

### Purpose of the Open House

The purpose of this Open House is to inform the public about the objectives of the Shelbourne Valley Action Plan (SVAP) update, the planning process and give the public the opportunity to be involved in developing ideas for potential future land use designations and addressing other priority community planning issues.

Input received will inform changes to the land use designations and policies in the existing Shelbourne Valley Action Plan.



### Project Timeline

The SVAP is in **Phase 2**. The key objectives of this phase are to 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.



### Resources

Copies of the 2017 Shelbourne Valley Action Plan and other resource materials are available on the tables. These resources are also available online at [saanich.ca/svp](https://saanich.ca/svp)



### Questions

Saanich Staff in attendance are happy to respond to your questions.



### What is the Shelbourne Valley Action Plan?

The Shelbourne Valley Action Plan (SVAP) was first adopted on May 1, 2017, and it outlined a 30-year strategy for land use and transportation in the Shelbourne Valley.

The plan emphasizes the importance of Centres, Corridors, and Villages.

### Plan Goals

Protect and restore the natural environment

Address climate change

Develop economically vibrant and attractive centres and villages

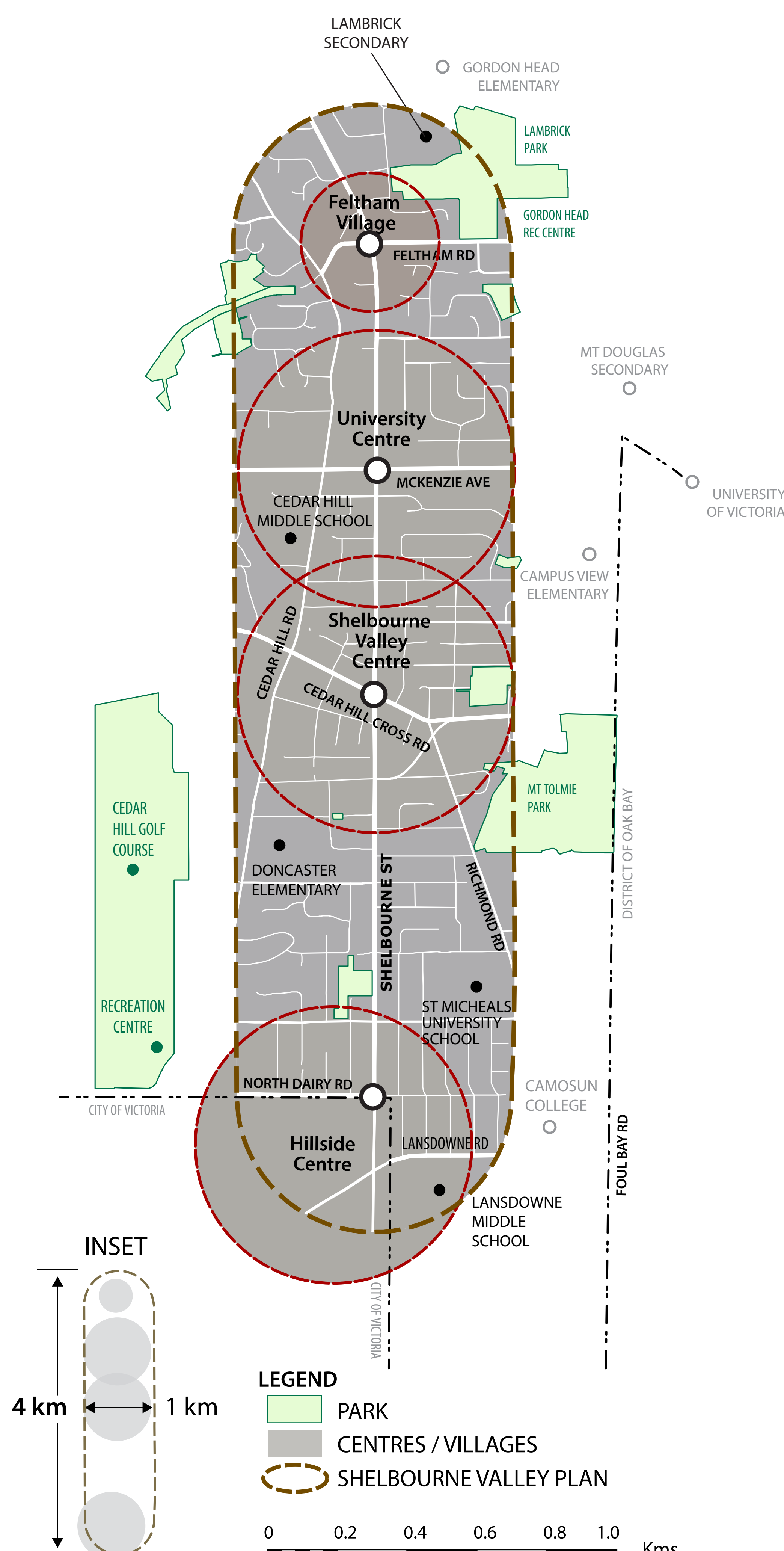
Respond to the needs of all ages and abilities

Enhance opportunities for cycling, walking and transit

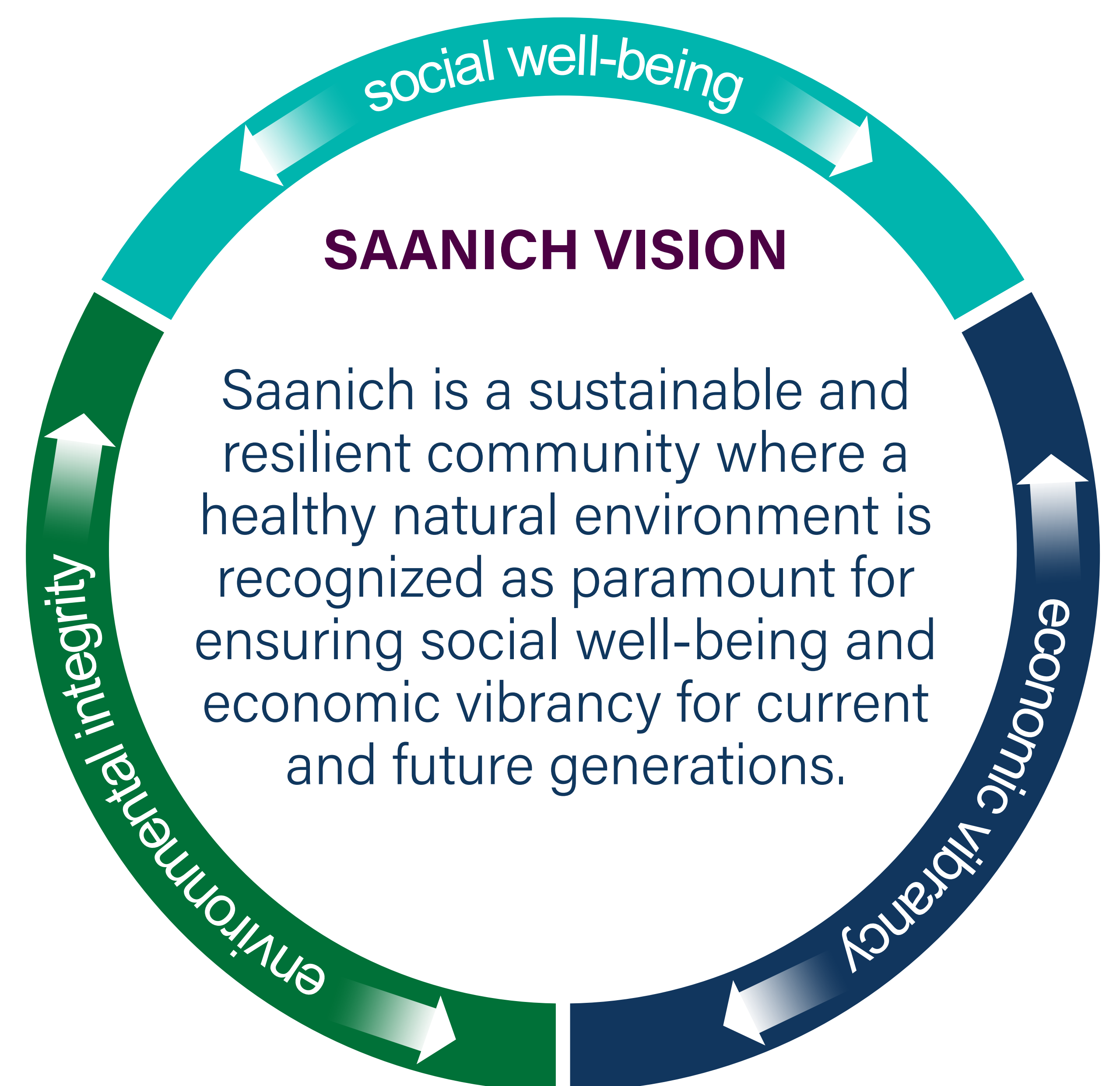
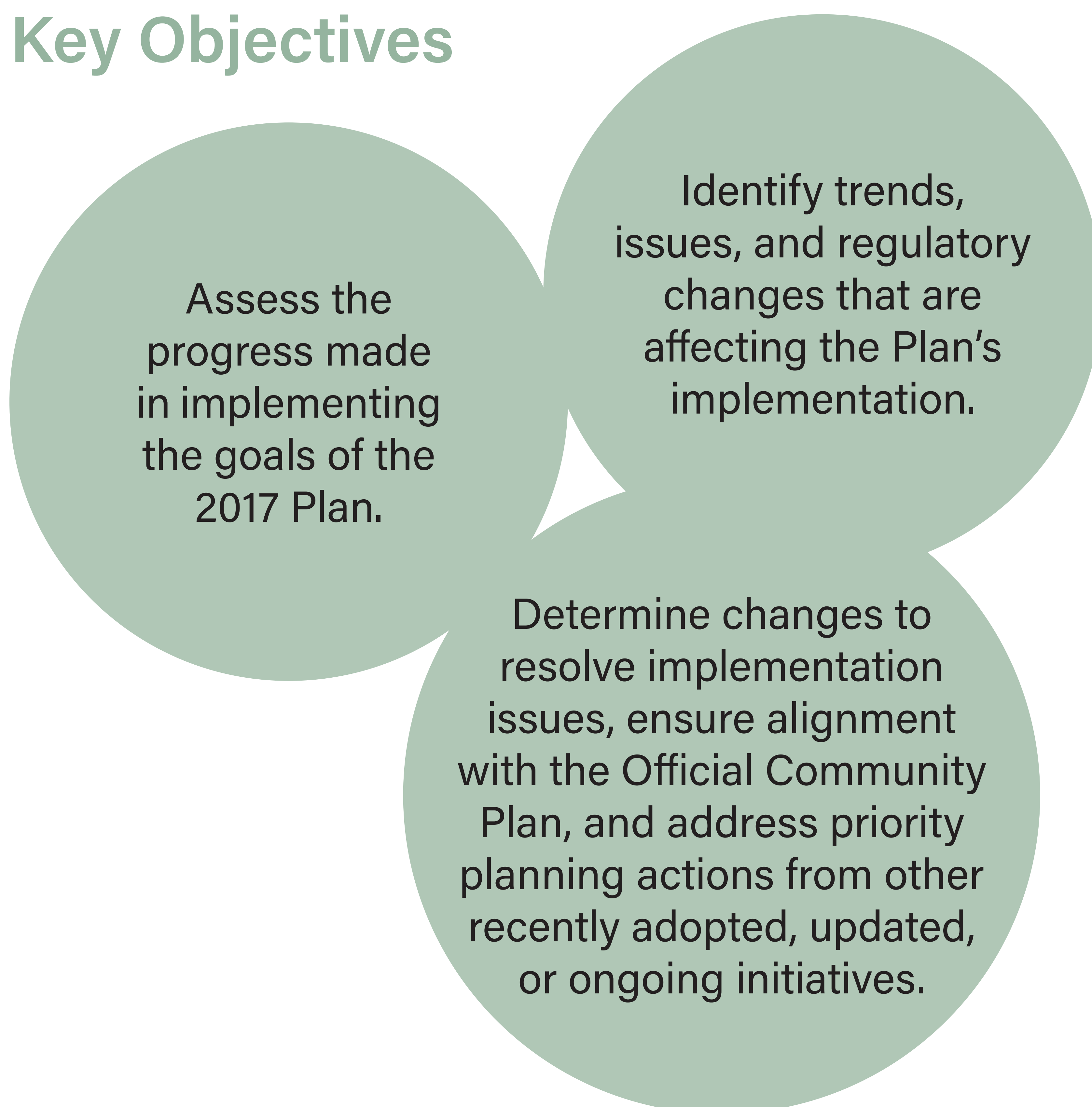
Improve housing choice and affordability

