



# Saanich Planning Update

Gordon Head Residents Association

November 4, 2024



# Presentation Overview

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- Official Community Plan (OCP)
- Draft Quadra McKenzie Plan
- Shelbourne Valley Action Plan Update
- Small-Scale Multi-Unit Housing (SSMUH)
- Neighbourhood Hubs and Secondary Corridors
- Q & A

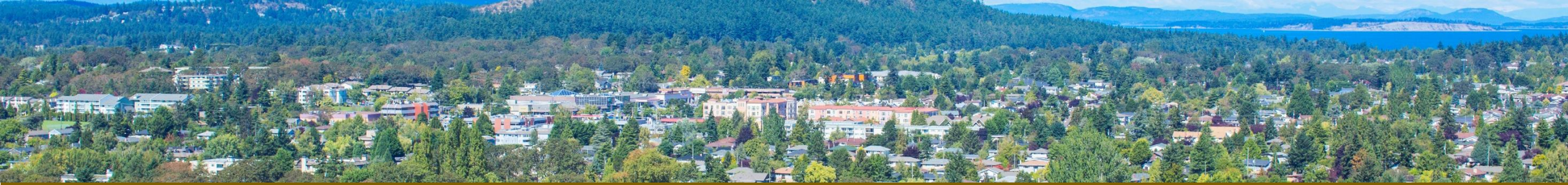
# Presenters

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## **District of Saanich**

- Cam Scott, Manager of Community Planning
- Carley Friesen, Acting Manager of Housing Planning and Policy



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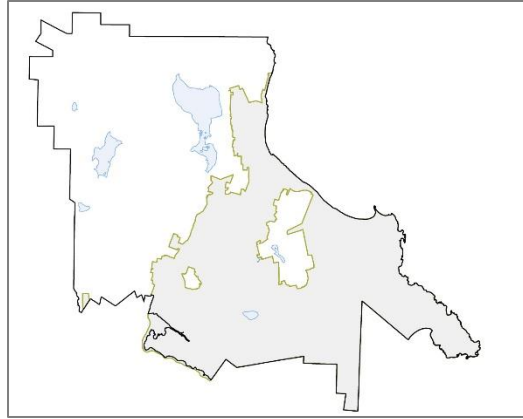
# Strategic Official Community Plan (OCP)

# What is an OCP?

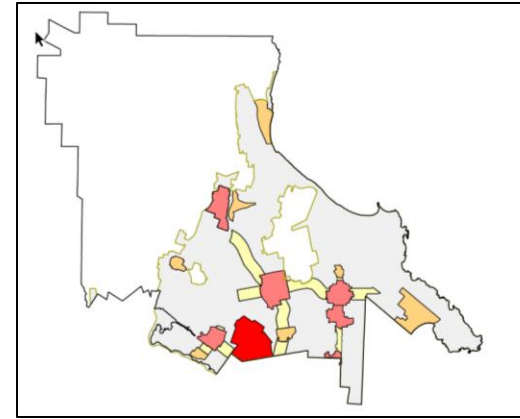
- Primary document that guides growth and change
- Long-term vision for a livable community based on shared values and sustainability
- Overarching framework for other District polices/plans
- Legally binding – decisions made within its scope are required to conform to its policy direction
- Consistent with CRD Regional Growth Strategy
- New OCP adopted in 2024



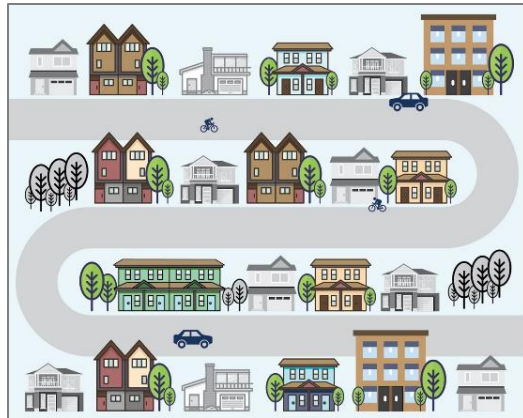
# Four Strategic Land Use Directions



**Maintain the Urban Containment Boundary**



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



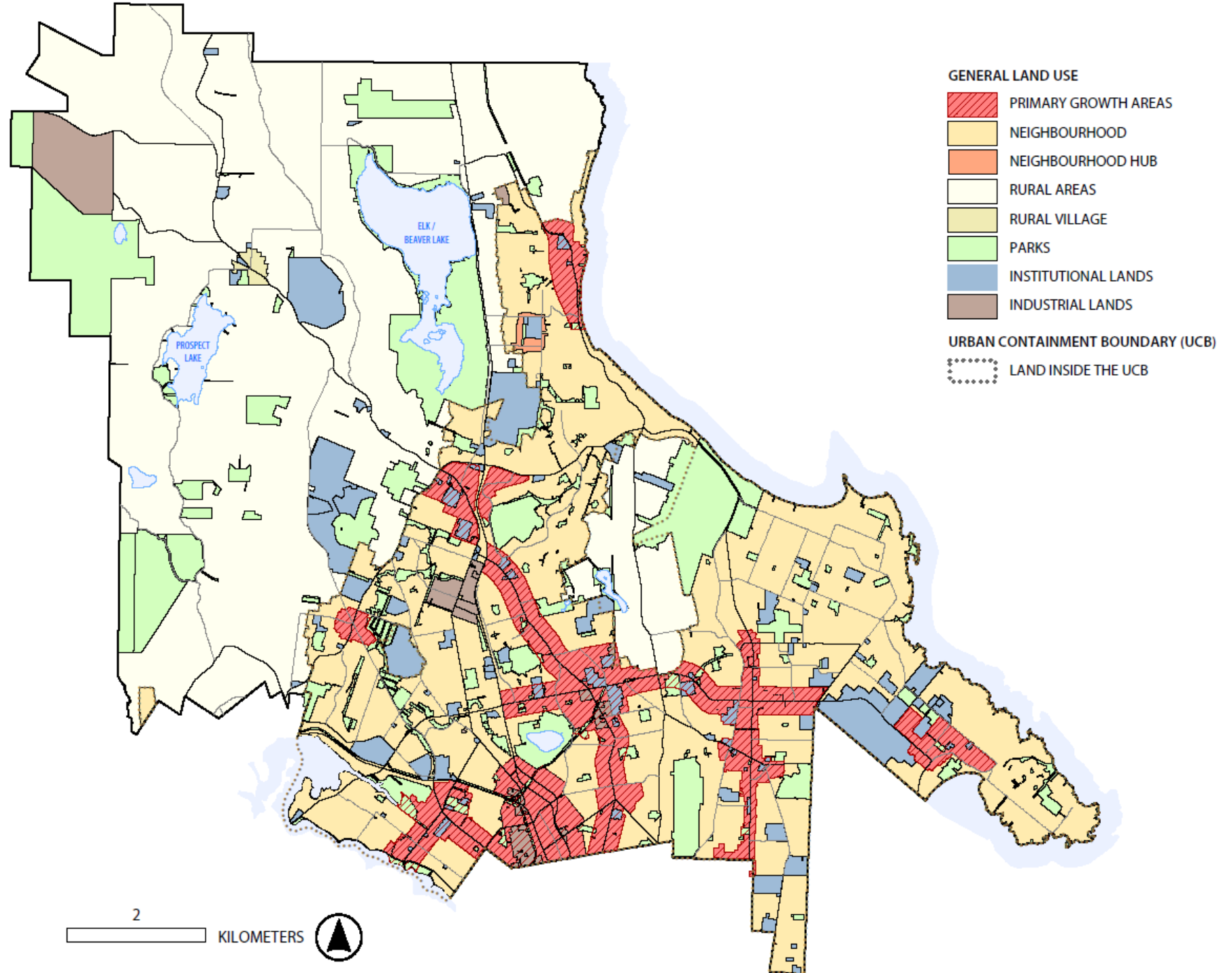
**Expand Housing Diversity in Neighbourhoods**



**Make Saanich a 15-minute Community**

# Land Use Map

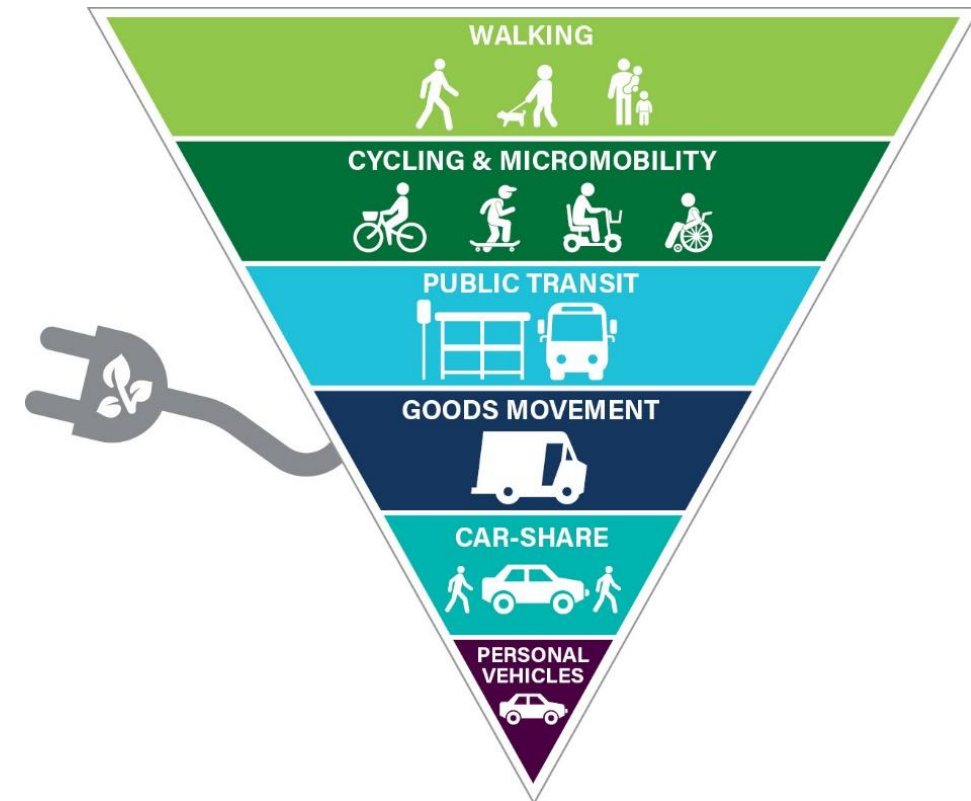
- Primary Growth Areas = Centre, Corridor and Villages
- Secondary Corridors & Neighbourhood Hubs will be identified through future planning process





