



# Shelbourne Valley Action Plan Strategic Update

Webinar

November 15 & 19, 2024



# TERRITORIAL ACKNOWLEDGEMENT

We acknowledge that the District of Saanich lies within the territories of the **ləkʷəŋən** peoples represented by the Songhees and Esquimalt Nations and the **W\_SÁNEĆ** peoples represented by the **W\_JOŁEŁP** (Tsartlip), **BOKÉĆEN** (Pauquachin), **STÁUTW** (Tsawout), **W\_SIKEM** (Tseycum) and **MÁLEXEŁ** (Malahat) Nations.

# WEBINAR LOGISTICS

## **The Purpose of Today's Session is to...**

- Provide background and context on the Shelbourne Valley Action Plan update
- Provide an opportunity for participants to ask questions
- Share avenues to find more information and participate in the plan update

# WEBINAR LOGISTICS

## Q&A Feature

The screenshot displays the Microsoft Teams webinar interface. At the top, the 'Q&A' icon in the navigation bar is highlighted with a red arrow. The main content area shows a webinar slide titled 'Shelbourne Valley Action Plan Strategic Update Webinar #1' with a date of 'November 15, 2024' and the 'Saanich' logo. On the right, the Q&A panel is open, showing a 'Post anonymously' toggle switch (highlighted with a red arrow) and a question from an anonymous user: 'What is SVAP'. A red arrow points to the share icon below the question.



The Shelley

# OVERVIEW

- Background
- 2017 Plan Outcomes
- Strategic Update (2024 – 2025)
- Planning Process and Timeline
- What to Expect in Phase 2 (Plan Evaluation)

# BACKGROUND

## What is the Shelbourne Valley Action Plan?

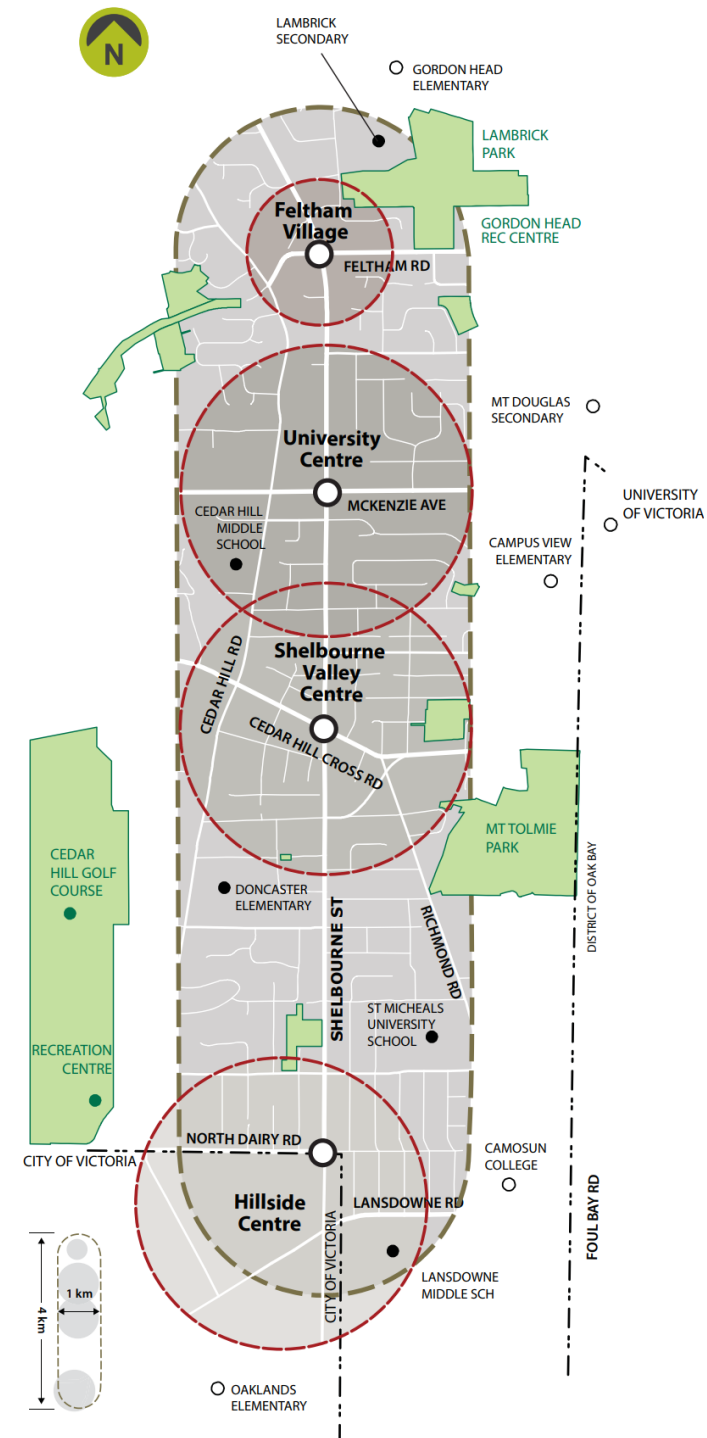
- A 30-year strategy for land use and transportation
- The Shelbourne Valley Action Plan (SVAP) was adopted in May 2017



# BACKGROUND

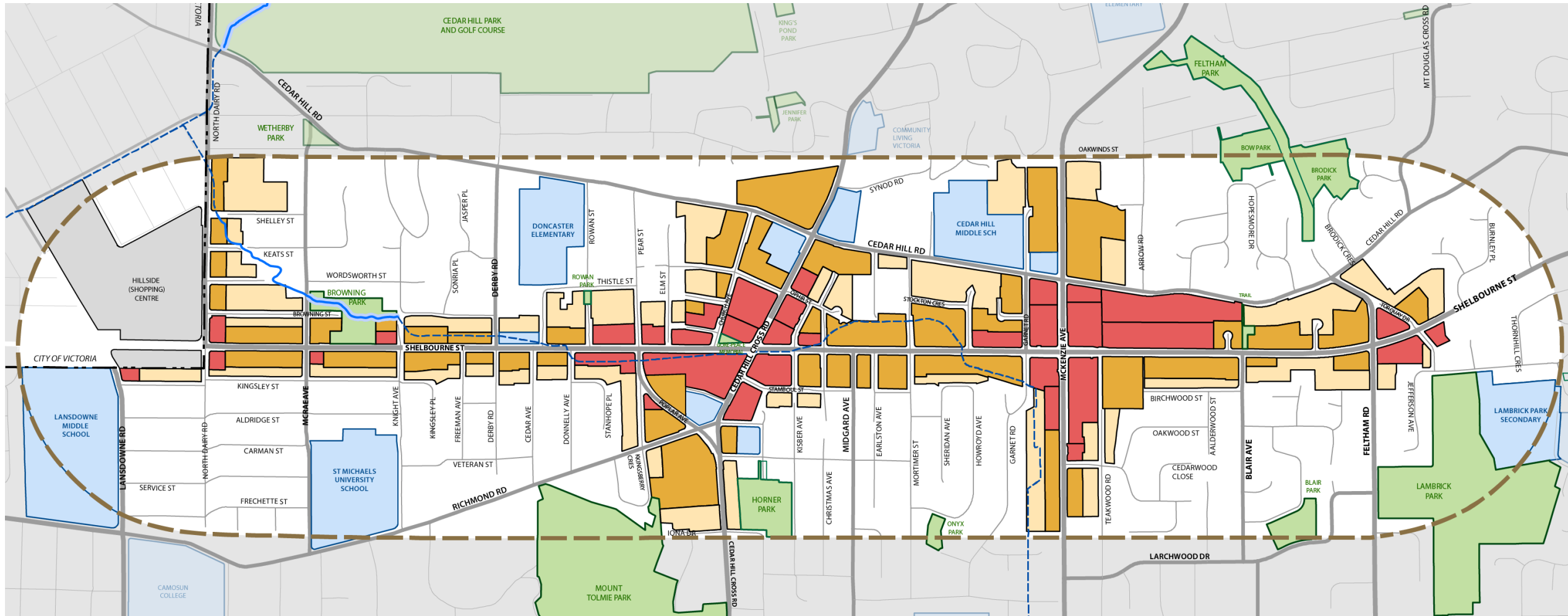
## 2017 SVAP Goals

- Protect and restore the natural environment
- Address climate change
- Develop vibrant and attractive Centres and Villages
- Accommodate all ages and abilities
- Enhance opportunities for active transportation
- Improve housing choice and affordability
- Strengthen the network of community spaces and facilities
- Enhance sense of place and identity