Strengthen the network of community spaces and facilities

Enhance sense of place and identity in the valley



### Key Objectives

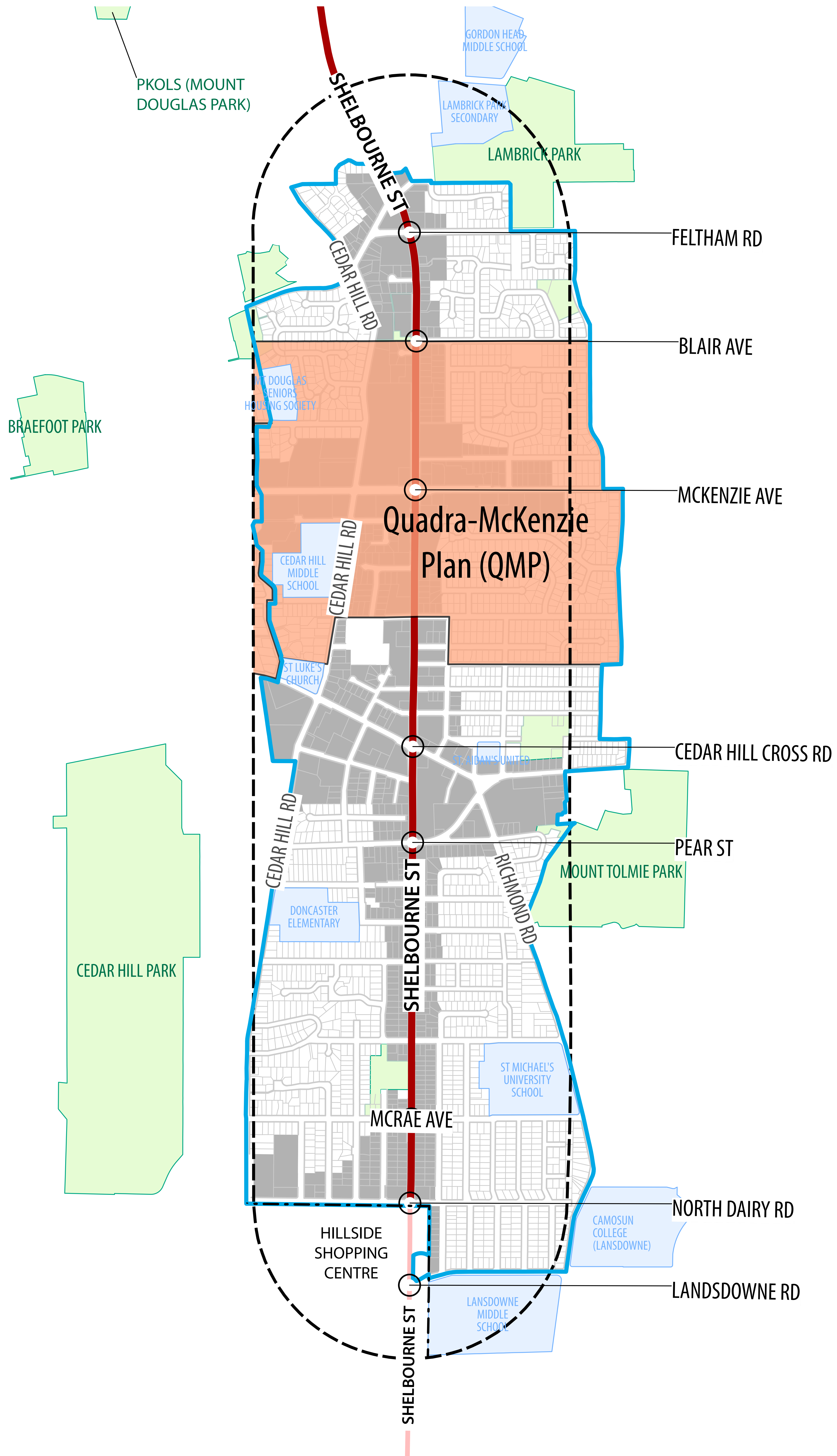


### Why update the Plan?

- ▶ A new Saanich land use framework in the Official Community Plan (OCP)
- ▶ 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

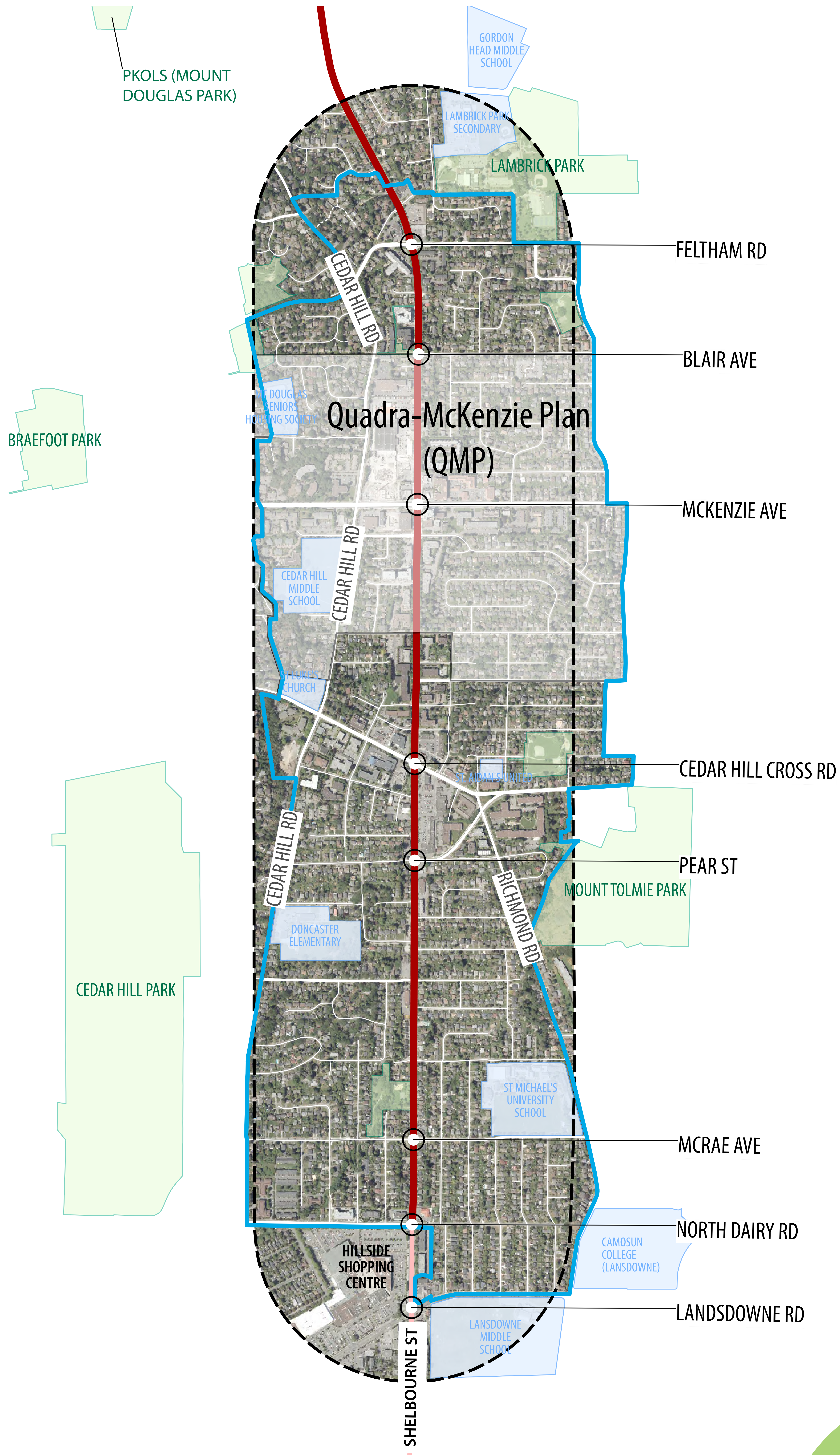
# SVAP STUDY AREA (2024 - 2025)

