



Central
Saanich

Light Industrial Zoning Bylaw Updates

January 27th, 2025



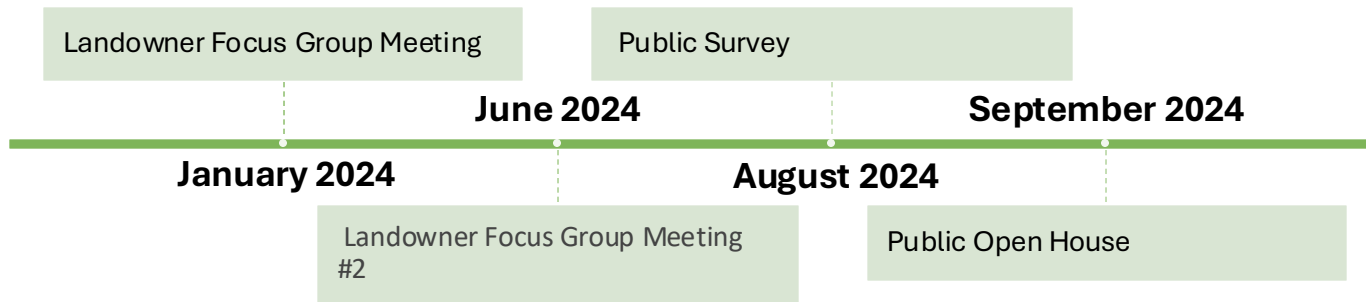
Background

- **Official Community Plan (2023)**
- **Central Saanich Industrial Market Report (2021)**
- **Economic Recovery Report (2020)**
- **Community Economic Resiliency Action Plan (2021)**
- **Keating Business District Parking Strategy (2022)**
- **Keating Business District Study & Implementation Plan (2017)**

Industrial lands are developed in such as way to provide a broader range of site sizes, more innovative uses of multilevel industrial buildings, the efficient use of lands and access routes, and options for property ownership through strata development or other legal agreements.