# BACKGROUND






## 2017 SVAP LAND USE DESIGNATION



### LEGEND

 **SHELBOURNE VALLEY PLAN**

### LAND USE DESIGNATIONS

- |  |   |   |
|--|---|---|
|  MIXED USE / COMMERCIAL |  APARTMENT       |  TOWNHOUSE |
|  PARK                   |  INSTITUTIONAL |   |



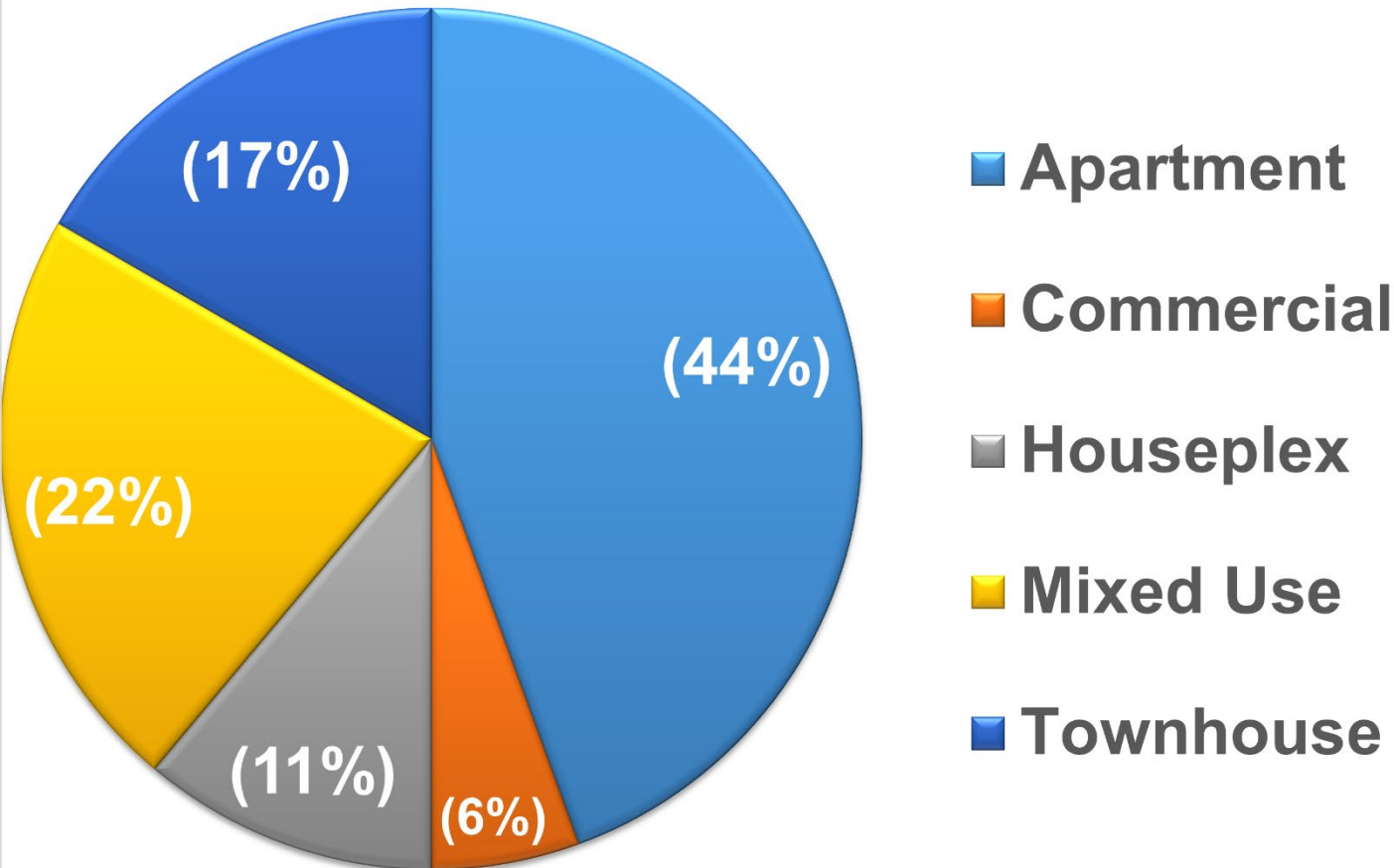
# 2017 PLAN OUTCOMES

## Environment and Climate

- Supported tree retention and planting through policies
- Addressed urban forest and Bowker Creek objectives
- Implemented short term mobility actions to support active transportation and reduce greenhouse gas emissions

# 2017 PLAN OUTCOMES

## Completed Development Applications in the Shelbourne Valley (2017 - 2024)



## Housing

- Applications Received: **21**
- Applications Completed: **17**
- Approved new dwelling units: **1,751**

# 2017 PLAN OUTCOMES



## Economy

- Policies to support mixed-use development with commercial at grade and restrict retail store sizes to promote a variety of commercial opportunities in the Valley's Centres and Village

# 2017 PLAN OUTCOMES

## Community Spaces and Facilities

- Policies to support the retention and expansion of publicly accessible open spaces and public-school sites in the Shelbourne Valley.



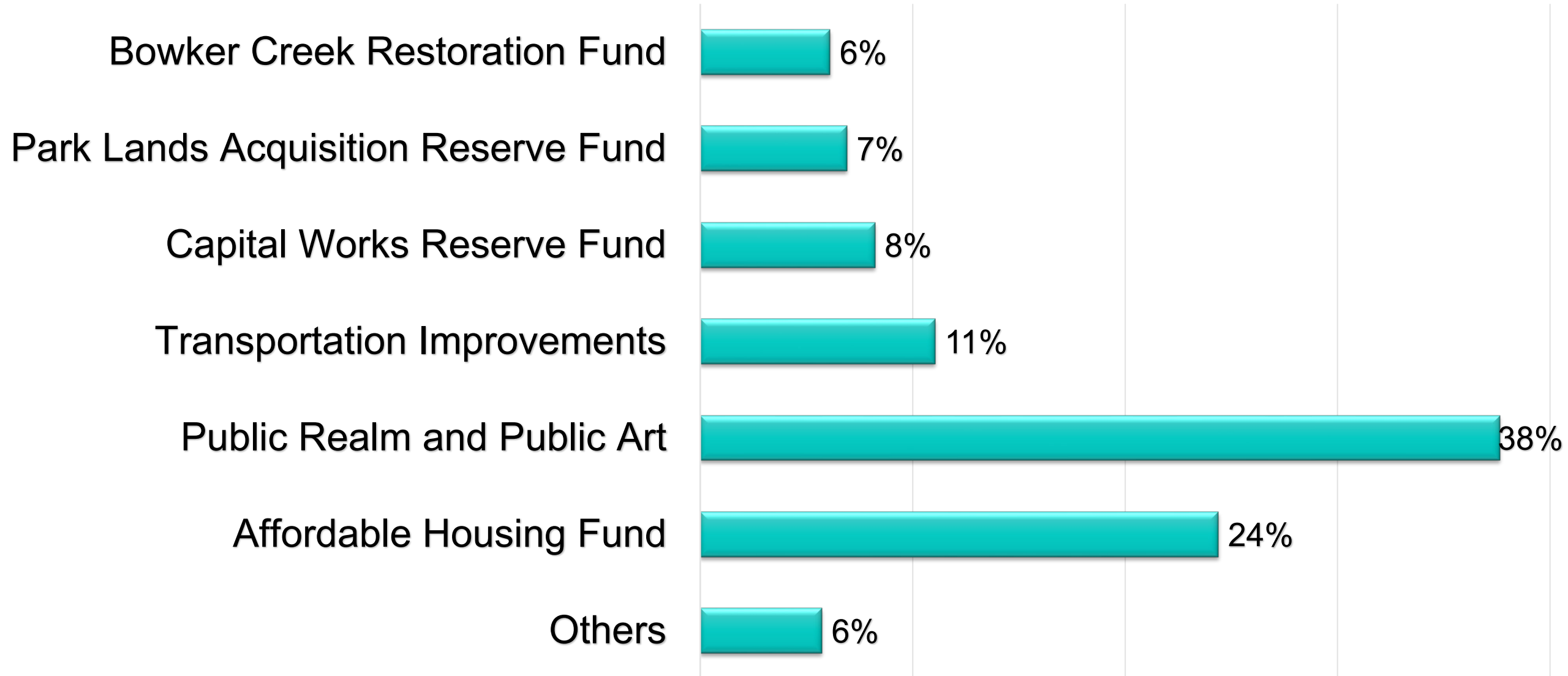
Cedar Hill Middle School (Conceptual Design)



