



Central  
Saanich

# Bill 44 – Small Scale Multi-Unit Housing

Council Presentation: Monday May 27, 2024

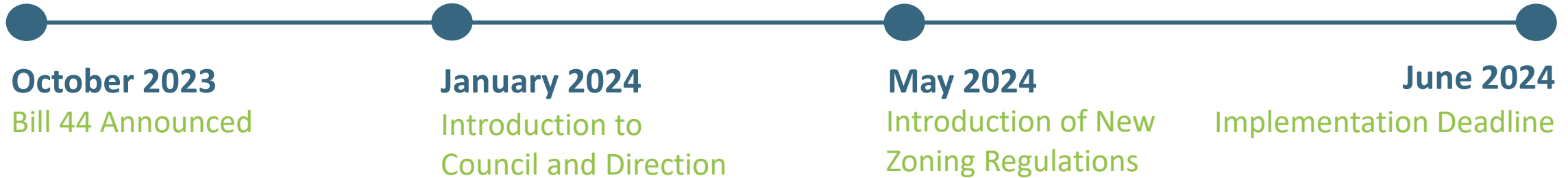




# Agenda

- Recap
- Proposed Zoning Approach
- Next Steps

# Council Direction



## May 13th Council Direction

*That Zoning Bylaw Amendment Bylaw No. 2196, 2024 (Bill 44 – Housing Amendments for Small Scale Multi-Unit Housing, Inside Urban Containment Boundary) be introduced and given First Reading, as amended by adding aligning further with the Official Community Plan by tying the six (6) and eight (8) units with connectivity to commercial and transit options.*



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# Recommendation – Village Connectivity

Allowing a maximum of four units in residential areas and up to eight along main corridors and within a 400m radius of Village Centres. Zoning permits more units as lots get larger up to a maximum of 8 units (max 3 buildings).

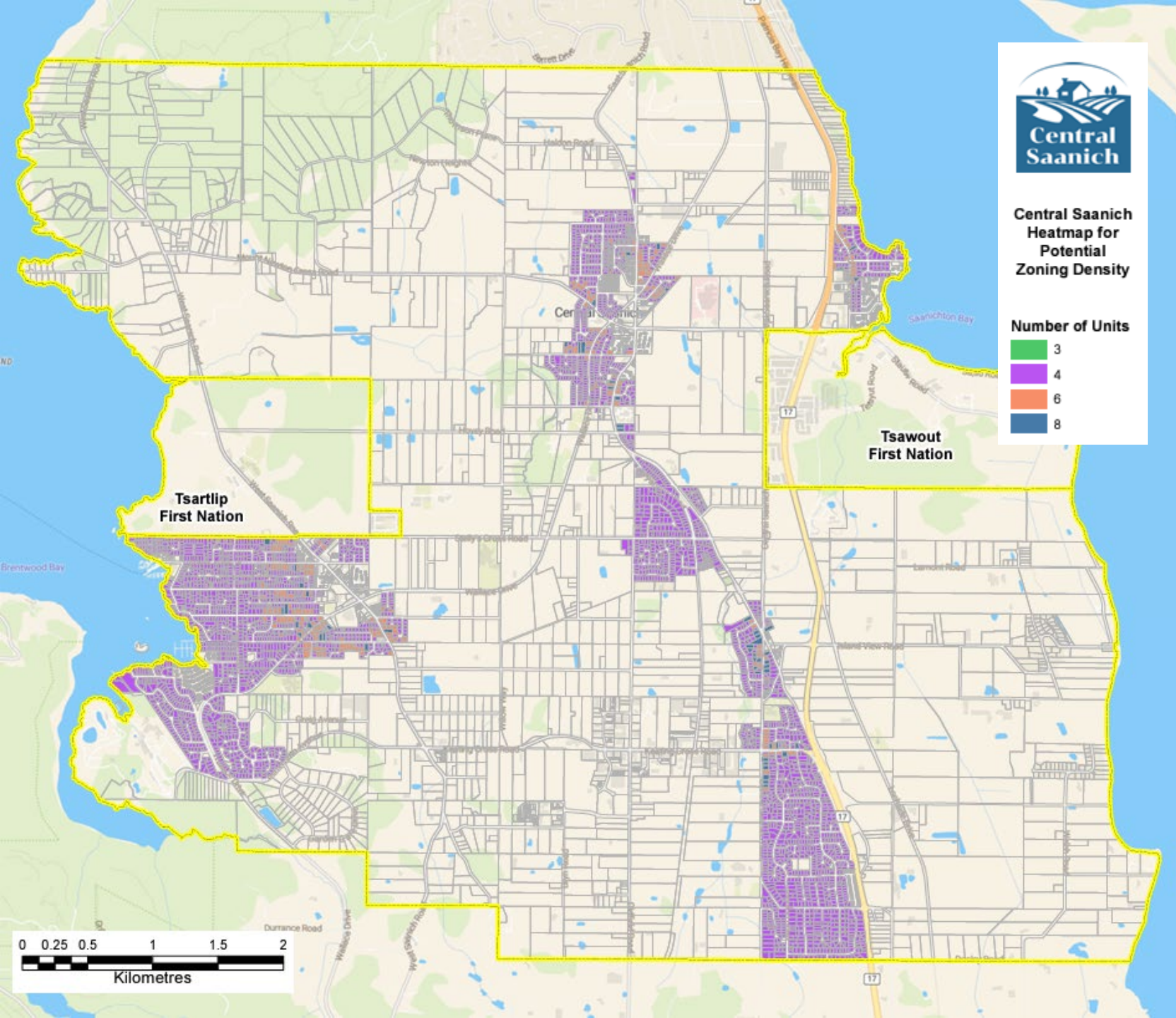
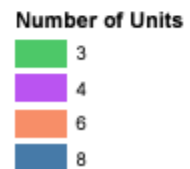
- 400m represents a five-minute walk
- Helps create walkable, transit oriented, and vibrant communities.
- Supports good site, neighbourhood and street design.