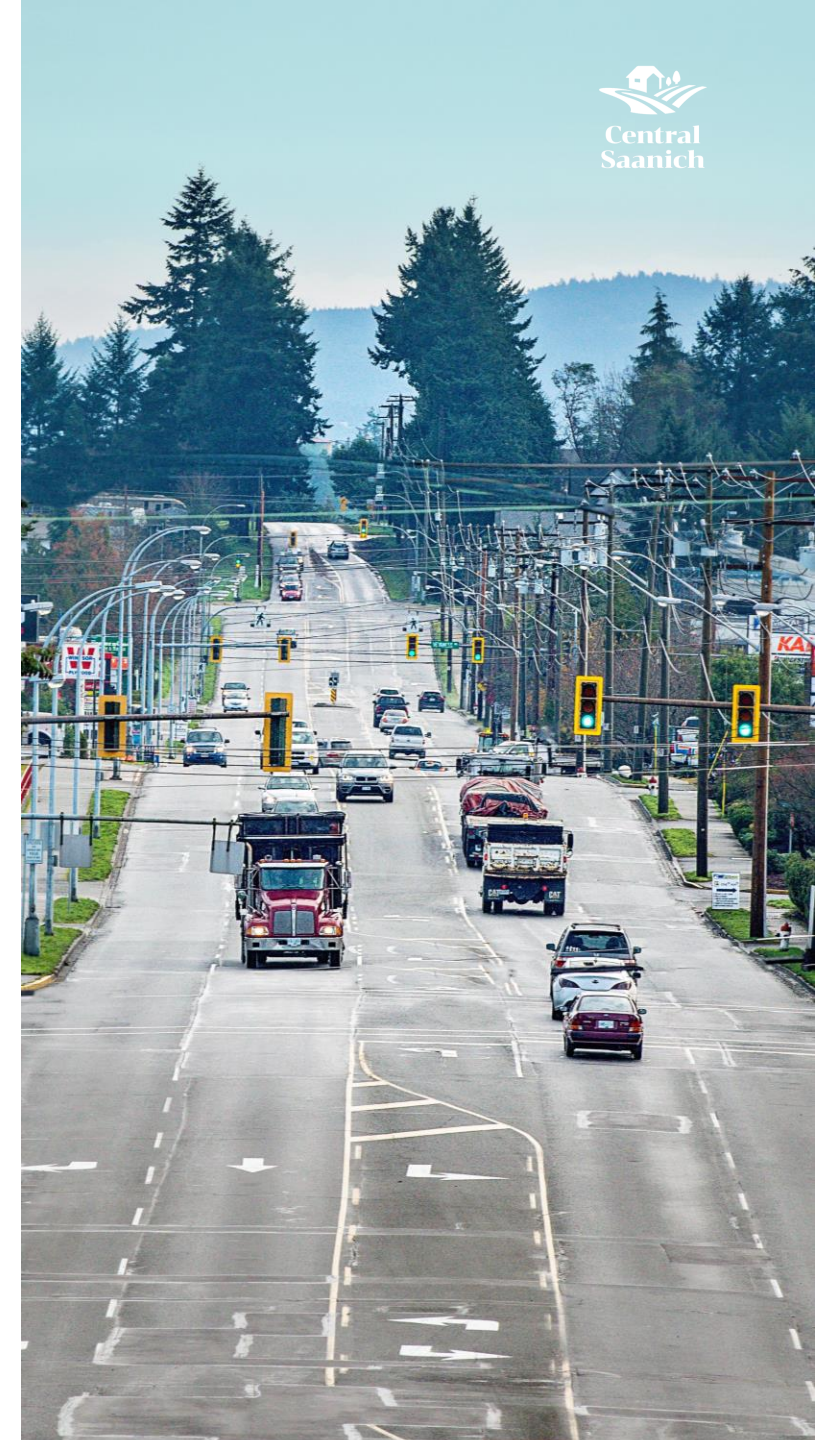


What We Heard

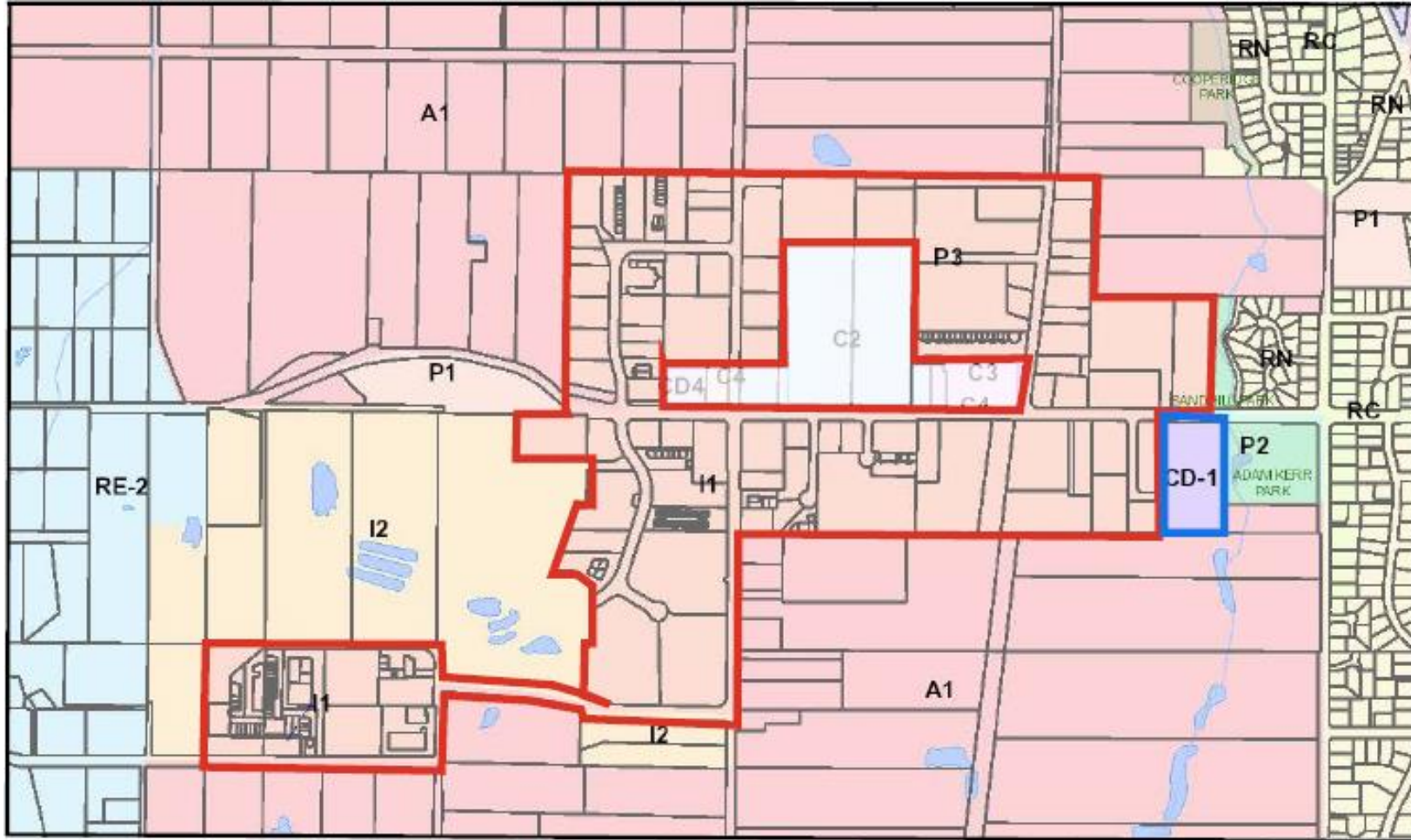


Community Feedback

- Strong support for increasing building heights.
- Allowing diverse and emerging industrial uses.
- Removing residential uses from the Keating Business District due to conflicting nature of industrial.



Light Industrial (I1) & CD 1 (Gateway Park)



Summary of Changes

General Light Industrial

Means an industrial activity and/or use providing for the manufacturing, processing, assembling, fabricating, testing, servicing, repair, storing, transporting, warehousing, or distribution of goods or materials or products, and includes wholesaling provided that the merchandise being sold is distributed from the lot. Activities on site shall not be offensive to the neighbouring areas by reason of smoke, dust or other airborne particles, odour, heat, or electrical or electronic interference.”

Replaces

- (1) Agricultural Processing Centre
- (3) Boat Building
- (11) Dry-cleaning Plant
- (14) Light Manufacturing and Processing
- (16) Mini warehousing
- (17) Motor vehicle body work, painting and structural repairs
- (18) Parking Lot
- (26) Storage Facility or Warehouse
- (27) Trades' Workshop
- (28) Truck Terminal or Courier Services
- (29) Vehicle Servicing
- (31) Wholesalers

Result

More flexibility to support diverse uses by avoiding a narrowly defined list of uses

Summary of Changes

Innovation Industrial

