

1. Streamlining Rental Around Local Shopping Areas - OPPOSE

Date Received	Time Created	Subject	Position	Content	Full Name	Contact Info	Neighbourhood	Attachment
11/09/2021	16:00	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	opposed per reasons cited by the coalition of van. neighbourhoods. failure to consult, failure to engage, no community specific plans.	J Maca	s.22(1) Personal and Confidential	Unknown	No web attachments.
11/09/2021	16:01	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	opposed per reasons cited by the coalition of van. neighbourhoods. failure to consult, failure to engage, no community specific plans.	MP Stein		Unknown	No web attachments.
11/09/2021	16:02	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	opposed per reasons cited by the coalition of van. neighbourhoods. failure to consult, failure to engage, no community specific plans.	R Dhali		Unknown	No web attachments.
11/09/2021	16:03	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	opposed per reasons cited by the coalition of van. neighbourhoods. failure to consult, failure to engage, no community specific plans.	C Cameron		Unknown	No web attachments.
11/09/2021	16:04	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	failure to consult, failure to engage, no community specific plans.	Dex Haliwal		Unknown	No web attachments.

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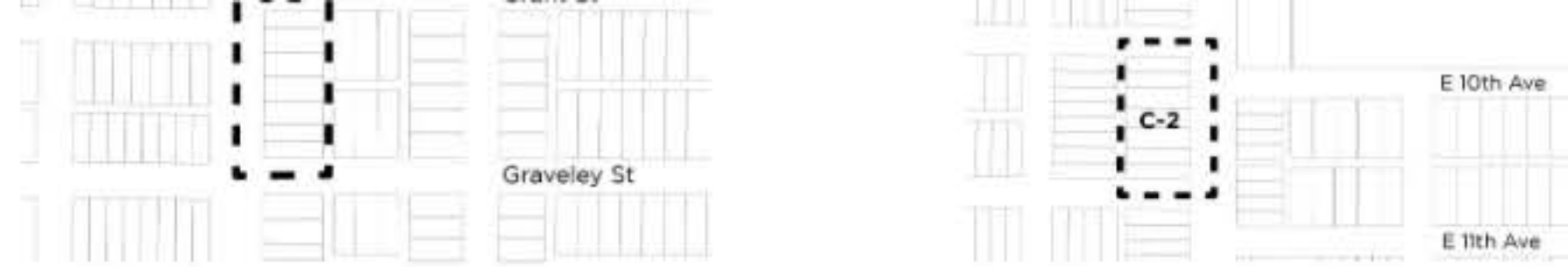
11/09/2021	16:08	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	During my presentation to Council I showed a number of slides and explained the issues of increasing heights along Commercial Drive and other streets with C-2 zoning. For your reference please find a screenshot comparison between the current C-2 zoning and setbacks and the changes proposed by staff. Here's a quick summary of what I noted: 'for Commercial Drive chain store zoning is essentially the goal of the proposed changes to the height and the zoning envelope setbacks 'extra height enables large floorplate stores, high ceilings and high rents that can most commonly be paid by chain stores ' during the community planning process we were told that the height and density along Commercial Drive would not change; why are planning staff now trying to put in a height increase into an item called 'Streamlining Rental Around Local Shopping Areas', when that change has nothing to do with rental' ' 25 foot store frontages and mom & pop stores are one of the features that make the Drive a very rich and vibrant street ' boring streetscapes would be created by large monolith retail that staff are encouraging ' there was essentially no consultation whatsoever with Grandview-Woodland on such proposed changes to the Drive, and as such breaks the City's own GWCP policy in this regard ' the changes would take us further away from reaching our Climate Emergency goals as the energy to heat an extra 5 feet of air in volume over the life of the building is a factor; there is also the extra energy and materials to build that extra 5' in height (also impacts carbon emissions) ' if the existing zoning were kept, there would be no change in density so the extra height is not a factor there; we can do without it ' keeping existing zoning would allow new developments to respect the current scale of the streetscape, and be compatible in scale ' Council should strike the proposed sections 4.3.1 and 4.3.2 along with the accompanying figure 3 (new zoning envelope & setbacks) in order to preserve the current zoning Please help keep the vibe of the Drive and not approve the proposed changes to C-2 zoning. Sincerely yours, Stephen Bohus, BLA	Stephen Bohus	s.22(1) Personal and Confidential	Grandview-Woodland	APPENDIX A