## Shelbourne Valley Action Plan Update

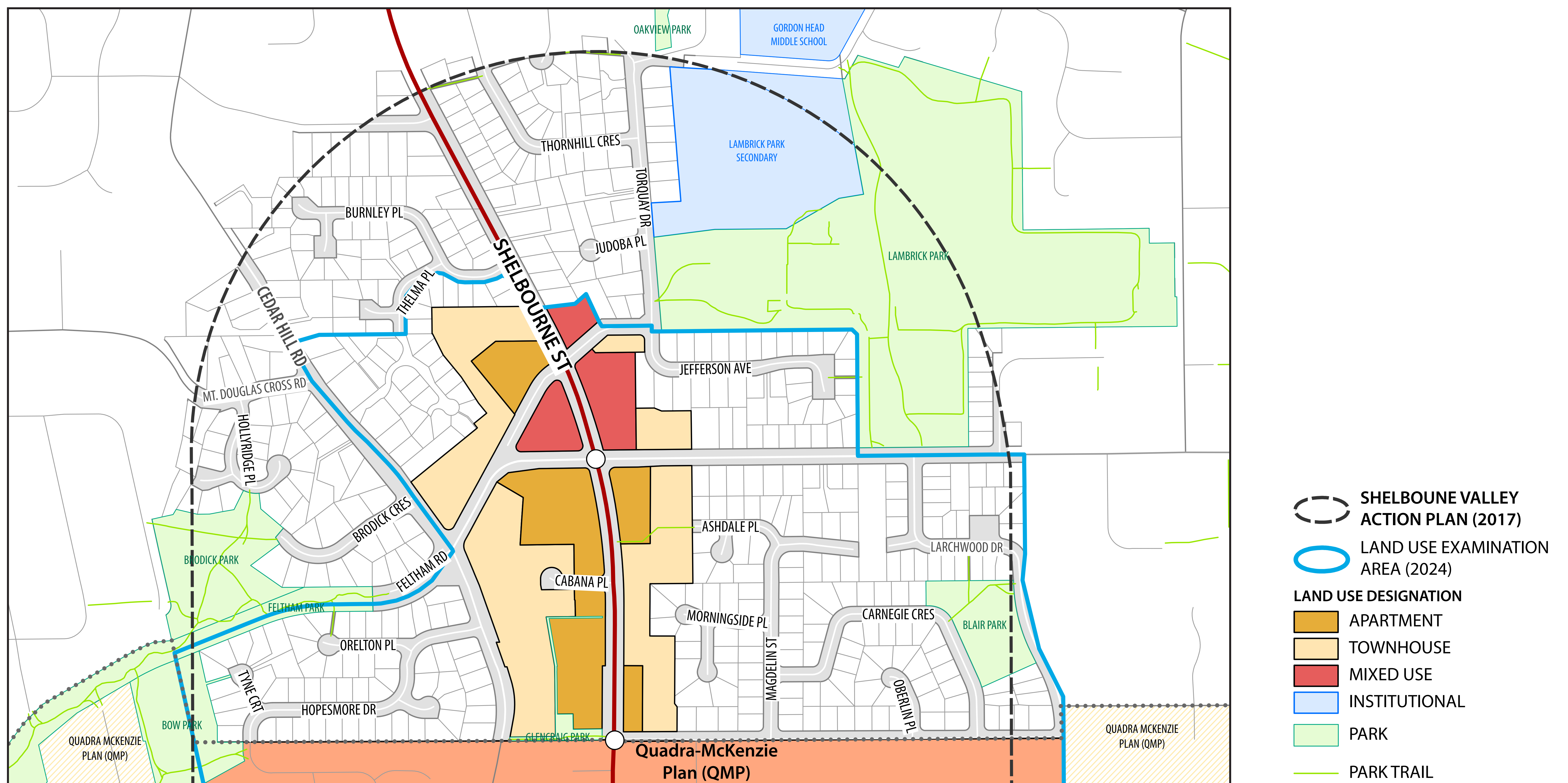


# SVAP STUDY AREA (2024 - 2025)

## Shelbourne Valley Action Plan Update

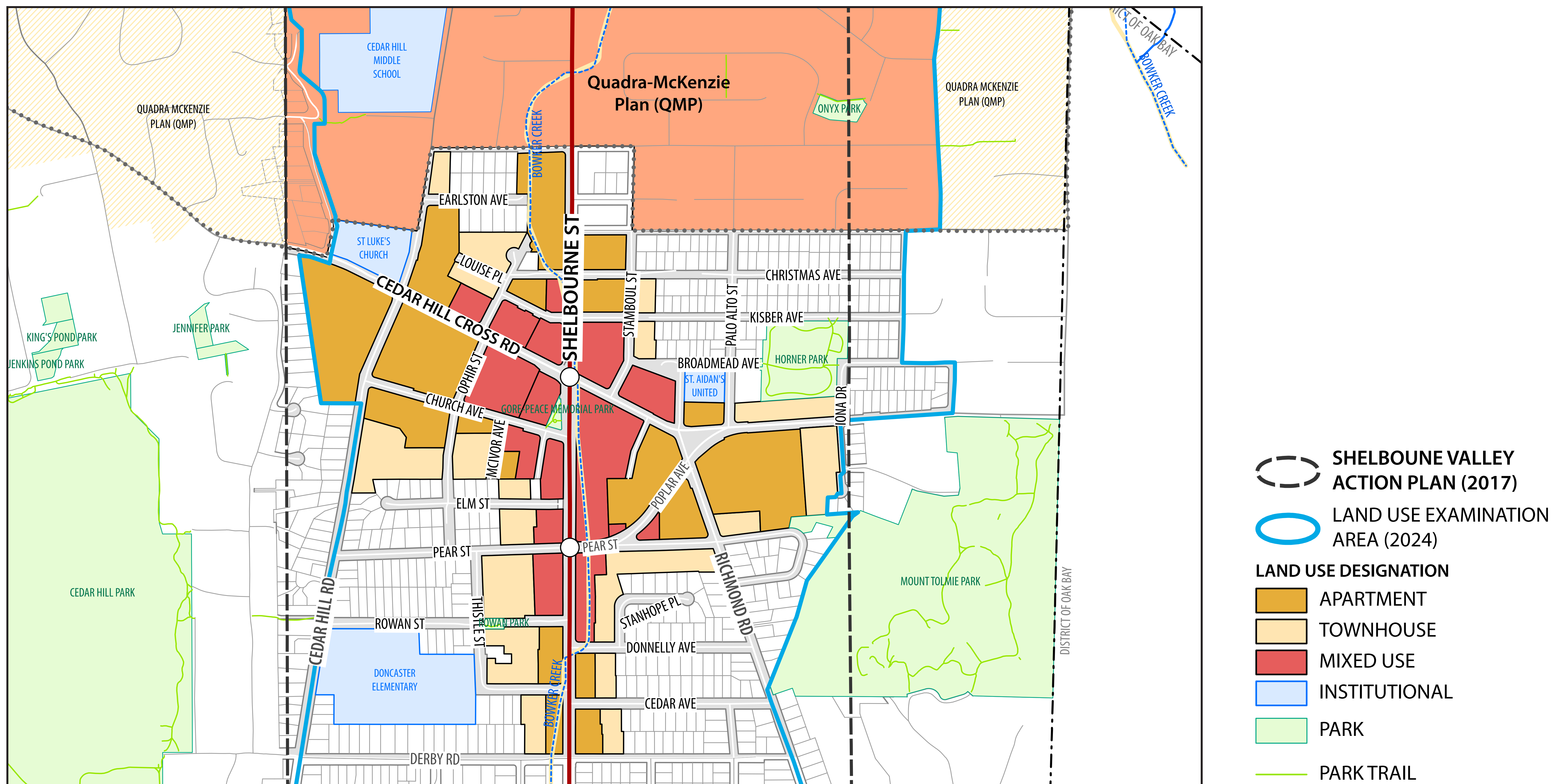


### 2017 Land Use Designations - Update in Progress



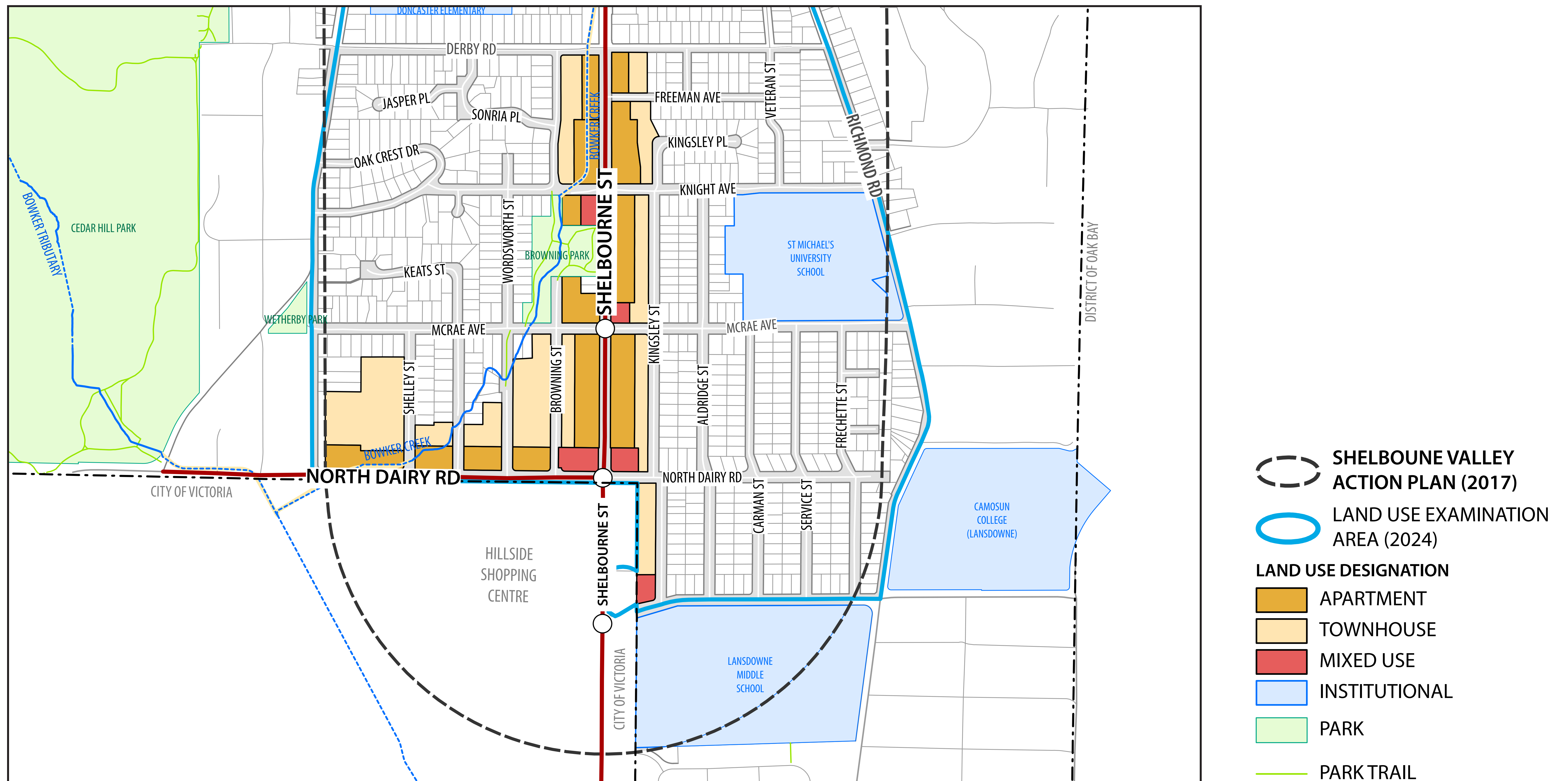
- ▶ Where should new local businesses and mixed-use mid-rise buildings be located in the village?
- ▶ What types of housing would you like to see if properties in this area are redeveloped?
- ▶ What areas do think are best suited for new housing?
- ▶ What improvements do you think Feltham Village needs?
- ▶ Share any additional thoughts on future land use in Feltham Village?

### 2017 Land Use Designations - Update in Progress



- ▶ What are your thoughts on supporting future development that is taller but with a smaller building footprint to allow for more green spaces in the Shelbourne Centre?
- ▶ What housing types should be considered between Shelbourne Street and Horner Park?
- ▶ What improvements would you like to see in the Shelbourne Valley Centre?
- ▶ Do you have any additional feedback on future land use in the Shelbourne Valley Centre?

## 2017 Land Use Designations - Update in Progress



- ▶ What do you think about creating a special designation that would allow for the restoration and daylighting of Bowker Creek in exchange for taller buildings on a smaller portion of the site?
- ▶ What types of housing forms would you support in this area?
- ▶ What are your thoughts on future development over 12 storeys to allow for more green spaces in the Hillside Centre?
- ▶ What major improvements you would like to see in the Hillside Centre?
- ▶ What are your thoughts about extending the Plan area to include additional areas between Cedar Hill Road and the Cedar Hill Golf Course / Recreation Centre?
- ▶ Do you have any other comments about future land use in the Hillside Centre sub area?



## Idea for Apartments in Hillside Centre

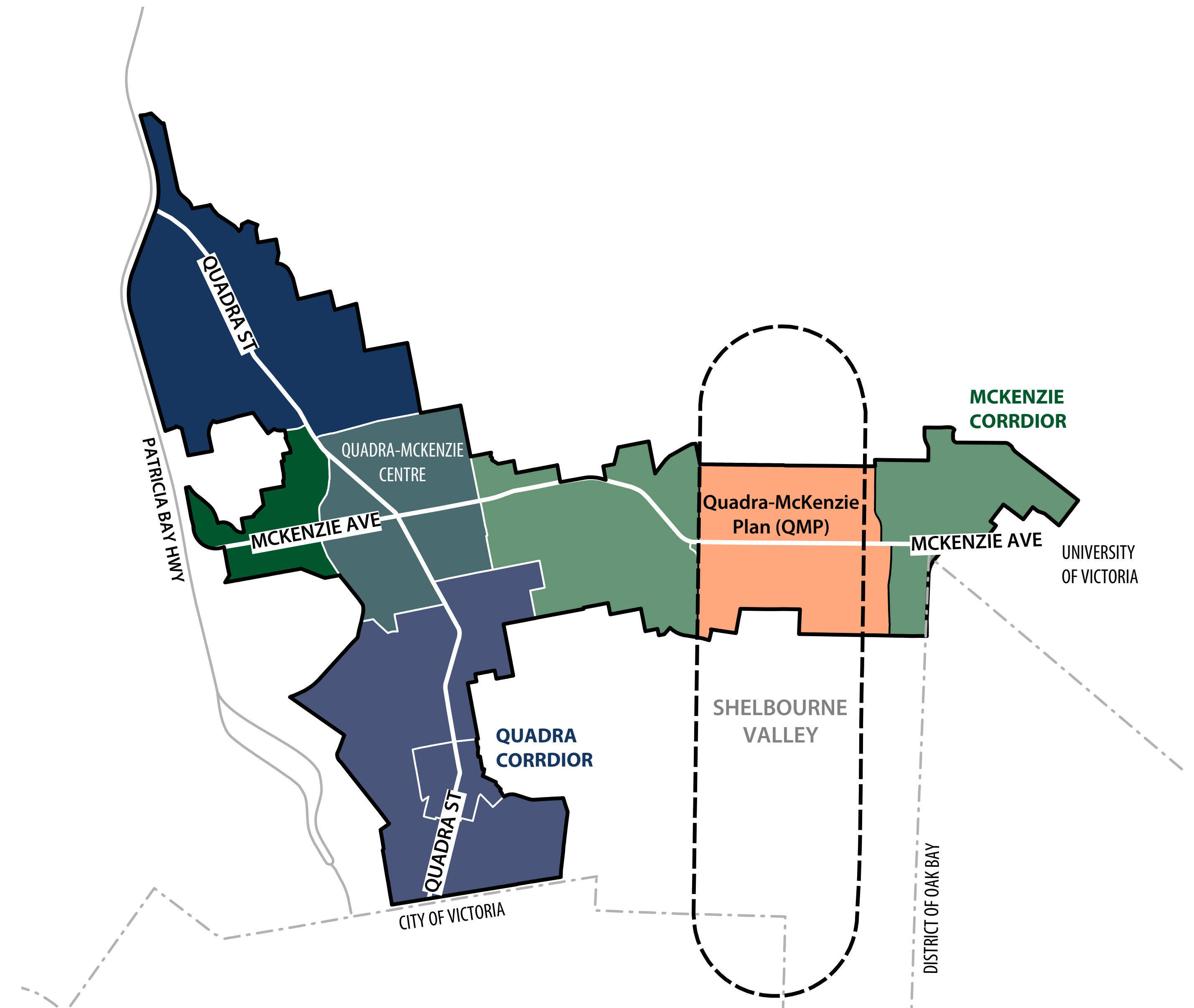
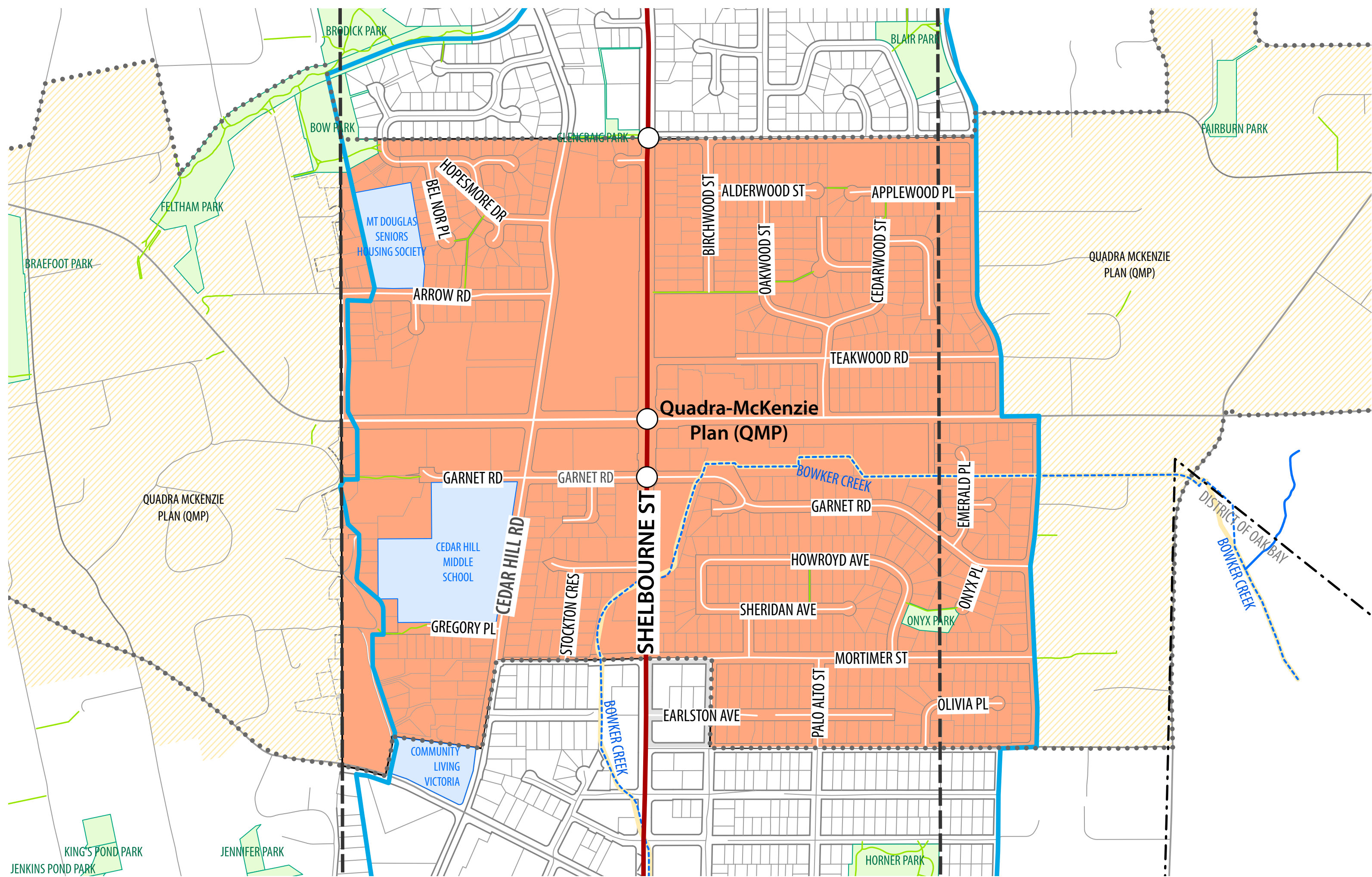


