



Phase 1 – What We Heard Report Zoning Bylaw Update

December 15th, 2025

Background

The District is updating its Zoning Bylaw to modernize regulations and better align with the OCP. The draft approach was introduced to Council on September 15, 2025.

Key directions explored:

- Align zoning with OCP in Brentwood Bay & Saanichton
- Density bonusing & inclusionary housing in villages and corridors
- Rural zone updates (agriculture, house sizes, lot coverage)
- Reintroduce R1-XS small lots
- Increase heights in small commercial nodes (4 storeys)

What We Heard



Across two open houses, two property-owner sessions, email and phone correspondence, and discussion with the APC, staff heard the following:

Rural Feedback

- Strong emphasis on protecting forested, natural & agricultural character
- Mixed feedback on removing agriculture from Rural Forest / Shoreline
- General support for proportional lot coverage
- Mixed views on 500 m² max house size

Brentwood & Saanichton Feedback

- Significant concern about proposed upzoning, including potential impacts on property values, taxation, insurance, neighbourhood character, and traffic/servicing capacity
- Many residents expressed fear of displacement or not being able to remain in their homes
- General support for focusing future growth in Village Centres



Initial Rationale

Why Zoning Map Changes Were Initially Considered

- Align zoning with OCP-designated village areas
- Support walkable, transit-oriented growth
- Help meet long-term housing needs & provincial housing targets
- Reduce redevelopment pressure on surrounding neighbourhoods
- Avoid lower-density redevelopment in Village Centres that could limit future density potential
- Small lot sizes limit multi-unit infill unless the site is fully redeveloped
- Previous Council direction to explore "Village Residential" Zoning
- Independent land economist evaluated impacts of increased density. Analysis included 4 mixed-use and 4 multi-family sites the estimated land value uplift: **~\$815,000–\$825,000 per acre**