11/09/2021	16:10	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose this motion. Please stop trying to remove the ability of local residents to speak to council about specific rezoning issues in their neighbourhood. This continuous attempt by this Council to attempt carte blanche rezoning around the City without any consideration as to how a project may fit into and impact a neighbourhood needs to stop.	Michael Nadeau		Kitsilano	No web attachments.
11/09/2021	16:16	Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Mayor and council I find it hard to believe that there is so much support for this given the reasons that this is so bad for every neighbourhood. I believe the support comes from developers, realty and their friends. I checked on the web site and a lot of them show that they are not from Vancouver and some show unknown. This plan needs to go back to staff as most residents have not been made aware that this even exists. I must say this seems illegal to me.	Leona Rothney		Unknown	No web attachments.
11/09/2021	16:17	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New	Oppose	Please let's develop peaceful, diverse, engaged, healthy communities together. There is no need to tear down broad swaths of existing homes and divert them to the landfill. Or to destroy the tree canopy and pollinator gardens.	Jan Alexander		Unknown	No web attachments.
11/09/2021	16:29	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Dear Mayor and Council, We have thousands and thousands of new homes coming in at Oakridge, the Cambie Corridor and the Jericho Lands as well as many other developments in the city. We know that we already have enough zoning to meet our growth into 2040. This blanket proposal will only increase land value and make housing less affordable. You have been rezoning in this manner for decades and prices only increase. Stop! Respect neighbourhood plans. Prohibit luxury redevelopment of existing homes and give incentives to increase density instead. That's the most sustainable and affordable solution. Sincerely, Caroline Adderson	Caroline Adderson		Dunbar-Southlands	No web attachments.
11/09/2021	16:31	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I Strongly Oppose : The proposed re-zoning that would open big swaths of Dunbar to four-, five- and six-storey rental apartment buildings, townhouses and multiplexes if approved by city council Vancouver neighbourhoods have been losing much of their charm and connectivity with the recent closing of many small local businesses due to tear downs and subsequent big condo developments. The Dunbar street area is a prime example of this. Many people, including oldsters, young families, students and workers cannot afford to rent or buy the newly developed condos recently built in the area. Affordable housing is what is needed, not "market value condos" that are unaffordable for most. Many young families, oldsters and students and workers are happy and grateful to currently afford to rent a suite in some of the original old houses in the same areas where the proposed re-zoning would allow for the demolition of many of these multi suite houses, to be replaced with condo housing that will be unaffordable to buy or rent for many of these people. Many useful multi unit houses have already been torn down unnecessarily. I agree with this statement from the Dunbar Residents Association: 'We urge you to vote against it and work with communities like ours in finding better ways to bring needed housing to Vancouver' .	Ellie Pratt		Dunbar-Southlands	No web attachments.

