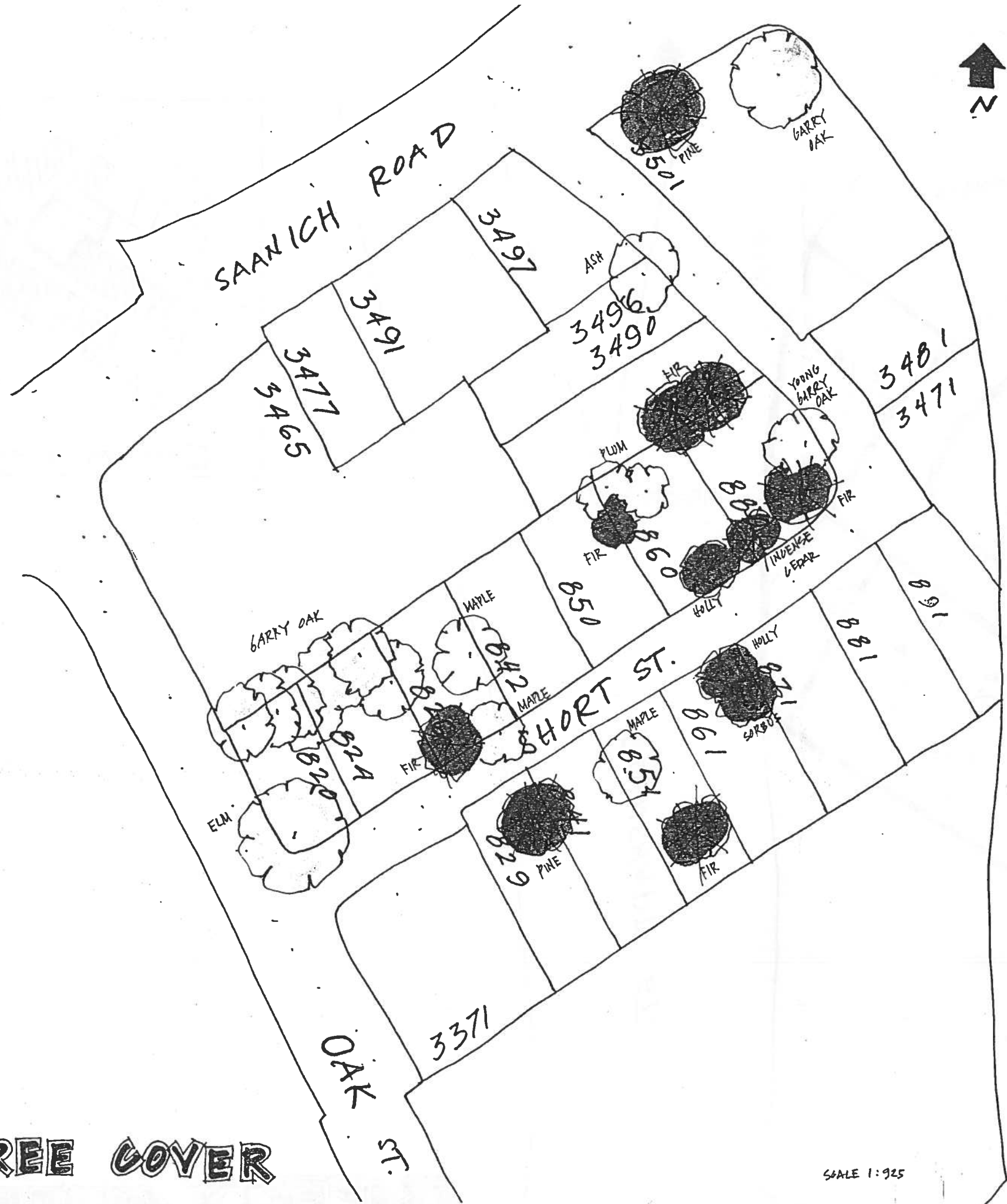


# TOPOGRAPHY





# TREE COVER