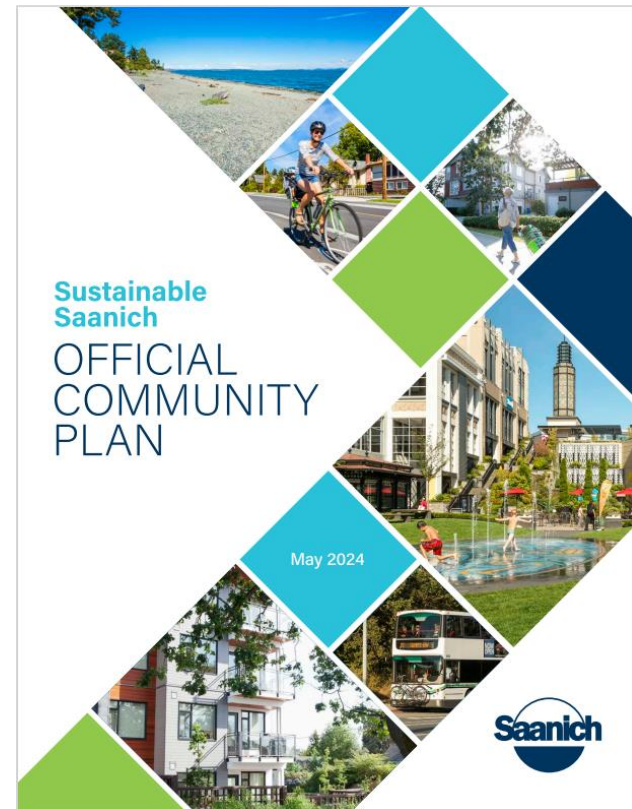
# Sustainable Transportation

- 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

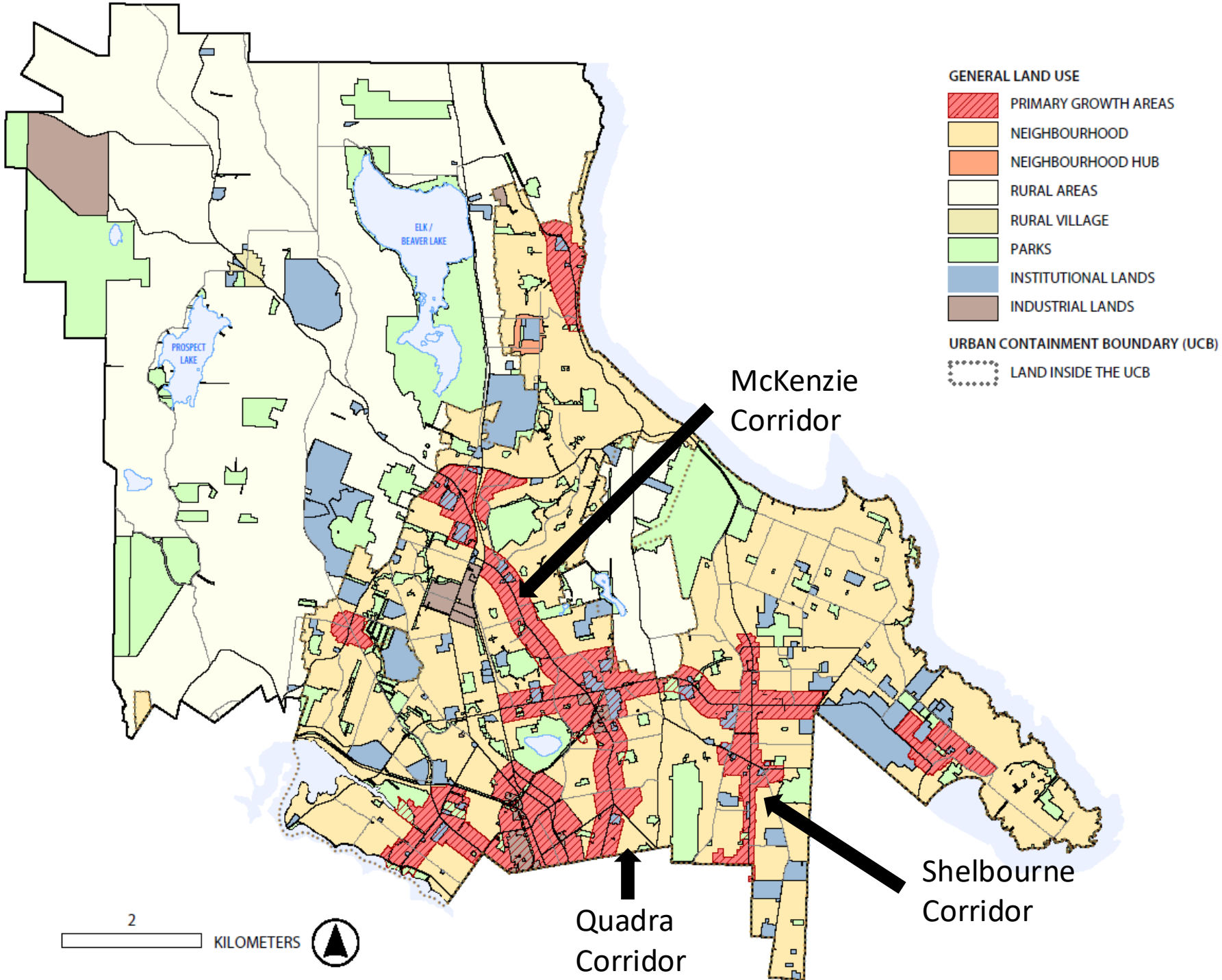


# Implementation

- Primary document that guides growth and change
- Guidance for land use changes
- Informs capital plans – Infrastructure investments and initiatives
- Master Plans for specific topics – e.g. Biodiversity Conservation Strategy
- Centre, Corridor and Village Plans
- Neighbourhood Hubs and Secondary Corridors



# Centre, Corridor and Village Plans



# Draft Quadra McKenzie Plan



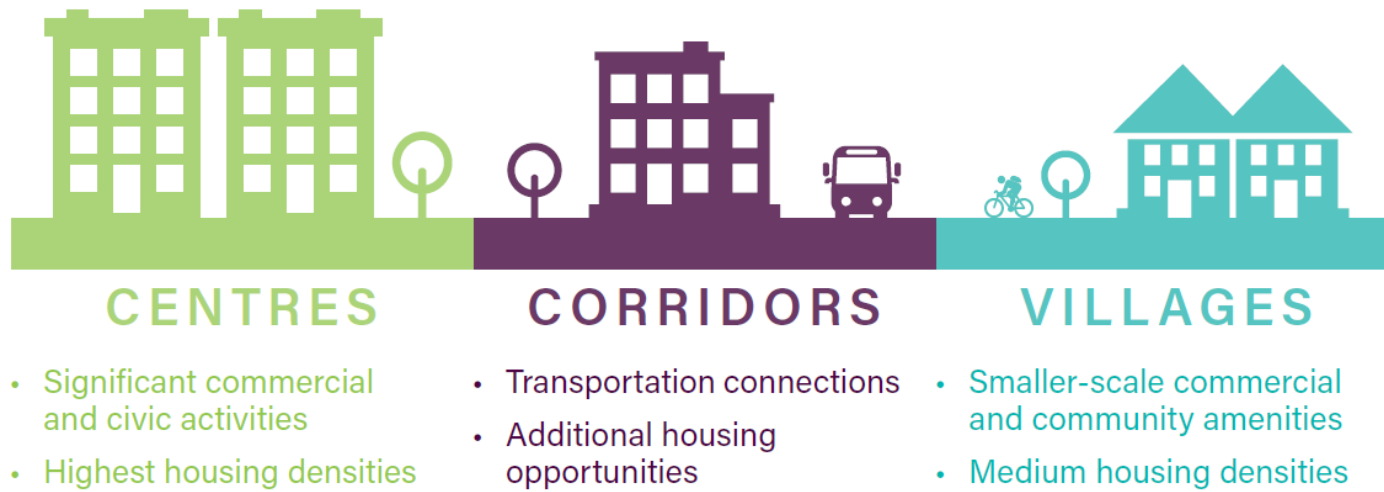
QUADRA MCKENZIE PLAN  
DRAFT OCTOBER 2024



# Quadra McKenzie Study Overview



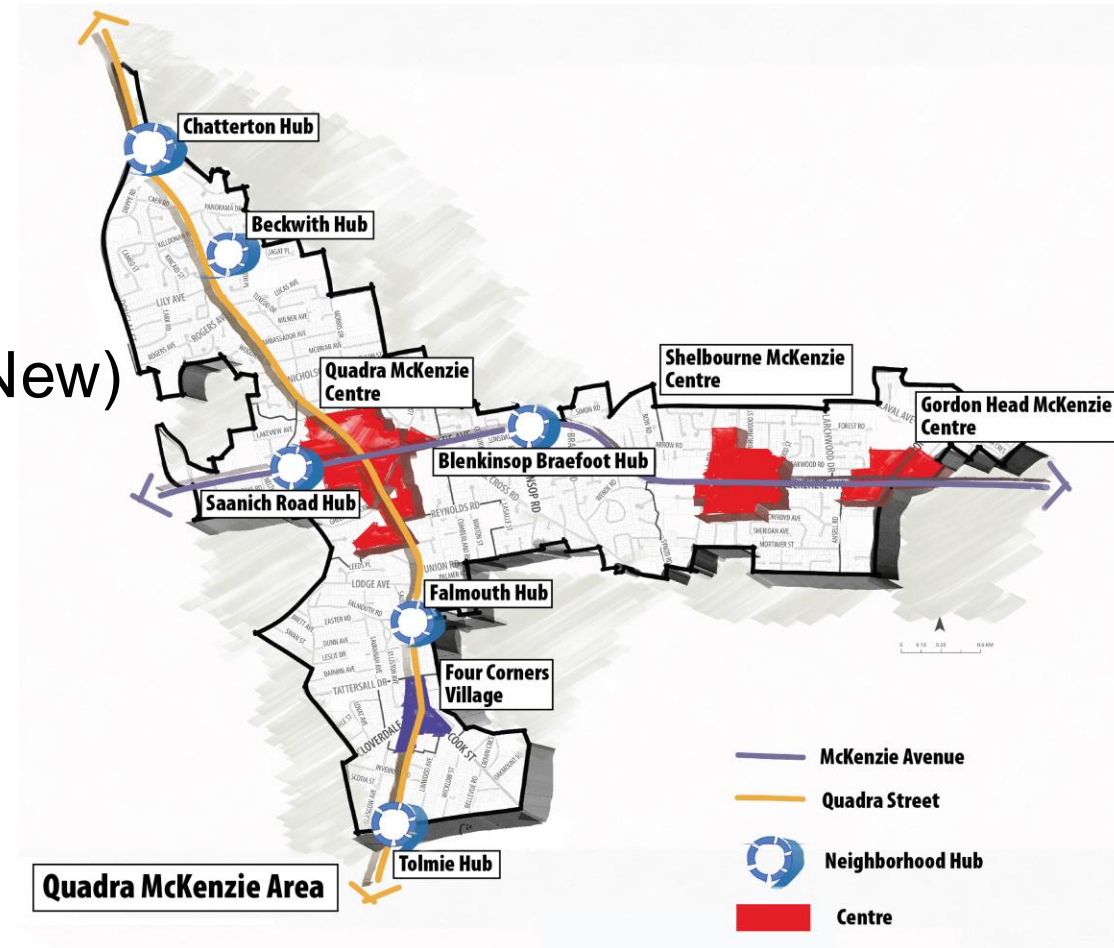
- A plan to guide growth and change over next 20 years
- Primarily focused on land use and transportation
- Contains 40% of Official Community Plan (OCP) Primary Growth Areas