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11/09/2021	16:35		Oppose	this is to correct my last comment i.e. sp. subject Mayor and council I find it hard to believe that there is so much support for this given the reasons that this is so bad for every neighbourhood. I believe the support comes from developers, realty and their friends. I checked on the web site and a lot of them show that they are not from Vancouver and some show unknown. This plan needs to go back to staff as most residents have not been made aware that this even exists. I must say this seems illegal to me. I am very concerned regarding noise and pollution if this gets approved. As I said previously we (the neighbourhood Mt. Pleasant) had put up with construction noise for 2 1/2 years on one project alone. There have been many others and it is still going on. Now this rezoning! This is just so wrong. WHY BUILD SO FAST AND FURIOUS'	Leona Rothney	s.22(1) Personal and Confidential	Mount Pleasant	No web attachments.	
11/09/2021	16:59	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I oppose the cities new plan to allow rezoning, just so that they can forward any construction they want in the city without any opposition. So the City took a first count and realized it was going to lose. Just so that it can come back with a winning number so the proposal they wanted could go ahead. What a Joke ! What a Banana Republic ! Why not allow those who oppose to have a chance to re-organize to beat the Cities numbers ' Two can play at that game. Take a recount until you get the results you want - that is what you've done. So I just have to ask Mr. Mayor - in what way are you getting paid off to force this piece of agenda through ' Since this vote is so important to those of us who live in the city why not put this to a public Plebiscite ' Let the people of the city vote on this great work. Don't just stack up the numbers by those in Construction who are paying you off to do this. Why am I so against this ' Because I'm seeing, for the first time in this city, whole blocks coming down and being rebuilt with higher density - with smaller match box units - that cost more - and 70% of the parking is not underground but flooded onto the streets, where there is no more free parking space and people are fighting for the space. What ever happened to Common sense - I'm guessing the idea of making a profit has shoved that way of thinking down the sewer. Just look at what has happened in the West End of downtown. If your driving from Jarvis and Davie and what to go to Sunset beach, it has become a maze and your doing the exactly the same thing now to the east end and the rest of the city. The leaders of this city are so BEEP that they forgot to put a washroom at the busiest intersection of translink at Broadway and Commercial Skytrain station. With a hundred thousand people using that intesection a day - do you think someone might need a Pee' Or if there a lady that is pregnant that might need such a facility ' Common Sense ! Well I'm guessing Mr Mayor you and your council took your lessons from the the Chinese Communist Party because that is what it is looking like from where I'm sitting at, and with you at the helm. All the rules that you want to get rid of took a long time to organize, maybe over 100 years. I'm sure there were debates. This was to benefit the people of Vancouver. You want to take all those rules and junk them in one go. So you can run rough shot over any resident who opposes you and your constnuction buddies and bankers, by saying - this is the law and we can do anything we want. Put this to a Public Civic Vote Mr. Mayor not a controlled backroom set up - which this appears to look like. Vic	Vic		Mount Pleasant	No web attachments.	
11/09/2021	17:11	Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning	Oppose	See attached comments, as per direct email to Mayor and Council.	Guy Cross		West Point Grey	APPENDIX B	
11/09/2021	17:43	Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	Dear Mayor and council I have already written opposing this proposal, however I am adding some information. Please see the draft local area plan for Cadboro Bay Village in the Saanich municipality in Greater Victoria. I ask that you consider this kind of local plan rather than a blanket zoning across all neighbourhoods. Of note to include as per the attached "The draft Cadboro Bay Plan seeks to retain what is valued about Cadboro bay, while looking to expand housing options, respond to climate change, improve active transportation routes and enhance the Cadboro Bay village. The key here is "seeks to retain what is valued"..... that is what is missing form the Vancouver proposal. No mention of retaining what is valued and no consultation as the municipality of Saanich is doing, neighbourhood by neighbourhood, in this case Cadboro Bay.	penny		Kitsilano	APPENDIX C	
11/09/2021	18:01	PH1 - 1. Streamlining Rental Around Local Shopping Areas - Amendments to the C-2, C 2B, C-2C and C-2C1 Zones and Creation of New Rental Zones for Use in Future Rezoning Applications in Surrounding Low Density Areas Under the Secured Rental Policy	Oppose	I am writing to oppose the proposed zoning in West Point Grey of RSZones to 6 story apartment buildings on arterials with 4-5 stories off arterials. I am not opposed to densification, but it has to be done with the community and with visionary planning for the far future. Something this vancouver city hall has not managed to do. I have heard that the architecture firm you have given this to is very mediocre and will design more of the same dated awful buildings that now make up this city. We need you to give the design and concept to visionary firms like the Patkaus, who will do something that we will all want to live in for many years to come, and that will create a vibrant community.All around the world beautiful visionary urban spaces arebeing built . We do not want this neighborhood to become like the Cambie corridor'. An awful noisy big mess.We already have terrible traffic and congestion, and not enough parking . With the planned development of Jericho lands and all the building going on at ubc'. This will become a worse issue in the years to come. There seems to be very little vision about what it is to live in a healthy community and what's required to sustain it. Somehow the developers in this city seem to have so much power and yet we are the people who vote you in and our concerns are not listened to. There is terrible cynicism about the authenticity of these hearings and that in my opinion is a terrible indictmont of the city planning department. We already have an enormous amount of empty retail space, you are proposing so much more. I have children who want to stay in this city , and of course because real estate is so high this is a challenge.However what you are proposing does not seem to address these needs as dingy apartments will be built'.as the developers always seem to do, they will still be expensive for young people .it will look old and dated and not particularly appealing to live in. I look at the city skyline and see a huge percentage of black windows as half the buildings are empty (even with the empty home owners tax). With the towers going up at bursars street and Jericho lands and in fact all the apartment building under construction , I fear that our communal neighborhood will become another soulless neighborhood. We need creative vision! There is a way to make this world class but so far it seems like it will be more of the same and so I have to oppose it.	sandra hayden		West Point Grey	No web attachments.	