Nellie McClung Public Library (Conceptual Design)

# 2017 PLAN OUTCOMES

## Community Amenity Contributions



# 2017 PLAN OUTCOMES

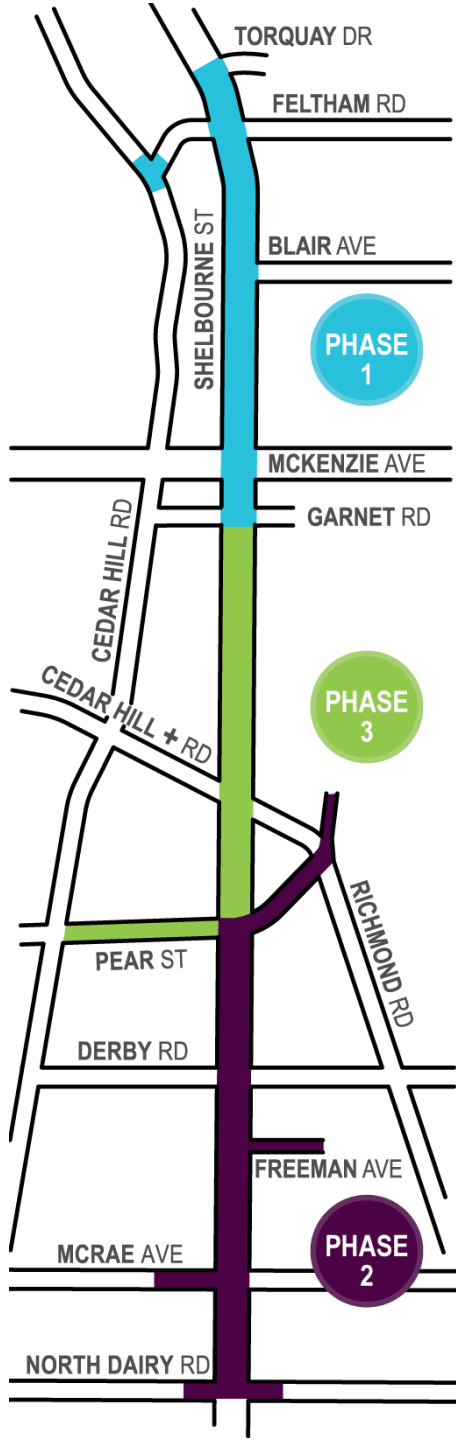
## Mobility for various demographics and abilities

- Shelbourne Street Improvement Project

Phase 1: Garnet Road to Torquay Drive

Phase 2: North Dairy Road to Pear Street

Phase 3: Pear Street to Garnet Road (Under Construction)



# 2017 PLAN OUTCOMES

## Mobility for various demographics and abilities



- Sidewalk on Mortimer Street
- Traffic Calming and Safety Enhancement on Jennifer Road and Doncaster Drive

# 2017 PLAN OUTCOMES



## Sense of place and identity in the valley

- Policies to support heritage conservation and planting of new London Plane trees on Shelbourne Street

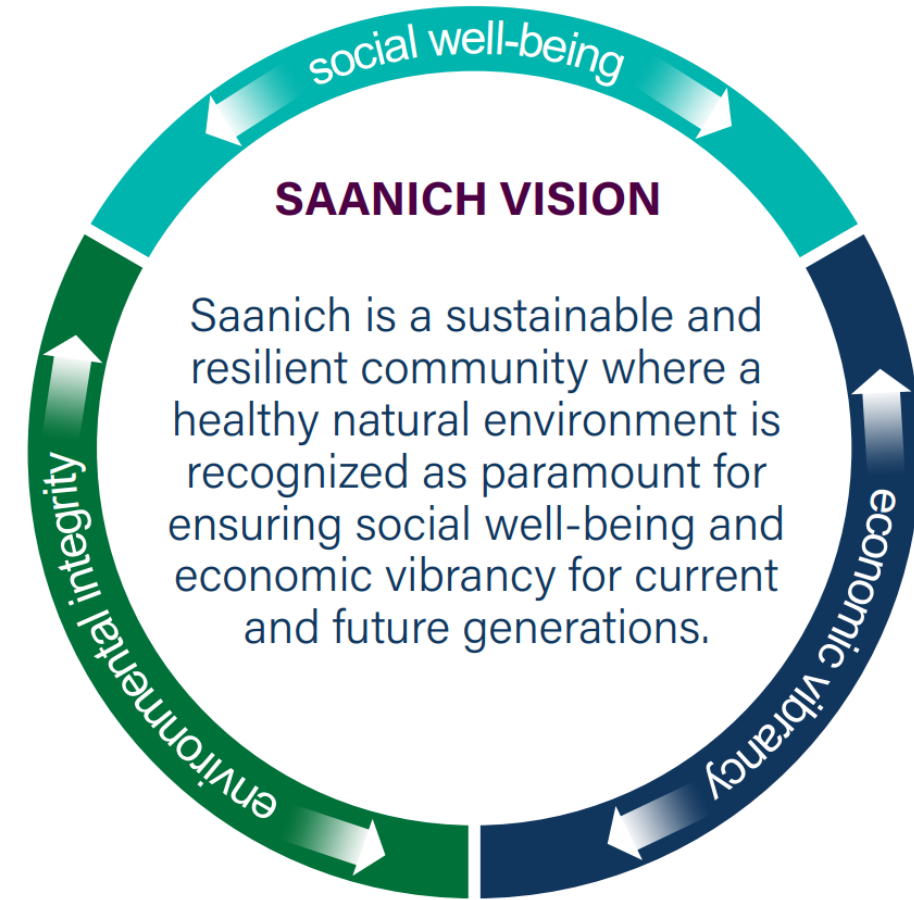




# STRATEGIC UPDATE (2024 – 2025)

## Why update the Plan?

- A new Saanich land use framework
- Improved housing needs information and provincial housing mandates
- Demographic and market changes
- Recently adopted and ongoing municipal initiatives, plans and trends
- Council's Strategic Plan direction to review and assess the need for five-year updates of Centre, Corridor and Village Plans