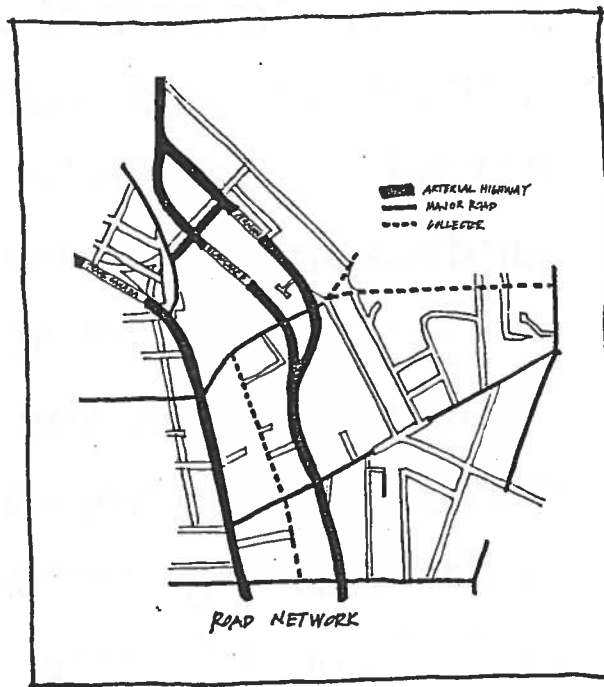
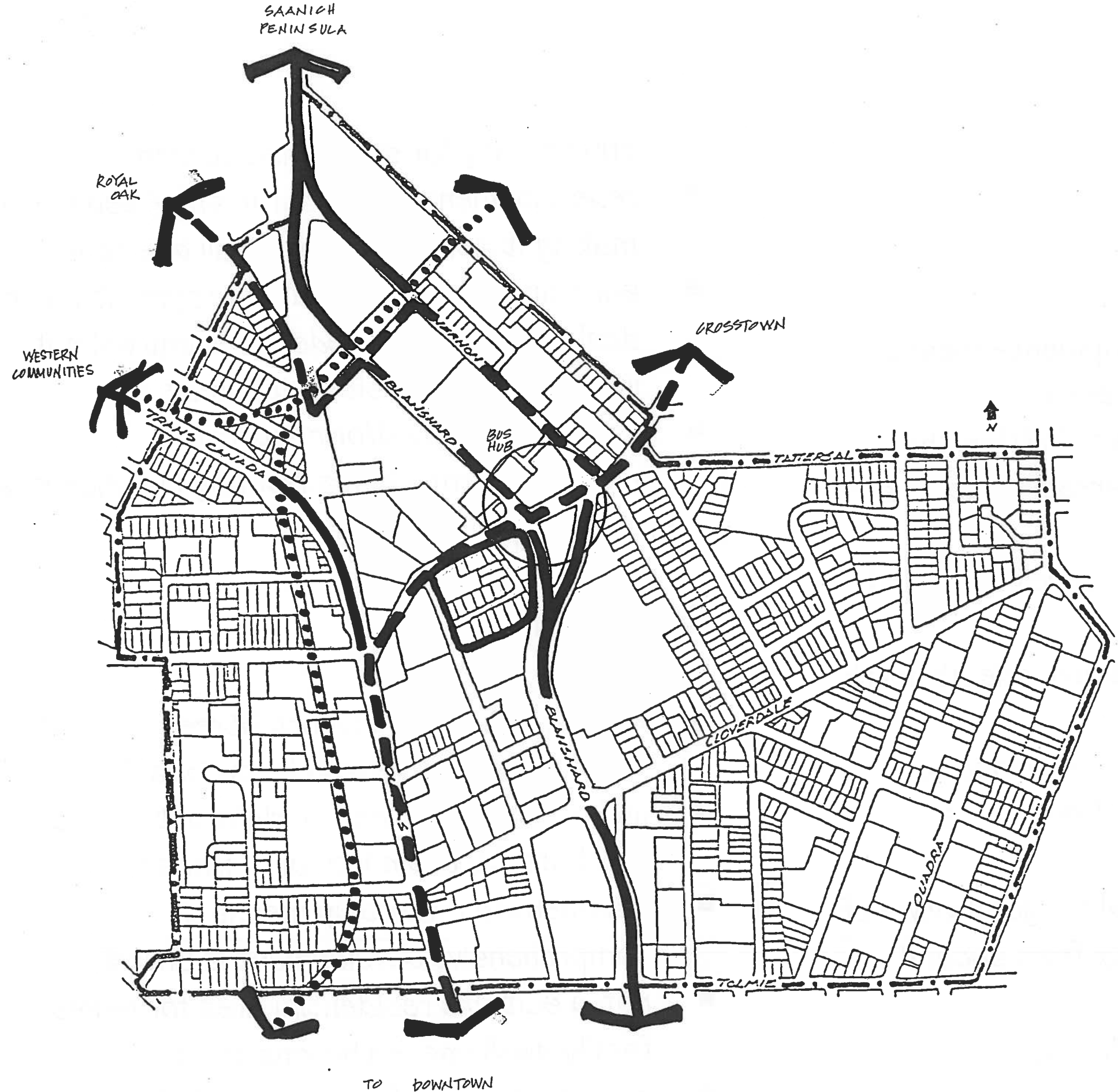