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4.3 Height

4.3.1 The maximum height of a building shall be as follows, and as illustrated in Figure 2:

- for 6.1 m measured from the ultimate rear property line, the height of a building, measured from base surface, shall not exceed 4.6 m;
- for the next 4.6 m, the height of a building, measured from base surface, shall not exceed 10.7 m; and
- for the balance of the site, the height of a building, measured from a plane formed by lines extending horizontally back from the officially established building grades at front property line, shall not exceed 13.8 m.

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

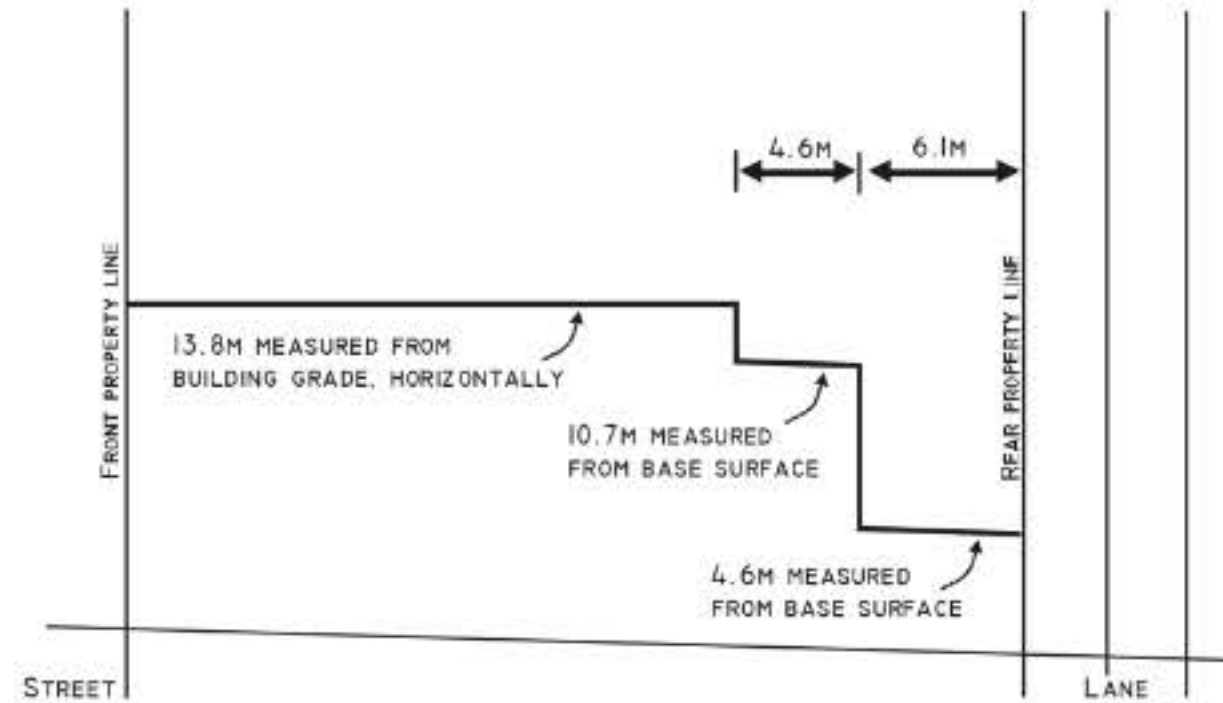
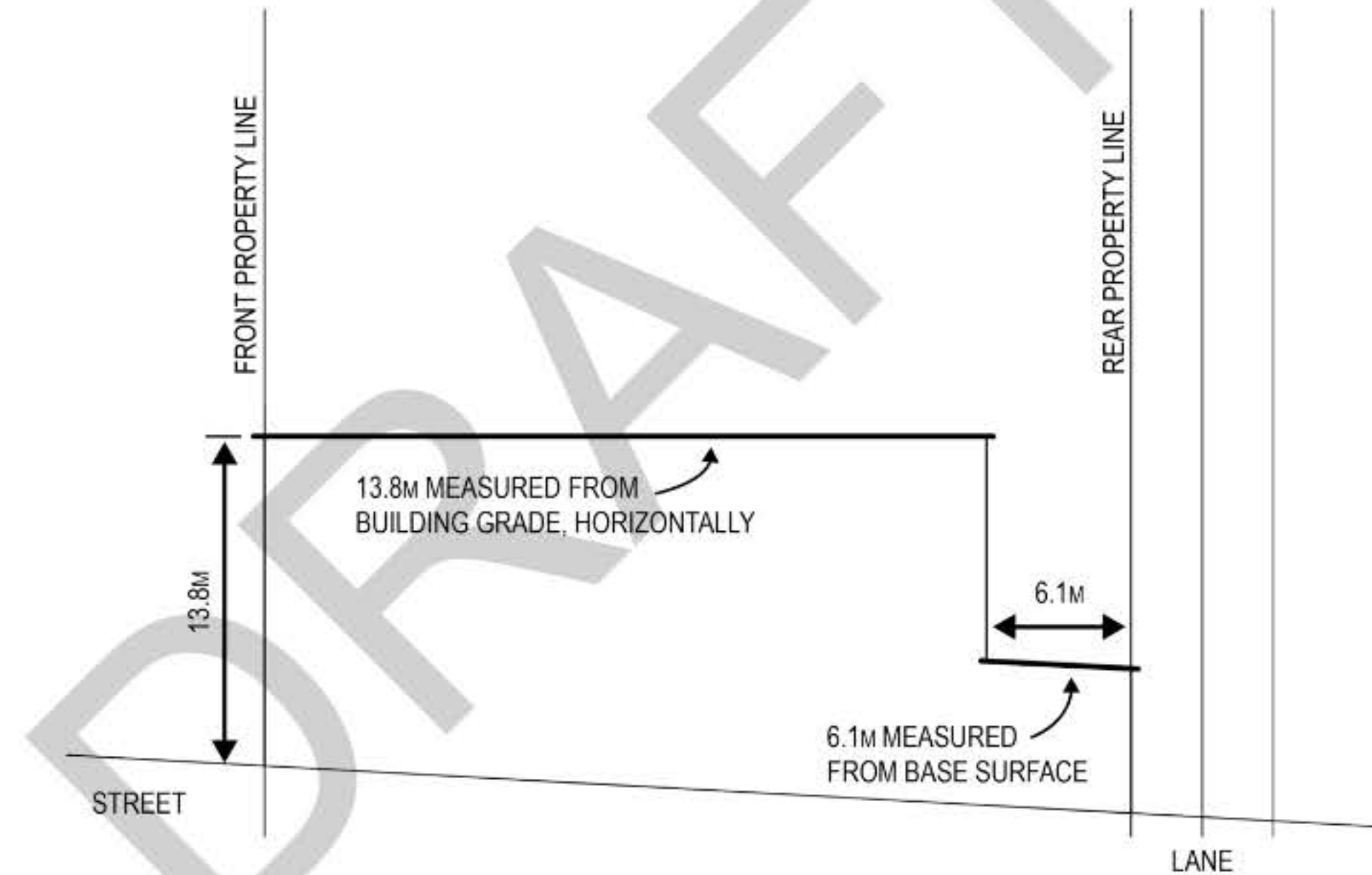


