

THE CORPORATION OF THE DISTRICT OF SAANICH
BYLAW NO. 10015
TO DESIGNATE TRANSIT-ORIENTED AREAS

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. The following terms have the following meanings in this bylaw:
 - a. “200 metre Tier” means the gross land area encompassing approximately 12.5 hectares within 200 metres or less from the Transit Station;
 - b. “400 metre Tier” means the gross land area encompassing approximately 37.5 hectares between 200 metres and 400 metres from the Transit Station;
 - c. “Minimum Density Requirements” means a Floor Area Ratio of 3.5 and height of 10 storeys in the 200 metre Tier and a Floor Area Ratio of 2.5 and height of 6 storeys in the 400 metre Tier.
 - d. “Transit-Oriented Area” means the area that is within 400 meters of the Transit Station;
 - e. “Transit Station” means the bus exchanges and stations identified in Schedule “A” attached hereto.
2. The area around the Transit Station shown shaded on the maps attached hereto as Schedule “B” are designated as a Transit-Oriented Area, pursuant to section 585.52 of the *Local Government Act*.
3. The Transit-Oriented Area is composed of two distinct tiers, as follows:
 - a. The 200 metre Tier; and
 - b. The 400 metre Tier.
4. If a parcel of land is wholly or partly within either the 200 metre Tier or the 400 metre Tier, the parcel of land is deemed to be wholly within the tier closest to the Transit Station.
5. Lands zoned to permit a residential use that is ancillary or secondary to industrial or agricultural uses are excluded from the Minimum Density Requirements.
6. The effective date of this Bylaw is June 30, 2024.
7. This Bylaw may be cited for all purposes as the **“Transit-Oriented Area Designation Bylaw, 2024, NO. 10015”**.

Read a first time this 13th day of May, 2024.

Read a second time this 13th day of May, 2024.

Second reading rescinded at the Council meeting on the 10th day of June, 2024.

Re-read a second time this 10th day of June, 2024.

Read a third time this 13th day of May, 2024.

Third reading rescinded at the Council meeting on the 10th day of June, 2024.

Re-read a third time this 10th day of June, 2024.

Adopted by Council, signed by the Mayor and Corporate Officer and sealed with the Seal of the Corporation on the 17th day of June, 2024.

“Angila Bains”

Corporate Officer

“Dean Murdock”

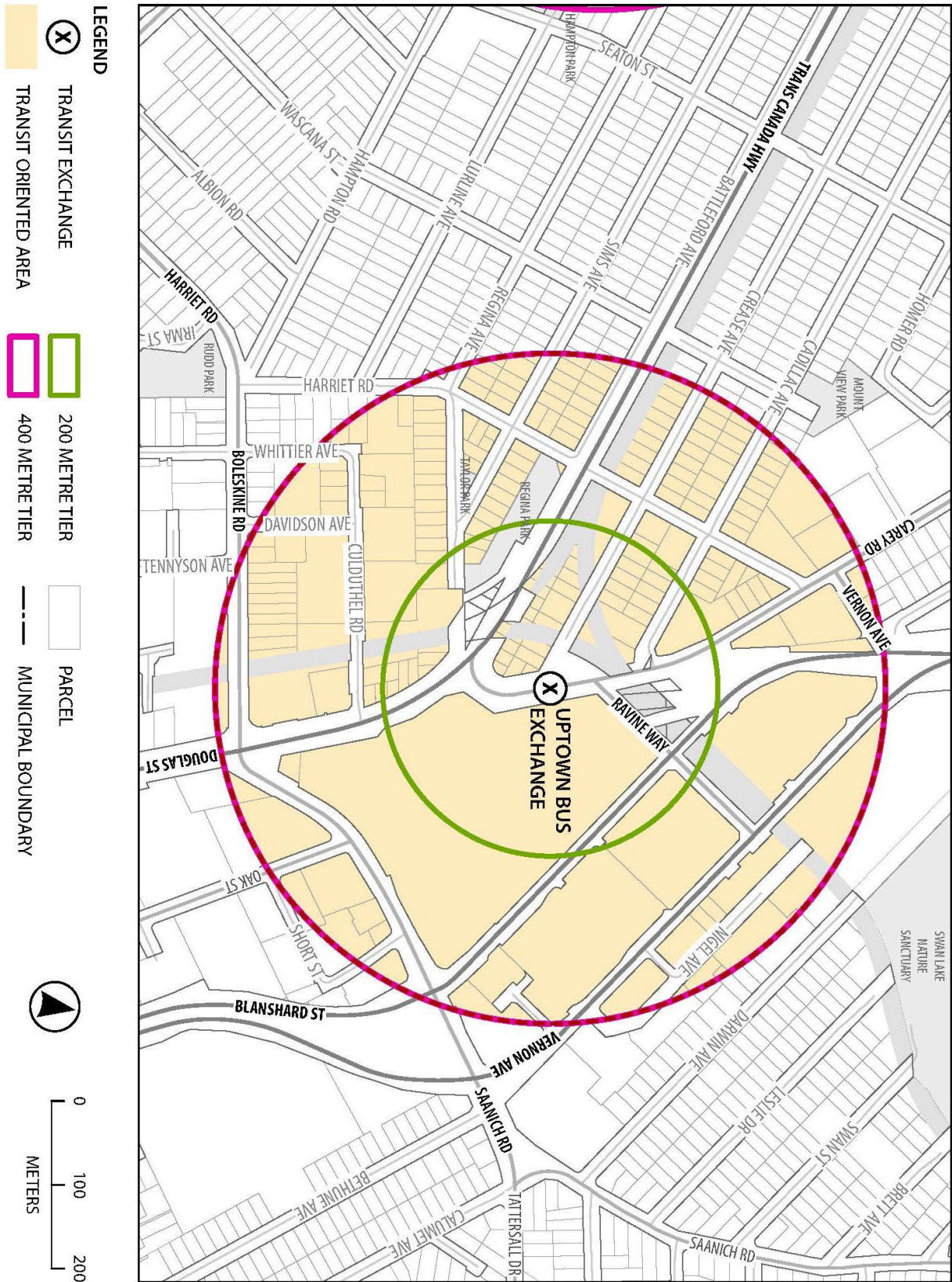
Mayor







Schedule “A”

