



Saanich Planning Update

Gordon Head Residents Association

November 7, 2023





Presentation Topics



Housing Context

Sustainable Saanich
Official Community Plan

Centres
Corridors
& Villages



**Quadra
McKenzie
Study**



Provincial Housing Targets

Provincial housing targets for Saanich 2023–2028

4,610 net new units total

440 units	year one
601 units	year two
841 units	year three
1,163 units	year four
1,565 units	year five

1,365
net new units
were completed
in Saanich
between
2018–2022.



Provincial Guidelines

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 

Provincial Guidelines



Small-Scale, Multi-Unit Housing (Row Homes/Townhouses/Triplexes)

- Permit secondary suites/additional dwelling units
- Permit 3 or 4 units (depending on lot size) on traditional single-family lots and duplex lots in most B.C. communities
- Permit 6 units on traditional single-family lots and duplex lots near frequent transit
- Policy manual, site standards and building designs to create small-scale, multi-unit homes

Provincial Guidelines

Transit Oriented Development Areas – Policy Framework

TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1 (Metro Vancouver)	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m – 400m	Up to 4.0	Up to 12	High Rise, Mid-rise
		401m – 800m	Up to 3.0	Up to 8	Mid-rise
	1B) Bus Exchange	200m or less	Up to 4.0	Up to 12	High Rise, Mid Rise
		201m – 400m	Up to 3.0	Up to 8	Low-rise, Townhouse
TOA Type 2 (Victoria/Kelowna/Other Medium-Sized Munis)	Bus Exchange	200m or less	Up to 3.5	Up to 10	Mid-rise
		201m – 400m	Up to 2.5	Up to 6	Low-rise/Townhouse
TOA Type 3 Other qualifying areas	Bus Exchange	200m or less	Up to 2.5	Up to 6	Low-rise
		201m – 400m	Up to 1.5	Up to 4	Townhouse



Other Homes for People initiatives

- Short-term rental legislation
- More Provincial direction / tools to follow



Meeting Demand

- 1,365 net new units 2018-2022
= 45% of the HNR target (3,000) for that period
- Household headship rates are dropping¹
- 1,815 households not suitably housed¹
- Low rental vacancy rate: 1.6%²
- High job vacancies
- 1,665+ unhoused individuals in Greater Victoria³

1 Census 2021

2 CMHC Annual Rental Survey, January 2023

3 Point in Time Count, March 2023

Housing Strategy Focus Areas



1. Increase affordable and supportive housing



2. Promote and protect rental housing



3. Support housing diversity and increase supply



4. Reduce barriers to housing development



5. Strengthen partnerships



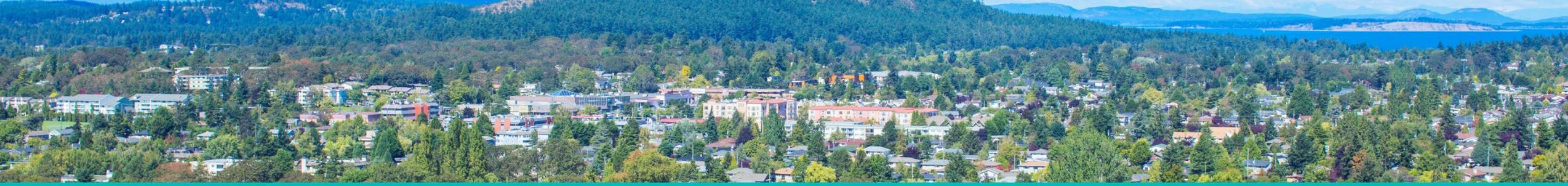
6. Enhance community engagement



7. Understand housing demand and address land speculation

Update on Housing Strategy

- Significant progress on Top 12 and Phase 1 initiatives
- Housing Accelerator Fund funding would help spur actions
- Key Housing Strategy initiatives in progress:
 - Neighbourhood Homes Study
 - Rapid Deployment for Non-Market Housing
 - Updating Housing Needs Report
 - Affordable Housing Reserve Fund



Strategic Official Community Plan (OCP) Update

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



Why a “Strategic” Update

- Majority of plan content still relevant
- Build on recent processes and adopted policy/Council direction
- Effective use of limited resources
- Make priority updates in a short time frame



Project Scope – New Areas

- Add “Corridor” policies and designation
- Expand on “missing middle” housing/infill policies
- Update guidance on parks for complete communities
- Further enhance walkable neighbourhoods
- Provide more clarity on maps



Project Phases

PHASE 1
Analysis & Policy
Development

Complete

PHASE 2
Validation &
Refinement

February –
August 2023

PHASE 3
Plan Adoption

Fall / Winter
2023



Complementary Initiatives

- Centre, Corridor and Village Plans
- Community Amenity Contribution and Inclusionary Housing Program
- Update of Design Guidelines
- Neighbourhood Homes Study
- Resilient Saanich / Biodiversity Conservation Strategy and Urban Forest Strategy
- Active Transportation Plan
- Economic Development Strategy

Sustainability Foundations

Three Pillars



One Planet Living



15-Minute Community



Complementary frameworks guiding our policy direction



Climate

100% Renewable
& Resilient

Climate Change Response

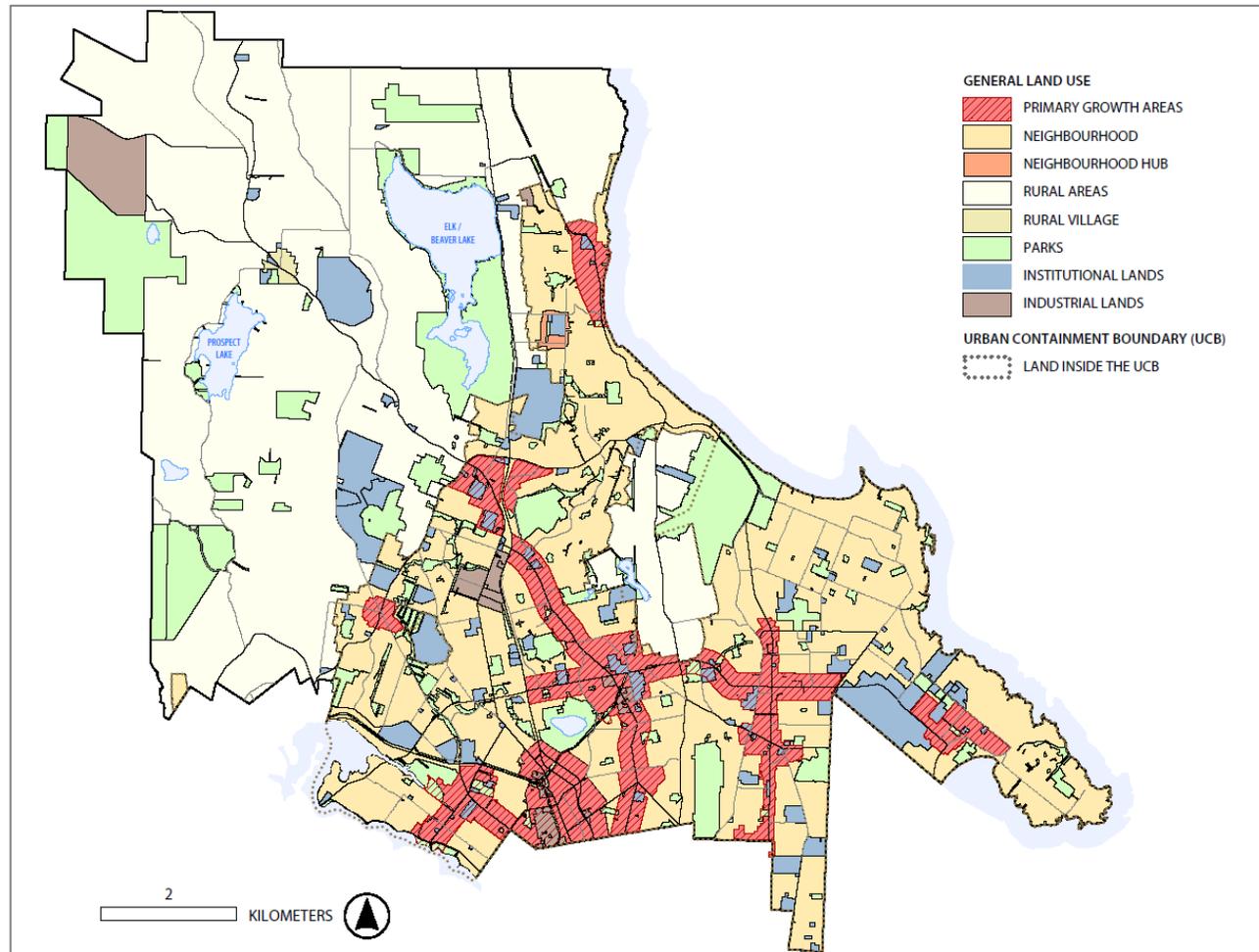
- Incorporated as a Plan foundation
- Recognizes to achieve targets and implement adaptation strategies the response needs to take an overarching District-wide approach
- Applicable policies also woven through the different sections



Land Use Policy Highlights

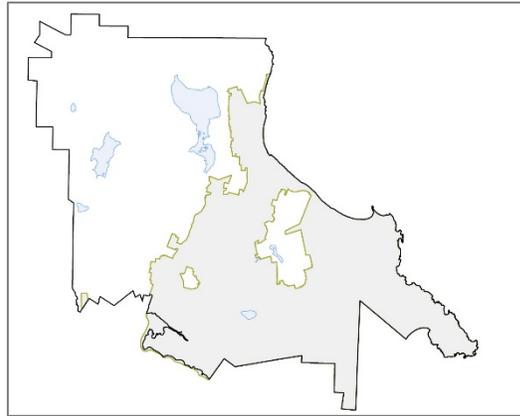
Strategic OCP Update

Restructured Land Use Section

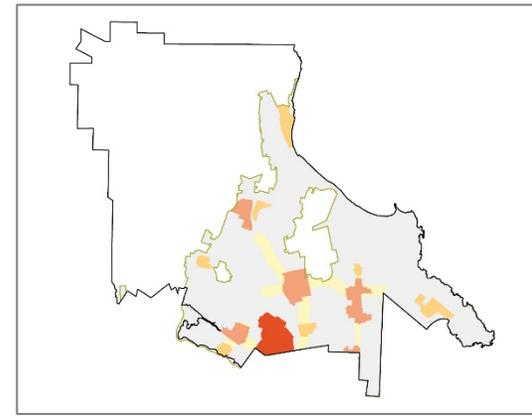


- 2008 > Centres + Villages
- Move to Primary Growth Areas
 - Corridors to connect areas
 - Integrate with transit
 - Clarify boundaries at the parcel-level
- Strengthen policy to increase options in Neighbourhoods
- Added “Hubs” to support 15-minute community concept