## Idea for Bowker Creek Daylighting with Taller Buildings



## Quadra McKenzie Plan

The **Quadra McKenzie Plan** (draft) overlaps the Shelbourne Valley Action Plan at the University Centre, otherwise referred to as the McKenzie Shelbourne Centre. The centre will feature mixed-use buildings up to 18 storeys, integrated with parks, open spaces, and good transit and active transportation connections. Detailed planning for this centre is still ongoing through the Quadra McKenzie Study, therefore, this area is not included in the Shelbourne Valley Action Plan update.



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

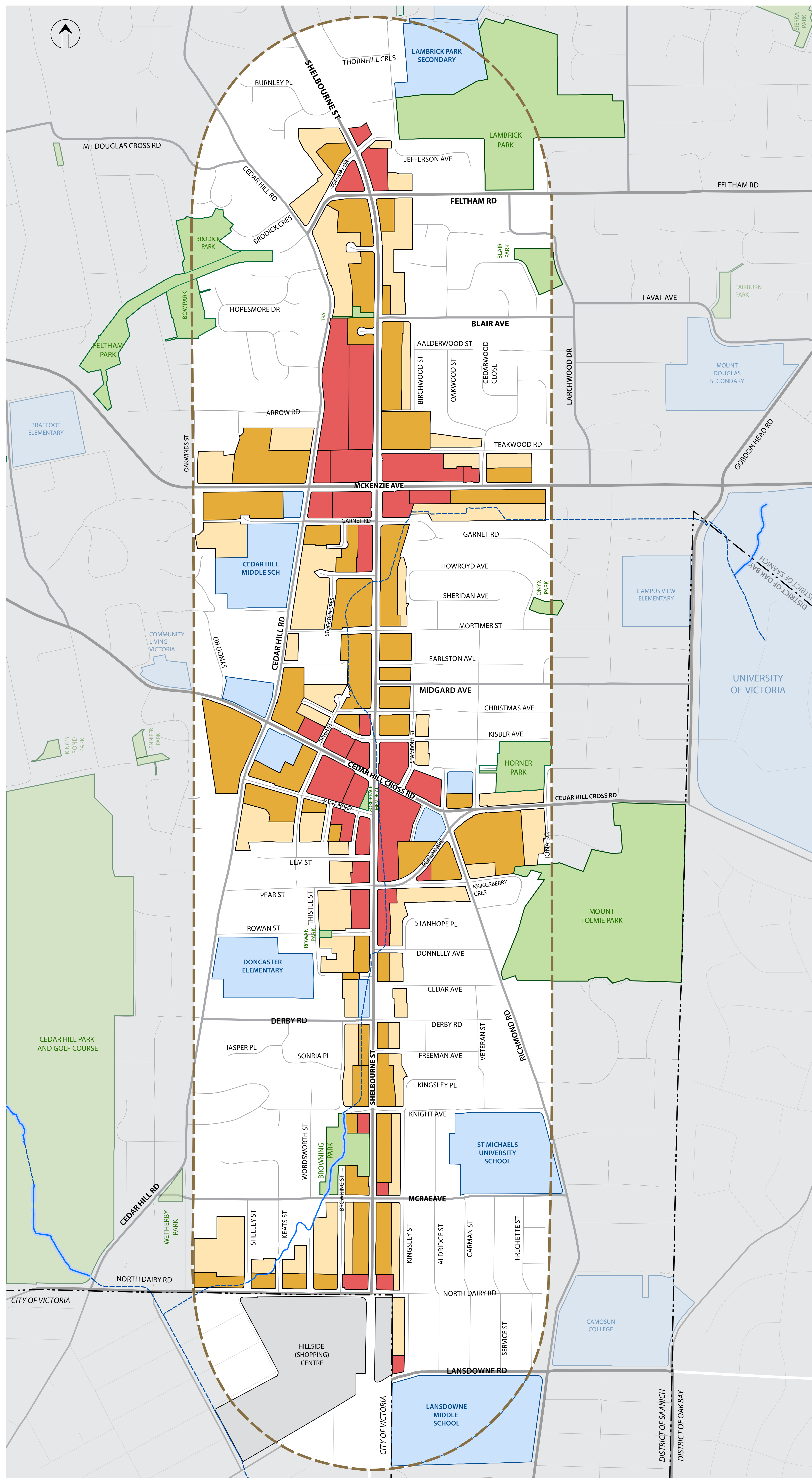
## Shelbourne Street Improvement Project (SSIP)

The **Shelbourne Street Improvement Project (SSIP)** is being implemented separately and will not be affected by the Shelbourne Valley Action Plan update. However, the updated plan will incorporate the progress of the SSIP.



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





### LEGEND

- |  |  |   |   |
|--|--|---|---|
|  SHELBOURNE VALLEY PLAN |  MIXED USE / COMMERCIAL |  APARTMENT     |  TOWNHOUSE |
|  |  PARK                 |  INSTITUTIONAL |   |



### ► Housing

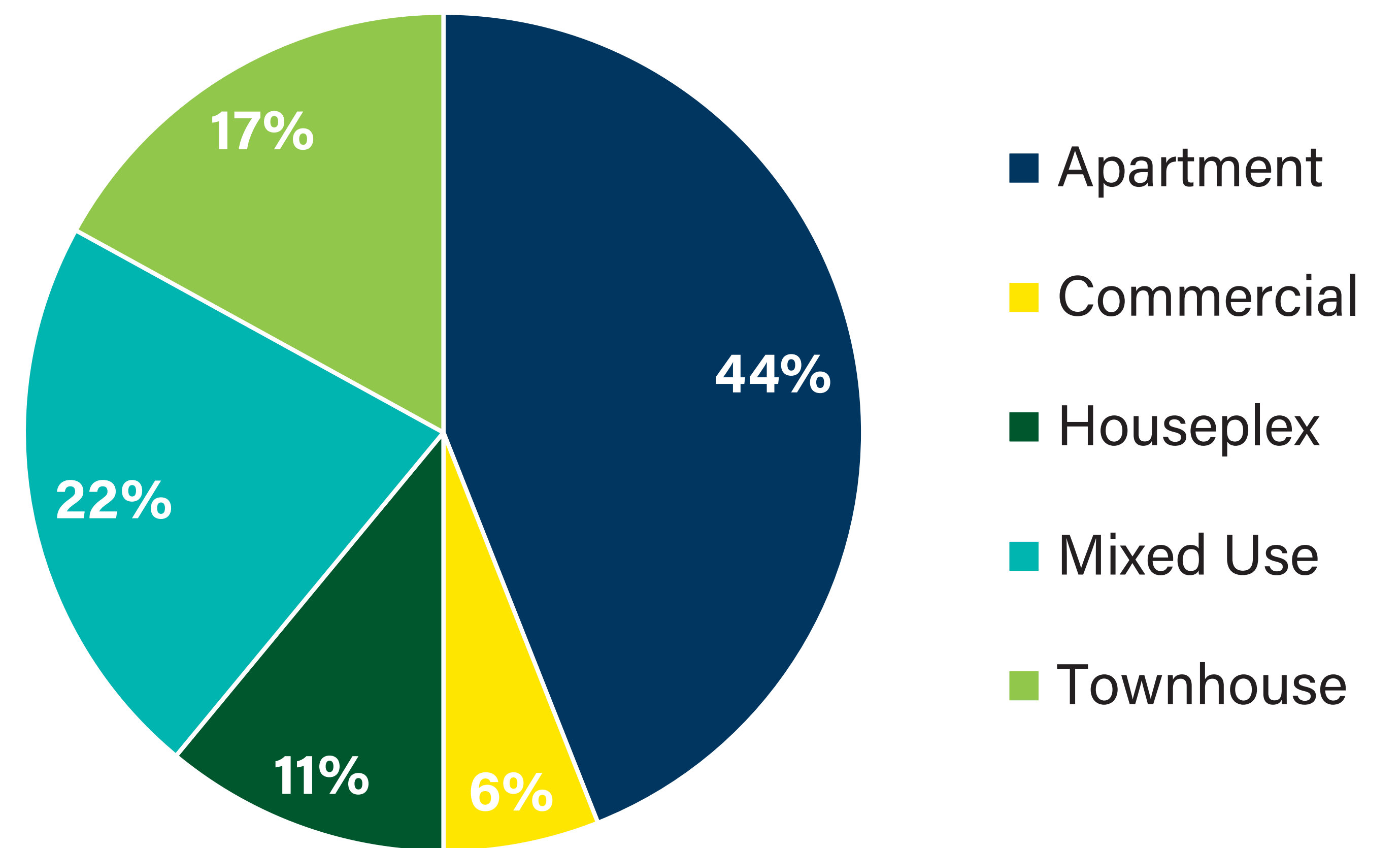
17 completed applications leading to 1,751 units approved new dwellings.