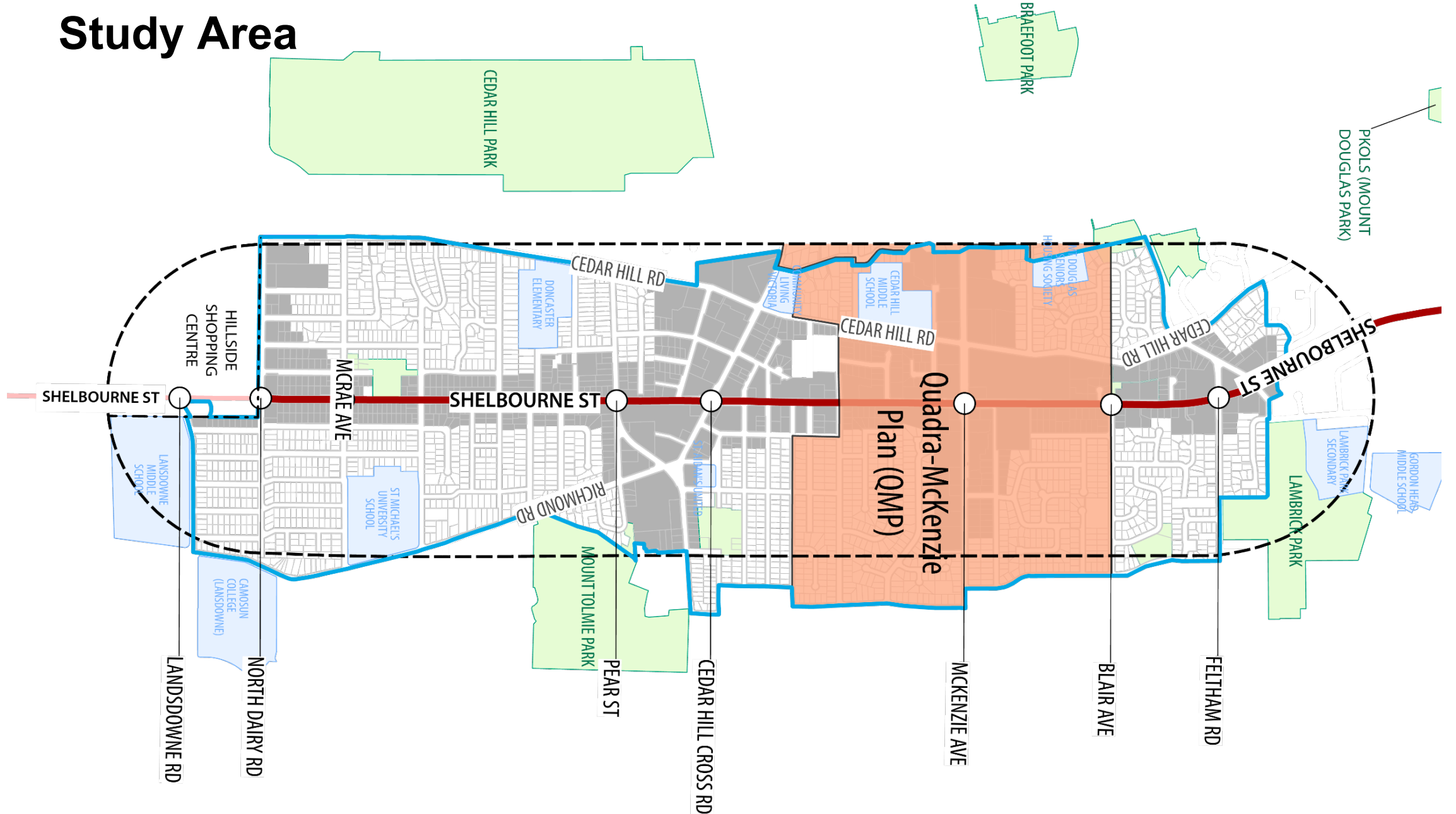
# STRATEGIC UPDATE (2024 – 2025)

## Key Objectives

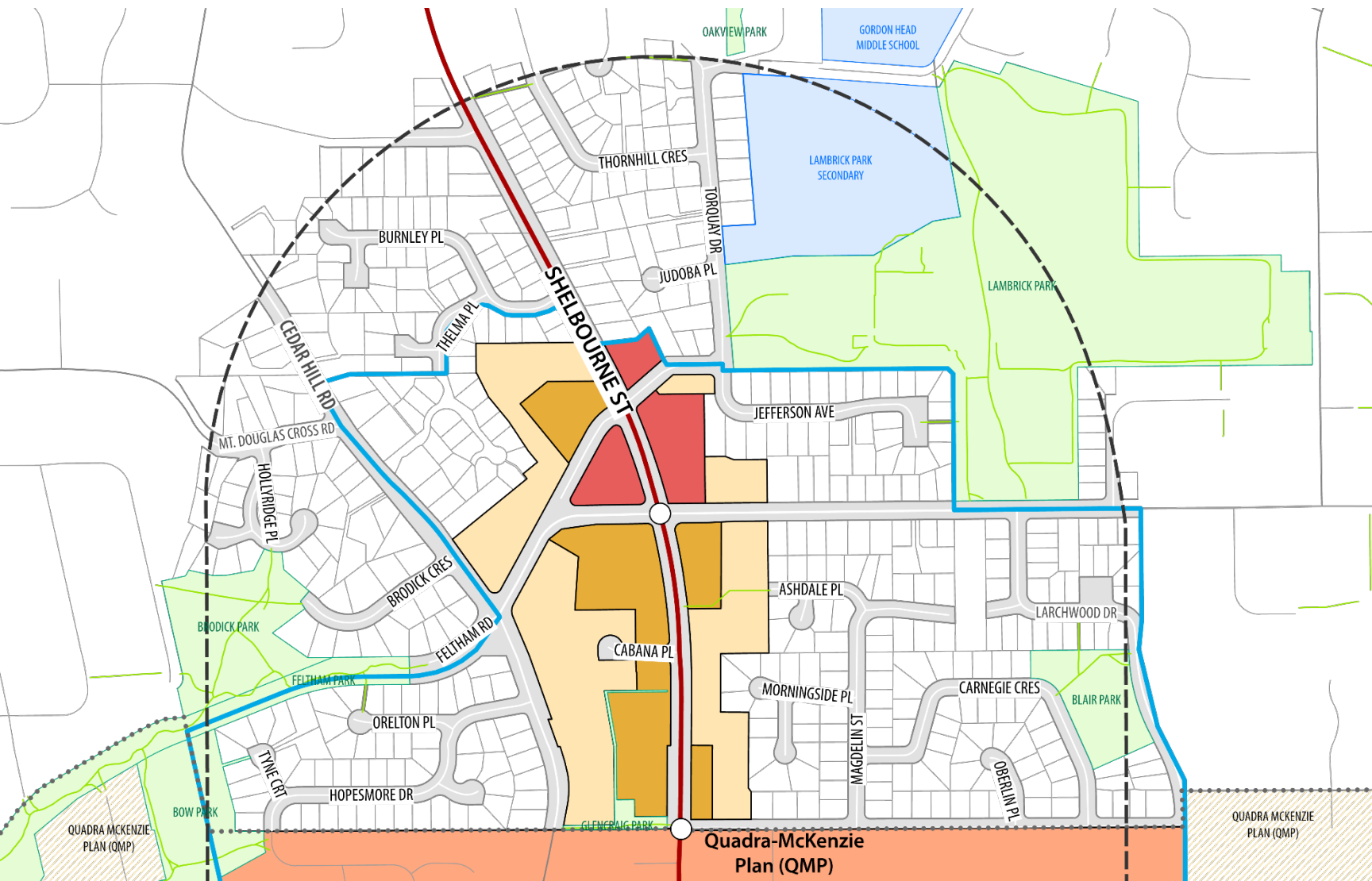
- Assess the progress made in implementing the goals of the 2017 Plan
- Identify trends, issues, and regulatory changes that are affecting the Plan's implementation
- Determine changes to resolve implementation issues, ensure alignment with the Official Community Plan, and address priority planning actions from other recently adopted, updated, or ongoing initiatives.