Four Strategic Land Use Directions



Maintain the Urban Containment Boundary



Accommodate most New Development in Primary Growth Areas

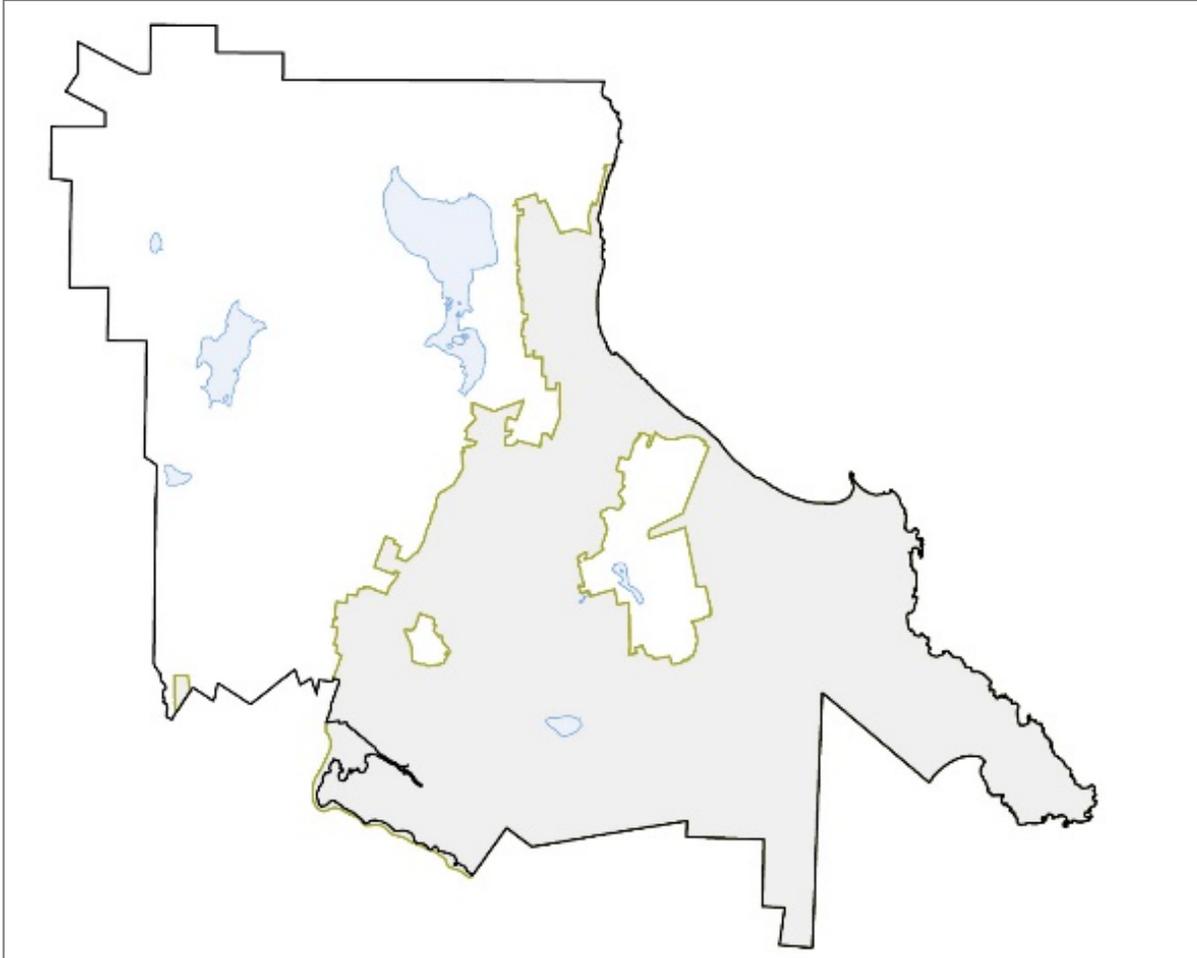


Expand Housing Diversity in Neighbourhoods



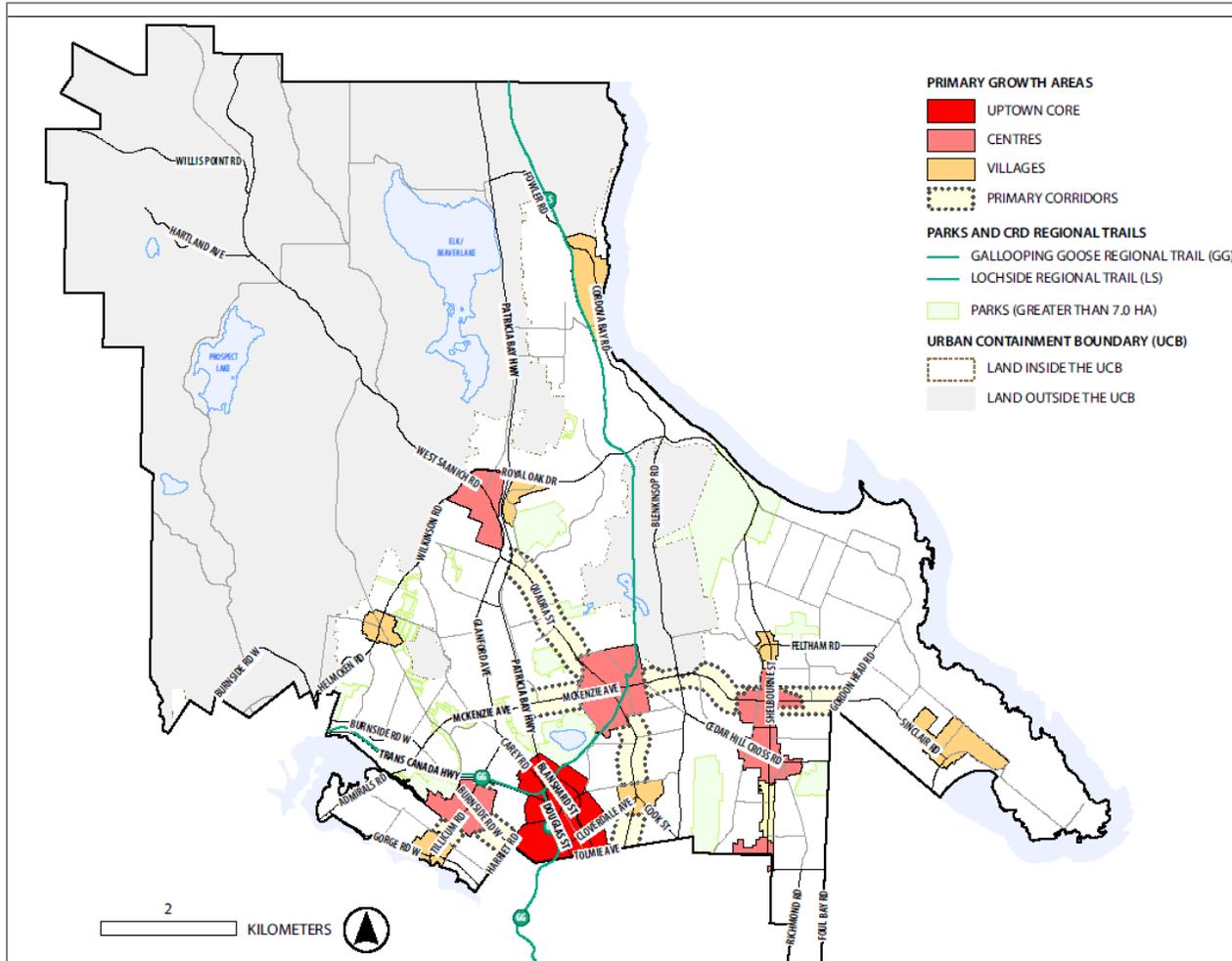
Make Saanich a 15-minute Community

1. Maintain the Urban Containment Boundary



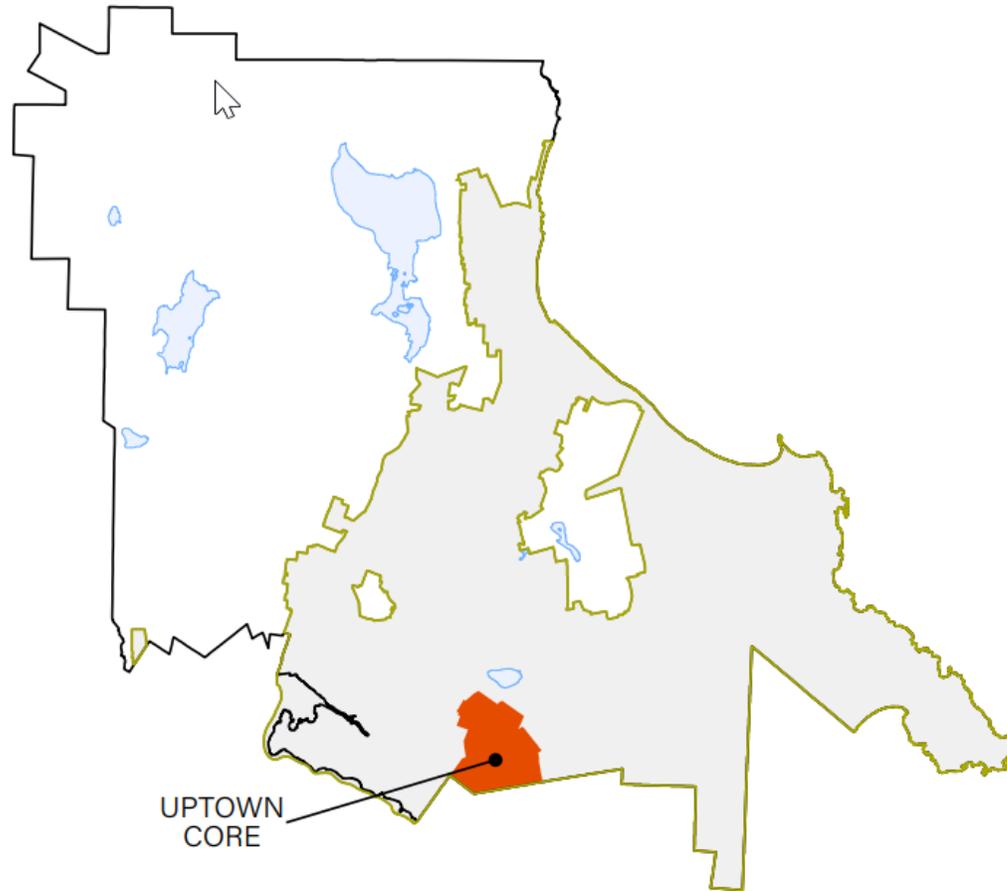
- Retain agricultural land and natural areas
- Reduce urban sprawl
- Support low/no carbon transportation modes
- Encourage efficient use of infrastructure and public investment.