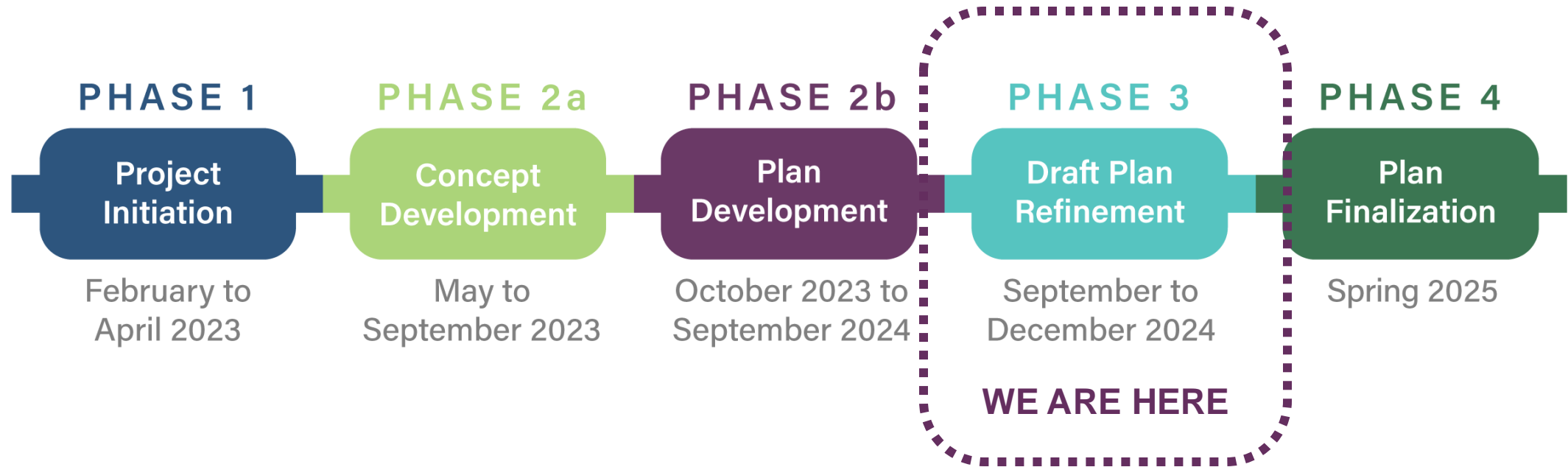
# Project Overview



- **Centre, Corridor and Village areas:**
  - Quadra McKenzie Centre
  - Shelbourne McKenzie Centre
  - Gordon Head McKenzie Centre (New)
  - McKenzie Corridor
  - Quadra Corridor
  - Four Corners Village
  - Hubs (New)



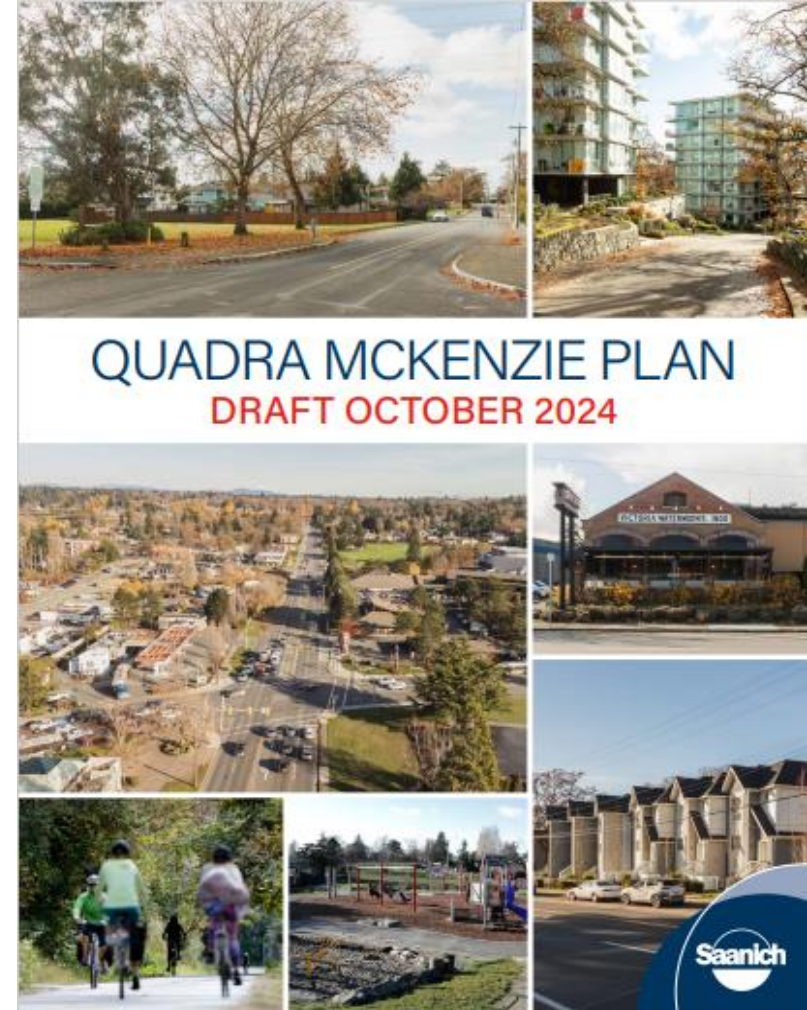
# Quadra McKenzie Study: Timeline



# Plan Chapters



- Introduction
- Key Plan Goals
- Land Use
- Transportation
- Parks, Trails, Open Spaces and Community Facilities
- McKenzie Corridor
- Quadra Corridor
- Implementation



# Quadra McKenzie Plan: Key Plan Directions



1

## Implement Rapid Transit on the McKenzie Corridor

Redesign McKenzie Avenue to provide high quality, efficient transit service that aligns with mixed-use commercial Hubs and active transportation options.



2

## Connect the University of Victoria to urban Saanich

Introduce a new Centre at Gordon Head Road and McKenzie Avenue and implement land use, transportation and public realm changes that integrate the UVIC campus with Saanich.



3

## Introduce Corridor Hubs to expand walkable 15-minute neighbourhoods

Support community-focused Corridor Hubs that provide commercial services, accessible public spaces and multi-modal connections to improve walkable access to daily needs.



# Quadra McKenzie Plan: Key Plan Directions



4

## Expand housing in locations near high frequency transit

Provide opportunities for more housing options to be located within walking distances of high frequency transit corridors to support car light living.



5

## Use density incentives to obtain desired community outcomes

Trial a pilot density bonus system that incentivizes housing affordability and diversity, urban forest, environment, heritage, public realm, private amenity space and 15-minute community outcomes.



6

## Provide greater housing diversity near parks

Support the integration of diverse housing opportunities near recreational parks to promote more equitable access to amenities.



# Quadra McKenzie Plan: Key Plan Directions



7

## Celebrate the Lochside Trail as a community asset

Enhance the role of the Lochside Trail as a community amenity, public space and regional transportation route.



8

## Enhance Quadra Street as a Complete Street

Redesign Quadra Street as a complete street with enhanced transit, cycling facilities, sidewalks and treed boulevards integrated with pedestrian-oriented land uses.



9

## Revitalize the Saanich Operations Centre with a greater mix of uses

Redevelop the Saanich Operations Centre as a modern facility with a greater mix of uses and public realm improvements to serve community needs.