## NOTABLE TREES:



DECIDUOUS  
CONIFEROUS

SCALE 1:925



- CITY BUS ROUTES
- ... GALLOPING GOOSE
- PENINSULA & WESTERN COMMUNITIES BUS ROUTES
- SHORT STREET AREA

# ACCESS

# ANALYSIS

## Opportunities:

- existing commercial developments means high consumer demand in area
- notable trees can be retained within the landscape and boulevard areas creating a unique commercial street
- existing streetscape with narrow road and street trees is appealing
- traffic calming offered by barricade at north end of Short Street
- area well-served by transit and close to Galloping Goose trail; could reduce car reliance
- topography yields potential for good views of Olympic Mountains and City from second and third storeys
- use topography to define distinct redevelopment areas
- some land assembly has occurred providing

opportunity for site consolidation

- redevelopment can occur in small segments making it attractive for small business
- surrounding commercial development (i.e. car dealership) means redevelopment will not impinge on any residential areas
- consolidation and/or cooperative redevelopment of lots fronting Saanich Road could improve access

## Constraints:

- limited circulation: Short Street is not a through-street; closed below Saanich Road
- limited access (right in, right out) on section of Short Street north of barricade
- fragmented ownership means a comprehensive development is unlikely
- not a suitable residential area for single family dwellings in the long term
- perceived value of owner occupied lots may slow redevelopment

## 2 Future Land Use Concept

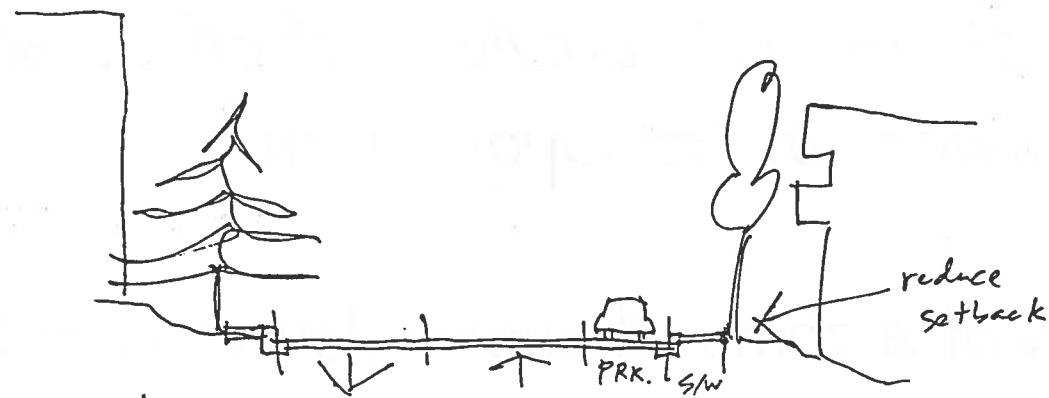
## 2. FUTURE LAND USE CONCEPT

- support mixed use with commercial, incidental retail, and residential above and behind businesses
- support the design concept of a “commercial mews”
- prefer uses that generate low traffic volumes and have modest parking requirements
- maintain minimum road right-of-way
- provide pedestrian facilities with sidewalk, and requirements for pedestrian surfacing within setback
- reduce front yard setbacks and require buildings to be built to the setback line to present a uniform row of buildings close to the street

- retain trees as a design feature as much as possible
- relax side yard setbacks for tree protection
- provide parking on-street, and below/behind buildings
- consider reduced parking requirements due to core location, access to regional transit service and multi-use trail, provision of on-street parking, and to promote the use of alternative modes of transportation
- consider the possibility of a comprehensive development plan for parcels fronting Saanich Road in conjunction with 3482 and 3490 Short Street.