2. Accommodate most New Development in Primary Growth Areas



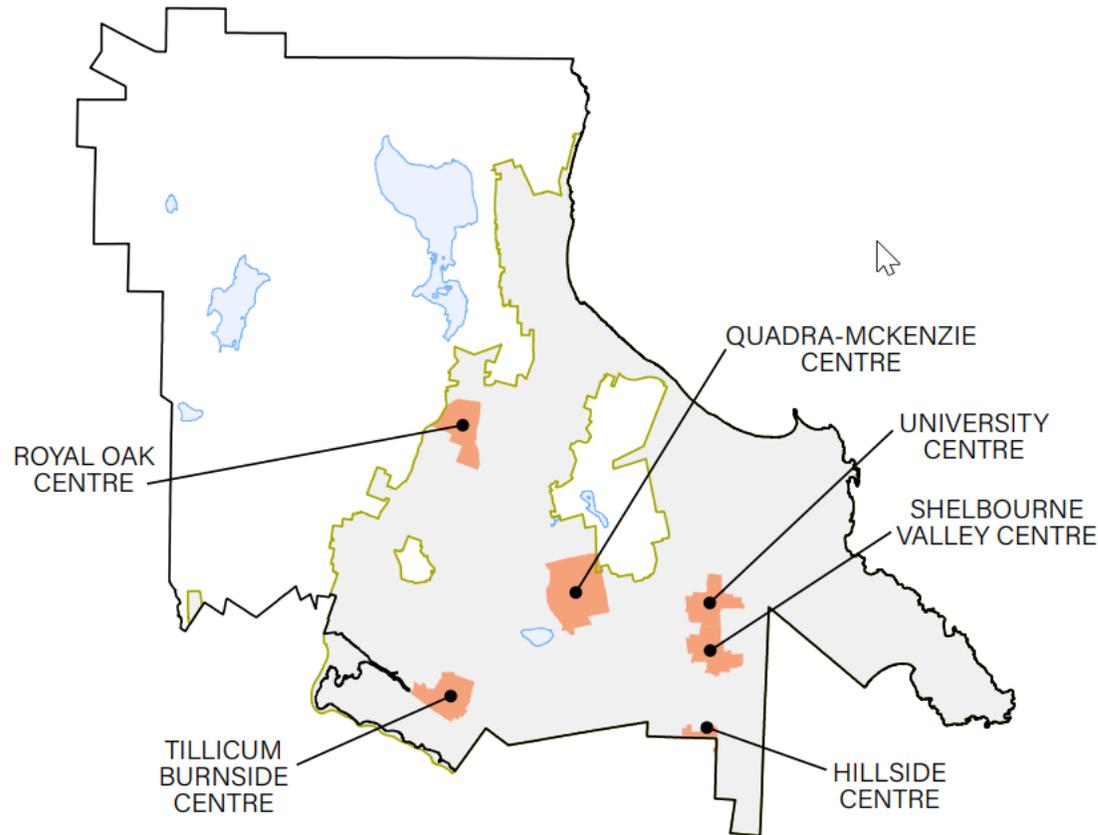
- Plan for majority of new growth
- Create vibrant Centres and Villages supported by transit Corridors
- Expand the range of services, amenities, active transportation connections, higher density housing and employment opportunities.

Uptown Core



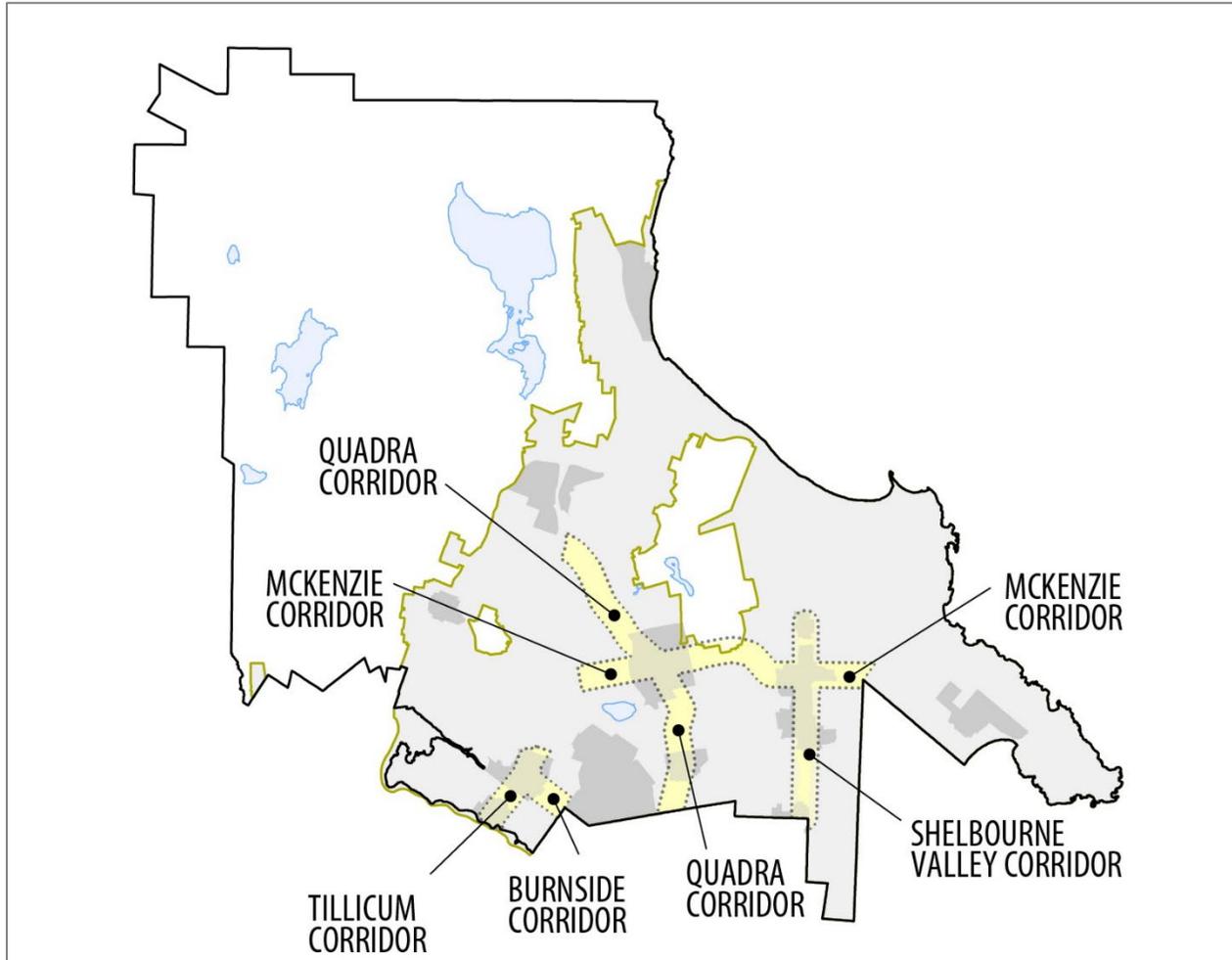
- Regionally significant location
- Greatest intensity and diversity of uses in Saanich
- Building heights up to 24 storeys
- Site of regional multi-modal transit hub

Centres



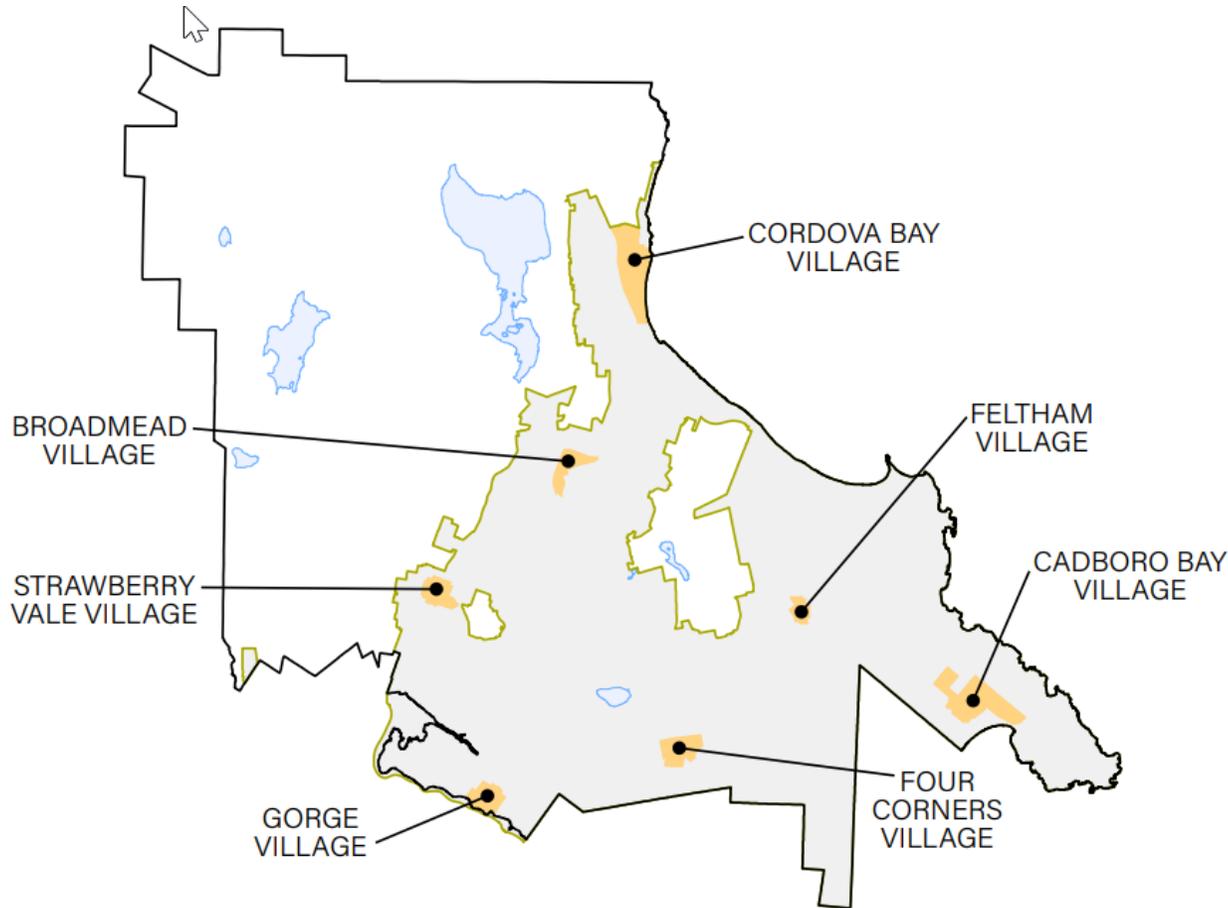
- Meet regional and community commercial and service needs
- Significant housing and employment opportunities
- Pedestrian-oriented with public gathering spaces
- Served by frequent or rapid transit
- Range of multi-unit housing forms