# Land Use Framework

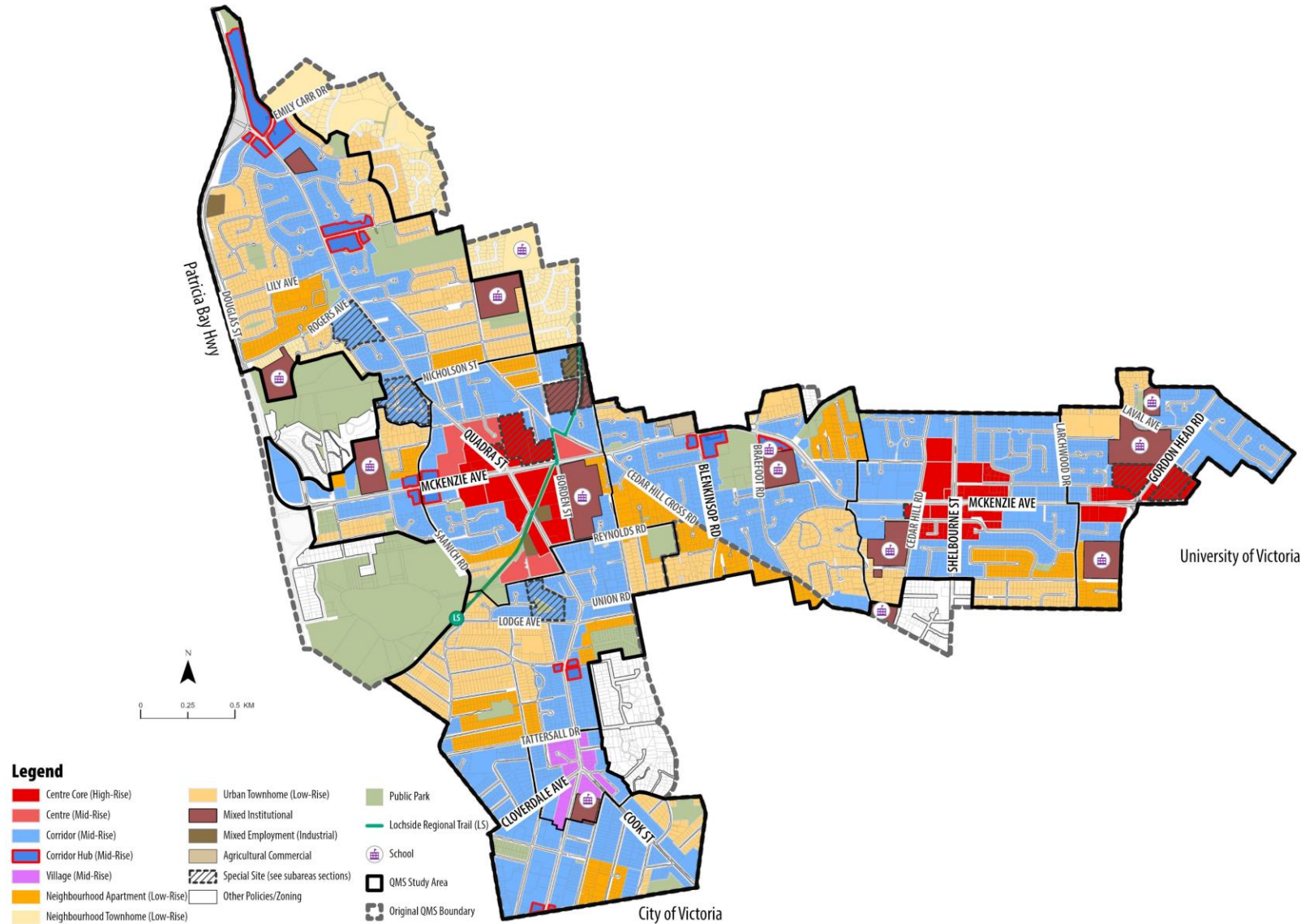


- Builds on the broader land use designations of the OCP
- Parcel by parcel guidance for future land use, building height and density
- Links transportation to land use with corridor design concepts for McKenzie Avenue and Quadra Street
- Special sites have been identified based on-site features (e.g. habitat areas) / distinct uses



QUADRA MCKENZIE  
DENSITY FRAMEWORK  
Supplement to Quadra McKenzie Plan  
DRAFT OCTOBER 2024

# Land Use Designations





Centre



Village



Corridor Hub



Corridor

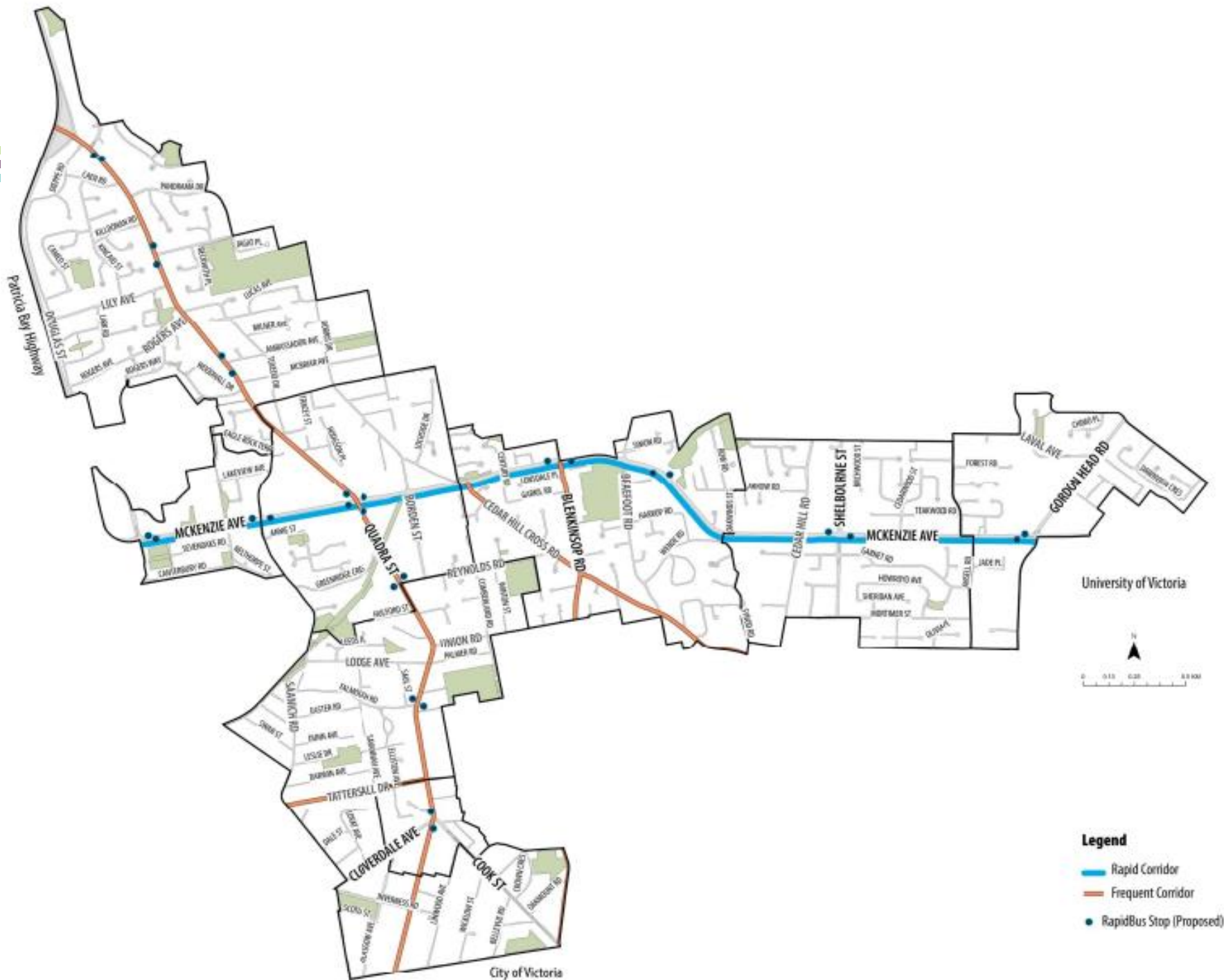


Neighbourhood Apartment



Urban Townhome

# Frequent and Rapid Transit



# McKenzie Corridor



- Rapid Transit Corridor
- Primary East-West Corridor in Saanich
- Connections with UVIC and Provincial Highways
- Long stretches of Corridor with limited services and amenities

CORRIDOR



LAND USE



HOUSING



TRANSPORTATION



PUBLIC REALM



# McKenzie Design Concept



## McKenzie Ave Vision at Intersections



3 m	2.5 m	2 m	2 m	1.5 m	0.3 m	3.3 m	3.1 m	3.1 m	3.1 m	3.3 m	0.3 m	1.5 m	2 m	2 m	2.5 m	3 m
Outdoor dining	Sidewalk		Bike lane			Bus lane	Drive lane	Turn lane	Drive lane	Bus lane			Bike lane		Sidewalk	Outdoor dining

# Parks Open Spaces and Community Facilities



- Build on Urban Forest Strategy and Biodiversity Conservation Strategy
- Guided by 3-30-300 Principle
- Locations for new public spaces identified
- Enhance Lochside Trail as a community focal point
- Expand the role of Institutional sites



# Upcoming Engagement Opportunities



WHAT	WHEN	WHERE
Webinars	Wed. Oct. 30, 2024 12:00pm - 1:30pm or 6:30pm - 8:00pm	Register for webinars online at: <a href="http://saanich.ca/QMS">saanich.ca/QMS</a>
Open House #1	Sat. Nov. 2, 2024 11:00am - 3:00pm	Saanich Centre #105 - 3995 Quadra St.
Open House #2	Tues. Nov. 5, 2024 4:00pm - 8:00pm	Saanich Centre #105 - 3995 Quadra St.
Online Survey	Oct. 22, 2024 - Nov. 25, 2024	Online at: <a href="http://saanich.ca/QMS">saanich.ca/QMS</a>
Pop-up Events	Refer to webpage for locations and times at: <a href="http://saanich.ca/QMS">saanich.ca/QMS</a>	





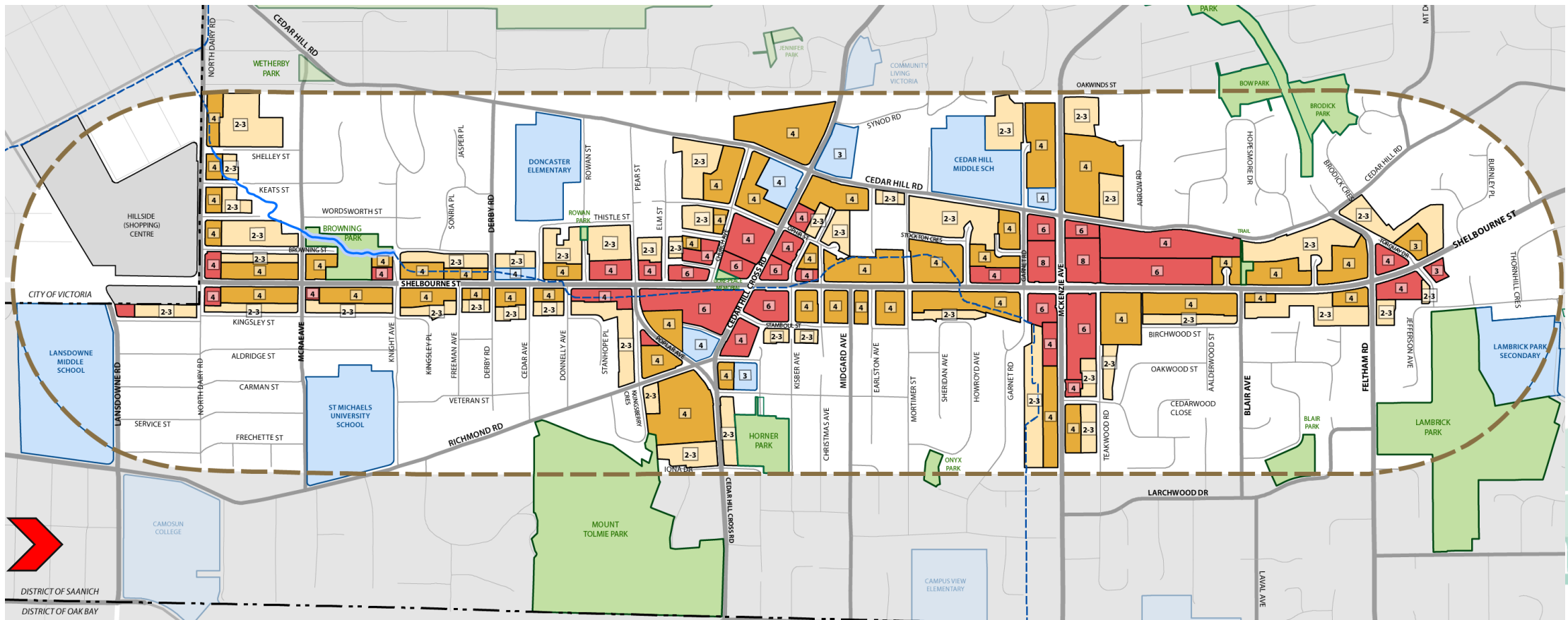
# **Shelbourne Valley Action Plan (SVAP)**