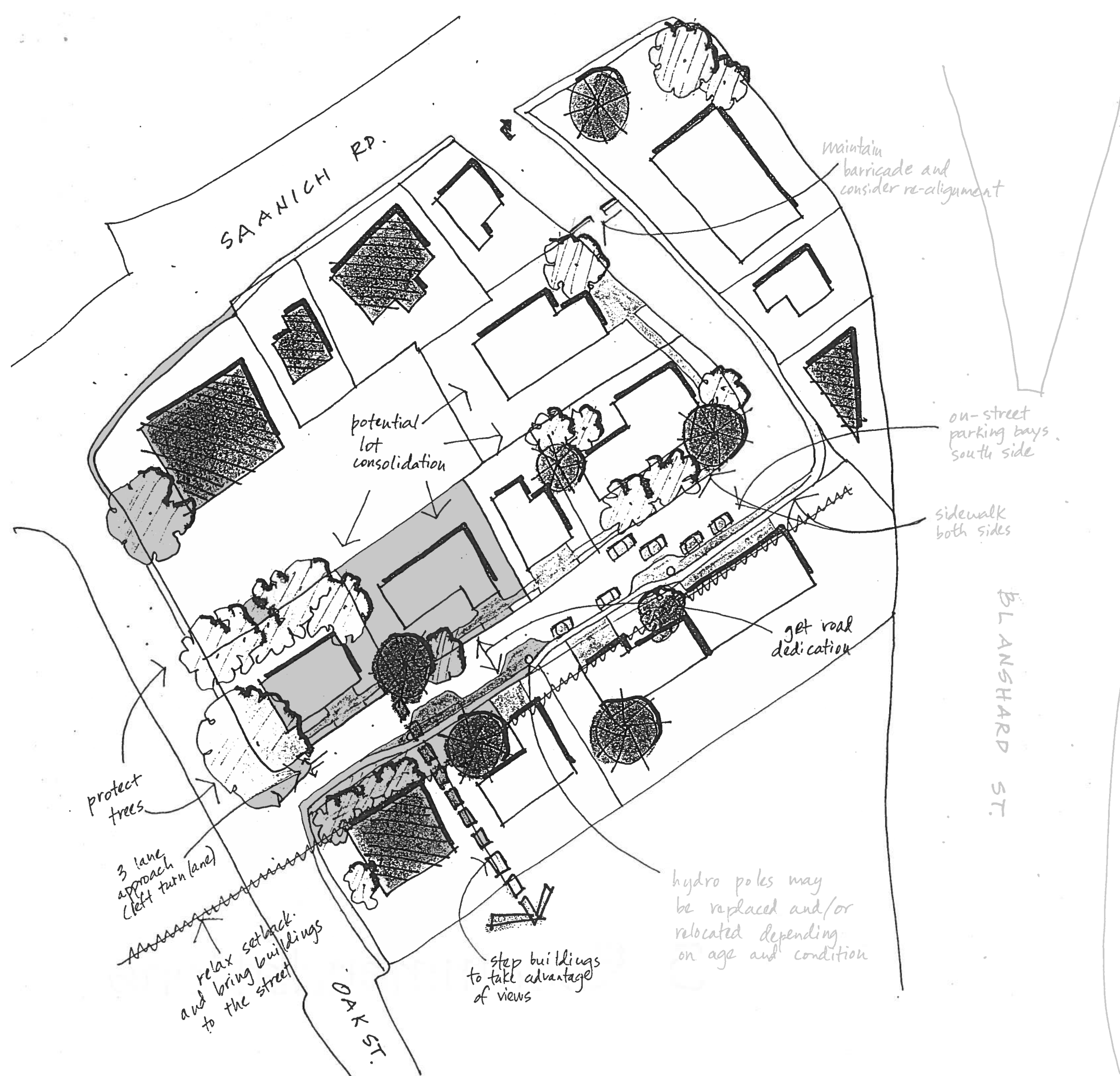




Streetscape Concept



Right of Way Concept

- minimize roadway to maintain streetscape character
- minimal pavement → surrounded by paved surfaces
- slight congestion + tight roadway okay → slows traffic and supported by barricade in calming traffic
- on-street parking → consideration for parking reduction



-  EXISTING BUILDINGS
-  CONCEPT BUILDINGS

# SITE PLAN CONCEPT



3 Recommendations

### 3. RECOMMENDATIONS

Implementation can be achieved through Zoning, and Development Permit Guidelines on an application basis. A new zone may be required to address the suggested permitted uses and conditions. A comprehensive engineering road design and funding mechanism is also required.

