

Summary Table of Proposed Changes for RCS Update (OCP Amendment Bylaw No. 1485)

OCP Section	Description of Proposed Changed	Staff Justification
Table of Contents	Remove '16.1 Introduction' and '16.2 Regional Context Statement'	Staff suggest this change in order to simplify the sections within the OCP and not have redundancy within the naming convention of 16.0 Regional Content Statement and 16.2 Regional Context Statement. The entirety of 16.0 is considered the Regional Content Statement.
Table of Contents	Rename Section 17.0 'Performance Measures' to 'Plan Area Inventory'	See Section 17.0 Performance Measures, section below.
List of Maps	Update the list of maps to reflect current name of Development Permit Area and DPA Map	DPA No. 8 was originally named 'Medium Density Small Lot Residential' but has subsequently been amended to 'Intensive Residential Development'. Staff suggest updating the table of contents to reflect the current name of the DPA.
List of Tables	Amend the name of Table 1 and Table 2 to reflect the proposed changes to Section 6.0 Residential	See Section 6.0, Table 1 and Table 2 below.
1.3 Legislative Authority	Update the text to reflect the 2018 RGS and the associated RGS objectives	Staff suggest this change in order to be consistent with 2018 RGS objectives and as part of the update to the RCS.
1.4 Planning Area and Time Frame	Update timeframe to remove '2019' and replace it with '2038'.	Staff suggest extending the timeframe past the 5 year requirement noted within s.473(1)(a) of the <i>Local Government Act</i> , as estimates to the year 2038 to align with RGS timeframe and show consideration and more information with respect to long range planning.
6.0 Residential	Update Future Housing Needs to update housing estimates.	The number of dwelling units were derived from proposed table 1, based on a 5 year incremental breakdown of the dwelling projections from 2018 to 2038.
6.0 Residential	Rename Table 1 from 'Projected Population and Demand for Housing – Five Year Time Frame' to 'Population, Dwelling Unit and Employment Projections – 20 Year Time Frame. The updated projections were provided by BC Stats and derived from 2016 census data.	The proposed table 1 uses projections provided by BC Stats, derived from the 2016 census. These projections were prepared at both the sub-regional and municipal levels so as to satisfy the non-binding dispute resolution process of the RGS ¹ . The municipal level projections have been included to the proposed Table 1 Population, Dwelling Unit and Employment Projections – 20 Year Time Frame. Staff suggest extending the current approach of a 5 year time frame to the year 2038 to align with RGS time frame and show consideration and additional information with respect to long range planning.

¹ On [July 15, 2019 Council](#) was presented with a report for a Regional Growth Strategy Amendment – Informal Referral with respect to these projections.

6.0 Residential	Rename Table 2 from “Table Two: Estimated Housing Supply by Land Use Designation” to “Table 2: Estimated Housing Supply by Land Use Designation”	The proposed table 2 provides a comprehensive update in the estimates of parcels within land use designations and the associated density with respect to dwelling units.
13.0 Special Development Areas	Add an asterisks next to Site 3 - Baldwin Property to indicate that the area has already been developed or partially developed.	This amendment is suggested to reflect the recent rezoning and anticipated development at the Baldwin property.
14.10 Development Permit Area No. 8 Intensive Residential Development	Updating the justification section to provide clarity as to where the DPA applies.	<p>The justification paragraph indicates that the DPA applies to Area 1 McTavish and Area 2 Tsehum, whereas it actually only applies to a subset area of Area 1 McTavish and Area 2 Tsehum.</p> <p>The proposed language simplifies the application to the area denoted on Development Permit Area No. 8 map.</p>
16.0 Regional Context Statement	Update to reference existing consistency and where consideration will be given to work towards consistency with the RGS.	<p>The draft RCS acknowledges that in order to identify how the OCP is to be made consistent over time consideration will be given to:</p> <ul style="list-style-type: none"> • Reviewing the boundaries of sewer services, the North Saanich Servicing Area (NSSA); • Adoption of policies for protection from hazards such as a coastal floodplain mitigation bylaw; • Adoption of climate change adaptation policies through a marine policy review; • Including municipal specific targets to increase the amount of land in crop production; • Supporting First Nations food interests and rights; and • Updated targets for greenhouse gas reduction. <p>These policy items (noted above) are incorporated within the RGS and therefore it must be considered how the District’s OCP will be made consistent with the RGS overtime. Staff suggest that these are larger policy items that would be more appropriately considered as a separate policy review from the RCS or as part of the OCP comprehensive review anticipated to initiate in 2020.</p> <p>The draft RCS also includes more information with respect to other policies, plans and initiatives the District is undertaking. This was done to demonstrate how the objectives, policies and targets of the RGS are also being implemented through separate initiatives outside of the RCS.</p>
Section 17.0 Performance Measures	<ul style="list-style-type: none"> • Rename from ‘Performance Measures’ to ‘Plan Area Inventory’. 	Staff have updated inventory to include all OCP designations and it now distinguishes designations between where they apply to on land areas and those on marine surface water areas. This section assists in

	<ul style="list-style-type: none"> Inventory amended to include all designations which includes the addition of small lot residential, educational commercial, health commercial, special agricultural, marine commercial and airport. The inventory now distinguishes the area on land as well as on marine surface water. 	<p>satisfying the requirements of section 473(1)(b) by showing the amount and type of commercial, industrial, institutional, agricultural, recreational and public utility land uses.</p> <p>Staff also suggest changing the title of this section to better reflect the purpose of this section.</p>
Figure 2 Regional Context Statement Map	Amend the legend to include the full names of Area 1 (McTavish) and Area 2 (Tsehum).	To provide clarity and consistency with language throughout the OCP.
Development Permit Area No. 6 Multi-Family	Amend the legend by removing specific development names and numbers as well as the subsets of Area 1 (McTavish) and Area 2 (Tsehum).	To simplify the application of the DPA.
Development Permit Area No. 8 Intensive Residential	Rename the map and the legend to be consistent with the Development Permit Area, from 'Residential Intensification' to 'Intensive Residential'.	To provide clarity and create consistency with the language throughout the OCP.
Schedule B Land Use Designations	<ul style="list-style-type: none"> Update park designation to reflect zoning changes at Special Development Area # 3 (Baldwin Property) Apply white to roads, thereby removing land use designations on the roads Removing marine designation from fronting Tseycum Nation and Pauquachin Nation which corresponds with zoning bylaw Additional legend to show municipal boundaries and Victoria Airport Boundary 	To create consistency with zoning bylaw.
Schedule D Transportation and Cycling Network	<p>Update to show the portions of the transportation and cycling network which have been developed since the adoption of this map in 2007 which includes:</p> <ul style="list-style-type: none"> Multi-use trail around the Victoria Airport Bike lanes along West Saanich Road (Wain to Frizell) Bike lanes along Wain Road (West Saanich to Highway 17) Bike lanes along East Saanich (Central Saanich Boundary to Canora) 	These updates provide a more accurate representation of the transportation and cycling network which demonstrates consistencies with CRD Regional Transportation Plan and Pedestrian Cycling Master Plan

<p>Schedule E Municipal Services</p>	<p>Update to reflect current sewer infrastructure and remove lands serviced by private well as this is not a municipal service. The summary of changes include:</p> <ul style="list-style-type: none"> • Saanich Peninsula wastewater treatment plant moved to correct location • Combined previous sewer areas into one description within the legend to reflect areas serviced as of September 2019 	<p>These updates better reflect the properties serviced by municipal sewer to better inform those who consult the OCP. The LGA also requires the OCP shows the approximate location of sewer systems.</p>
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