## **Strategic Update**



# Background

- The Shelbourne Valley Action Plan (SVAP) was adopted in May 2017
- The Plan focused primarily on land use and transportation



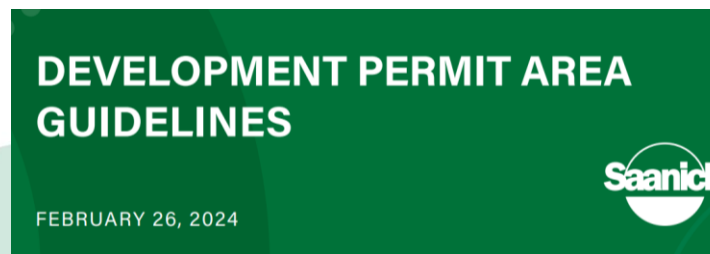
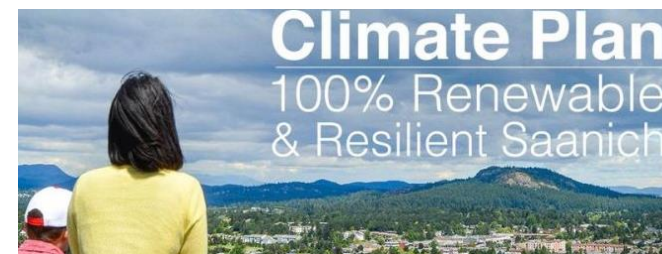
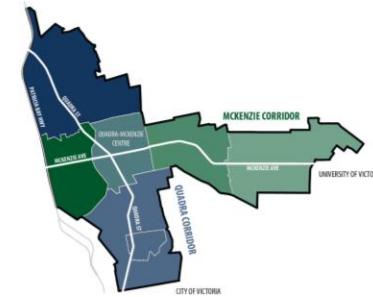
# Context

- A shift in Saanich's Official Community Plan (OCP)
- Provincial mandates on housing
- Other recently adopted and ongoing municipal initiatives, plans and trends

Sustainable  
Saanich

OFFICIAL  
COMMUNITY  
PLAN

May 2024



# Context

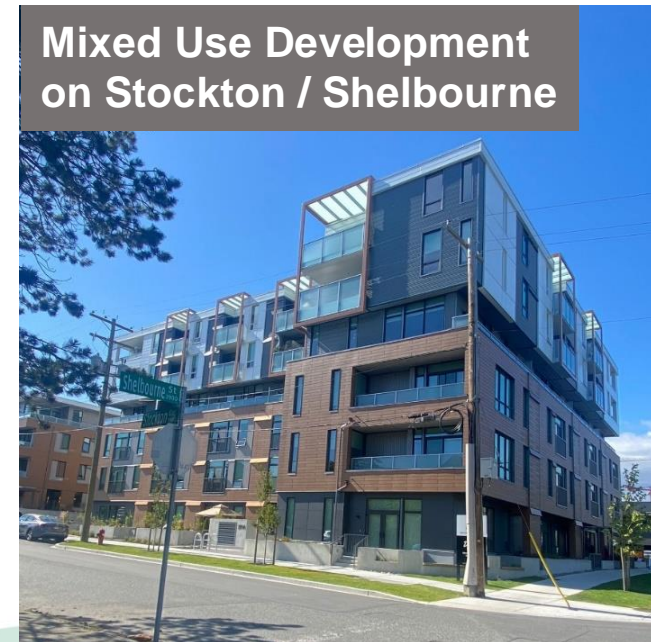
- The Plan informed in the Shelbourne Street Improvement Project
- SVAP guided several developments that have contributed over 1000 housing units in the area



Shelbourne Street  
Improvements Project



University Heights

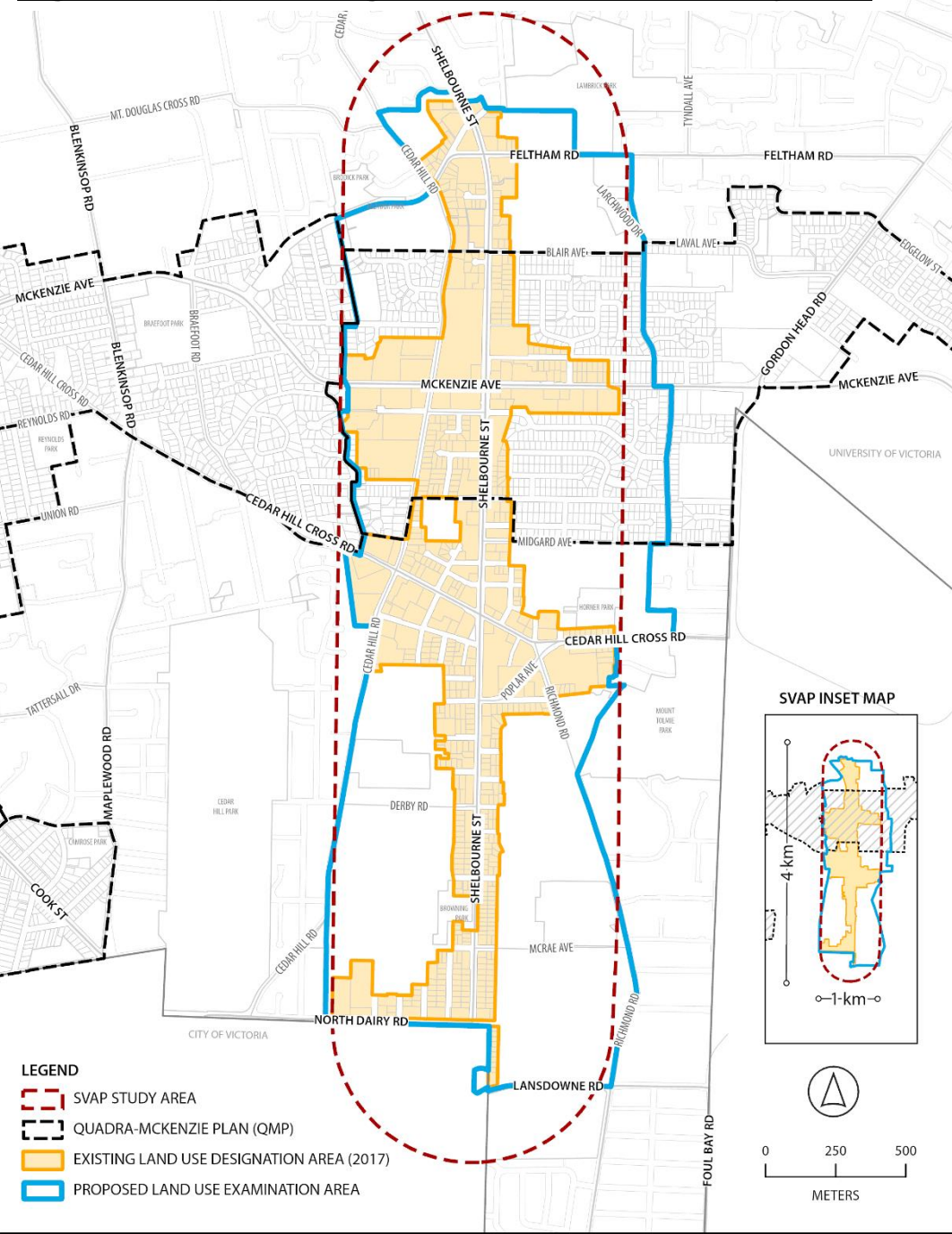


Mixed Use Development  
on Stockton / Shelbourne

# Purpose of SVAP Update

- To evaluate changes and update land use designations and policies to align with the OCP and address planning priorities
- Key objectives of the plan update are to:
  1. Assess the Plan's implementation progress
  2. Identify trends, issues and policy changes impacting Plan implementation
  3. Determine necessary Plan changes

**Figure 1: Map Showing Boundaries for the Study Area**



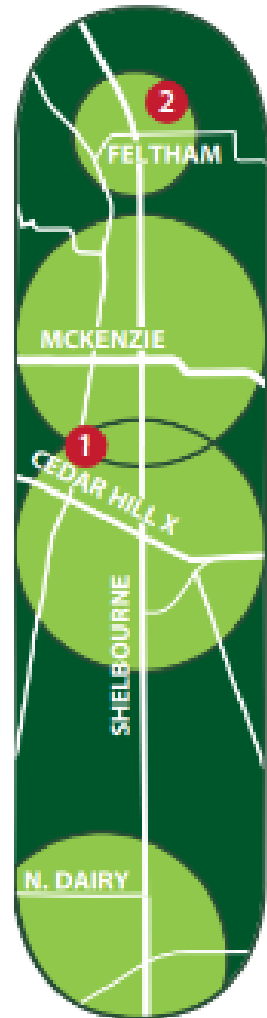
# Project Scope and Process

- 11-month Update Process
- Mostly focused on land use changes
- Shelbourne Street Improvement Project is out of scope
- Integrate the Quadra McKenzie Plan land use designations in the McKenzie-Shelbourne Centre

# Upcoming Engagement



The Shelley



Have your say in the update of the Shelbourne Valley Action Plan

## Online Sessions

**FRI, NOV 15**  
12:00 pm - 1:30 pm

Online at  
[saanich.ca/svp](https://saanich.ca/svp)

**TUES, NOV 19**  
7:00 pm - 8:30 pm

Online at  
[saanich.ca/svp](https://saanich.ca/svp)

## Open Houses

**THURS, NOV 21**  
4:00 pm - 8:00 pm

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

**TUES, NOV 26**  
3:00 pm - 9:00 pm

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



# Zoning for Small-Scale Multi-Unit Housing (SSMUH)

# Small-Scale Multi-Unit Housing (SSMUH) Legislation

- Bill 44 - the Province amended the Local Government Act in December 2023
- Zoning amended to allow 3,4 or 6 homes on lots within the Urban Containment Boundary, previously zoned for single detached or duplex use
- 6 unit areas are based on transit service, as defined in the legislation
- Aim to increase housing supply and housing types in Neighbourhood areas