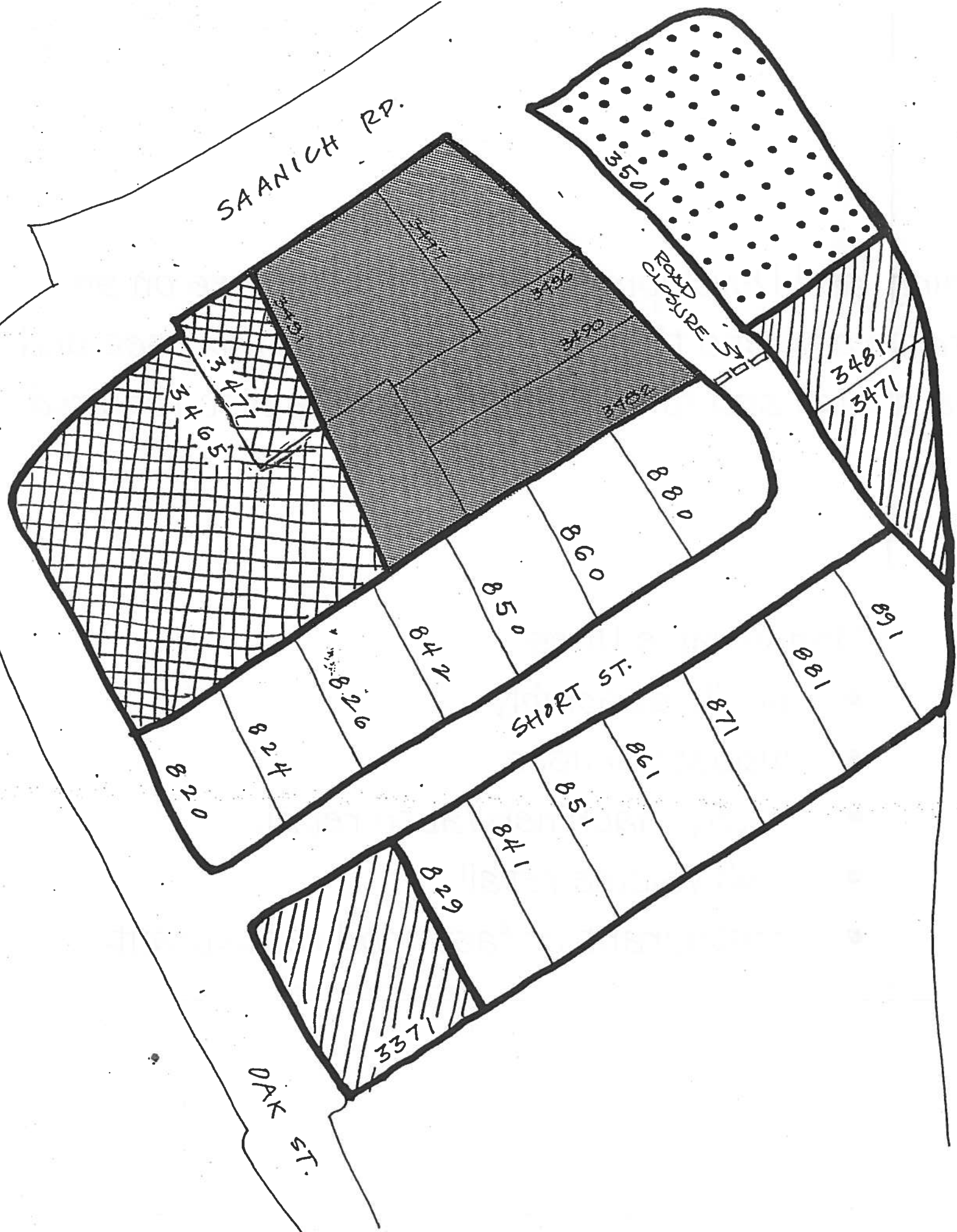
#### ZONING



##### Proposed Permitted Uses:

- office
- research
- incidental retail
- residential, over and behind businesses
- incidental food service
- light industrial (within a building)