# STRATEGIC UPDATE (2024 – 2025)

## Study Area

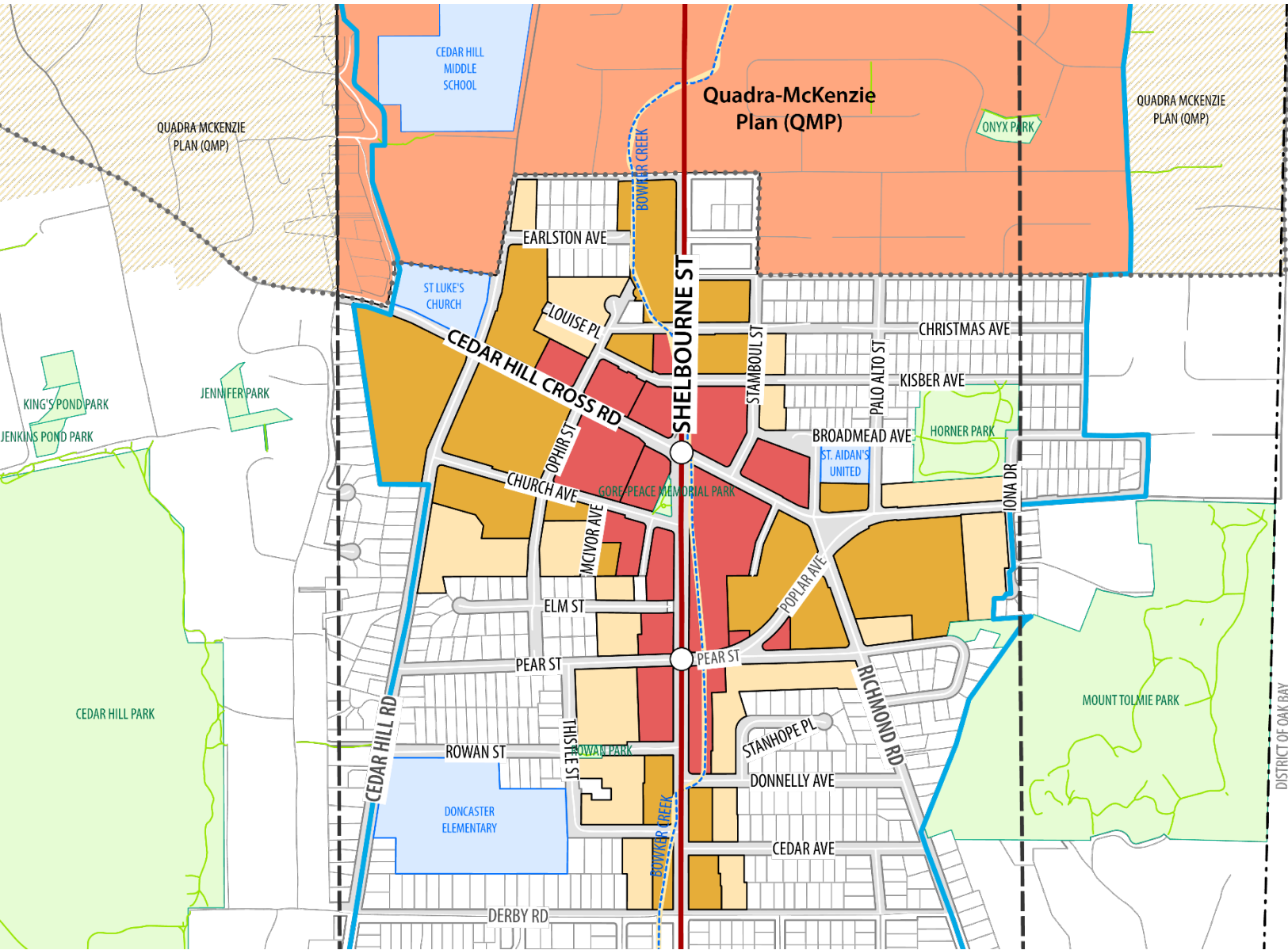


# STRATEGIC UPDATE (2024 – 2025)



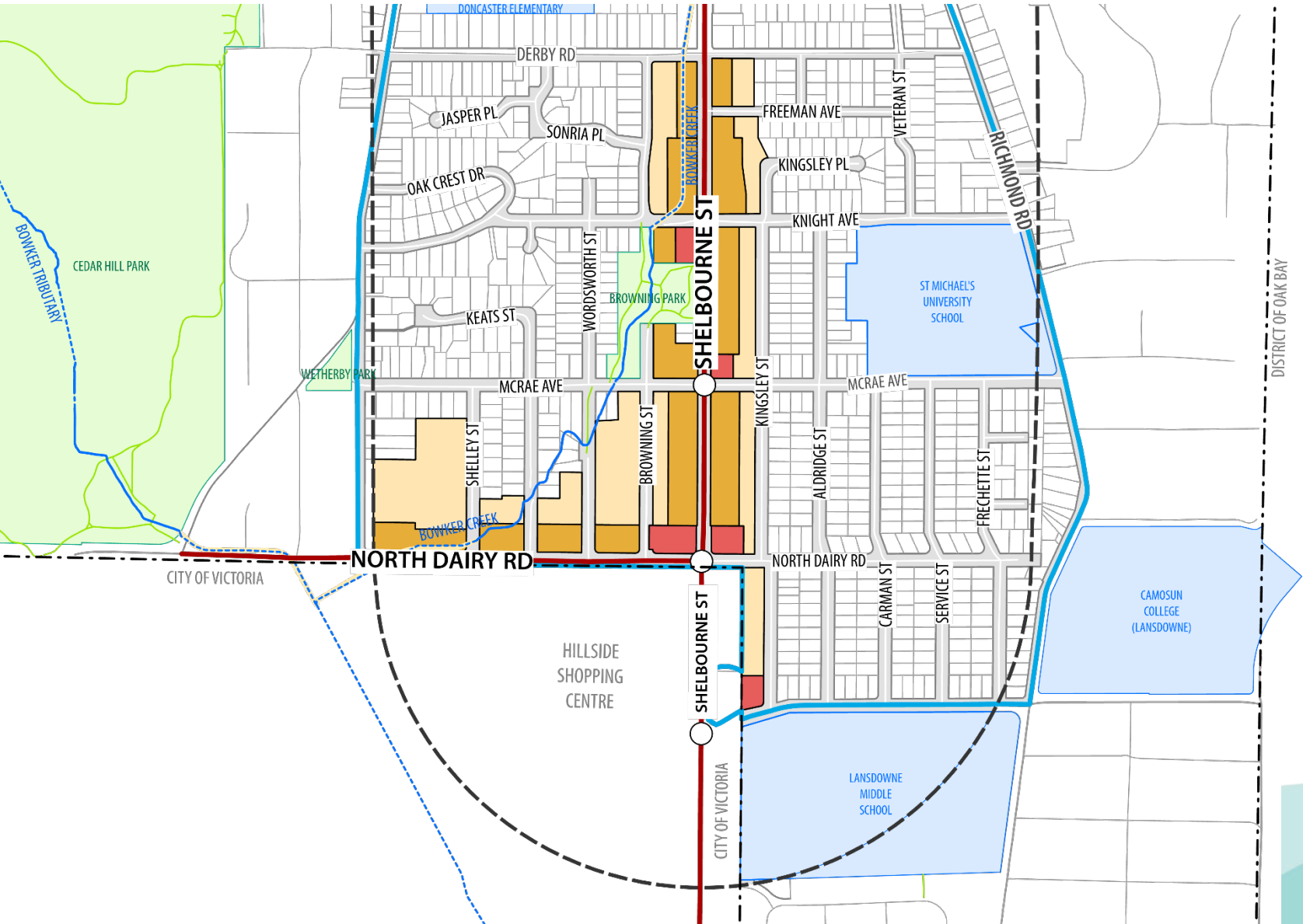
Sub Area 1:  
**Feltham Village**  
2017 Land Use Designations  
(Update in Progress)

# STRATEGIC UPDATE (2024 – 2025)



Sub Area 2:  
**Shelbourne Valley  
Centre**  
2017 Land Use Designations  
(Update in Progress)