# Saanich Approach

- Revised Neighbourhood Homes Terms of Reference approved December 9th 2023 - Use the Provincial Policy Manual to guide zoning changes
- Consider alignment with OCP
- Ensure the viability of infill development
- Ensure the livability of new units, including through supporting open site space that will support tree planting / retention
- Create flexible regulations that support multiple unit types and tenures
- Support retention of existing homes
- Scale regulations to the number of units provided

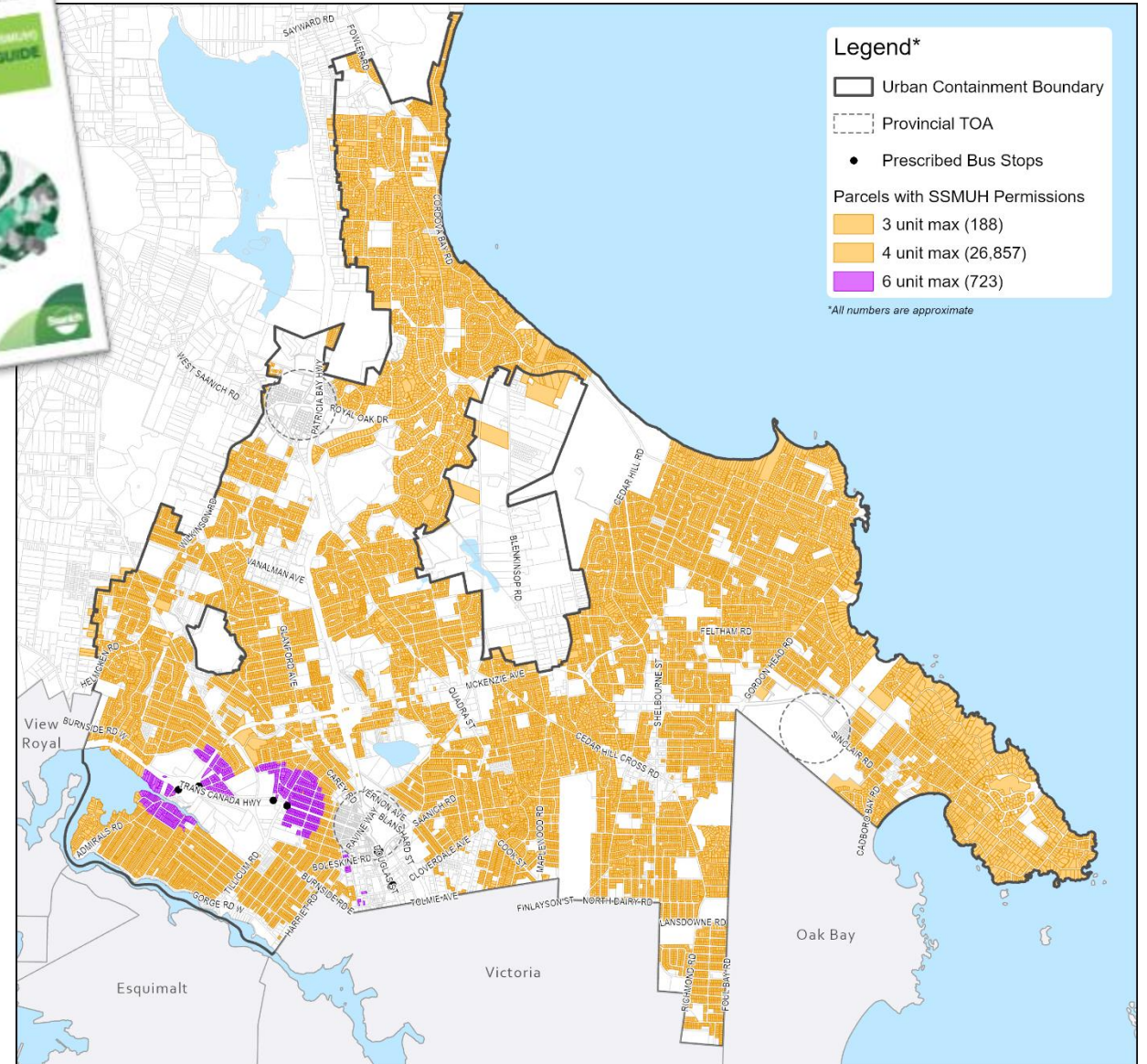
# Map of Eligible Lots



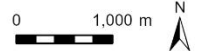
Small Lots	188
Regular Lots	23,548
Large Lots	3,497
Transit Proximity Lots	723

Exemptions for lots that are

- Completely outside of the Sewer Service area
- Greater than 4050 m<sup>2</sup> that are within Primary Growth Areas
- Located within a Provincially-designated Transit Oriented Area

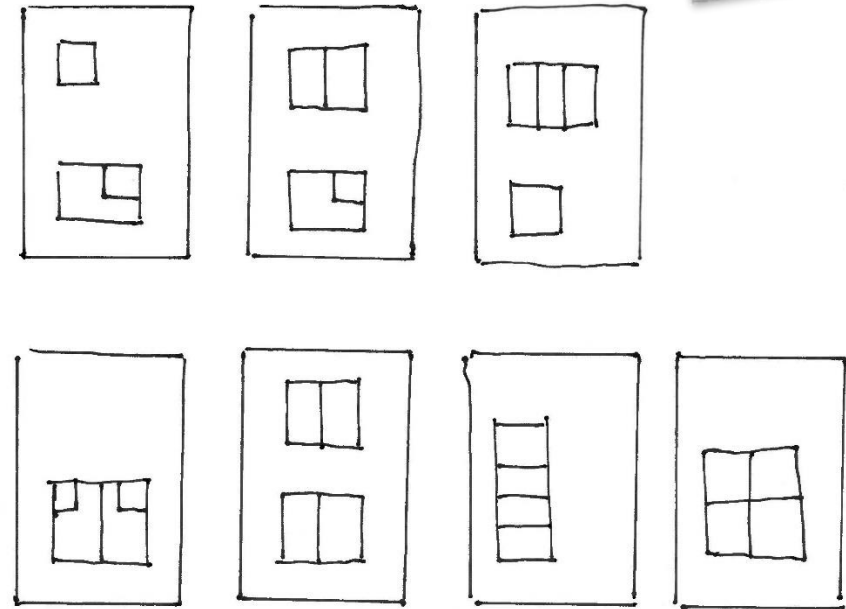


Map is for information only.  
Exemptions are not shown.

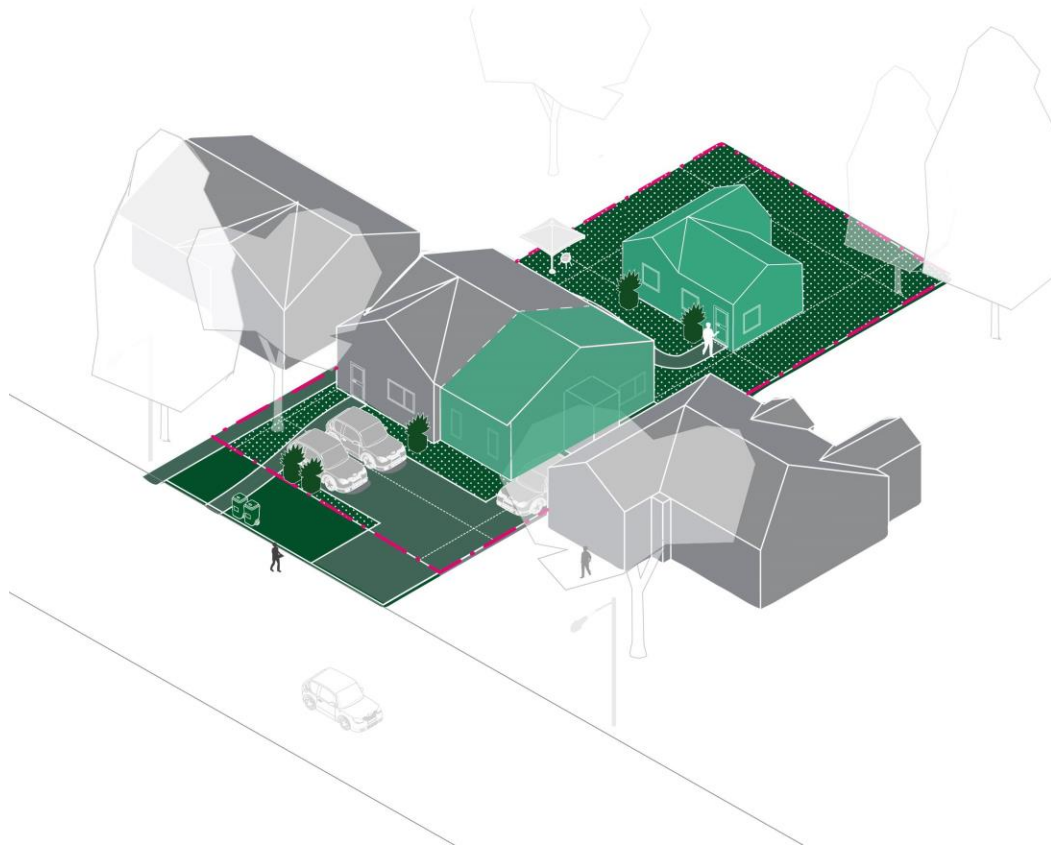


# Key Zoning Amendments to Achieve SSMUH

1. Increase the number of dwelling units to three, four, or six depending on lot size and location
2. Permit both a secondary suite and a garden suite on eligible lots
3. Add “small-scale multi-unit housing” as a permitted use on eligible lots
4. Add Schedule G to regulate small-scale multi-unit housing forms (Houseplexes) - Regulates height, setbacks, open site space, etc. on SSMUH lots.