Figure 2. Height

11. In section 4.3 of the C-2 District Schedule, Council strikes out sections 4.3.1 and 4.3.2 and substitutes the following:

- “4.3.1 The building height shall not exceed 13.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, as illustrated in Figure 3.
- 4.3.2 Despite section 4.3.1, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street, the building height shall not exceed 15.3 m, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, as illustrated in Figure 3.

Figure 3. Building Height



- 4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the building height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at





Subject: 1. Streamlining Rental Around Local Shopping Areas - etc, etc, etc.

Dear Mayor and Council,

I am writing to express my opposition to subject rezoning.
My concerns are as follows:

1. Given the lack of direct notification, too many residents who stand to be directly affected remain entirely unaware of proposed rezoning.
2. Proposed rezoning ignores established Local Area Plans, Community Visions and Community Plans, which were developed through grassroots neighbourhood-based planning/consultation and appropriately informed by local context.
3. Proposed rezoning fails to impose reasonable limits on the extent of contiguous redevelopment on a given block or adjacent blocks. This is obviously a major departure from the prior Affordable Housing Choices Interim Rezoning Policy which limited projects to two sites within 10 blocks.
4. The lack of a reasonable spacing requirement will undermine affordability by encouraging speculative land assembly -- and, together with so-called "simplified building design" (again, in contrast with the prior Affordable Housing Choices Interim Rezoning Policy), could lead to monotonous streetscapes and oppressive barriers to sky and sunlight for adjacent neighbours, as well as for shoppers and others looking for a sunny streetside cafe or eatery.
5. Blanket pre-zoning will predictably inflate land values and see existing more affordable rental stock largely replaced by less affordable market rental units that are too often developed and managed for third-party investors through Residential Real Estate Investment Trusts.
6. Land value inflation, together with triple net leases, will also place greater burden on small businesses across Vancouver, that are already struggling to turn a profit in the wake of COVID-19.
7. The scale and form of construction incentivised by proposed rezoning (largely, five and six-storey reinforced concrete) will generally be more carbon-intensive and less sustainable than that already permitted under existing C-2 zoning (generally, four-storey timber).

While it might seem counterintuitive, the surest way to bring affordable housing to Vancouver is by putting the brakes on rezoning, not the opposite. In effect, commercial property owners are currently sitting on vast swathes of could-be affordable housing because these owners/investors have been conditioned to

expect that rezoning will deliver windfall profits. Thus, instead of reinforcing that expectation, the City should be sending the opposite signal to dissuade speculation and encourage the outright development of existing zoned potential. Resulting low-rise housing would not only be more affordable as result of avoiding land value inflation and benefiting from the lower-cost of timber construction, but also by being less attractive to institutional and off-shore investors -- not to mention a massive reduction in embodied carbon.

And, as regards so-called low-density areas -- outside C-2 zones and beyond arterials (light blue zones) -- I encourage City Council to reflect on the following 2018 campaign platform and to recommit the City to a more healthy neighbourhood-based approach to planning, consultation and development. With the right approach -- i.e. "authentic public engagement" -- my sense is that these transition zones could be fertile ground for something like the Mayor's current vision for higher density, lower-scale (three-storey) "missing middle" housing, and that the City would likely find considerable grassroots support for such a proposal in neighbourhoods across Vancouver -- particularly, with an emphasis on retention and redevelopment to avoid wasteful demolition and limit the counterproductive carbon-cost of new construction.

Guy Cross
Vancouver

AUTHENTIC PUBLIC ENGAGEMENT



1. **Fast-track a new city-wide plan for Vancouver**, co-created with residents, that has a liveable city, not a growth strategy, as its goal. The new plan will review recent blanket city-wide zoning changes and determine what we want our city to be: what kind of growth and density, what kind of housing and where, what new public amenities, and what types of transportation. The planning will follow a tight timeline, within 18 months, because of the urgency of addressing the housing crisis.
2. **Empower communities** through neighbourhood-based city planning offices that enable communities and residents to be involved in the planning and implementation of the new city-wide plan.
3. **Establish new guidelines for all public engagement**, to authentically and democratically engage residents so their input is ultimately reflected in plans and decisions. Incorporate a focus on genuine listening, collaborative decision-making, and sufficient time for public review of reports well before decisions are made so people have the time to determine if their input has been incorporated.
4. **Increase participatory budgeting** so residents can democratically determine how certain city money is spent such as how revenues from increased West End parking fees will be spent in the West End.

KEY PLAN DIRECTIONS

- 1 Retain and enhance the unique character of the Village core as the heart of the community.
- 2 Diversify transportation links and be more welcoming to pedestrians and cyclists.
- 3 Plan for sea level rise and climate change impacts.
- 4 Provide more housing forms in the village neighbourhood suitable for all ages and stages of life.
- 5 Enhance Gyro Park as an integral part of the community heart and place of natural beauty.
- 6 Recognize local First Nations culture and history.
- 7 Green the village and surrounding streets.
- 8 Ensure new buildings and public spaces are in harmony with the Village scale and character.
- 9 Make Sinclair Road as a safe and enjoyable walking and cycling route.

THE DRAFT PLAN IS READY FOR YOUR INPUT
Visit our website at: saanich.ca/cadboro

DRAFT Cadboro Bay LOCAL AREA PLAN

IN-PERSON OPEN HOUSES ARE NOW SCHEDULED!