Corridors



- Residential oriented, supported by limited mixed use
- Linked with sustainable transportation forms
- Primary Corridors mapped conceptually in OCP
- Secondary Corridors to be identified in area planning
- Higher heights considered where Primary Corridors overlap with Centres and Villages

Villages



- Neighbourhood-serving activity areas
- Meet a range of basic commercial and service needs
- Greater height and intensity of use in Villages along Corridors
- Serviced by transit and active transportation networks

3. Expand Housing Diversity in Neighbourhoods



- Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs
- Provide housing opportunities for all stages of life
- Include a mix of ground-oriented and low-rise houseplexes, apartments, and townhouses offering different tenure types and affordability levels

4. Make Saanich a 15-Minute Community



- Evolving “Complete Communities”
- Build on the existing network of Centres and Villages to make Saanich a walkable 15-minute community
- All households within the UCB are within a 15-minute (or 1.2km) walk of key amenities to support daily living
- Long-term planning will guide land use changes where gaps exist to better meet community needs



Other Plan Components

Strategic OCP Update



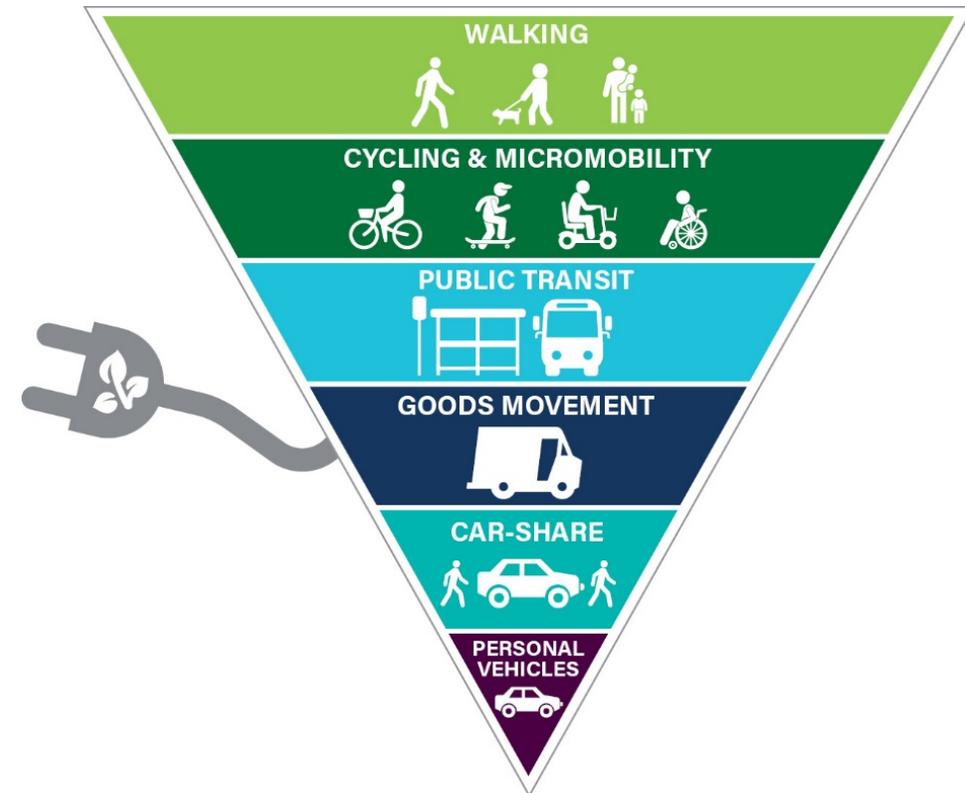
Walkable Access to Parks

- Different parks and open spaces needs:
 - Urban and Rural Saanich have different needs
 - Higher density areas with limited/no private space
- Hierarchy of walkable public open spaces/parks
 - 3-30-300 guiding principle
 - Urban plazas and small urban parks will help meet *some* of the needs of residents in high growth areas
 - But... still need easy access to larger green spaces
- Walkable access reinforced:
 - Active transportation network
 - Bus service/transit stop location



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



First Nations

- Territorial acknowledgement
- Revised history section
- First Nations reconciliation
- Indigenous Relations section
- Policies woven throughout document
- Consultation planned for Spring





Next Steps

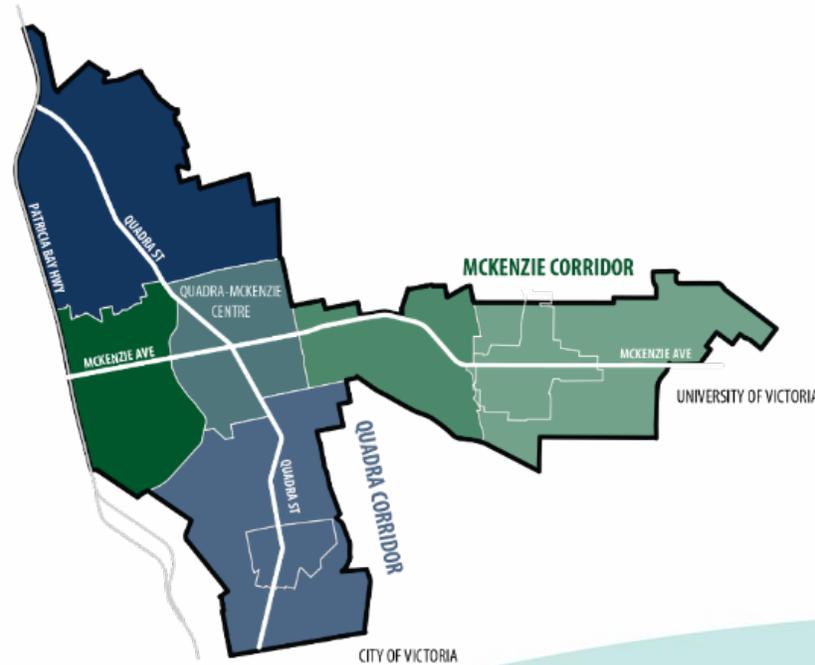
- Formal public engagement on the Draft Plan concluded in July
- Proposed OCP to be presented to Council
- Formal Adoption Process, including public hearing

- 5 Year Evaluation Cycle

Centres
Corridors
& Villages



Quadra McKenzie Study





Project Overview

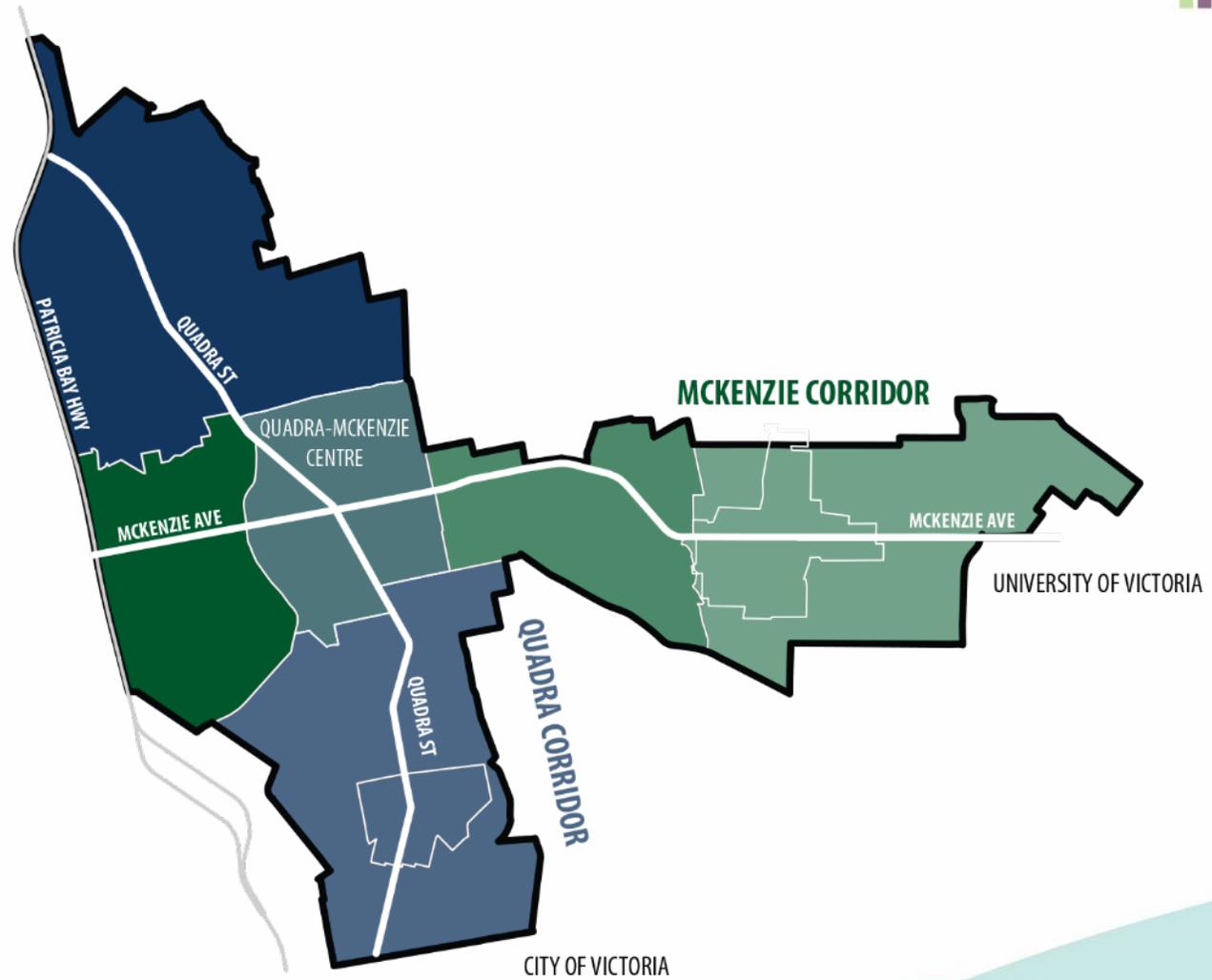
- Developing plan to guide change over next 25 years
- Primarily focused on land use and transportation
- Focused on Centre, Corridor and Village areas:
 - McKenzie Corridor
 - Quadra Corridor
 - Quadra McKenzie Centre
 - Four Corners Village
 - Additional Centres and Villages?