### ► 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.

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



### ► Community Spaces and Facilities

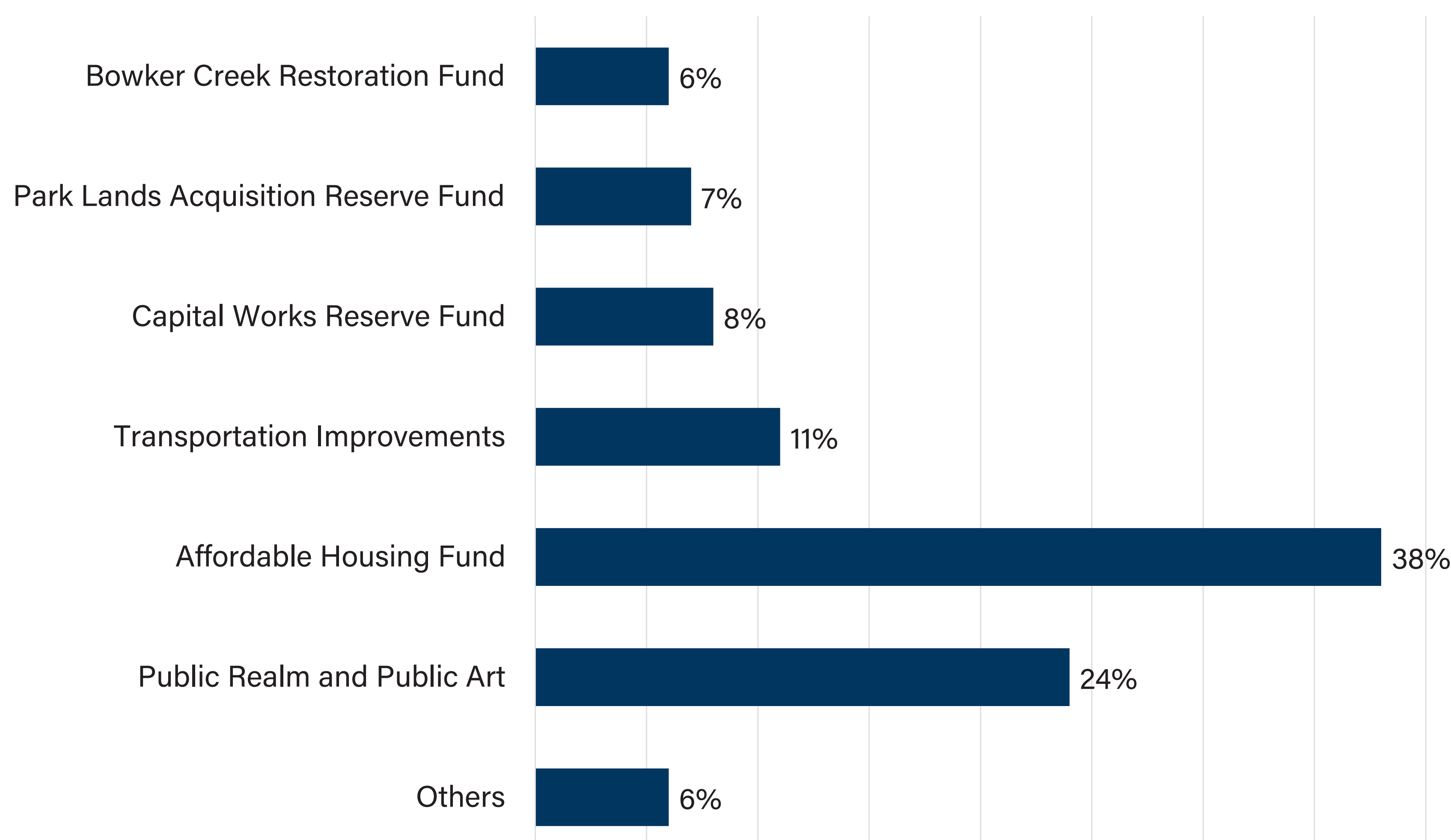
Policies to support the retention and expansion of publicly accessible open spaces and public-school sites in the Shelbourne Valley.

Development approved over the past seven years has contributed over \$3.5 million in community amenities to a variety of initiatives.



Cedar Hill Middle School  
(Conceptual Drawing)

Community Amenity Contributions



Nellie McClung Public Library  
(Conceptual Drawing)

### ► Environment and Climate

Promoted environmental sustainability by supporting tree retention and planting, advancing urban forest and Bowker Creek objectives, and implementing mobility actions to encourage active transportation and lower greenhouse gas emissions.

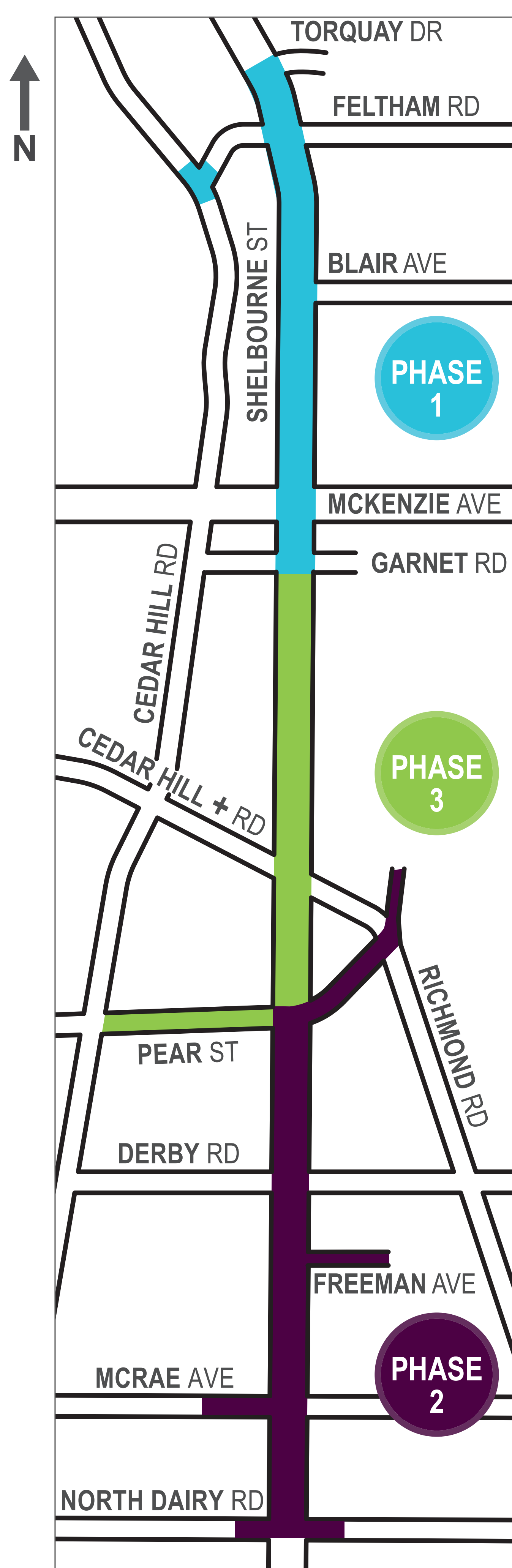
### ► Sense of place and identity in the valley

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

### ► Mobility for various demographics and abilities



New development with London Plane Trees



Shelbourne Street  
Improvement Project

### ► Transportation and Safety Enhancements

Bike lanes, traffic signal upgrades/additions, improved bus stops, pedestrian safety upgrades, and reflective road markings.

### ► Infrastructure Improvements

Replacement of underground utilities (water, sewer, storm) and roadway repaving.

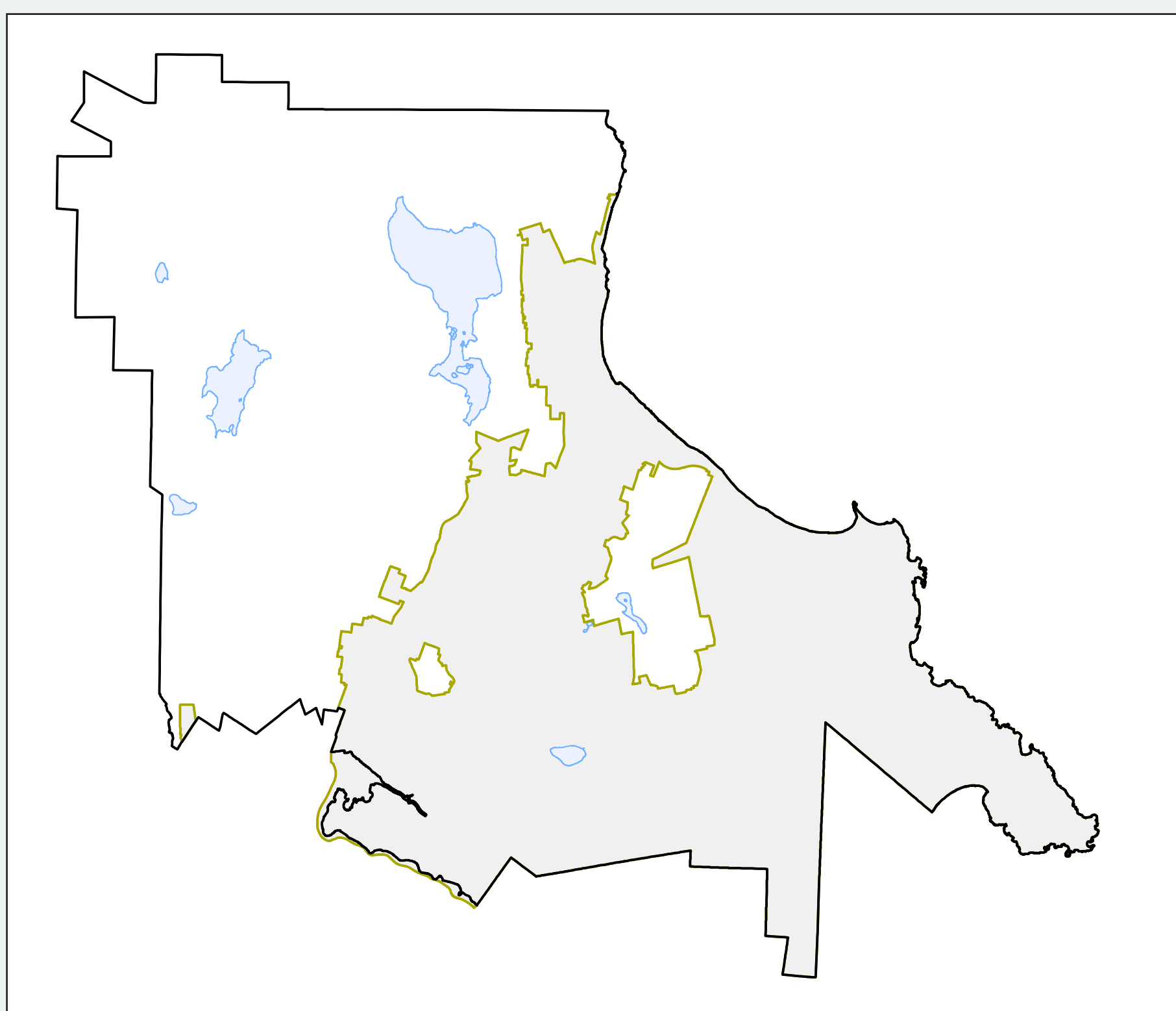
### ► Public Realm Upgrades

New street lighting, landscaping, sidewalks, and street furniture like bike racks, benches, and waste receptacles.

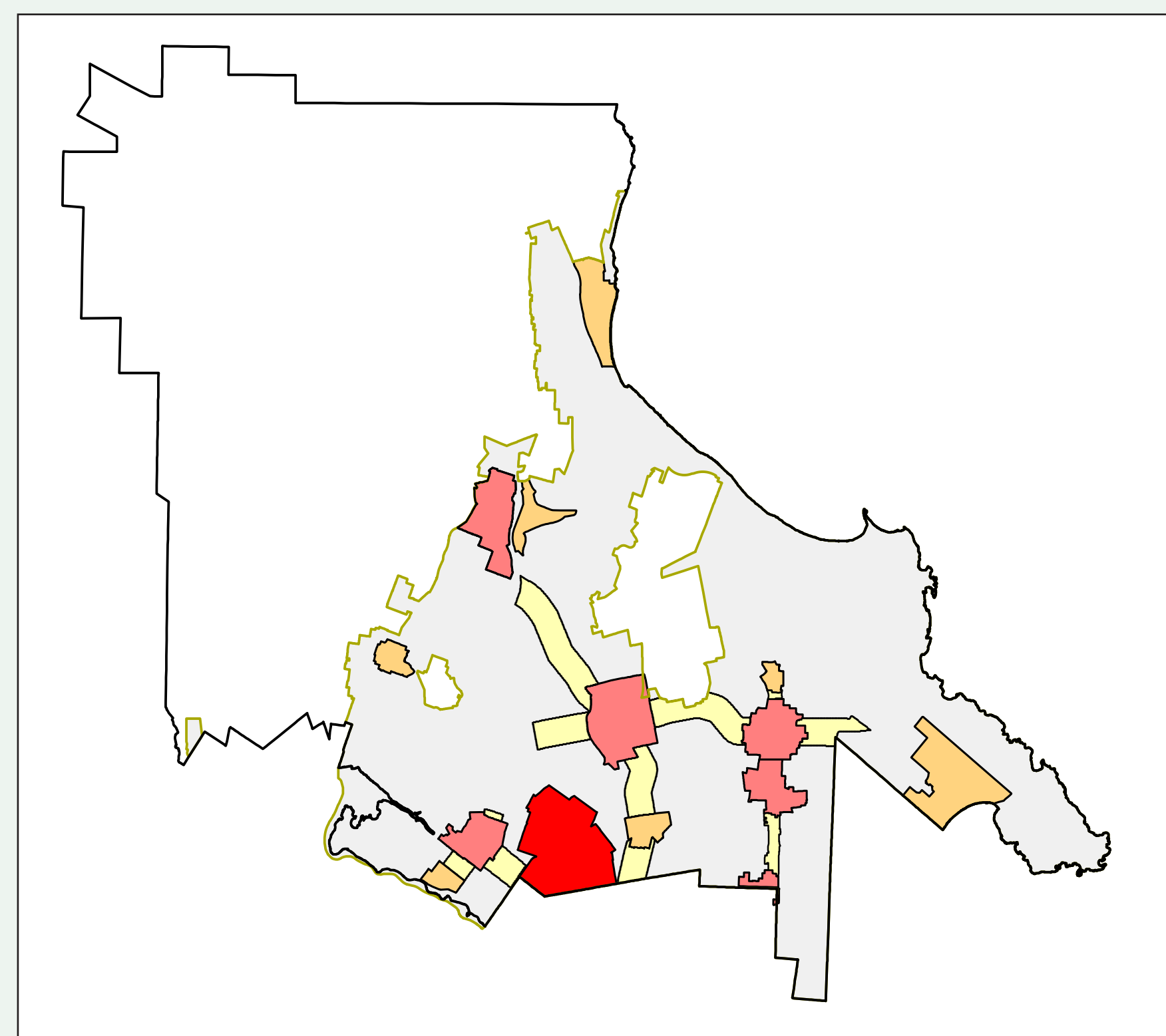
Upgrades were also completed on nearby streets, including Mortimer Street, Jennifer Road, and Doncaster Drive.