##### Undesirable Uses:

- public assembly
- industrial uses
- heavy machinery/auto repair
- high volume retail
- restaurant or fast food restaurant

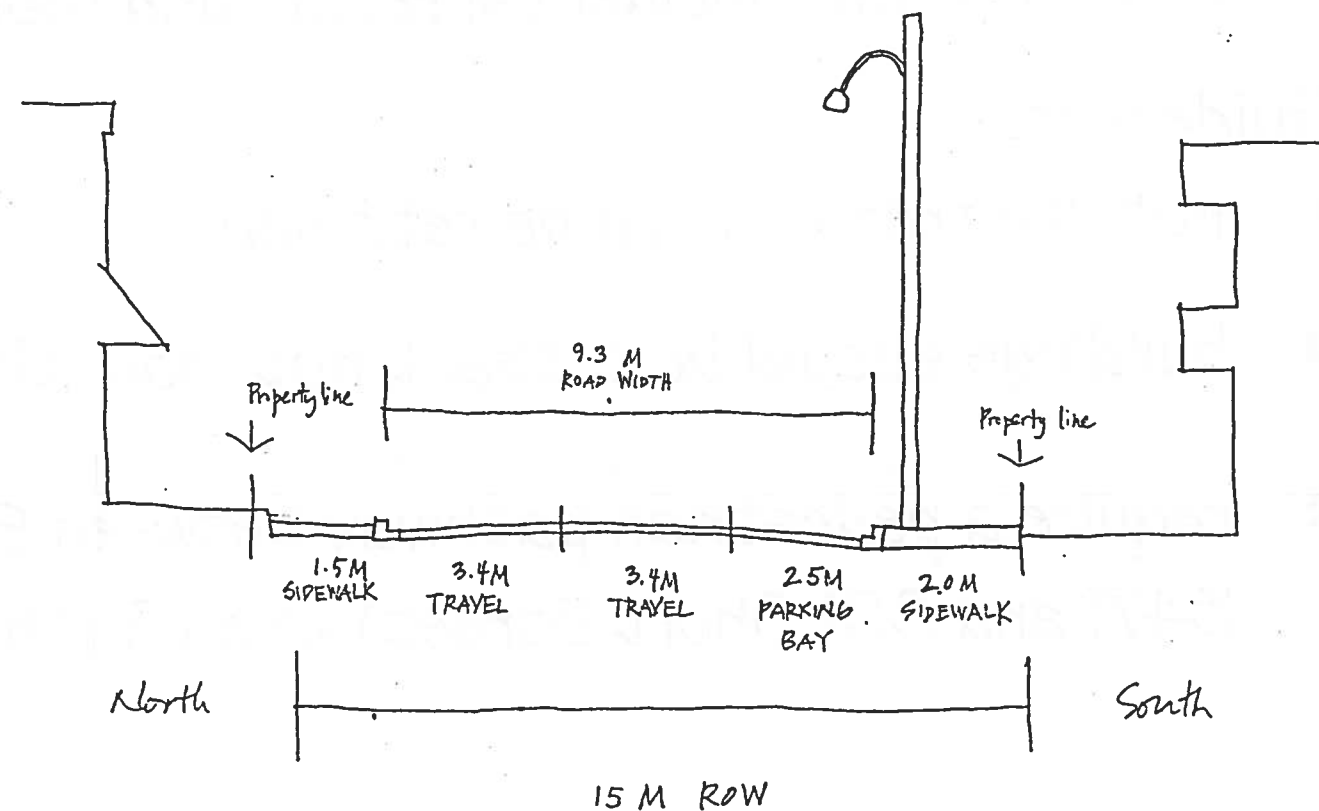
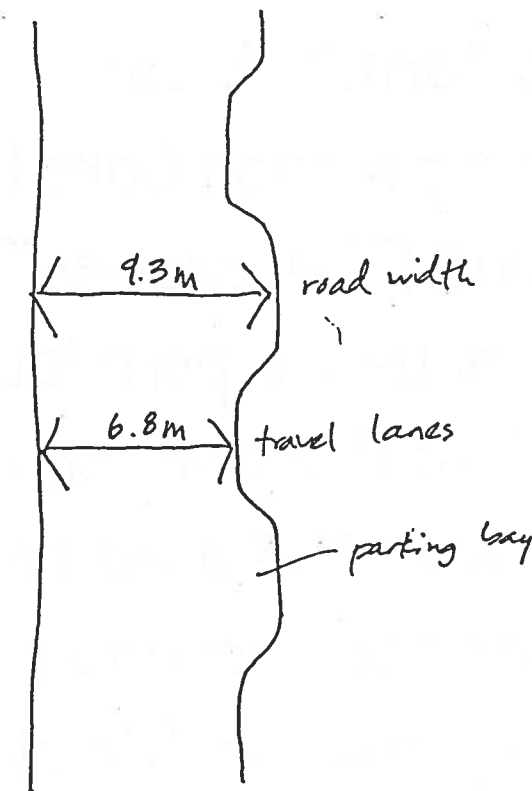