# STRATEGIC UPDATE (2024 – 2025)



Sub Area 3

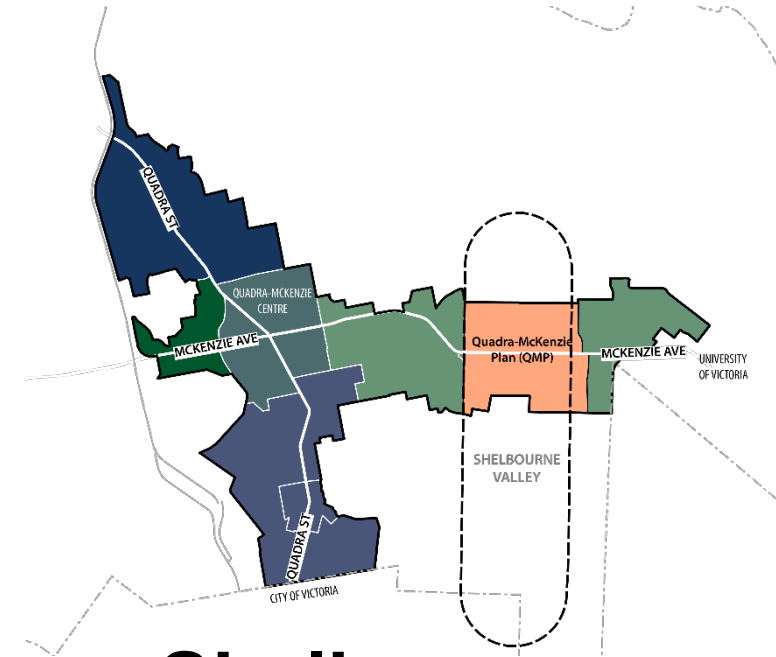
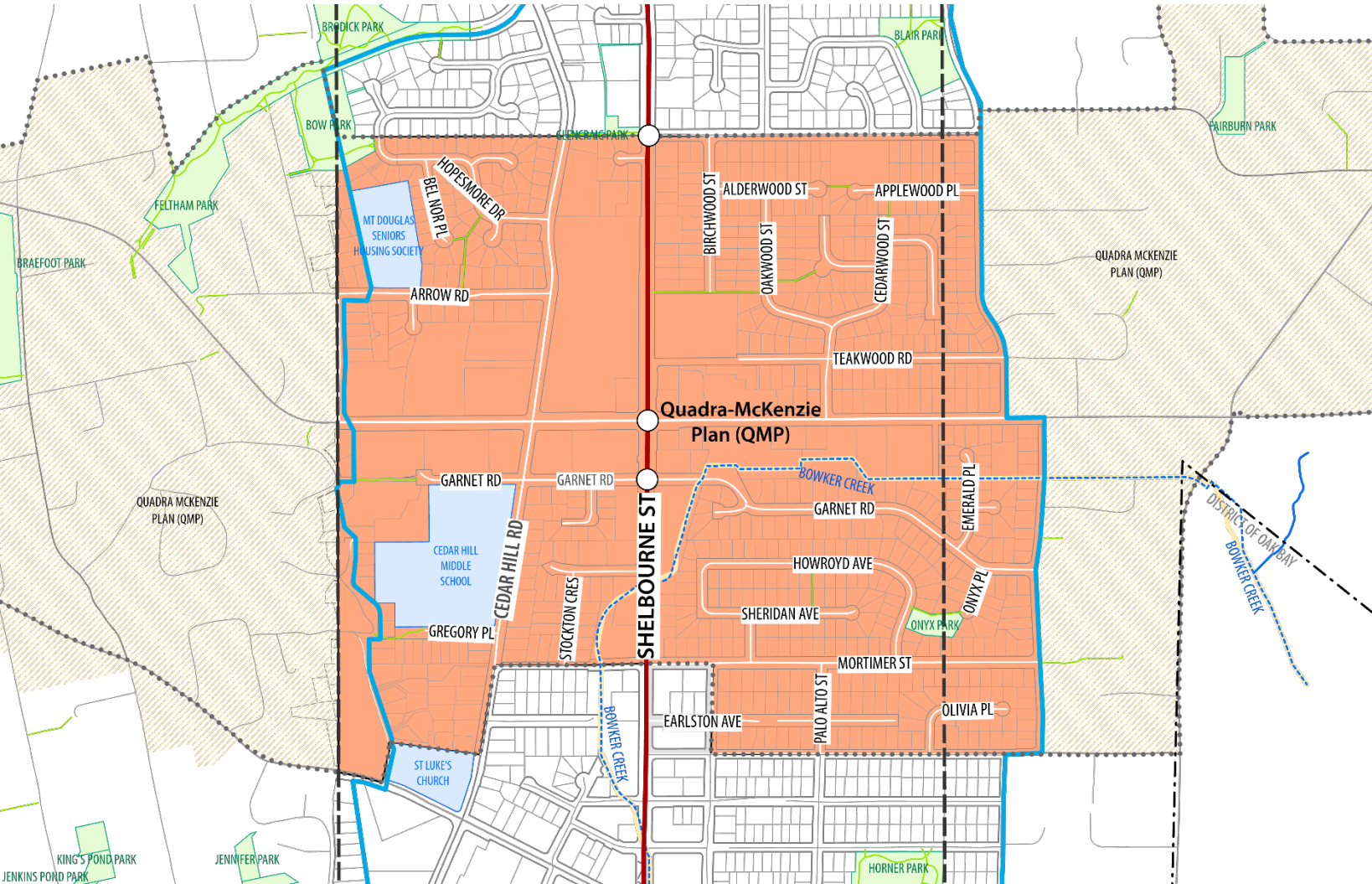
## Hillside Centre

2017 Land Use Designations  
(Update in Progress)



# STRATEGIC UPDATE (2024 – 2025)

## Out Of Scope Items



## Shelbourne McKenzie Centre

[www.saanich.ca/qms](http://www.saanich.ca/qms)



# STRATEGIC UPDATE (2024 – 2025)

## Out Of Scope Items



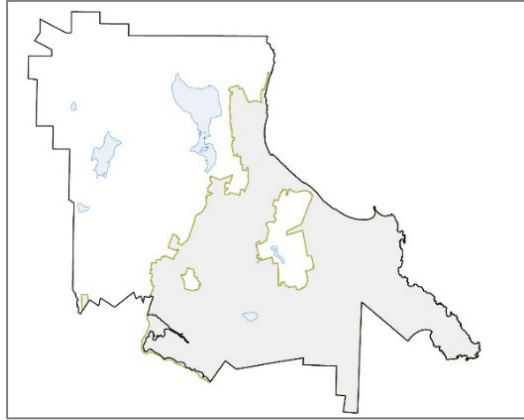
### Shelbourne Street Improvement Project

[www.saanich.ca/shelbourne](http://www.saanich.ca/shelbourne)

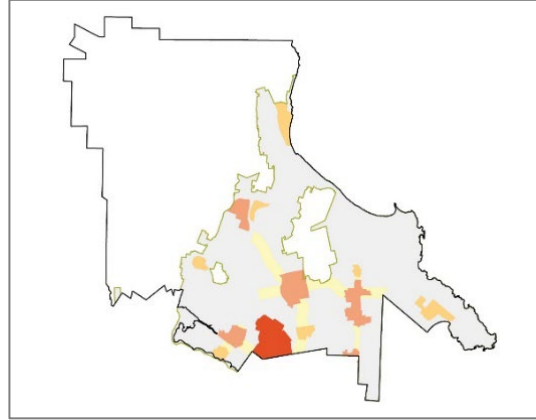


# STRATEGIC UPDATE (2024 – 2025)

## Policy Context and Influences



**Maintain the Urban Containment Boundary**



**Accommodate most New Development in Primary Growth Areas**



**Expand Housing Diversity in Neighborhoods**

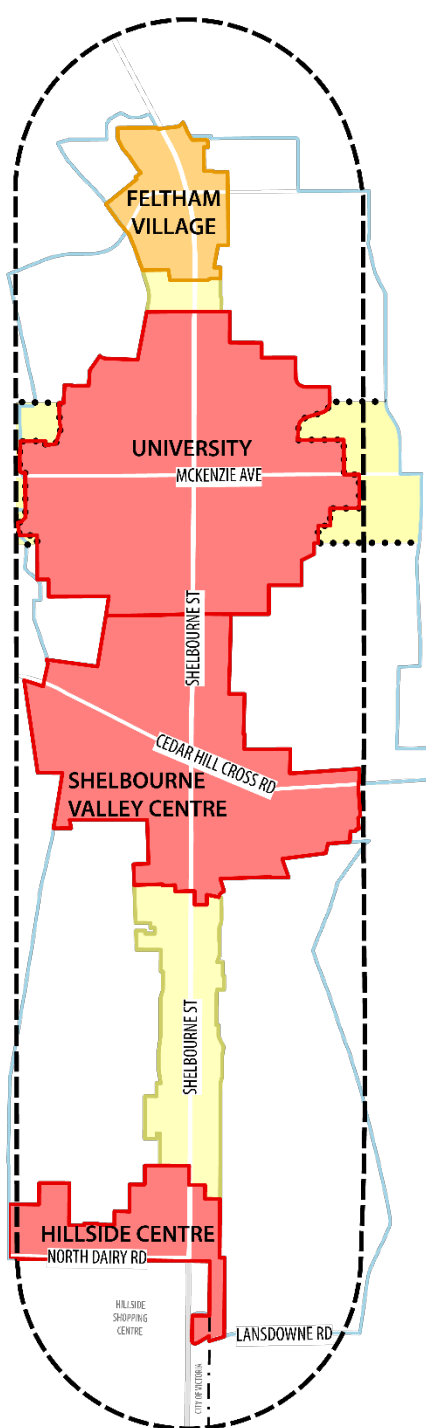


**Make Saanich a 15-minute Community**



# STRATEGIC UPDATE (2024 – 2025)

## Policy Context and Influences



**Centres:** Pedestrian-friendly areas with public spaces, regional services, significant housing, employment and frequent or rapid transit access.