## Saanich Official Community Plan (OCP)

The Shelbourne Valley is central to Saanich's growth plan. Recognized as a Primary Growth Area in the Official Community Plan (OCP), this corridor has potential to support more housing, commercial, and community spaces, fostering a vibrant neighborhood where residents can live, work, and play. With planned improvements for walking and cycling infrastructure, as well as enhanced public transit along the Shelbourne corridor, the area will offer safe and convenient connections to three centers and a village.



**Maintain the Urban Containment Boundary**



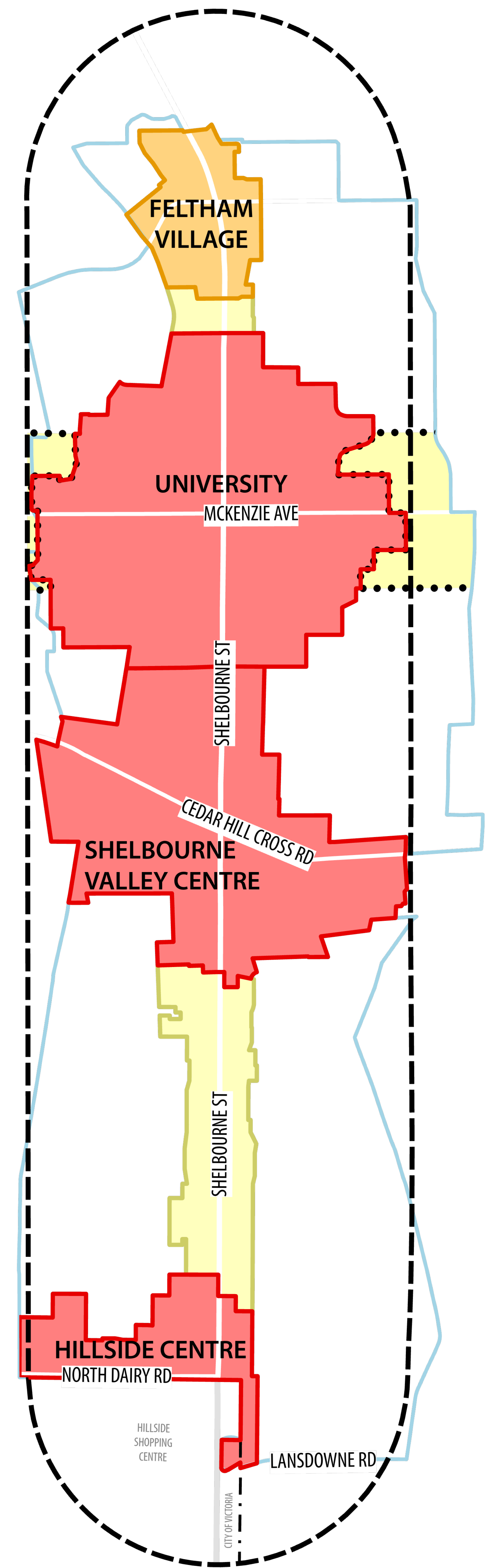
**Accommodate most New Development in Primary Growth Areas**



**Expand Housing Diversity in Neighborhoods**



**Make Saanich a 15-minute Community**









**OCP Land Use Designations**



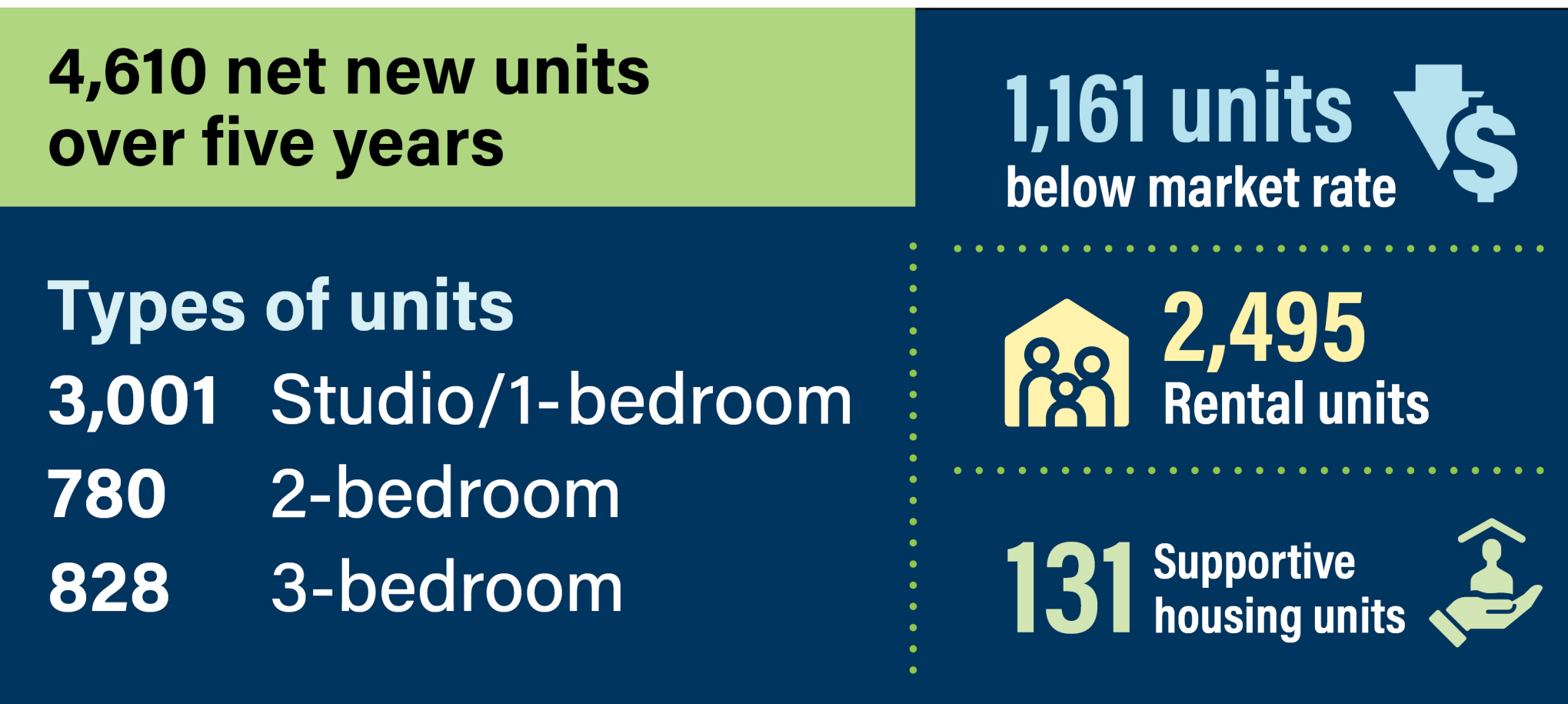
### Saanich Housing Strategy and Provincial Legislation

The Shelbourne Valley Action Plan (SVAP) update will ensure that land use designations in the area are aligned with District, Regional, and Provincial initiatives, including the Saanich Housing Strategy, Small-Scale Multi-Unit Housing (SSMUH), and provincial targets.

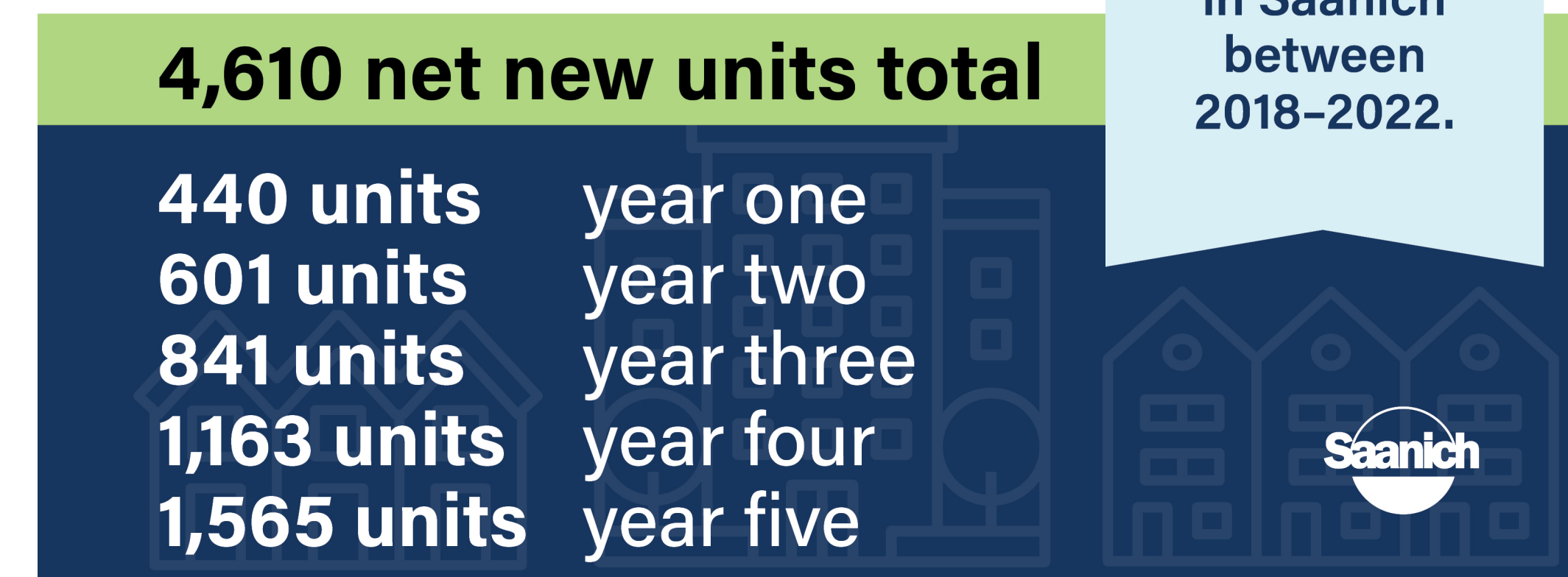
### Focus Areas of Saanich Housing Strategy

 <p><b>FOCUS AREA 1:</b> Increase affordable and supportive housing</p>	 <p><b>FOCUS AREA 5:</b> Strengthen partnerships</p>
 <p><b>FOCUS AREA 2:</b> Promote and protect rental housing</p>	 <p><b>FOCUS AREA 6:</b> Enhance community engagement</p>
 <p><b>FOCUS AREA 3:</b> Support housing diversity and increase supply</p>	 <p><b>FOCUS AREA 7:</b> Understand housing demand and address land speculation</p>
 <p><b>FOCUS AREA 4:</b> Reduce barriers to housing development</p>	

