



Ministry of
Transportation
and Transit

Uptown Transit-Oriented Development Stakeholder and Public Engagement Summary Report

August 19 - September 18, 2024



Prepared by the Citizen Engagement Team (Ministry of Citizens' Services) and
Kirk & Co. Consulting Ltd. for the Ministry of Transportation and Transit.

Acknowledgement

The Uptown TOD is located within the Traditional Territories of the Lekwungen Nations of Esquimalt and Songhees, as well as the WSANEC Nations of Tsawout First Nation, Tsartlip First Nation, Tseycum First Nation, and Pauquachin First Nation.

Contents

Executive Summary	1
1. About Uptown TOD	2
2. Stakeholder and Public Engagement	5
2.1. Public Engagement	5
2.2. Stakeholder Engagement	7
3. What We Heard	8
3.1. Engagement Survey and Events	8
3.2. Key Themes from Stakeholder Meetings	21
4. Next Steps and Future Engagement	22
Appendix A. Notification materials	
A.1. News release	
A.2. Postcard	
A.3. Social media	
Appendix B. Engagement materials	
B.1. Display boards	
B.2. Engagement survey	
B.3. Engagement website	
B.4. Website	

Executive Summary

The Ministry of Transportation and Transit (the Ministry) is in the early stages of planning for the creation of the Uptown Transit-Oriented Development (TOD) in Saanich, B.C.

As part of the planning process, the Ministry undertook early engagement with First Nations, stakeholders and the public in 2024 to seek input to inform the planning and design moving forward.

This engagement included:

- Meetings with First Nations
- Meetings with 20 stakeholder organizations
- Public engagement website with an online survey
- News release
- Post-card mail-out
- Social media posts
- Pop-up event
- Open house

A total of 641 online surveys were completed. Key results include:

- 76% of respondents either strongly agreed or somewhat agreed with the values underpinning the Uptown TOD.
- The top three ranked types of housing respondents would be most interested in seeing at the Uptown TOD are apartments, stacked townhomes, and family friendly homes (3+ bedrooms).

- The top three ranked categories of services and amenities that respondents would like to see as part of the Uptown TOD are plazas and gathering spaces, health and wellness, and restaurants and cafes.
- The top three ranked active transportation facilities that respondents would most like to see included in the Uptown TOD are enhancement of connecting trails and facilities, water stations, and secure short-term visitor bike and scooter parking.

The Province will utilize the feedback gathered to continue to work with First Nations and project partners, including BC Transit, Capital Regional District, and District of Saanich to inform project scope and design criteria.

The Province is committed to continued engagement and consultation with First Nations throughout the development process.

1. About Uptown TOD



Transit-Oriented Development (TOD) is an approach to land use planning that locates high-density, mixed-use development within walking distance from frequent transit services. It promotes the creation of complete, liveable, and sustainable communities by building more homes near transit and services.

When developed, the Uptown TOD will provide hundreds of new homes and a transit exchange with connections for active transportation—walking, cycling and rolling.

In addition to the transit exchange, the plan proposes multiple buildings with hundreds of housing units, new public gathering spaces, retail and commercial space, and potential for amenities, such as childcare, community health facilities and educational services.