Study Area

Centres
Corridors
& Villages

**Quadra
McKenzie
Study**





Project Goals

Land Use

Implement the Centre, Corridor and Village growth management framework to build compact, liveable, accessible, and sustainable and climate resilient communities with places to live, work, come together, and move around

Transportation & Mobility

Re-design McKenzie Avenue and Quadra Street as complete streets and prioritize improvements to active transportation and transit networks to support car light living, create more vibrant public spaces and improve accessibility



Project Goals

Housing Diversity, Affordability and Supply

Focus the vast majority of new housing growth within the Quadra McKenzie Centre and Four Corners Village, and on the Quadra and McKenzie Corridors, where a variety of housing forms and tenures can be delivered in locations with convenient access to transit, active transportation, amenities and local servicing shops

Public Realm & Open Space

Support community liveability through providing a walkable network of parks and open spaces and strengthening public realm areas to support the gathering and movement of people, with a focus on enhancements on McKenzie Avenue, Quadra Street and within community nodes

Project Timeline





Engagement Activities

Centres
Corridors
& Villages

**Quadra
McKenzie
Study**

WHAT	WHEN	WHERE
Introduction/Overview	Nov. 29, 2023 12:00pm - 1:30pm or 6:30pm - 8:00pm	Online saanich.ca/QMS
McKenzie Corridor Land Use and Housing	Dec. 2, 2023 1:00pm - 4:00pm	Reynolds Secondary 3963 Borden St.
Quadra Corridor Land Use and Housing	Dec. 9, 2023 1:00pm - 4:00pm	Reynolds Secondary 3963 Borden St.
Transportation & Mobility	Jan. 20, 2024 1:00pm - 4:00pm	Reynolds Secondary 3963 Borden St.
Land Use & Housing Focus Areas	Jan. 27, 2024 1:00pm - 4:00pm	Reynolds Secondary 3963 Borden St.
Wrap Up/Overview	Feb. 7, 2024 12:00pm - 1:30pm or 6:30pm - 8:00pm	Online saanich.ca/QMS

Project Context



- Housing Needs – supply, diversity, affordability
- Housing Targets – 4,600 units in next 5 years
- Planned transit investments
- Major planned redevelopments, including Saanich Operations Centre and UVIC-owned Ian Stewart Complex
- New OCP policy directions
- Conflicting policy objectives

Housing Context



- Goal to accommodate majority of new growth in Primary Growth Areas
- ~40% of Primary Growth Areas are within QMS
- Explore accommodating about 1/3 of new growth in QMS
- Goal is to add units while making community more equitable, livable and walkable

OCP Context



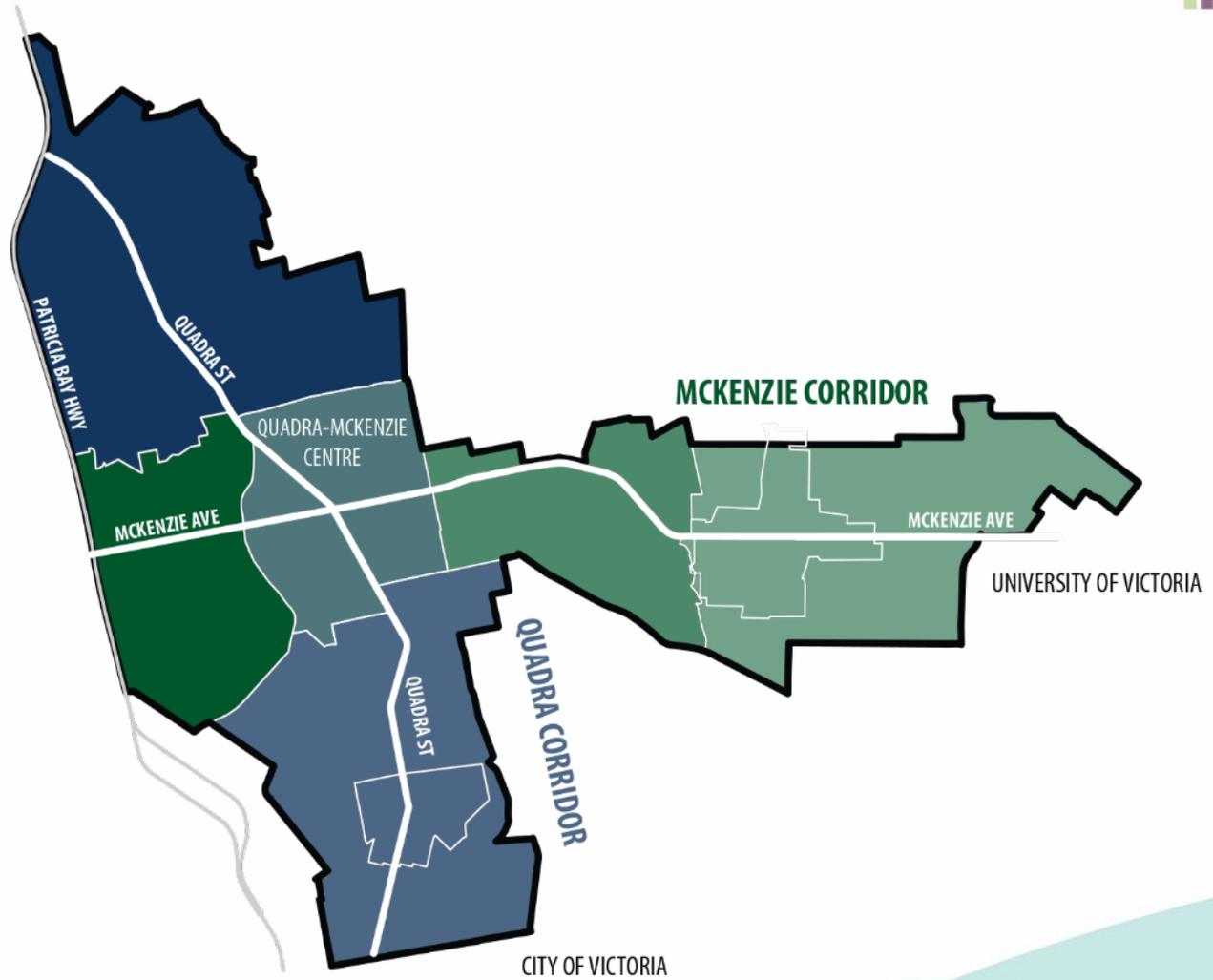
- OCP defines Centres, Corridors and Villages and provide high level guidance for future land use
- Quadra McKenzie Study will refine extents of CCV areas and provide parcel-based designations that identify use, height and density
- Neighbourhood Homes project will provide direction for areas outside CCV boundaries (but inside UCB)