**Corridor:** Primarily residential areas with limited mixed use, linked to sustainable transportation, allowing greater heights near Centres and Corridors.

**Villages:** Neighborhood-serving activity areas that meet a range of basic commercial and service needs with medium-density housing.

# STRATEGIC UPDATE (2024 – 2025)

## Policy Context and Influences

### Saanich Housing Strategy (2021)



#### FOCUS AREA 1:

Increase affordable and supportive housing



#### FOCUS AREA 2:

Promote and protect rental housing



#### FOCUS AREA 3:

Support housing diversity and increase supply



#### FOCUS AREA 4:

Reduce barriers to housing development



#### FOCUS AREA 5:

Strengthen partnerships



#### FOCUS AREA 6:

Enhance community engagement



#### FOCUS AREA 7:

Understand housing demand and address land speculation

### Provincial housing guidelines for Saanich



4,610 net new units over five years

1,161 units below market rate

#### Types of units

3,001 Studio/1-bedroom

780 2-bedroom

828 3-bedroom

2,495 Rental units

131 Supportive housing units



# STRATEGIC UPDATE (2024 – 2025)

## Policy Context and Influences

DPA guideline builds on the 2017 SVAP urban design section to:

- Communicate the design expectations for Residential, Commercial, Industrial, and mixed-use projects
- Facilitate the fair and consistent application of design objectives
- Foster design excellence and sustainability throughout the District

**DEVELOPMENT PERMIT AREA  
GUIDELINES**

JULY 11, 2024





# **STRATEGIC UPDATE (2024 – 2025)**

## **Policy Context and Influences**

### **Bowker Creek Initiative**

- The Bowker Creek Daylighting Feasibility Study – 2020
- Bowker Creek Blueprint - 2024 (99% complete)

The documents provide recommendations that needs to be integrated in the Shelbourne Valley Action Plan to protect the Bowker Creek

# Climate Plan

## 100% Renewable & Resilient Saanich

# STRATEGIC UPDATE (2024 – 2025)

## Policy Context and Influences



**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**



**MOBILITY**



**BUILDINGS & INFRASTRUCTURE**



**FOOD & MATERIALS**



**ECOSYSTEMS**



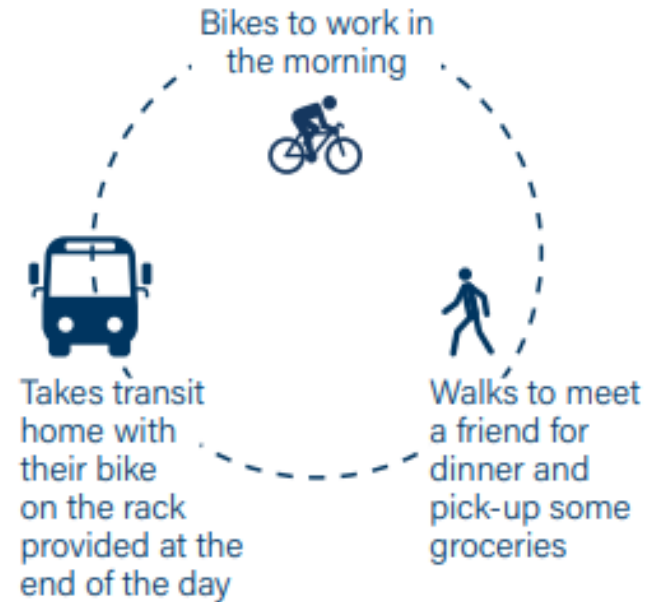
**COMMUNITY WELLBEING**



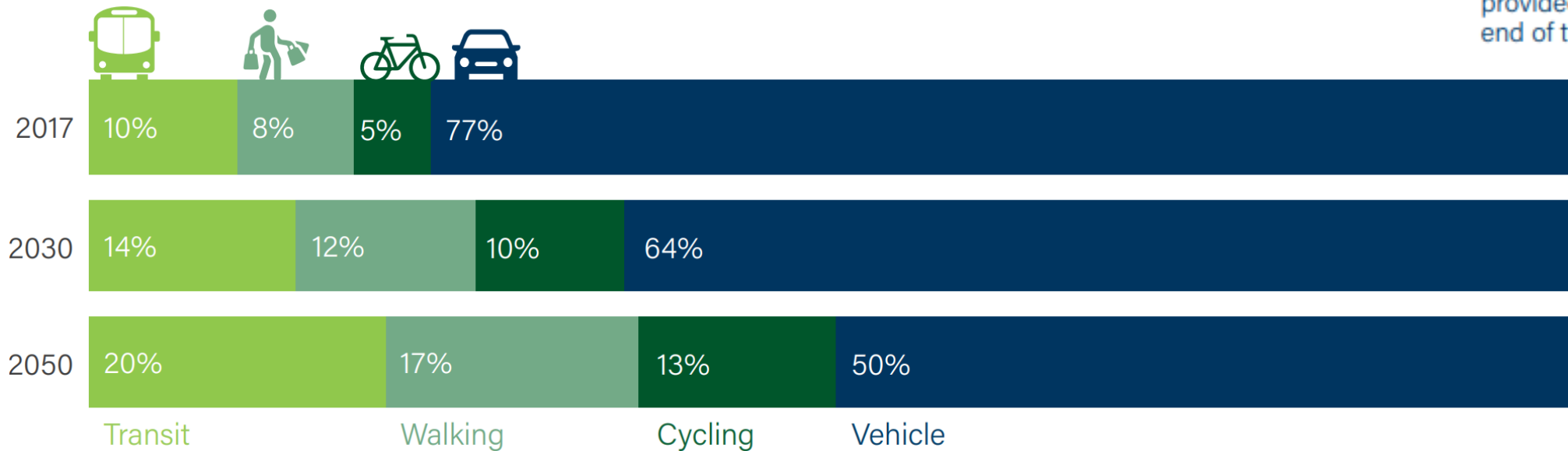
**LEADERSHIP IN DISTRICT OPERATIONS**

# STRATEGIC UPDATE (2024 – 2025)

## Policy Context and Influences



## Active Transportation Plan (2024)



## Saanich Mode Shift Targets



District of Saanich  
**BIODIVERSITY  
CONSERVATION  
STRATEGY**

June 2024

# **STRATEGIC UPDATE (2024 – 2025)**

## **Policy Context and Influences**

### **Biodiversity Conservation Strategy**

- Part of the Resilient Saanich program
- Roadmap to protect, connect, and enhance biodiversity through policy, operations, and public stewardship.
- Need to consider the proposed Biodiversity Habitat Network in future land use decisions in the SVAP