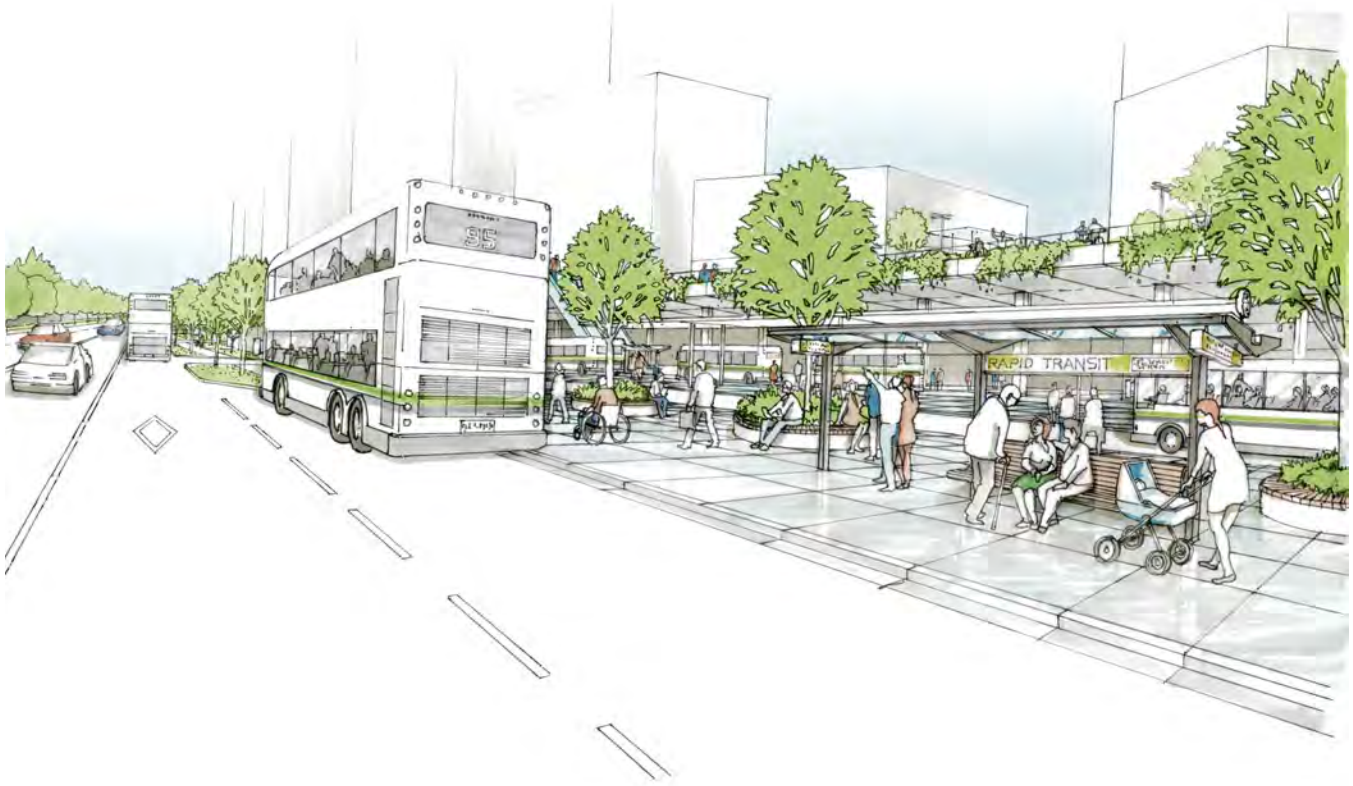
The new development proposes to integrate with and enhance the existing Lochside and Galloping Goose regional trails, becoming a key connection for active transportation and transit, with connections to downtown Victoria, the University of Victoria, the West Shore and the Saanich Peninsula.

The Uptown Transit Exchange will serve as a transfer point between the broader transit network and three planned RapidBus Lines.

These RapidBus Lines include:

- West Shore RapidBus Line (95 BLINK Langford/Downtown)
- McKenzie RapidBus Line (96 BLINK Uptown/UVIC)
- Peninsula RapidBus Line

The development of the future Uptown Transit Exchange will improve transit connections in the Uptown area and support further transit service investments within the Victoria Region, phased over time.



Artist impression of how a Bus Rapid Transit stop and Uptown Transit Exchange could look from Highway 1.

Key Objectives

- Create a mixed-use community with a focus on transit and mobility hub connections, housing and public spaces
- Provide a future-ready transit exchange
- Increase market rental and housing unit supply
- Incorporate community services such as offices, childcare, education, civic amenities, health clinics, retail and restaurant space

Key Features

- The rapid bus exchange will have capacity to meet BC Transit's expected long term (20+ year) service planning assumptions for local and regional bus service connections in the Uptown area of 95+ buses per hour at peak.
- The site will integrate with and enhance the existing regional trail network (Galloping Goose and Lochside trails), attracting active transportation users.
- The new development will have convenient proximity to the Trans-Canada Highway #1.