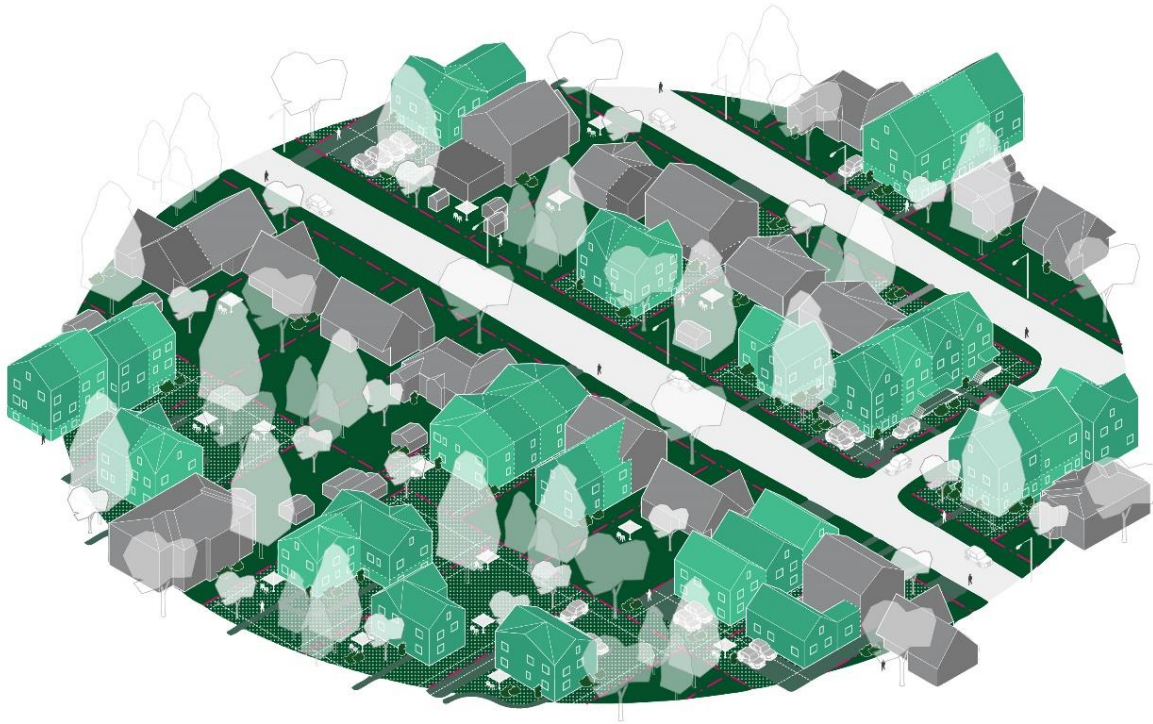
# Zoning Amendment to permit a secondary suite and a garden suite



## RS Zoning

- Both a secondary suite and garden suite are supported
- RS zoning still applies for single detached homes
- The garden suite is regulated under existing Schedule H
- The owner occupancy requirement is removed

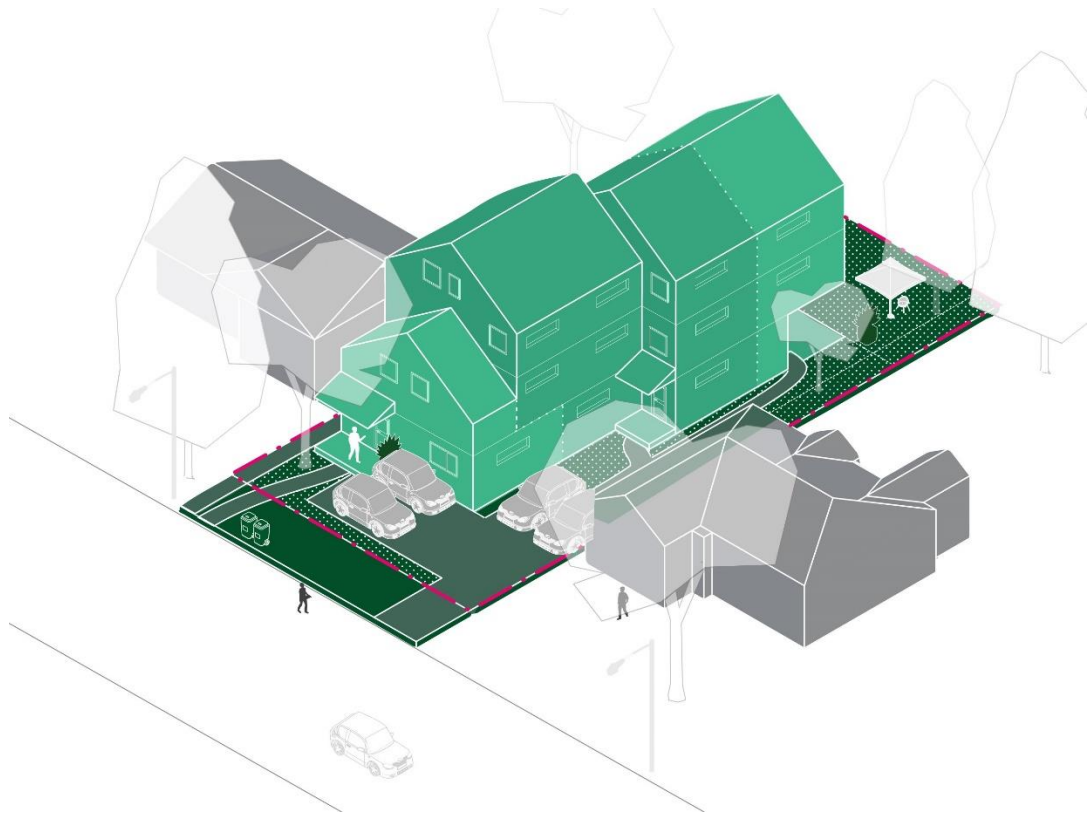
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Houseplex Overview

- Schedule G introduces **Houseplex** form
- **Houseplex** is any attached housing, townhouse, stacked townhouse, conversion, etc.
- Secondary suites are permitted

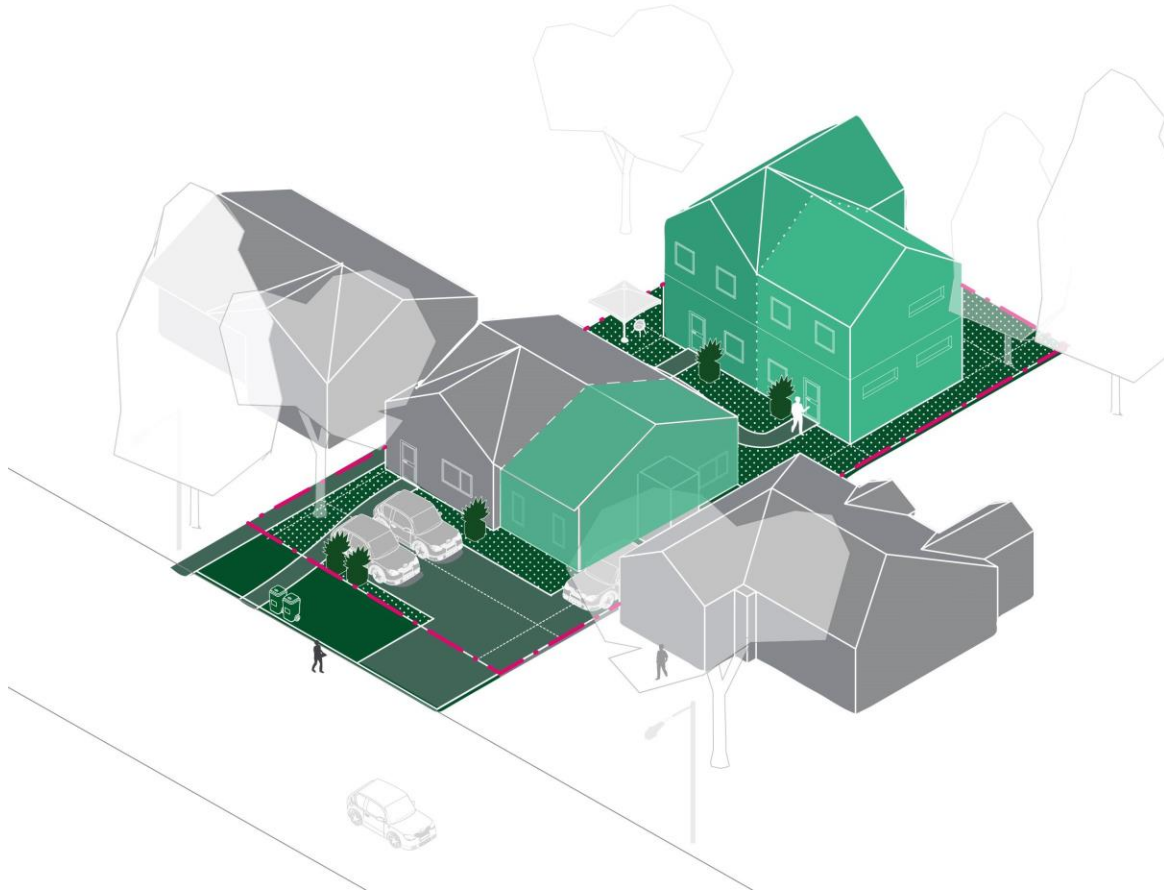
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Houseplex (Fourplex) – Regular Lots

- 3 storey, 11m height
- 7.5m rear yard setback
- Open site space requirement and front yard open site space requirement to provide opportunities for tree planting and maintain pervious surfaces

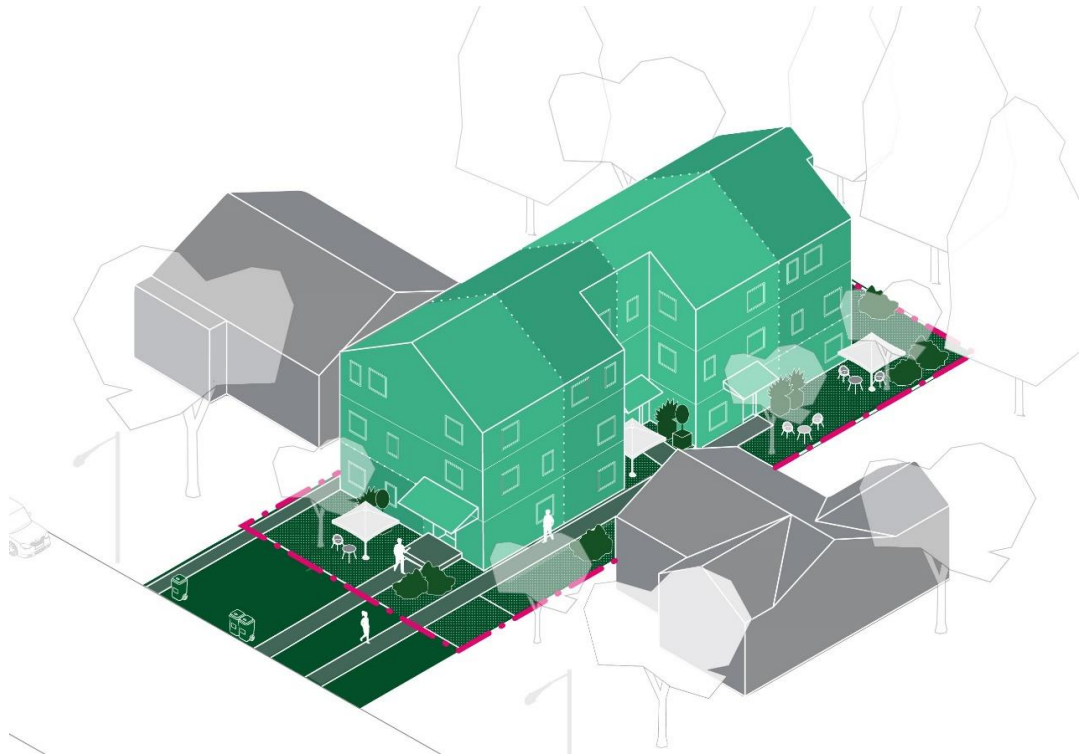
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Retain Existing