-  COMMERCIAL/RESIDENTIAL
-  RETAIL
-  RETAIL/OFFICE
-  OFFICE
-  OFFICE/RESIDENTIAL

# FUTURE LAND USE

# RIGHT OF WAY

- acquire road dedication for a 15m right-of-way
- consider the use of easements to accommodate construction of sidewalks, utilities, or site grading to minimize ROW width
- restrict the road width of Short Street to 9.3 m, sufficient for two travel lanes and parking on one side
- construct a sidewalk on both sides of Short Street
- provide on-street parking bays on the south side of Short Street where feasible
- provide a three-lane approach to Oak Street from Short Street (left turn lane)
- investigate a comprehensive financing mechanism such as a specified area charge, development cost charge, or other depending on the financing mechanism adopted, develop the appropriate ROW design
- consider re-location of the road barrier based on development applications



## DEVELOPMENT PERMIT AREA GUIDELINES

### Development Permit Area:

- amend the Saanich Core Development Permit Area. Expand the reasons for designation (“Categories”) to include “revitalization of an area in which a commercial use is permitted” (s. 879.1.d of the Municipal Act).
- amend “Justification” to include the need to guide the transition of Short Street from a residential area to more suitable uses given the surrounding commercial activity, and to recognize the unique characteristics of the site including tree cover, topography, and traffic circulation. The objectives of the designation are to recognize the opportunity of the street to be a mixed-use area offering commercial office use with incidental retail, and residential.

### Guidelines:

- notable trees should be retained
- buildings should be setback not more than 3.75 m from the right of way
- require a pedestrian pathway between Short Street and Blanshard Road (between 3471 and 891 Short Street) when further development takes place

- pedestrian pathways should be delineated from other paved areas by using surfacing such as stamped concrete, brick, or pavers emphasizing the importance of the pedestrian design element of the “mews” concept
- on-site parking should occur to the rear and/or under building, and not in the front yard
- interior side yard setbacks should be reduced to 0.0 m on one side to provide site development flexibility and tree protection
- parking requirements may be reduced if an appropriate traffic demand management program is in place
- the mass and scale of development should reflect the fine grain of development along Short Street
- generally, new building shall not exceed two to three storeys in height and should be stepped to reflect topography and enhance views.