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Heatmap for  
Potential  
Zoning Density



# Village Connectivity

## Recommended

Density within a 400m radius  
of Saanichton & Brentwood  
Bay Village

# Three Zone Approach

## Residential Neighbourhood

- Aligns with Neighbourhood Residential designation in the OCP

## Residential Corridor

- Aligns with Main Corridor areas in the OCP with transit-oriented development near Villages and services.

## Residential Village

- 400m radius or five-minute walk from main commercial village centres.

**68%**

Of residential  
properties will fall  
under the  
Neighbourhood Zone

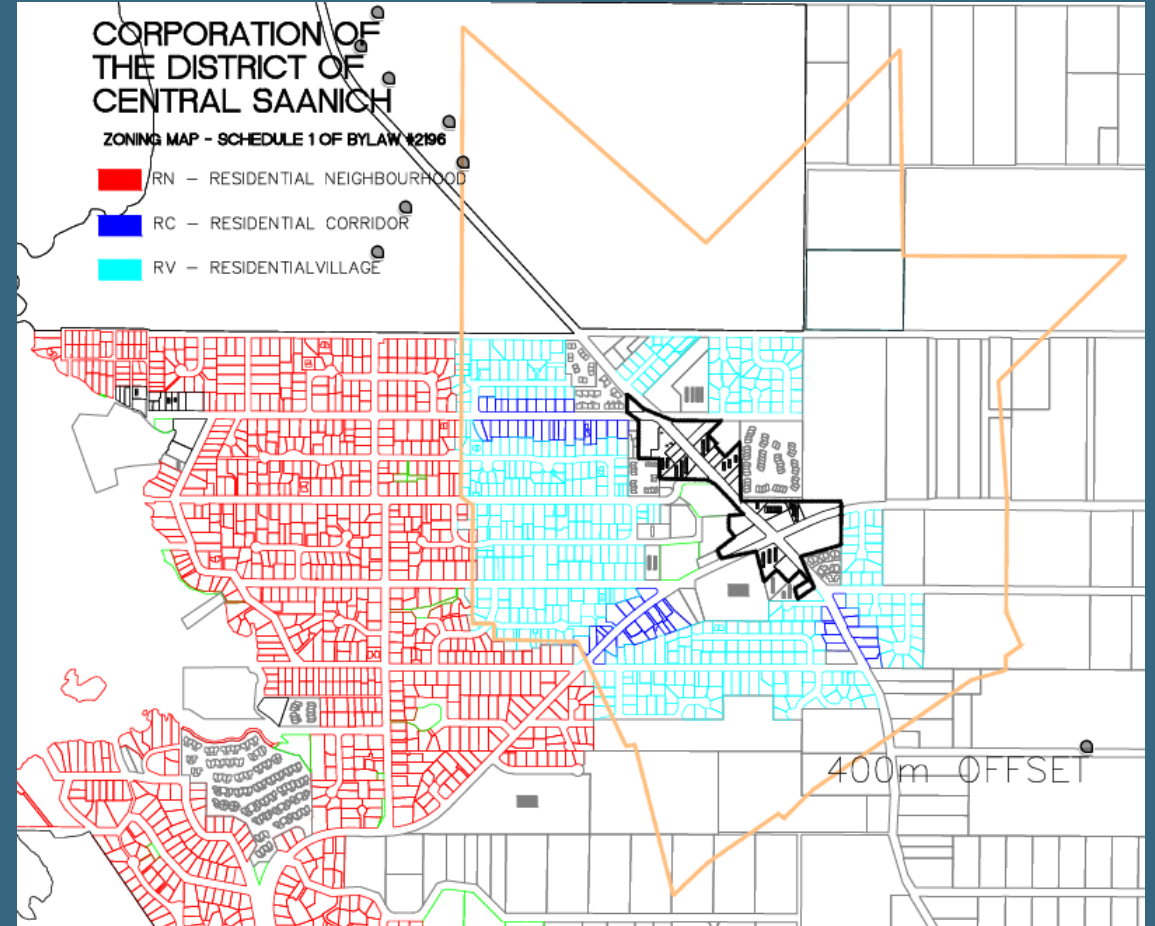
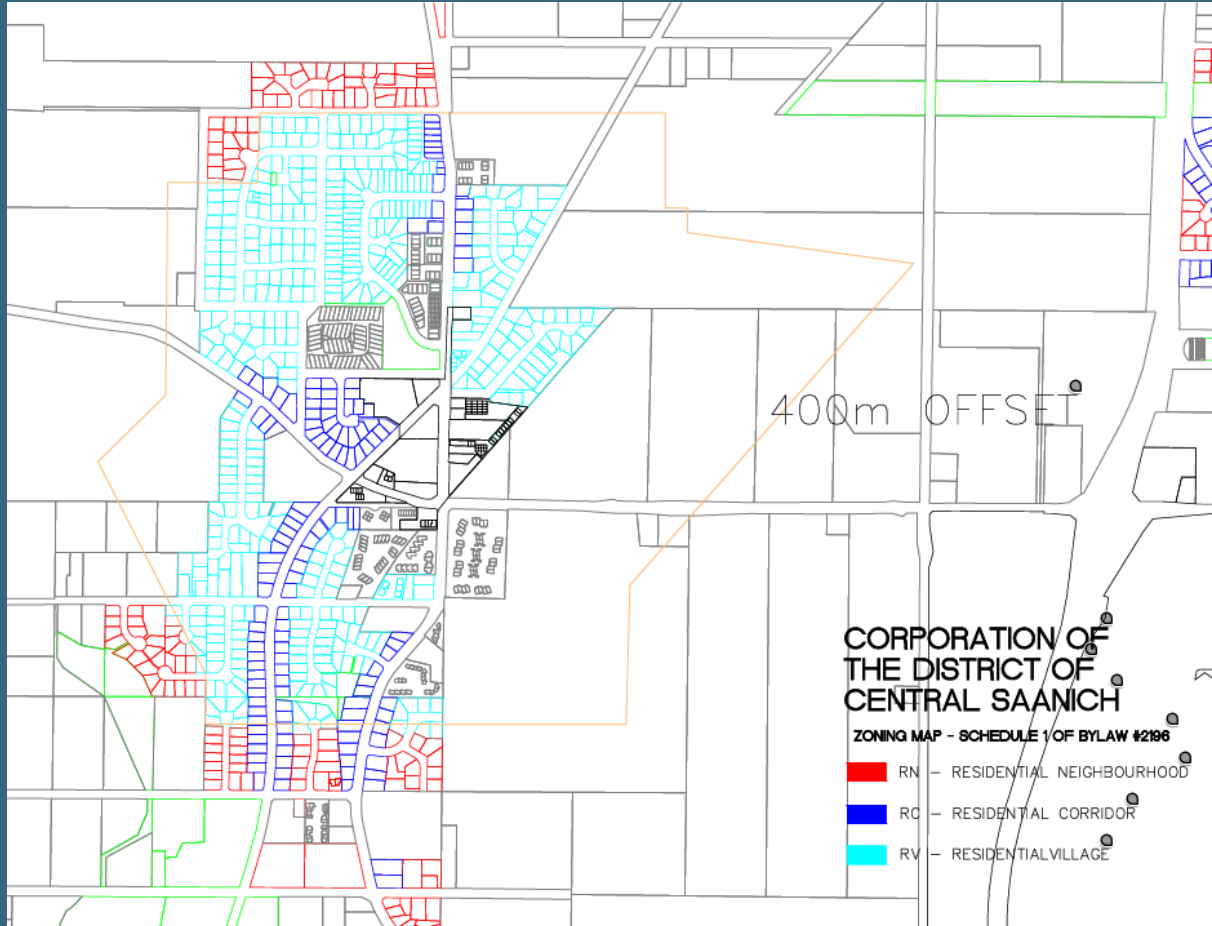
**9%**

Of residential  
properties will fall  
under the Corridor  
Zone

**23%**

Of residential  
properties will fall  
under the Village  
Zone

# Proposed Zoning Maps



# Summary

- **Bylaws must be adopted by June 30<sup>th</sup>, 2024**
- Oversight will continue through the Development Permit Process
- Focusing density near village centers supports the creation of complete and walkable communities







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# Questions?