Revised Approach

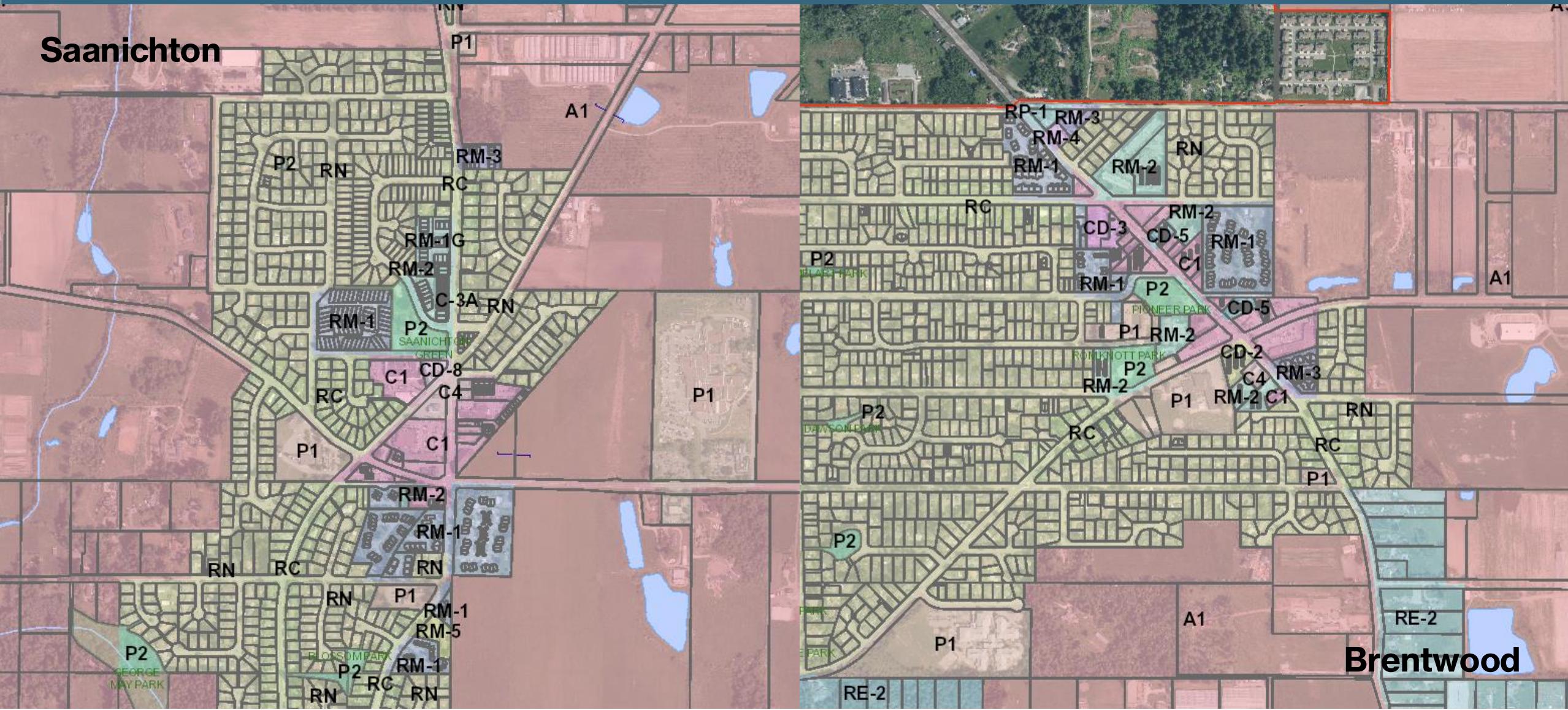
Brentwood Bay & Saanichton

- Do **not** pursue broad upzoning at this time
- OCP supports multi-family and commercial mixed use housing forms so property owners can apply for rezoning.
- Preserves ability to secure amenities

Rural Areas