An updated Local Area Plan will provide a renewed course to guide future growth and change in the Cadboro Bay local area over the next 20-30 year horizon.

The Draft Cadboro Bay Plan seeks to retain what is valued about Cadboro Bay, while looking to expand housing options, respond to climate change, improve active transportation routes and enhance the Cadboro Bay Village.

The Draft Plan sets out a vision and planning framework that can be responsive to changing circumstances over time. The local area plan also sets a context for considering development proposals in the area.

THE DRAFT PLAN IS READY FOR YOUR INPUT!

Note: COVID-19 public health measures in effect will be applied.

saanich.ca/cadboro

- View the Draft Plan
- Complete the Community Survey
- Register for an Open House
- See the Virtual Open House

OPEN HOUSES

Saturday, November 13, 2021
- 1 pm to 6 pm

Thursday, November 25, 2021
- 11 am to 2:30 pm

Broad View United Church (Open)
2025 Arbutus Road

Tuesday, November 16, 2021
- 5:30 pm to 9 pm

Friday, November 19, 2021
- 5:30 pm to 9 pm

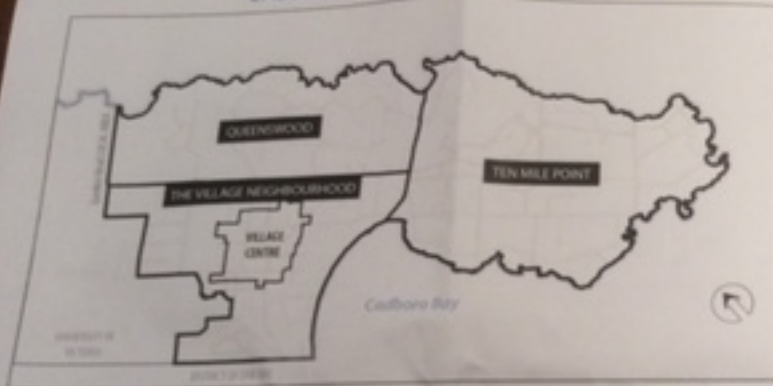
St. George's Anglican Church (Open)
2309 St. George's Lane

WHAT DOES THE PLAN ADDRESS?

- Environment and Sustainability
- Village Plan
- Land Use
- Urban Design
- Transportation and Mobility
- Social and Cultural Well-Being
- Parks and Trails
- Economic Development

CADBORO BAY LOCAL AREA PLAN DRAFT

CADBORO BAY NEIGHBOURHOODS



DRAFT LOCAL AREA PLAN HIGHLIGHTS

Support a more complete community within walking distance to services and amenities in the Village, with the goal to accommodate a variety of demographics including seniors and younger families.

Focus future growth in the Village Neighbourhood, looking to provide more diverse, ground-oriented housing options including duplexes, townhouses, house-plexes, and other innovative housing forms.

Implement new design concepts for Sinclair Road and Cadboro Bay Road, with a focus on safe, high quality sidewalks and bike facilities, improved crossing options and integration of trees and public spaces.

Protect natural areas and features that are unique to Cadboro Bay and improve access to these special places.

Maintain the large lot, semi-rural character of Queenswood and Ten Mile Point neighbourhoods, with reduced infill housing through District-wide programs.

Support institutional lands as a key part of the community and in their role to deliver community services, locally significant employment and housing in a manner consistent with community character.

CADBORO BAY VILLAGE



AN UPDATED PLAN FOR CADBORO BAY VILLAGE

- Celebrate Cadboro Bay Village as the heart of the community with pedestrian oriented streetscape gathering places that sustain community life and well-being.
- Use updated Development Permit Area Guidelines to assess the form and character of new development, promoting quality urban design and compatibility with Village character.
- Allow opportunities for incremental expansion of commercial uses connected to the Village Centre to expand the availability of shops and services.
- Support a greater diversity of housing options in the Village, with the goal of achieving a mix of types, unit sizes, tenure and affordability levels.
- Enhance Village connections to Cadboro-Gyro Park through improved pedestrian and cycling urban design and wayfinding.
- Integrate climate change and sea level rise projections to adapt land use and ensure a resilient Centre.

THE DRAFT PLAN IS READY FOR YOUR INPUT!

Learn more and let us know what you think at: saanich.ca/ca