- An existing single detached home may be retained
- Maximum 2 storeys in a rear yard
- Separation space between two buildings
- Setbacks depend on height
- Open site space requirement

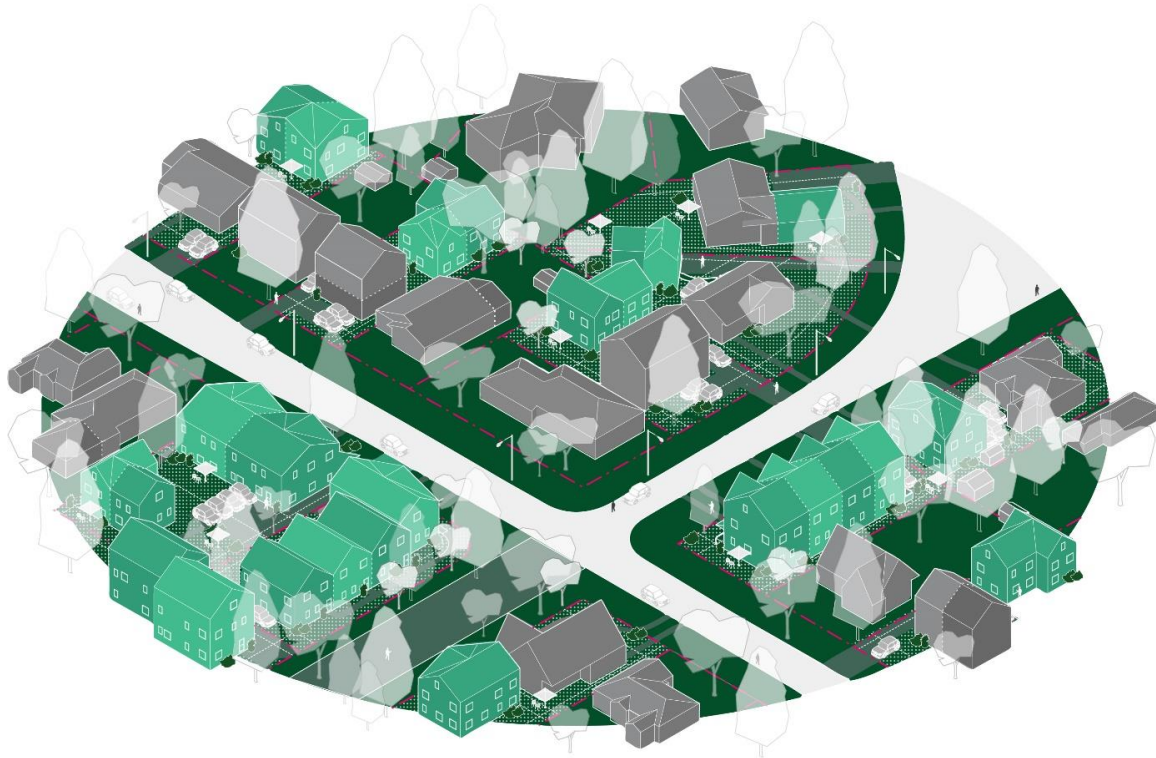
# Zoning to Support Small-Scale Multi-Unit Housing (Schedule G)



## Houseplex (Sixplex) – Transit Proximity Area Lots

- 3 storey height, 11 m height
- Rear yard and sideyard setback is reduced
- Allowable gross floor area is increased
- Open site space requirement and front yard open site space are maintained
- Off-street parking is not required due to proximity to transit

# Pattern of Neighbourhood Infill Over Time



- Mix of single detached, secondary suites and garden suites
- Addition of houseplexes
- Rental units and stratified units
- Diversity of unit sizes

# Development Approval Process

	Required	Notes
<b>REZONING</b>	No	If the development complies with use and density
<b>DEVELOPMENT VARIANCE PERMIT</b>	No	If the development complies with all zoning regulations
<b>DEVELOPMENT PERMIT</b>	No (1-4 units) Yes (5-6 units)	
<b>BUILDING PERMIT</b>	Yes	Addresses building code and servicing requirements
<b>TREE CUTTING PERMIT</b>	Yes (if trees are being removed)	

## [Small-Scale Multi-Unit Housing | District of Saanich](#)

### [SSMUH Guide](#)

### [Info Sheet – How many units can I build?](#)

### [SSMUH Project Data Table](#)

For additional background information, read the Council Report and watch the presentation to Council.

SSMUH Info Sessions will be recorded and added to the webpage.



# SSMUH Webinars

**November 14<sup>th</sup> 12:00pm – 1:30pm**

**November 14<sup>th</sup> 7:00pm – 8:30 pm**

Join us to:

- Learn about new Zoning Bylaw amendments for SSMUH
- Discover tools and resources to help you determine what you can build on your property
- Understand how to apply for SSMUH

**Visit the [Neighbourhood Homes -Small Scale Multi-Unit Homes project page](#) to sign up for a webinar.**



# Secondary Corridors and Neighbourhood Hubs

# Background

- Saanich Neighbourhoods are still reliant on single-vehicle transport to conduct most daily activities such as childcare, groceries, medical services, etc.
- The OCP integrates the 15-minute community approach into Saanich's planning framework - key services and amenities are within a 15-minute walk
- The Secondary Corridors and Hubs can bring a mix of uses in Saanich Neighborhoods, and densities that support small business



“Let’s meet for a coffee.”

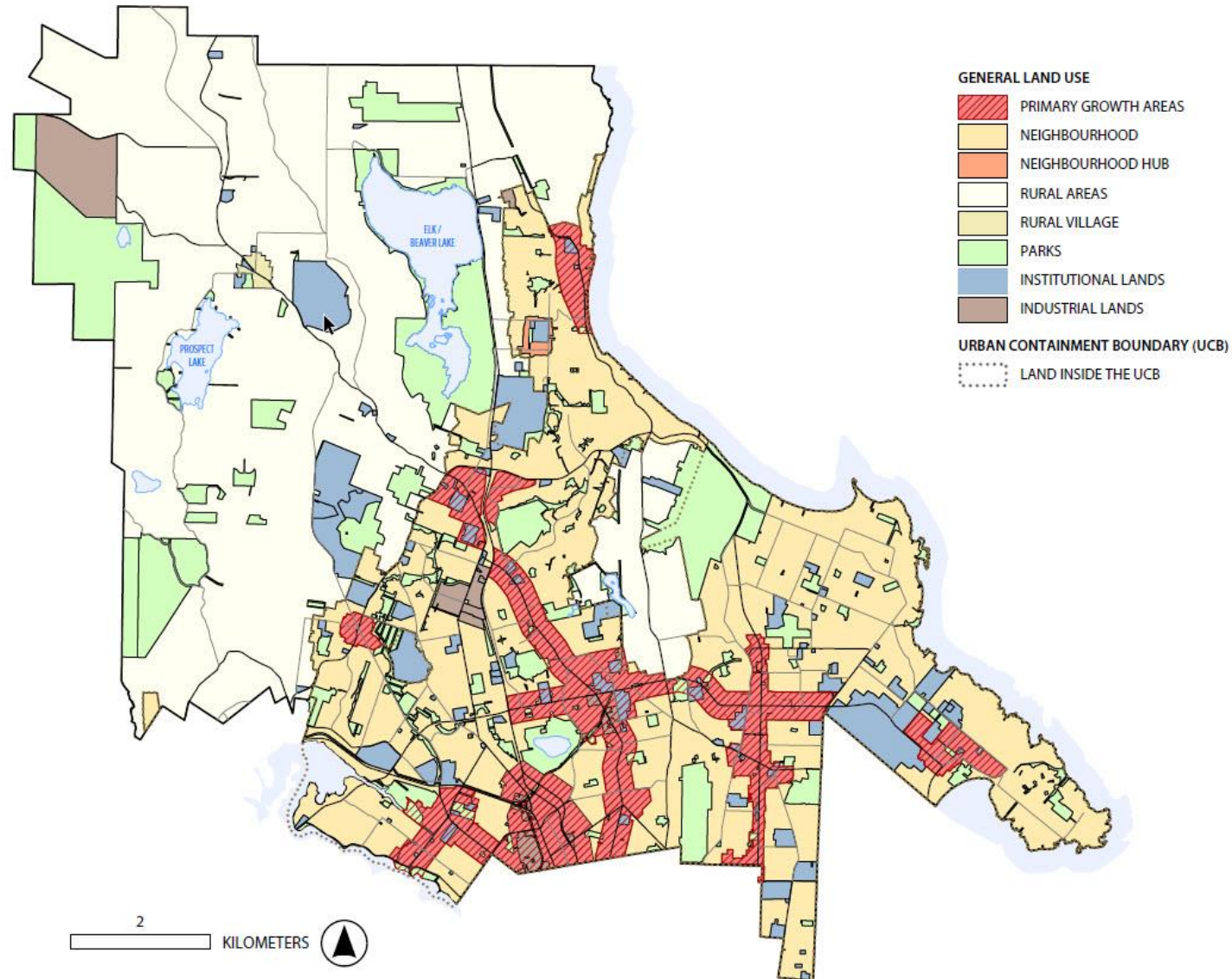
“I’ll pick up milk on the way home.”

“The kids can walk to school.”

“We are downsizing but staying in the neighbourhood.”

“We could walk to the corner store...”

# Policy Context - OCP



**Secondary Corridors** - provide opportunities to increase the density and diversity of housing typologies along sections of designated corridors



**Hubs** - in addition to housing, will provide options for commercial uses, services, and employment space in clustered, designated sections



# Project Inputs

- OCP engagement
- Complete Communities (Provincially Funded project)
- Community and Stakeholder Engagement
- CCV planning processes
- Economic Development Strategy
- Retail Study and Land Capacity
- Additional direction in Urban Forest Strategy, Climate Plan, etc.



# Project Timeline and Inputs

- Terms of Reference to Council in December
- Community Planning Process
  - 3 phases of community engagement
  - Mapping and analysis of community completeness
  - Assess options for small-scale commercial
- Deliverables
  - OCP Land Use Designations
  - Secondary Corridors and Hubs Strategy
- Approx. 15 month timeline

# Questions?