Artist impression of how the Galloping Goose and Lochside Regional Trails could connect at the Uptown TOD.

2. Stakeholder and Public Engagement

2.1. Public Engagement

A broad public engagement was conducted from August 19 to September 18, 2024, to inform the public about the very early stages of Uptown TOD and provide an opportunity for input to help inform planning and design of the development.

Engagement opportunities



Online engagement between August 19 and September 18, 2024 through engage.gov.bc.ca/uptowntransitorienteddevelopment, including an online survey, access to engagement materials, and contact information for the Uptown TOD team



A pop-up event on September 5, 2024, at the intersection of the Galloping Goose and Lochside Regional Trails, in partnership with Capital Bike



A public open house on September 12, 2024, at New Life Community Fellowship Church in Saanich



Pop-up engagement event in partnership with Capital Bike on September 5, 2024.

Notification



Media release on August 20, 2024, leading to coverage in the Times Colonist, CFX, Capital Daily, Goldstream Gazette, Victoria Buzz, and other outlets communicating the open house dates and online engagement opportunity



8,554 postcards mailed to residences and businesses along postal routes within 1 kilometre of the Uptown TOD site



10 social media posts across the @TranBC Facebook and X channels (68.0K followers and 63.6K followers, respectively)

Engagement participation

2,057 website visits and **641 completed surveys**

between August 19–September 18

400+ attendees at the active transportation pop-up on September 5

50+ attendees at the open house on September 12



Open house at New Life Community Fellowship Church on September 12, 2024.



2.2. Stakeholder Engagement

The Uptown TOD team met with 20 organizations including community associations, property owners and tenants, and organizations in the active transportation, tourism and economic development sectors.

The purpose of the meetings was to provide an overview of Uptown TOD and to seek early input to inform future planning and design.

Meetings were held with:

- Budget Car Rental (Tenant)
- Capital Bike
- Cycling Without Age
- Destination Greater Victoria
- Gorge Tillicum Community Association

- Greater Victoria Chamber of Commerce
- Hansbraun Investments
- Iconix (Tenant)
- Larry Woolsey (Adjacent property owner)
- Mount View Colquitz Community Association
- Quadra Cedar Hill Community Association
- Recyclistas
- Rick Hansen Foundation
- Saanich Peninsula Chamber of Commerce
- Shape Properties Corporation
- Trails BC
- Trans Canada Trail
- Victoria Disability Resource Centre
- Victoria Native Friendship Centre