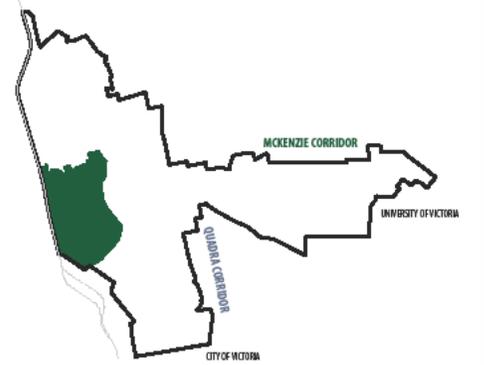


Sub-Areas

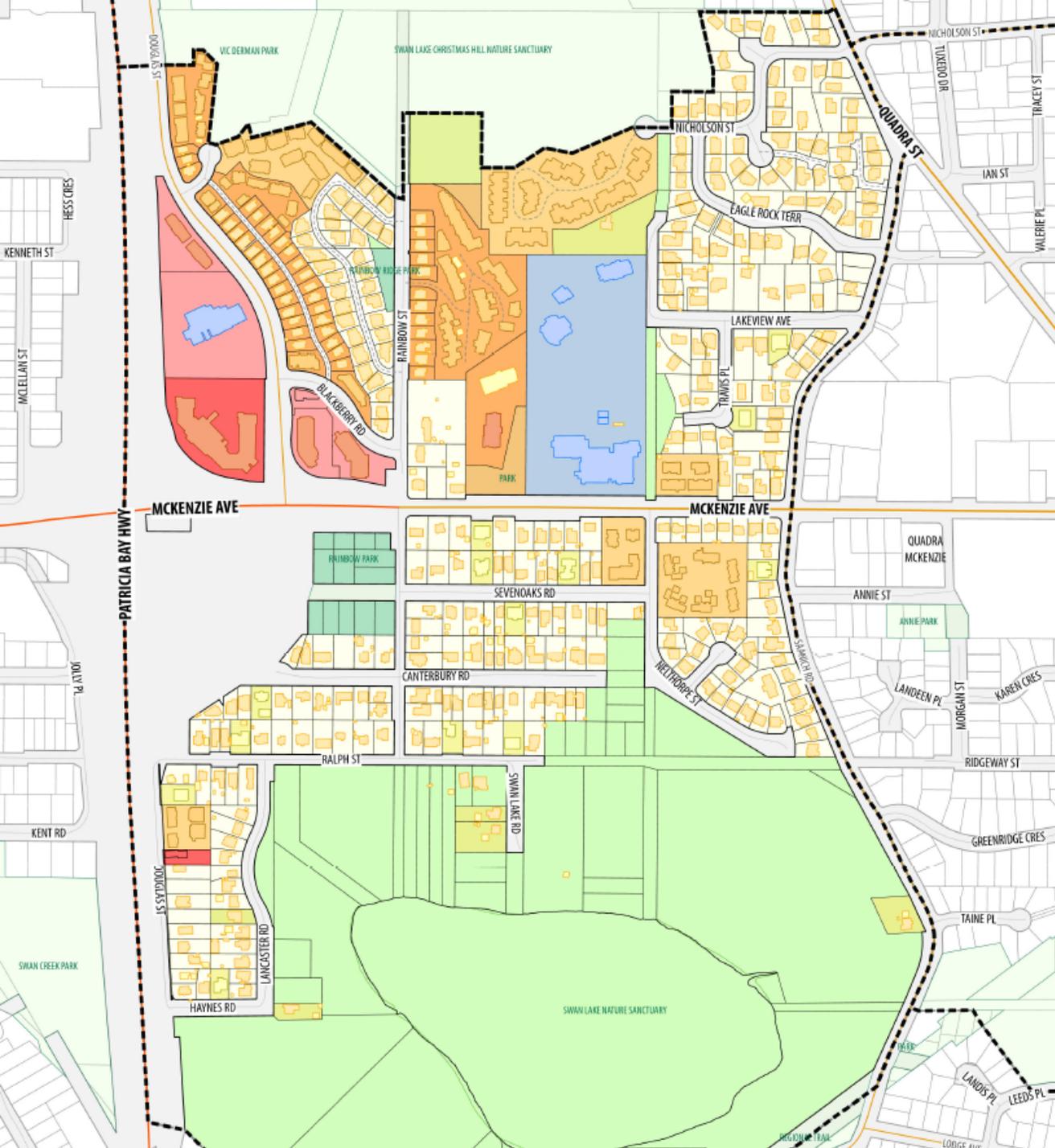
Centres
Corridors
& Villages

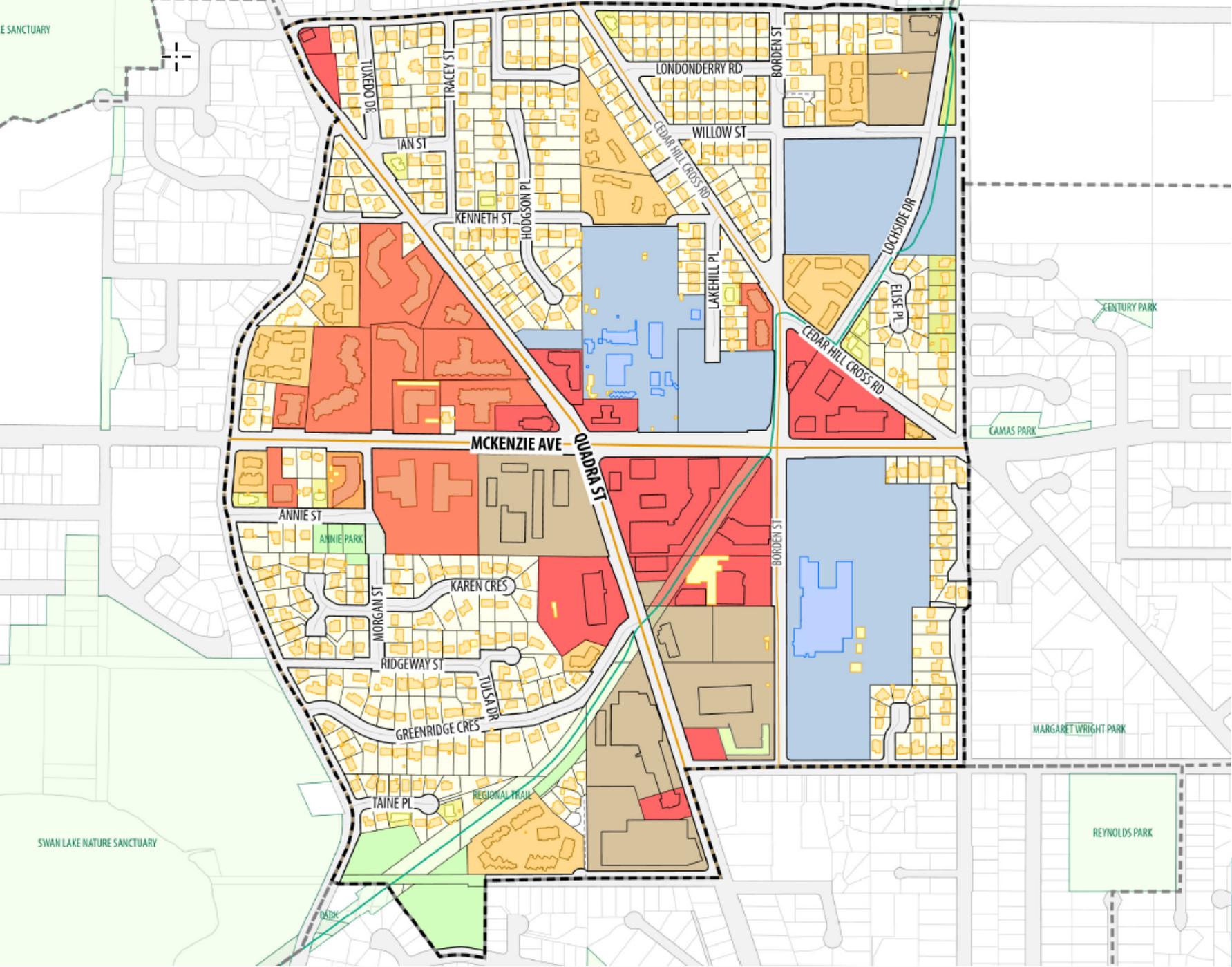
**Quadra
McKenzie
Study**





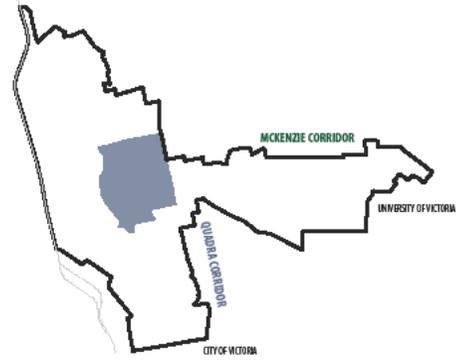
McKenzie West





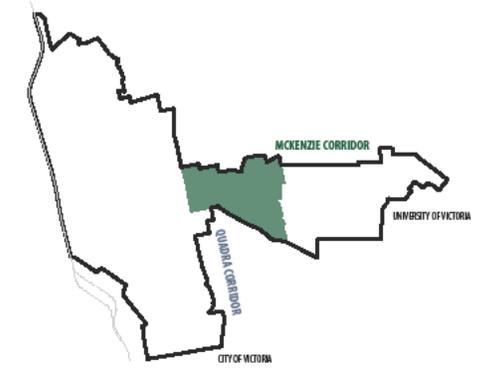
Centres
Corridors
& Villages

Quadra McKenzie Study

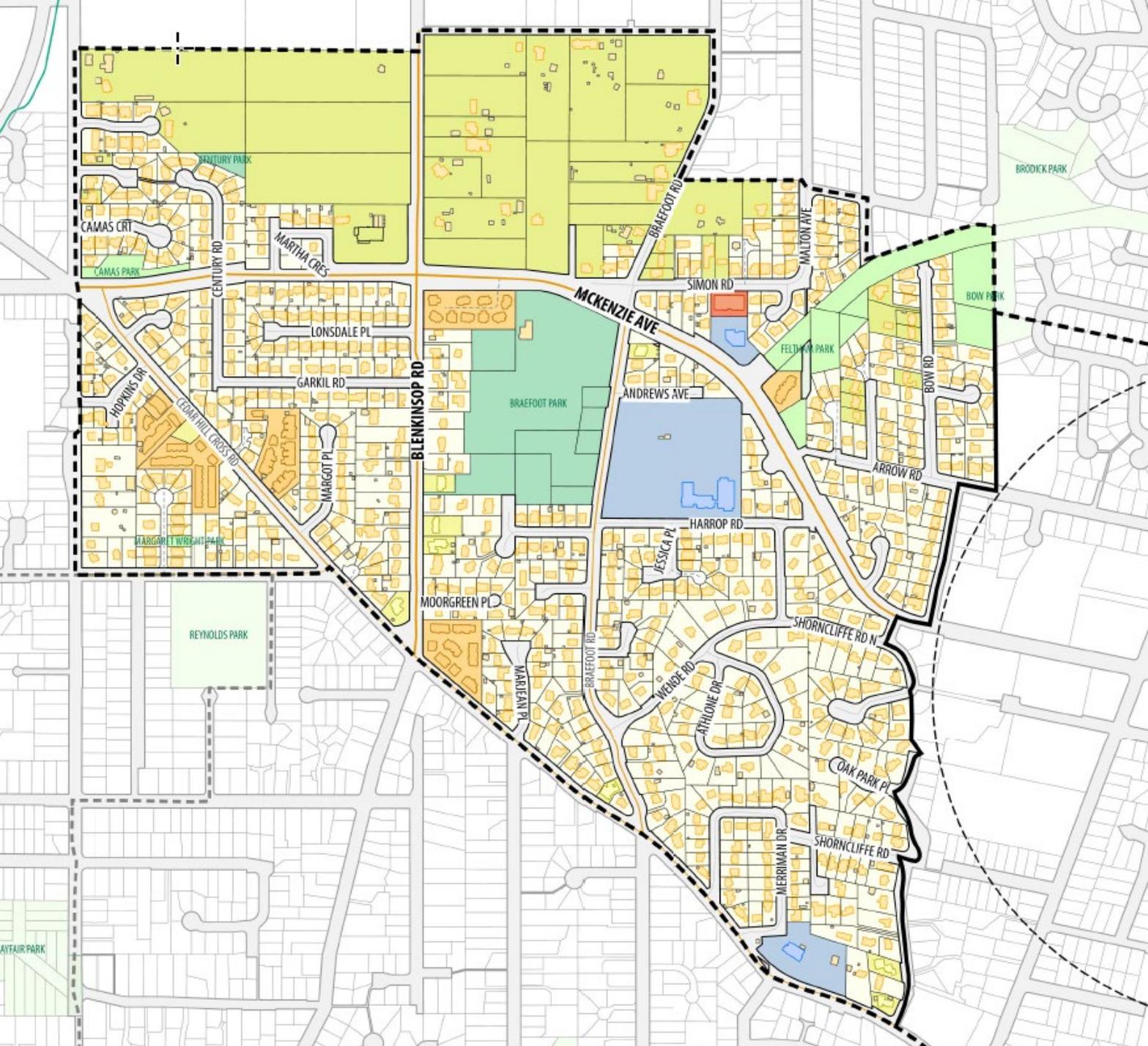


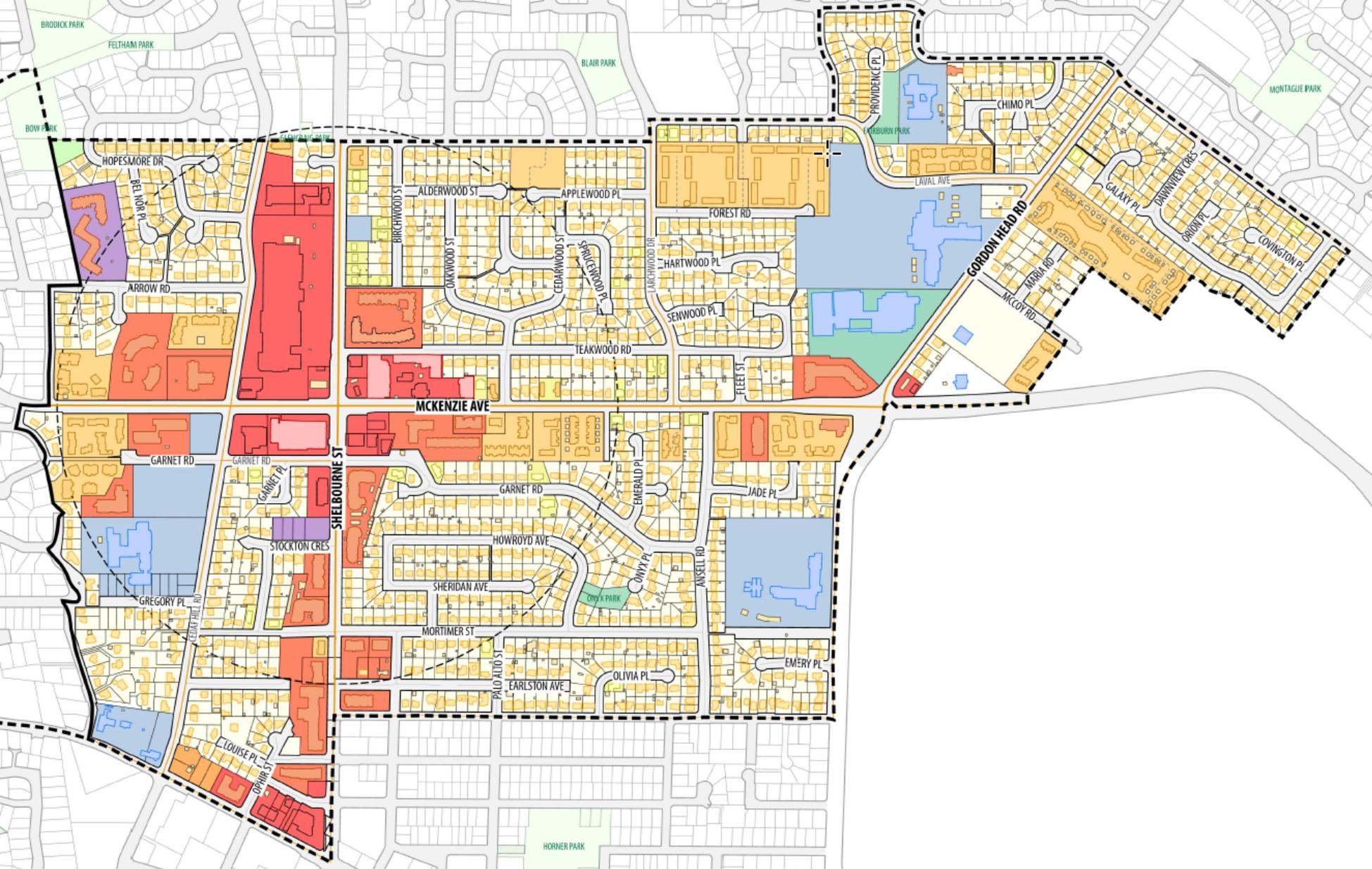
Quadra McKenzie Centre





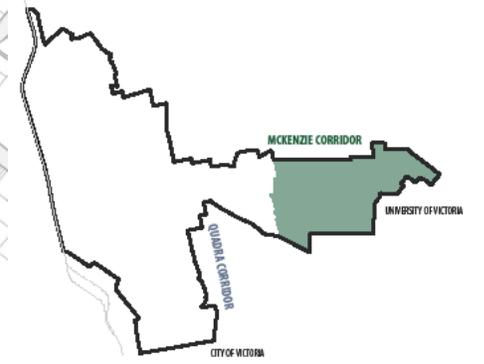
Braefoot



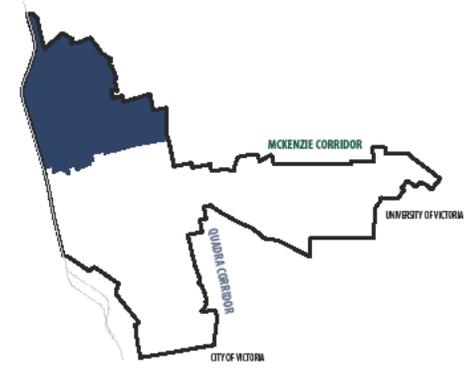


Centres
Corridors
& Villages

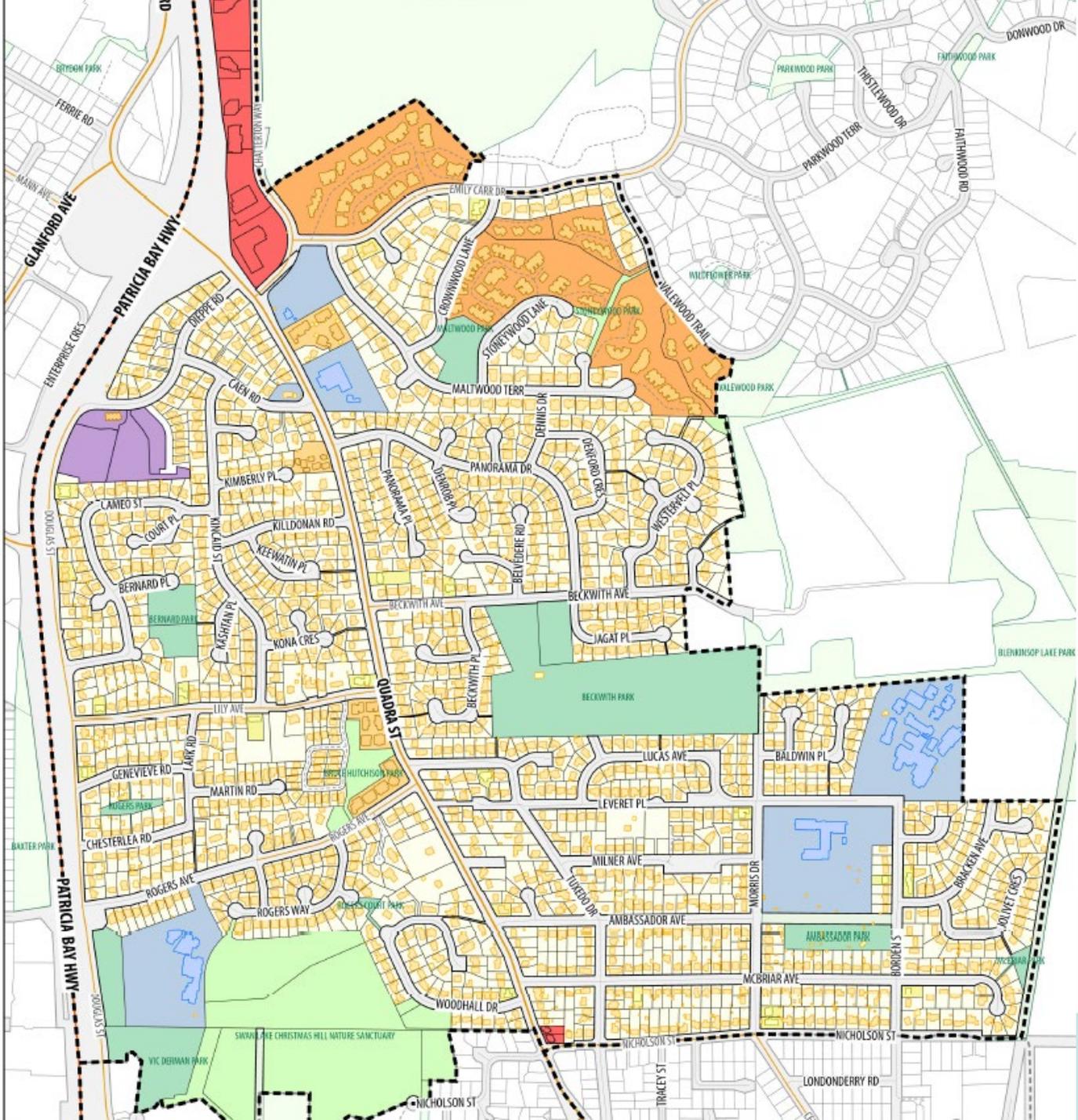
**Quadra
McKenzie
Study**