- Explore allowing small-scale agriculture while protecting tree canopy
- May Include:
 - Limiting agriculture to part of a lot
 - Development Permit Area to protect trees
 - Site-specific permissions for properties with farm-status

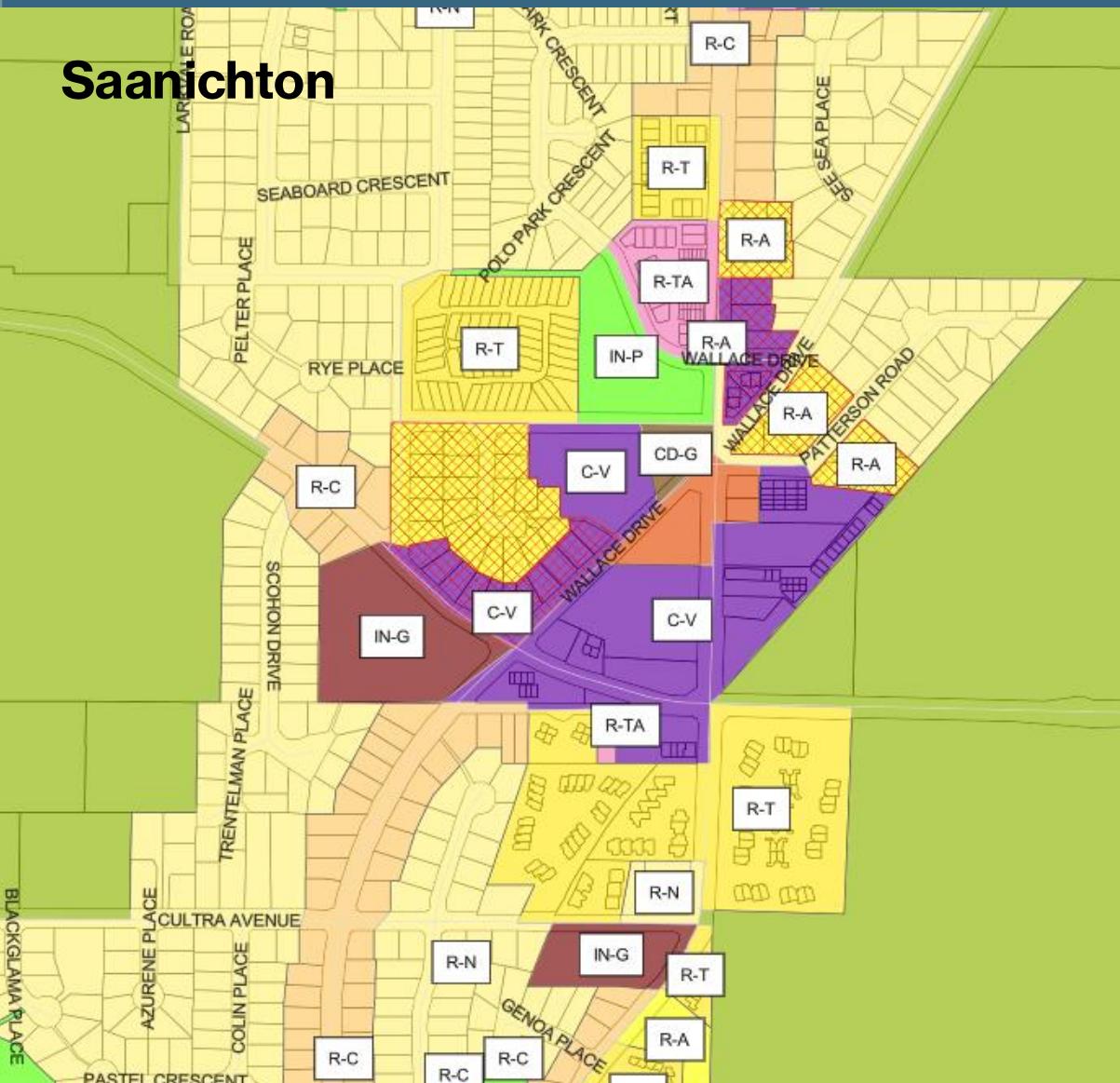
Option 1 (Recommended)– Maintain Current Zoning