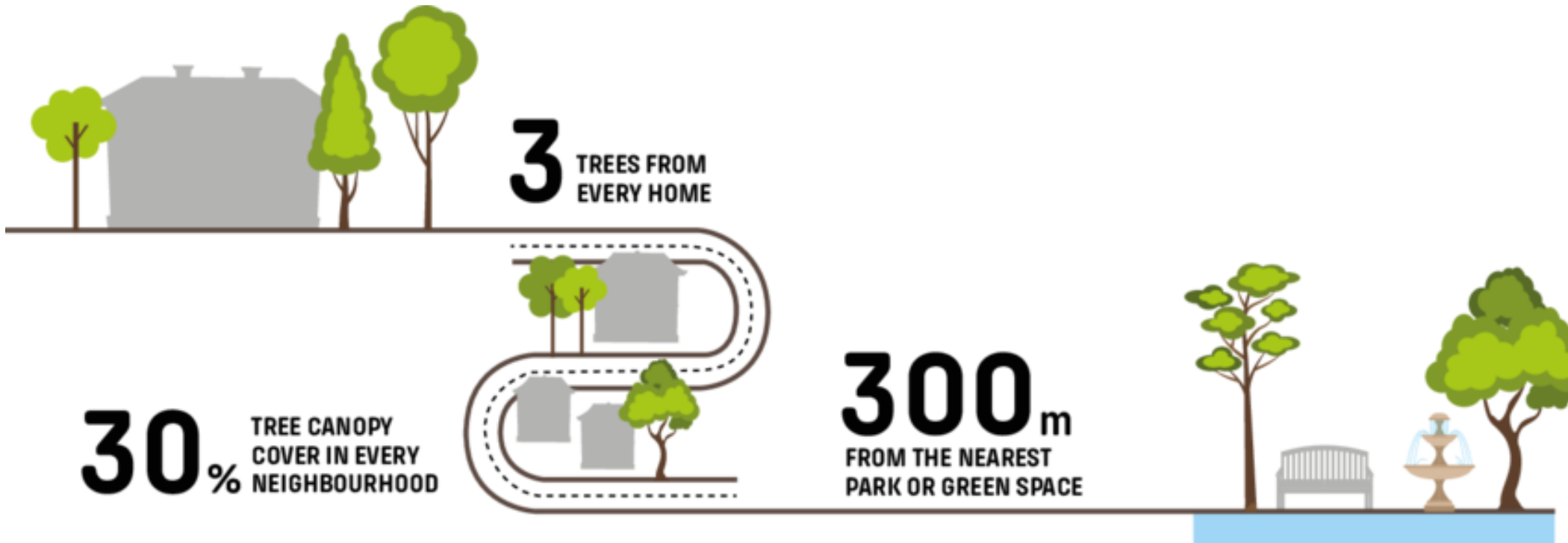


# STRATEGIC UPDATE (2024 – 2025)

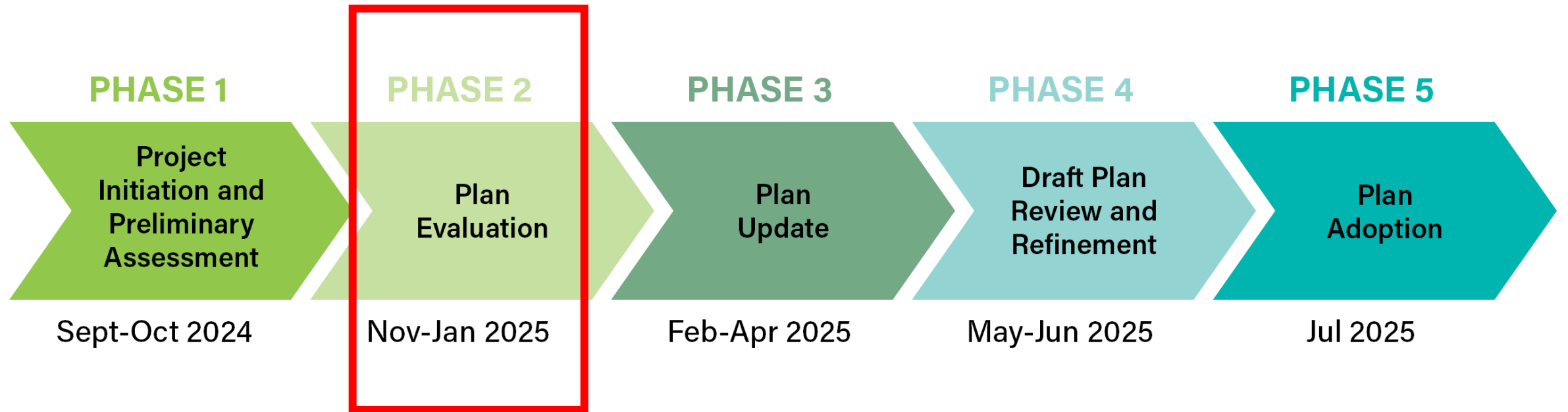
## Policy Context and Influences

### Urban Forest Strategy (2024)

- 44% canopy cover by 2064 - Saanich
- 30 percent canopy cover in all Local Areas except the Saanich Core



# PLANNING PROCESS AND TIMELINE



# WHAT TO EXPECT IN PHASE 2 (PLAN EVALUATION)

## Engagement Objectives:

- Gather feedback from the public and stakeholders on the assessment of the plan
- Identify and address key issues to achieve plan goals
- Review and gather ideas for future land use designations

# WHAT TO EXPECT IN PHASE 2 (PLAN EVALUATION)

## Areas Of Exploration

- Review the areas outlined for land use change
- Explore housing options within walking distance of Shelbourne Street
- Discuss potential ideas for development around the Bowker Creek
- Consider new housing options near parks
- Identify areas to expand commercial uses in the center and villages
- Discuss how to connect higher-density areas to surrounding neighborhoods
- Identify priority improvements in each sub area

# WHAT TO EXPECT IN PHASE 2 (PLAN EVALUATION)

## Engagement Opportunities

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Webinar sessions		✔		✔	
Open house events		✔		✔	
Online Survey		✔		✔	
Stakeholder meetings		✔		✔	
Online updates	✔	✔	✔	✔	✔
Email notifications	✔	✔	✔	✔	✔

# WHAT TO EXPECT IN PHASE 2 (PLAN EVALUATION)

## Engagement Schedule

### Online Webinars

**FRI, NOV 15**

12:00 pm - 1:30 pm

Register online at  
[saanich.ca/svp](http://saanich.ca/svp)

**TUES, NOV 19**

7:00 pm - 8:30 pm

Register online at  
[saanich.ca/svp](http://saanich.ca/svp)

### Open Houses

**THURS, NOV 21**

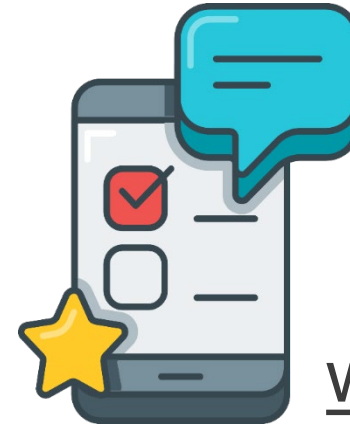
4:00 pm - 8:00 pm

**1 St. Luke Cedar Hill  
Anglican Church (Auditorium)**  
3821 Cedar Hill Cross Rd

**TUES, NOV 26**

4:00 pm - 8:00 pm

**2 Gordon Head  
Recreation Centre  
Multi-Purpose Room**  
4100 Lambrick Park Way



## Online Survey

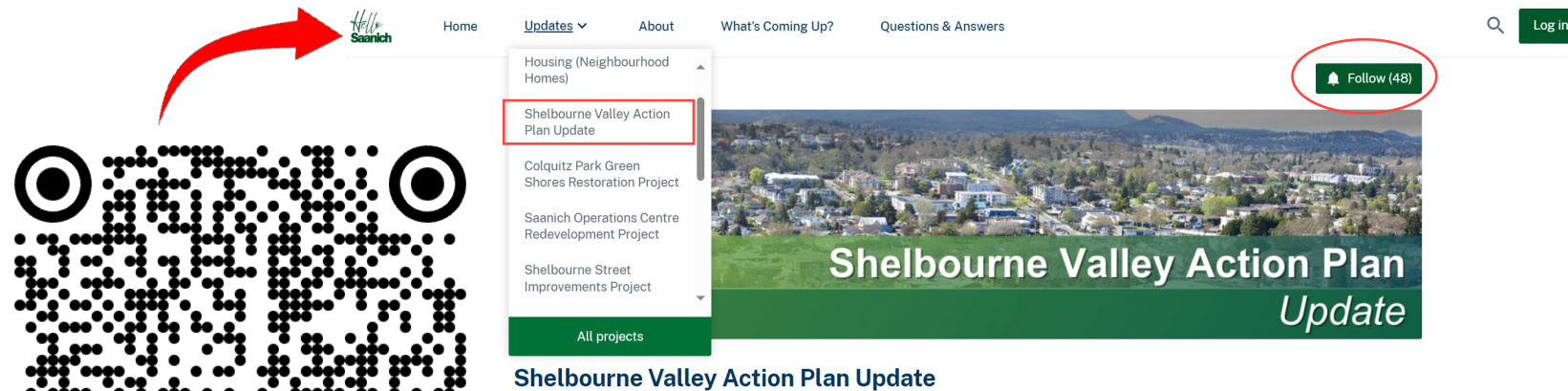
Nov 18 – Dec 15


[www.Saanich.ca/SVP](http://www.Saanich.ca/SVP)

# WHERE TO FIND MORE INFORMATION



Project Website:  
[www.saanich.ca/svp](http://www.saanich.ca/svp)



 250-475-5471

 [svp@saanich.ca](mailto:svp@saanich.ca)

Engagement Page:  
<https://hello.Saanich.ca>

