

WHAT WE HEARD

INDUSTRIAL ZONING UPDATE

JANUARY 2025

Overview

The District of Central Saanich undertook a comprehensive engagement process to gather feedback on industrial land use policies within the Keating Business District (KBD). Through a combination of open house events, targeted stakeholder meetings, and public surveys, the District engaged industrial landowners, business owners, and residents to inform future zoning and policy decisions.

The engagement activities emphasized the need to balance the preservation of industrial lands with evolving community and economic needs. A recurring theme was the importance of supporting industrial growth while limiting conflicting residential uses in the KBD.

Goals

- Provide opportunity for community engagement with industrial landowners, business owners, and residents.
- Educate through a combination of open house events, targeted stakeholder meetings, and public surveys.
- Feedback will be provided to Council to help inform decisions



Engagement overview

- **Survey – August 2024**
Gathered broader community feedback on industrial land use policies.
- **Open house - September 17, 2024**
Attended by industrial landowners, business owners, and local residents. Attendees provided valuable input on topics related to commercial land use.
- **Industrial landowners' engagement process:**
 1. Idea-generation and feedback session to identify key priorities - January 2024
 2. Direction-confirmation meeting to refine recommendations – June 2024

Engagement Summary

ENGAGED

- 40 participate in the survey
- 50 attended a workshop
- 10 participated in focus groups

AWARE

- 523 visited the project page

Promotion

- Let's Talk site project page
- Mailer to properties within the KBD and 100-meter radius of Small Commercial notes.
- Municipal website: news release and meeting calendar
- Social media: five posts on platforms

Help us improve our commercial areas



Feedback / What we heard

- **Support for Industrial Preservation**
 - Stakeholders strongly supported maintaining Keating Business District (KBD) industrial focus, citing its critical role in regional economic growth and its limited availability in the Capital Regional District (CRD).
 - Survey Results: **55% of respondents agreed** with limiting residential uses in the KBD to preserve industrial operations.
- **Building Heights**
 - There was significant support for increasing allowable building heights to accommodate modern industrial needs, such as high-efficiency warehouses.
 - Survey Results: **70% of respondents supported increasing building heights**, with **35% favoring heights up to 18 metres**.
- **Diverse Uses in Industrial Zones**

- Stakeholders emphasized the need for zoning flexibility to enable a broader range of industrial activities, including high-tech and innovative uses.
- Survey participants supported diversifying industrial uses while excluding residential uses to minimize land-use conflicts.
- **Concerns About Residential Uses**
 - Feedback consistently highlighted concerns about introducing residential uses in the KBD, including potential noise complaints, parking challenges, and operational restrictions on industrial activities.
 - Landowners specifically opposed residential integration, favoring residential intensification in areas adjacent to, but outside, the KBD.
- **Travel and Accessibility**
 - A travel time analysis presented during the engagement demonstrated that residential areas within Central Saanich are in close proximity to KBD, supporting the idea of intensifying housing outside the district while improving transportation connections.
- **Regional Context**
 - Stakeholders expressed urgency in protecting industrial lands given the CRD's critically low industrial vacancy rates (below 1%). Any loss of industrial land in KBD would undermine regional competitiveness and economic resilience.

Conclusion

The feedback collected through the District's comprehensive engagement process highlights the critical role of the Keating Business District as a hub for industrial growth and economic activity in Central Saanich and the broader region. Stakeholders consistently emphasized the need to protect and enhance the industrial character of the KBD while addressing modern operational needs.

Support for increasing building heights, diversifying industrial uses, and excluding residential development reflects a strong commitment to preserving the district's industrial integrity. At the same time, participants recognized the importance of balancing industrial development with broader community needs, such as housing and accessibility, by focusing residential intensification efforts outside the KBD.

These findings reaffirm the importance of strategic planning and zoning policies to ensure the long-term viability of the KBD. By integrating the voices of landowners, business owners, and residents, the District is well-positioned to implement policies that support industrial innovation, economic resilience, and sustainable growth.