### Provincial housing guidelines for Saanich



### Provincial housing targets for Saanich 2023–2028



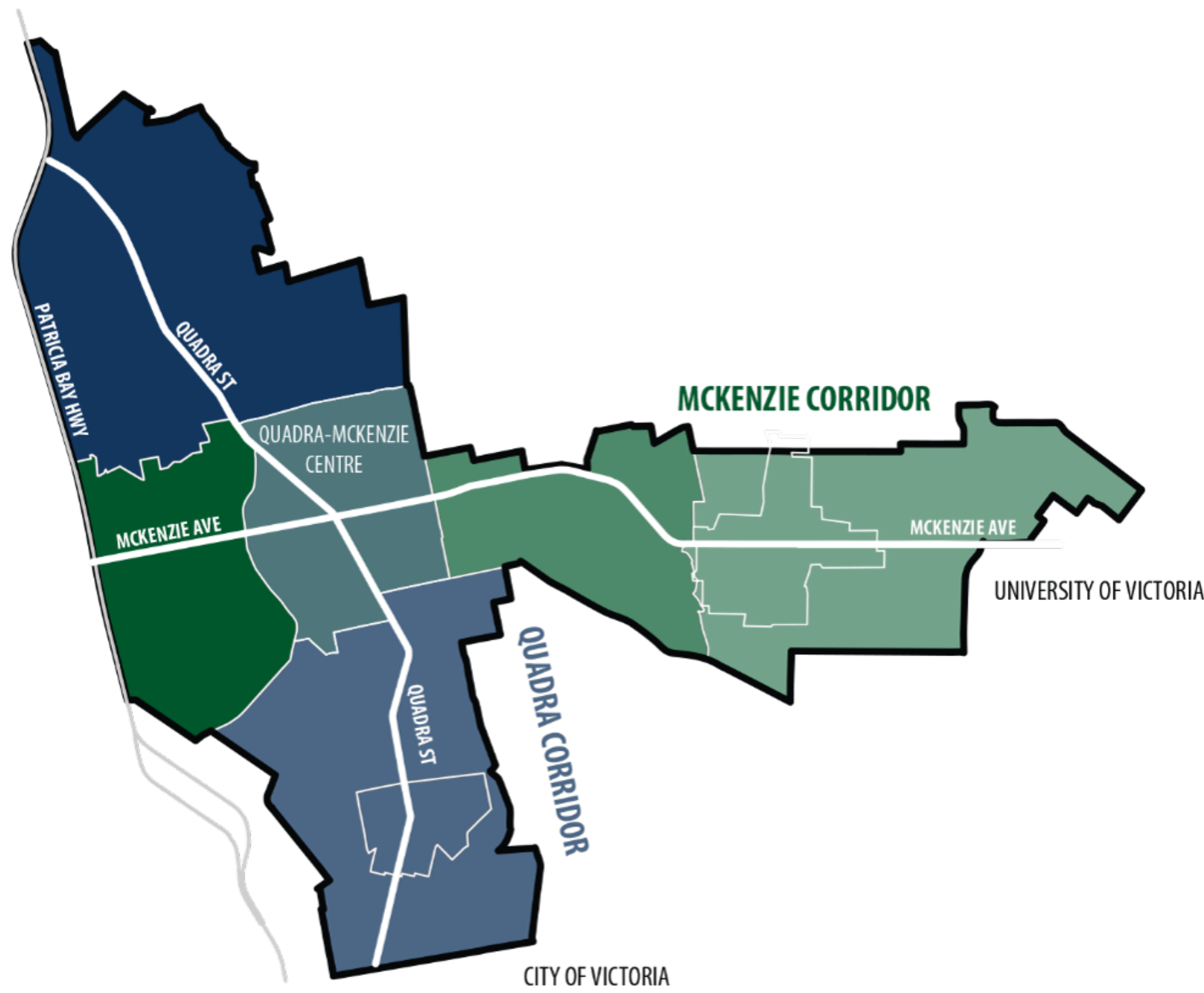
### Key changes under Small Scale Multi-Unit Housing (SSMUH)

Recent Provincially Mandated zoning changes now permit the following on all single-family lots:

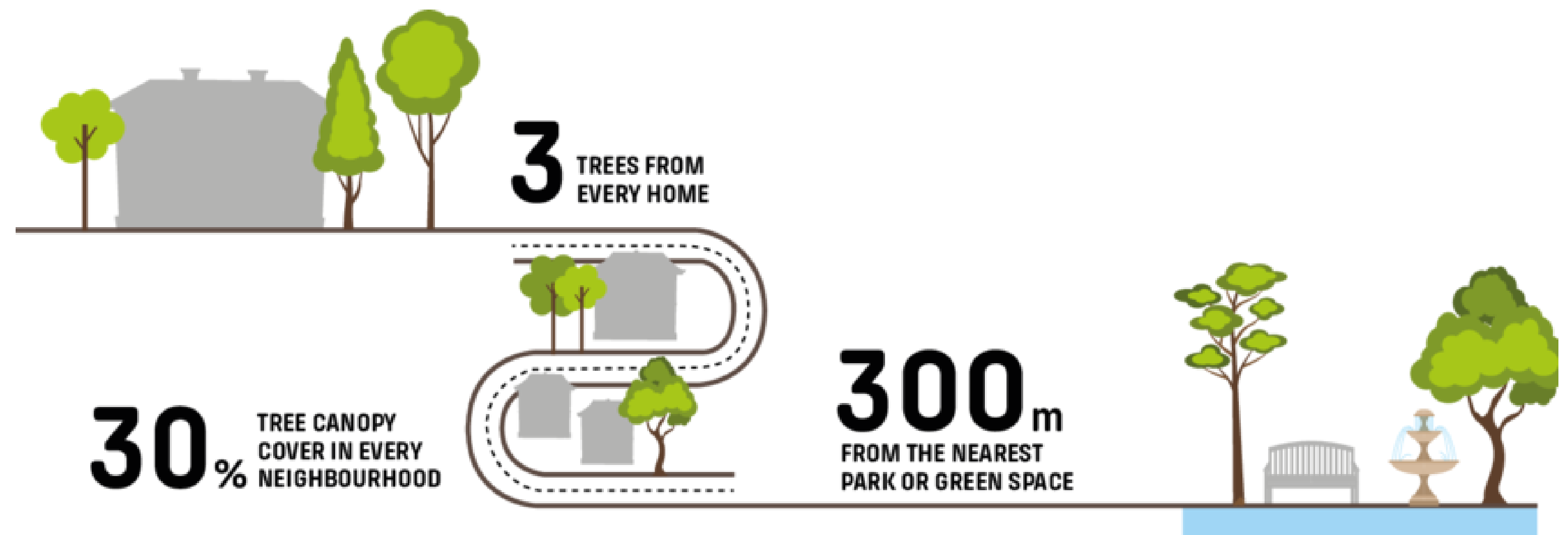
- ▶ At least one secondary or garden suite
- ▶ Within the Urban Containment Boundary:
  - 3 units on lots under 280 m<sup>2</sup>
  - 4 units on lots over 280 m<sup>2</sup>
  - 6 units near frequent transit stops

## Other Plans and Initiatives

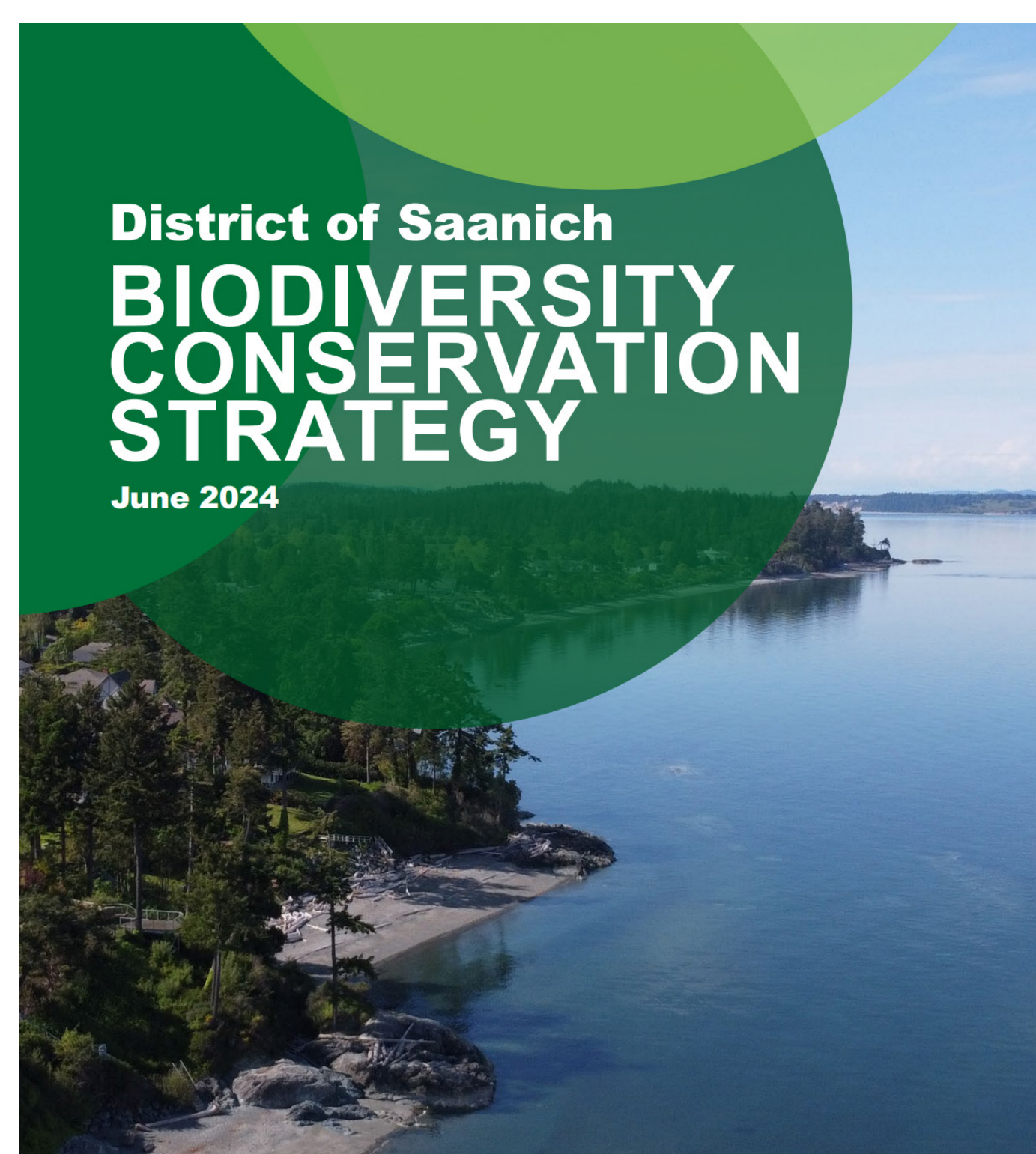
The SVAP strategic update will incorporate recently adopted and ongoing plans, initiatives, and strategies like the Active Transportation Plan and Urban Forest Strategy into its policies and objectives. This ensures a well-balanced and integrated approach to land use that promotes social well-being, environmental integrity, and economic vibrancy.