*Key themes from these meetings can be found in **section 3.2**.*

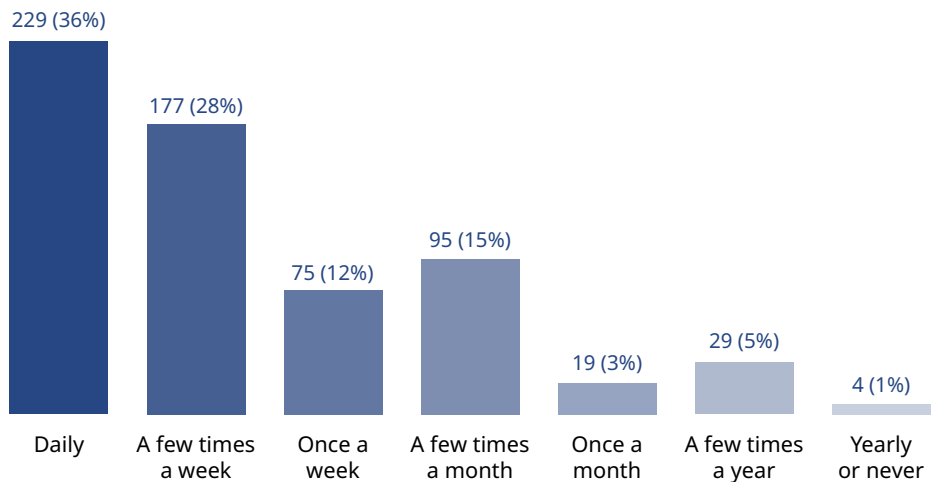
3. What We Heard

3.1. Engagement Survey and Events

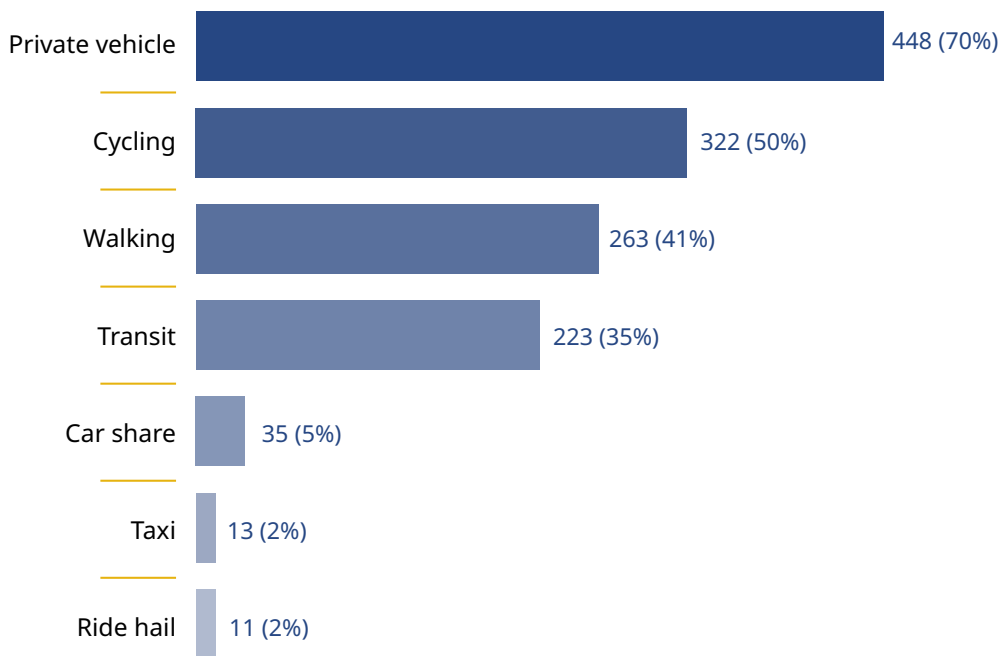
The following are the results from the 641 submitted surveys.

At the pop-up event and open house, interactive display boards sought feedback on key questions. Results from those interactive display boards are found in callout boxes throughout this section.

1. How often are you in the Uptown-Douglas area?



2. Currently, what is/are your primary mode(s) of transportation?¹



¹ Respondents could select multiple options, resulting in percentages exceeding 100%.

3. Please rate your level of agreement with the values for the Uptown TOD.

Sustainability
Align with provincial environmental priorities: promote active and public transportation use, design energy efficient buildings, and create a complete community that meets all resident needs (live, work, and play).





Operational Resilience
Phase the site over time and future-proof the transit exchange to accommodate for increased service over time as demand grows.

Attractive & Intuitive
Create a new regional hub in Saanich: a destination with attractive urban design that will serve as a landmark and meeting place connecting the region.