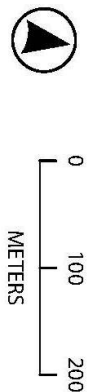
Transit Stations and Transit-Oriented Area Maps

Transit Facility	Map
Uptown Transit Hub	Map B1
University of Victoria Transit Hub	Map B2
Royal Oak Exchange	Map B3

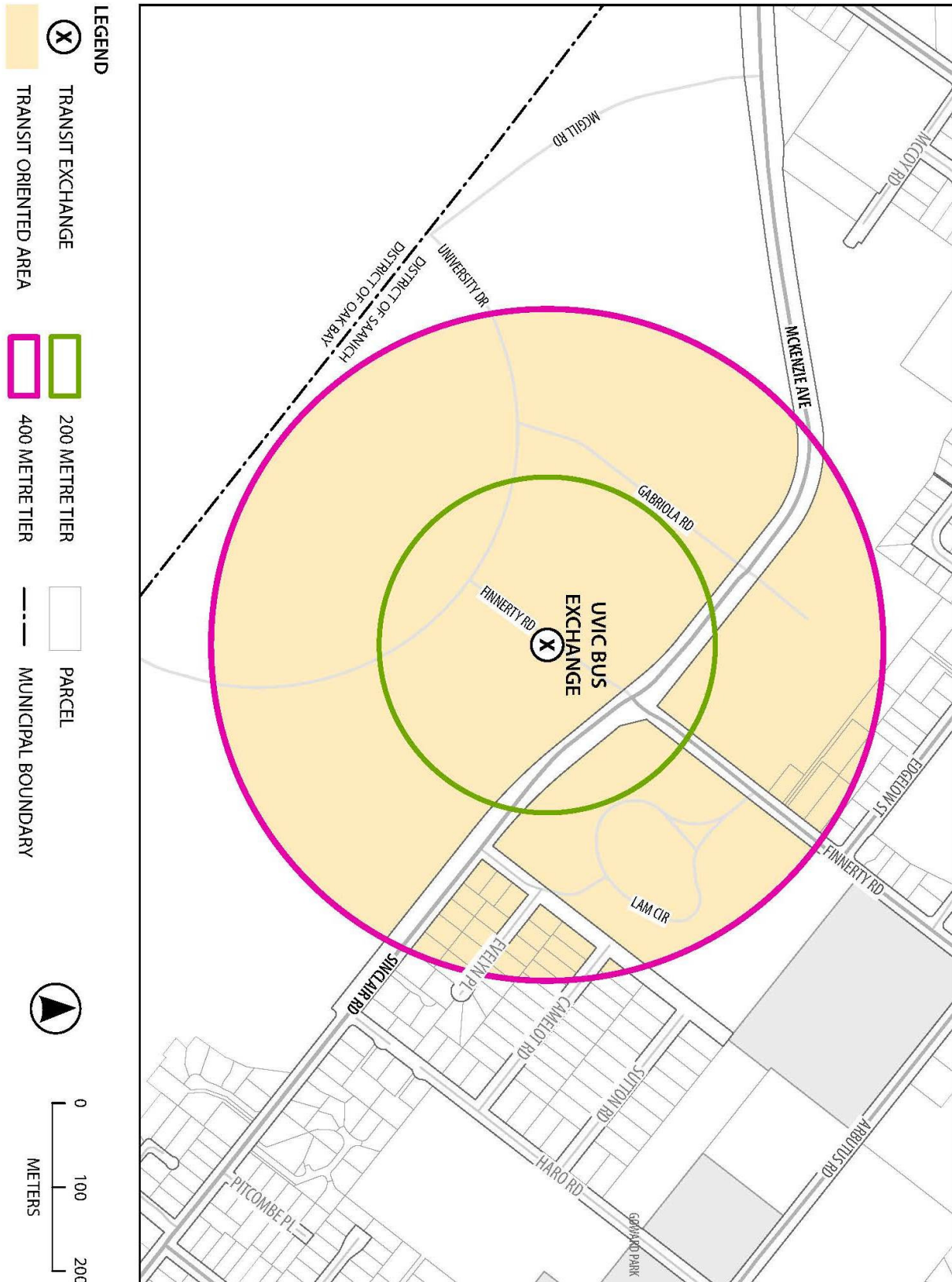
Schedule B - Maps
Map B1 - Uptown Transit Hub



- LEGEND**
-  TRANSIT EXCHANGE
 -  TRANSIT ORIENTED AREA
 -  200 METRETIER
 -  400 METRETIER
 -  PARCEL
 -  MUNICIPAL BOUNDARY



Map B2 - University of Victoria Transit Hub



Map B3 – Royal Oak Exchange