University

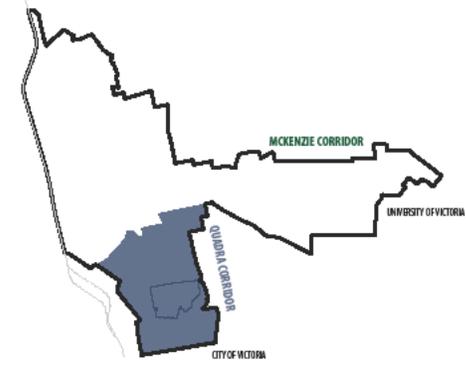


Quadra North

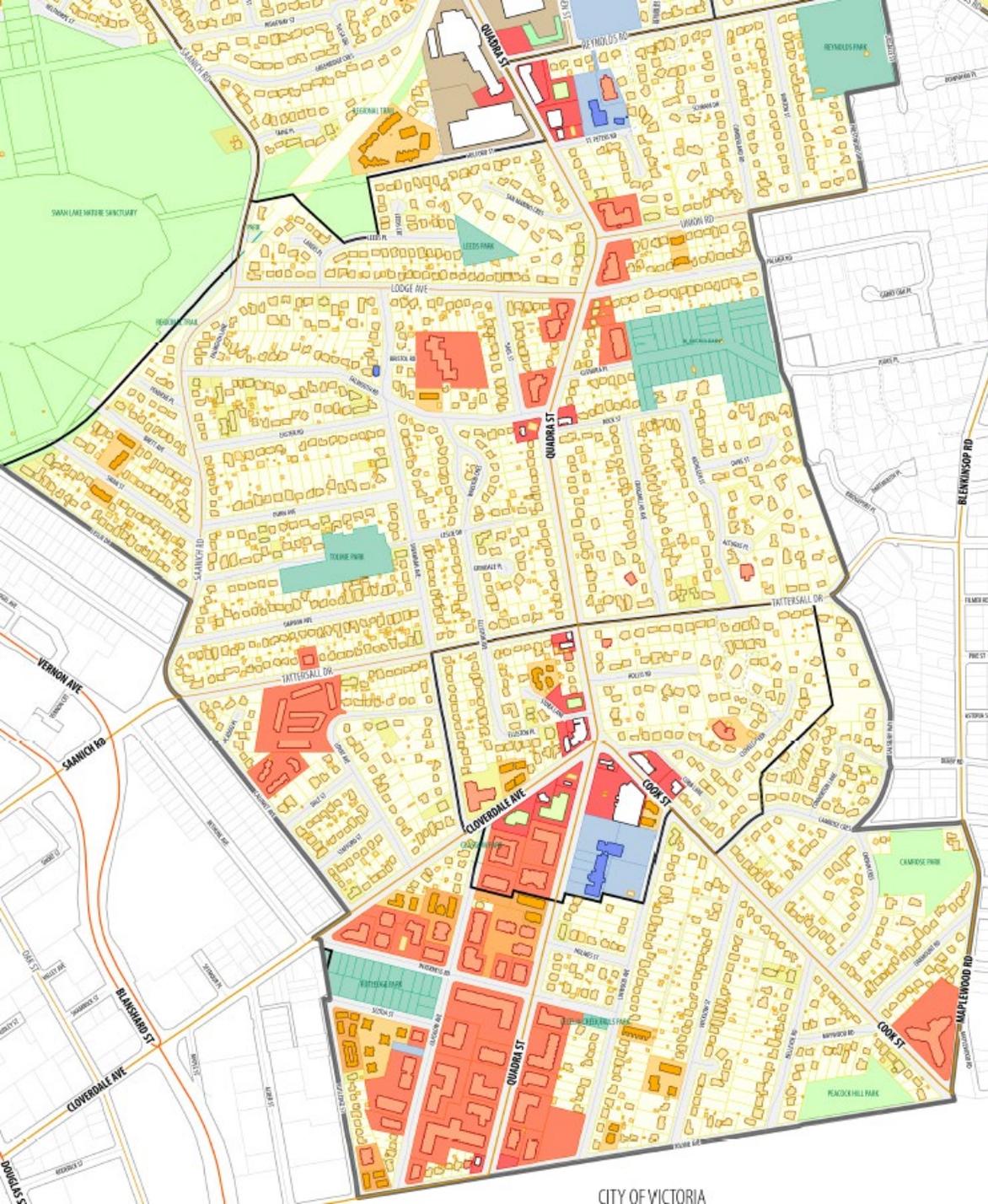


Centres
Corridors
& Villages

Quadra McKenzie Study



Quadra South



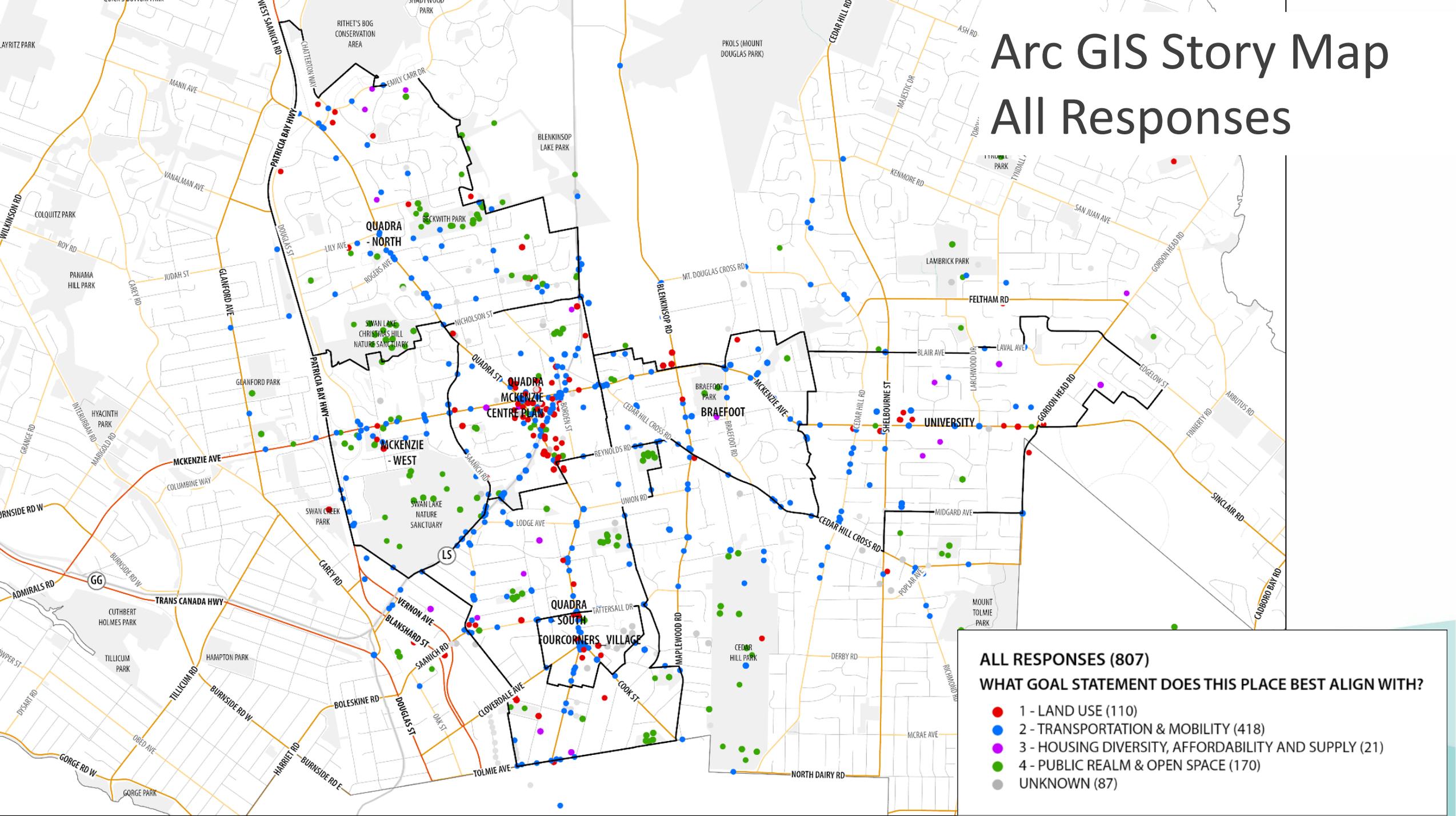


Initial Public Engagement

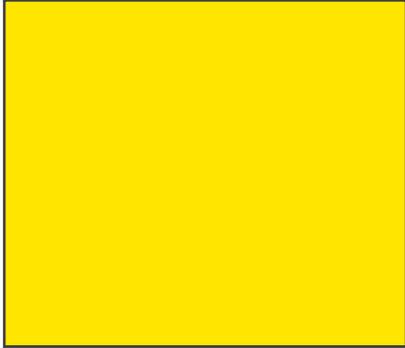
- Pop up events throughout the summer
- Community Survey – 953 respondents
- Arc GIS Story Map for public input on specific spatial issues / ideas
- Stakeholder letters and meetings

Arc GIS Story Map

All Responses



Building Forms

	<p>Townhouses (3 storeys includes row and stacked forms)</p>		
	<p>Low-Rise (up to 4-storeys)</p>		
	<p>Mid-Rise (5-11 storeys)</p>		
	<p>High-Rise (12+ storeys)</p>		

Corridor Characteristics



McKenzie Ave

- Primary East-West Corridor in Saanich
- Future Rapid-bus Corridor
- Direct access to UVIC from highway system and regional trails



Quadra Street

- Parallels Highway 17
- Frequent Transit Service
- Connects three Centres and Villages



Next Steps



1. Online sessions and public workshops – December 2, 2023 to January 27, 2024 at Reynolds Secondary School Gym
2. Additional stakeholder consultation as needed
3. Test, analyze and build out preferred directions
4. Target Draft Plan for Q2 2024

Sign up for updates at [Saanich.ca/QMS](https://saanich.ca/QMS)