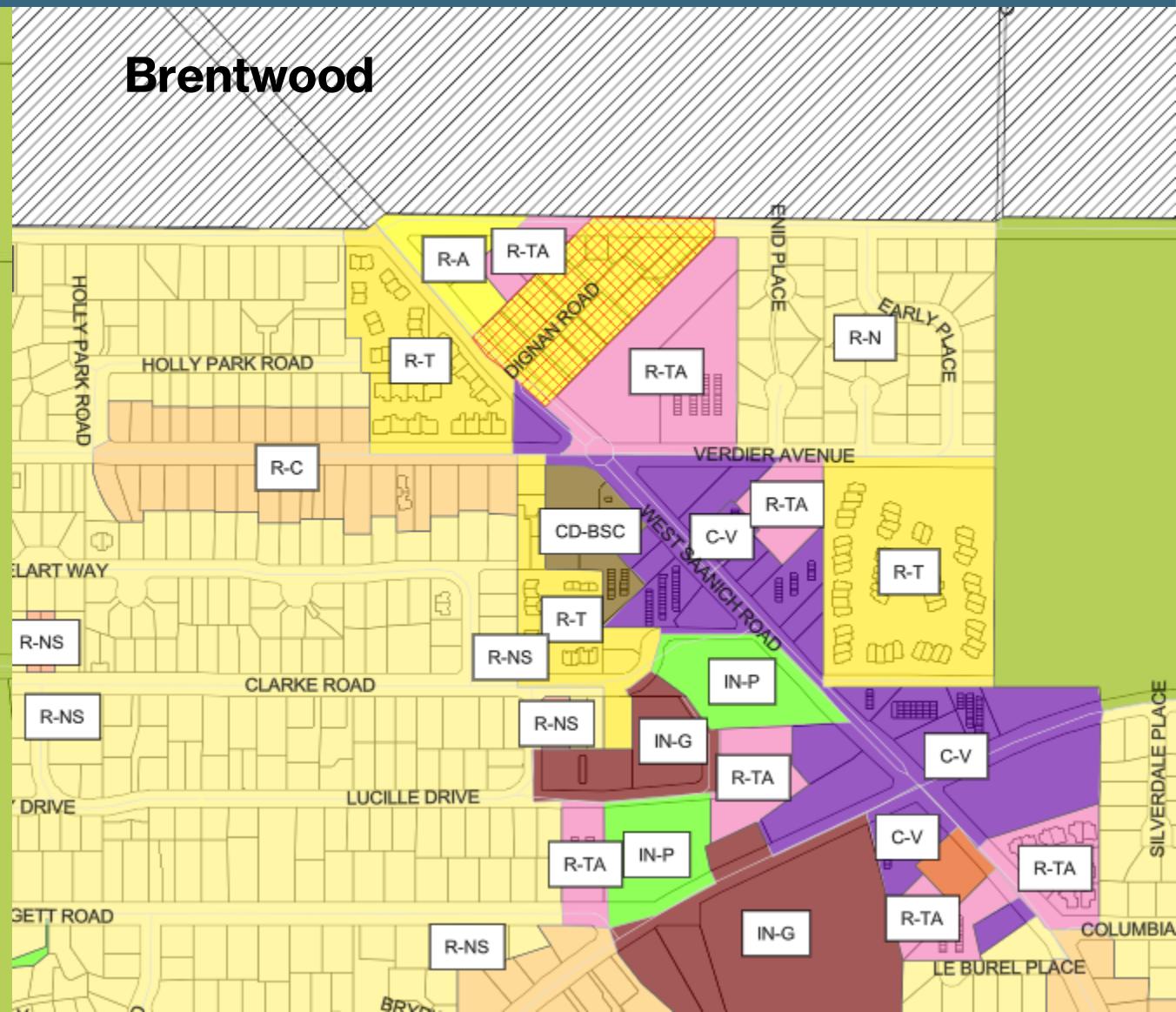
Brentwood

Option 2 – Continue as proposed

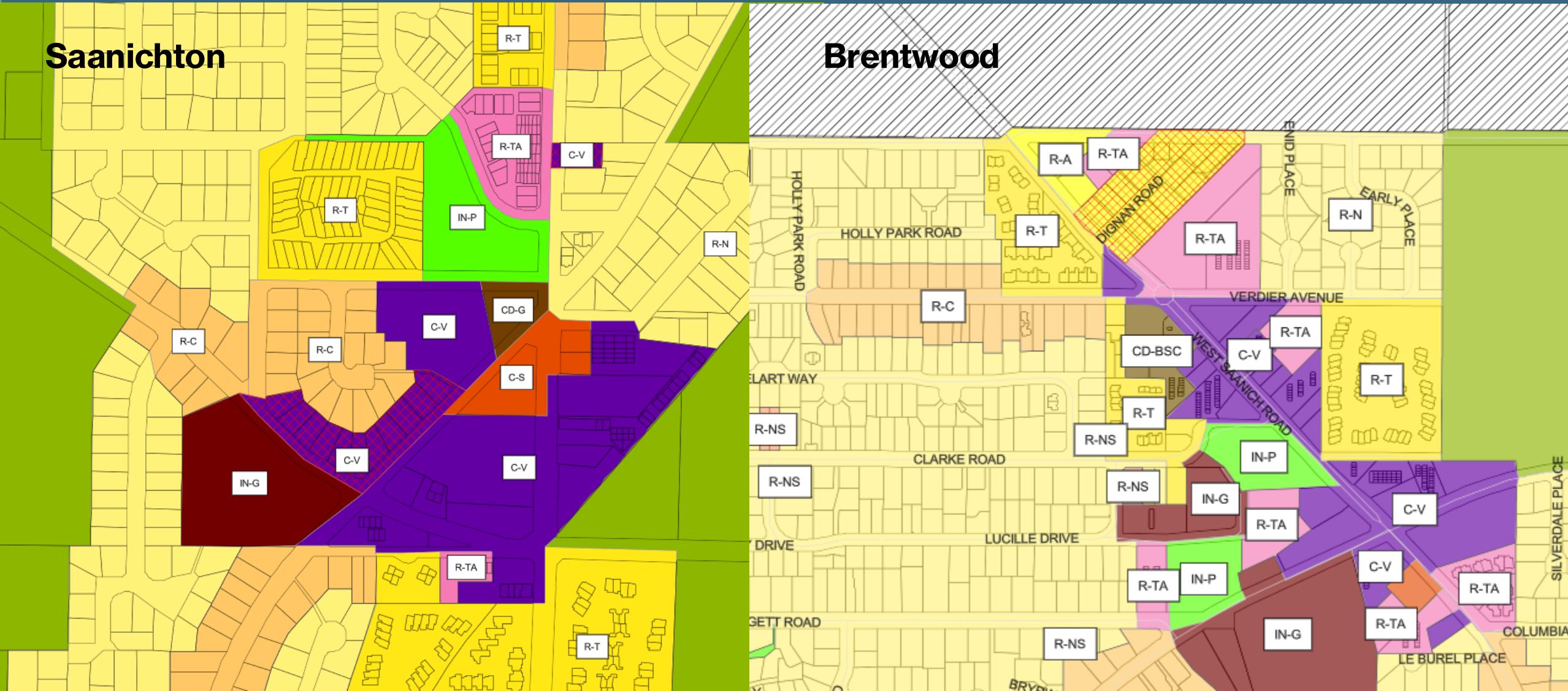
Saanichton



Brentwood



Option 3 – Align with OCP in Certain areas



Questions?