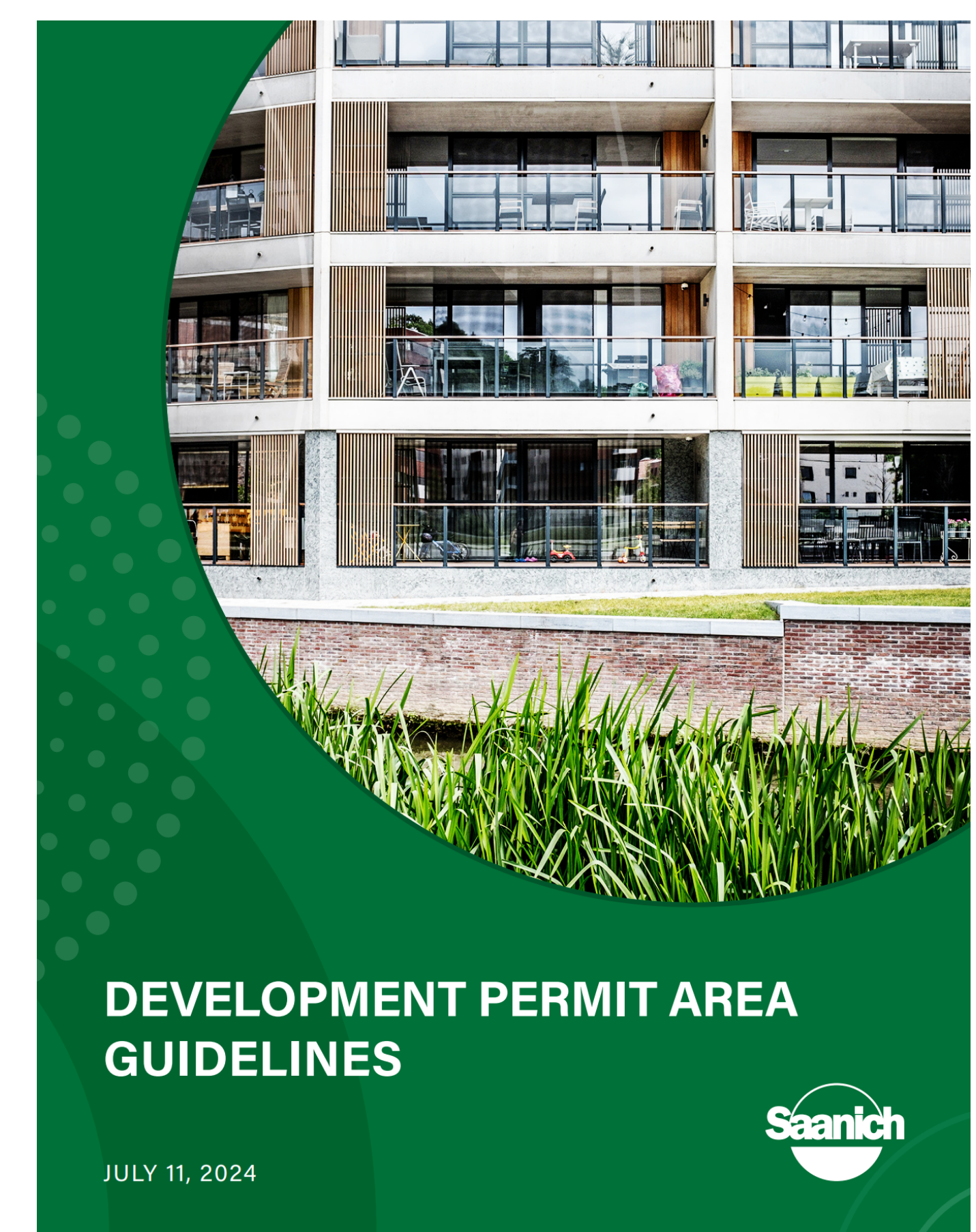
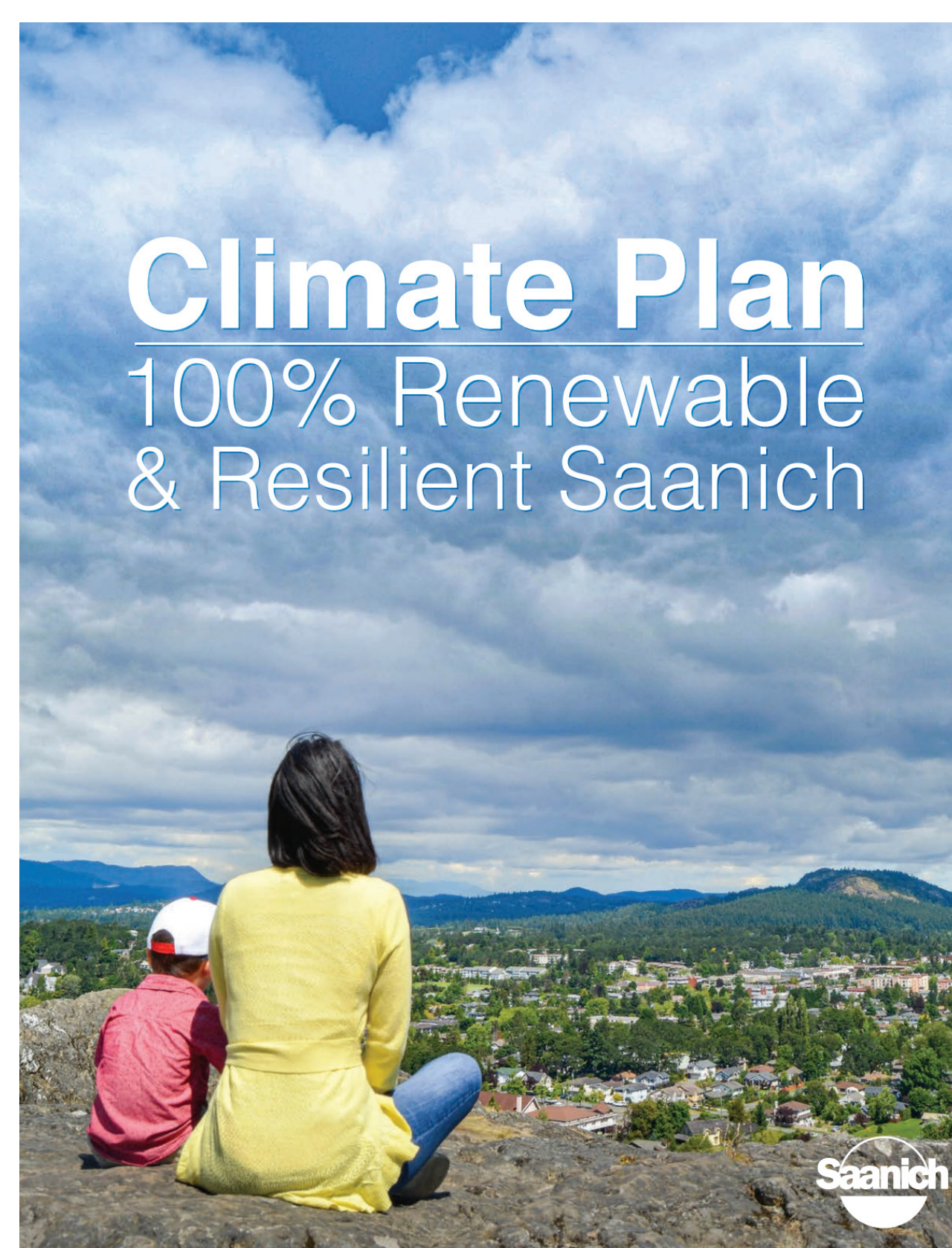
Quadra McKenzie Plan



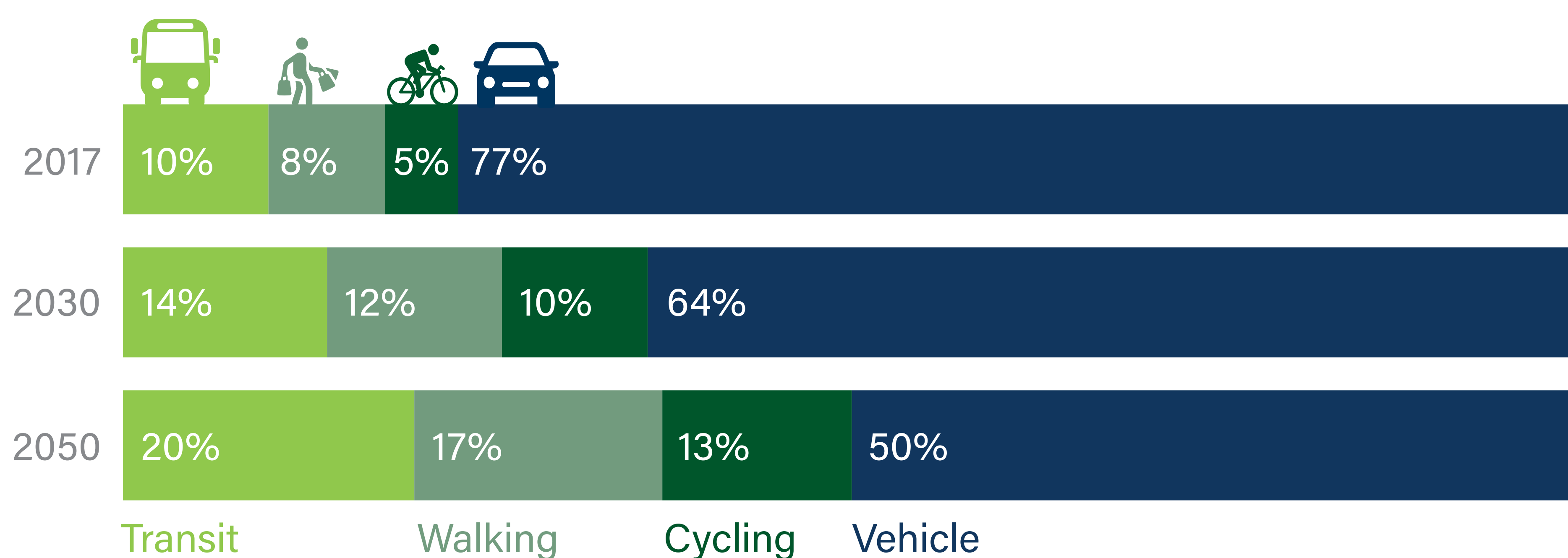
Saanich Urban Forest Strategy



DIAMOND HEAD



## Saanich Mode Shift Targets - Active Transportation Plan (2024)





# NEXT STEPS

## Shelbourne Valley Action Plan Update

Based on the public input received in this phase and staff analysis, a draft updated plan will be prepared and presented to the public for review in Spring 2025.

Scan the QR Code and follow the project on Hello Saanich to stay informed and participate in the survey.



### Participate in the Online Survey

Nov 18 – Dec 15

[saanich.ca/SVP](https://saanich.ca/SVP)

Phone: 250-475-5471

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



Saanich

# BUILDING TYPOLOGIES

Shelbourne Valley  
Action Plan Update

## Townhouse



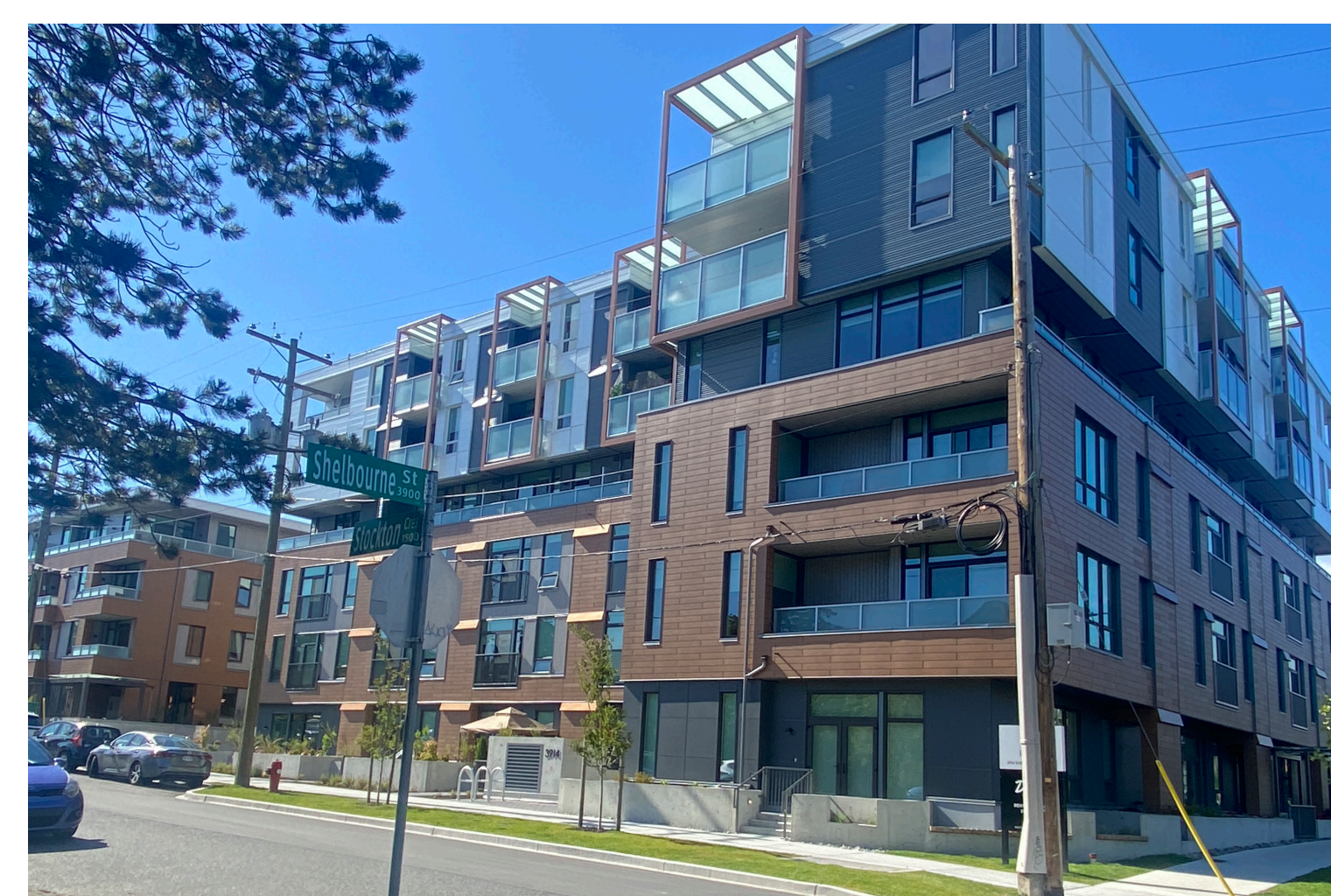
## Low Rise



## Mid Rise



## Mid Rise Mixed Use



## High Rise