means the provision of research and development, science, technology, engineering and mathematics (STEM) based services, analytical research or testing services including information technology, biotechnology, and energy and environmental technologies, and can involve the design, processing, manufacturing, storage and distribution of such technologies, including, but not limited to: electronics, electrical products; computer hardware, programming and software development; telecommunications' systems including devices or similar equipment; precision engineering and robotics; pharmaceuticals; medical devices, batteries and fuel cells.

Replaces

(22) Research Laboratory
(23) Research and
Development Facility

Result

Supports emerging uses in research and development, science, technology, engineering and mathematics (STEM) based activities in the Keating Business District

Summary of Changes

- Increasing Building heights from 11m to 18m to accommodate automation in industrial uses.
- Adding General Light Industrial and Innovation Industrial to CD-1 Zone: Gateway park to align with the broader industrial vision for the Keating Business District and Industrial nature of the property.



Conclusion

- **Changes can be reviewed as part of the 2025 Zoning Bylaw Update.**
- **Align Comprehensive Development (CD) Zones within the Keating Business District to support a cohesive vision and ensure continuity in land use and development planning**
- **Climate action initiatives will be reviewed as part of the 2025 Development Permit Guidelines Review**
- **Changes provide for future flexibility and innovation as the Keating business District continues to evolve.**





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Questions?