Transit First Approach

&


High Density Complete Community

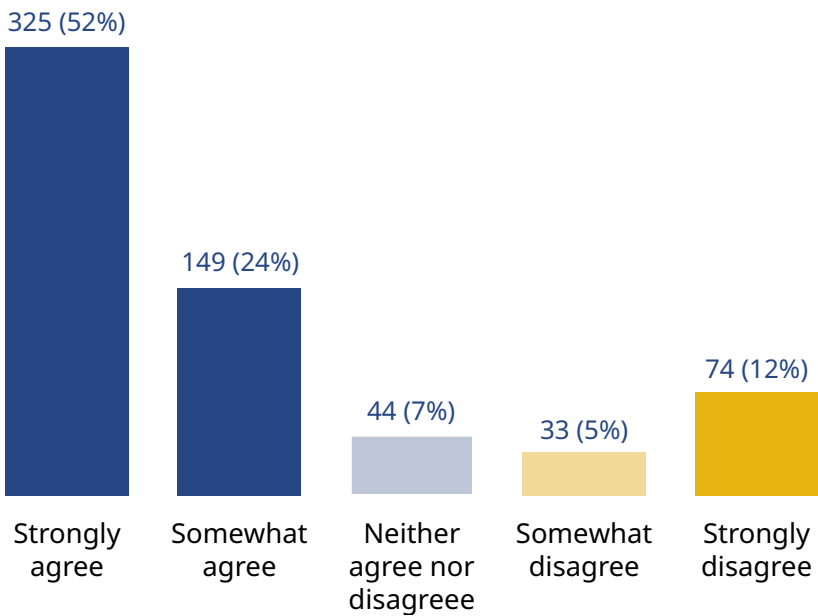
Community & Inclusion
Something for everyone: ensure a range of uses, amenities, and public spaces for all ages and abilities. Broad consultation to ensure the development reflects the diversity of Saanich.

Economic Vibrancy
Create diverse employment spaces and bring more businesses to Saanich to serve local residents.

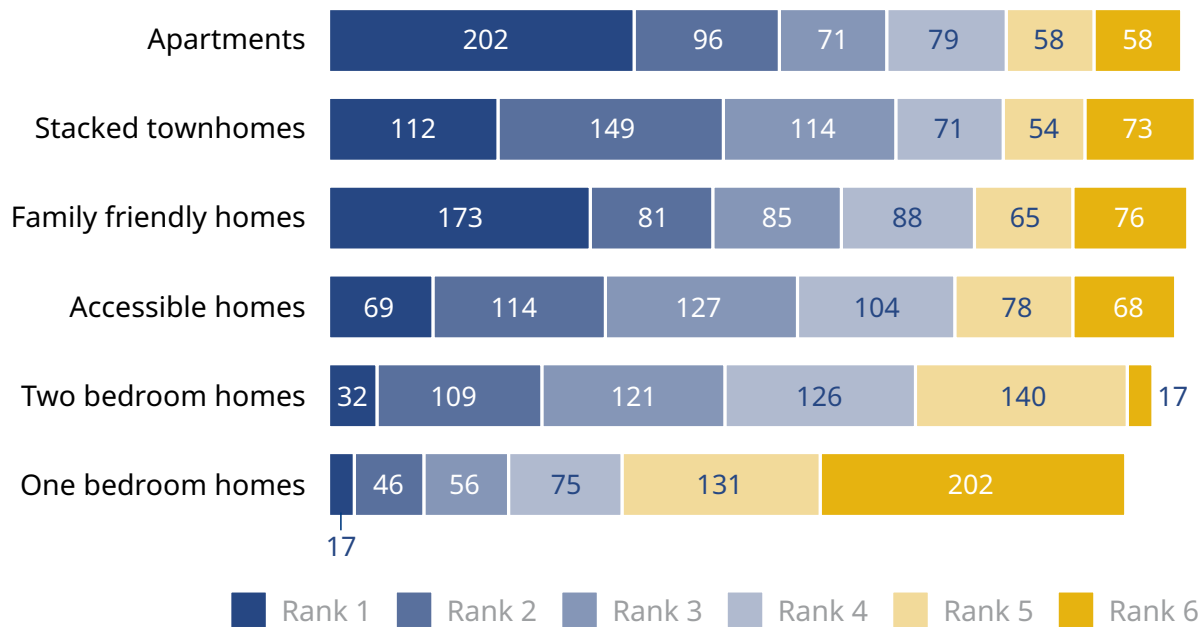




Health & Wellbeing
Improve the user experience for all trail users: prioritizing safety and convenience and offering desired amenities.



4. Please rank the types of housing you would be most interested in seeing at the Uptown TOD.²



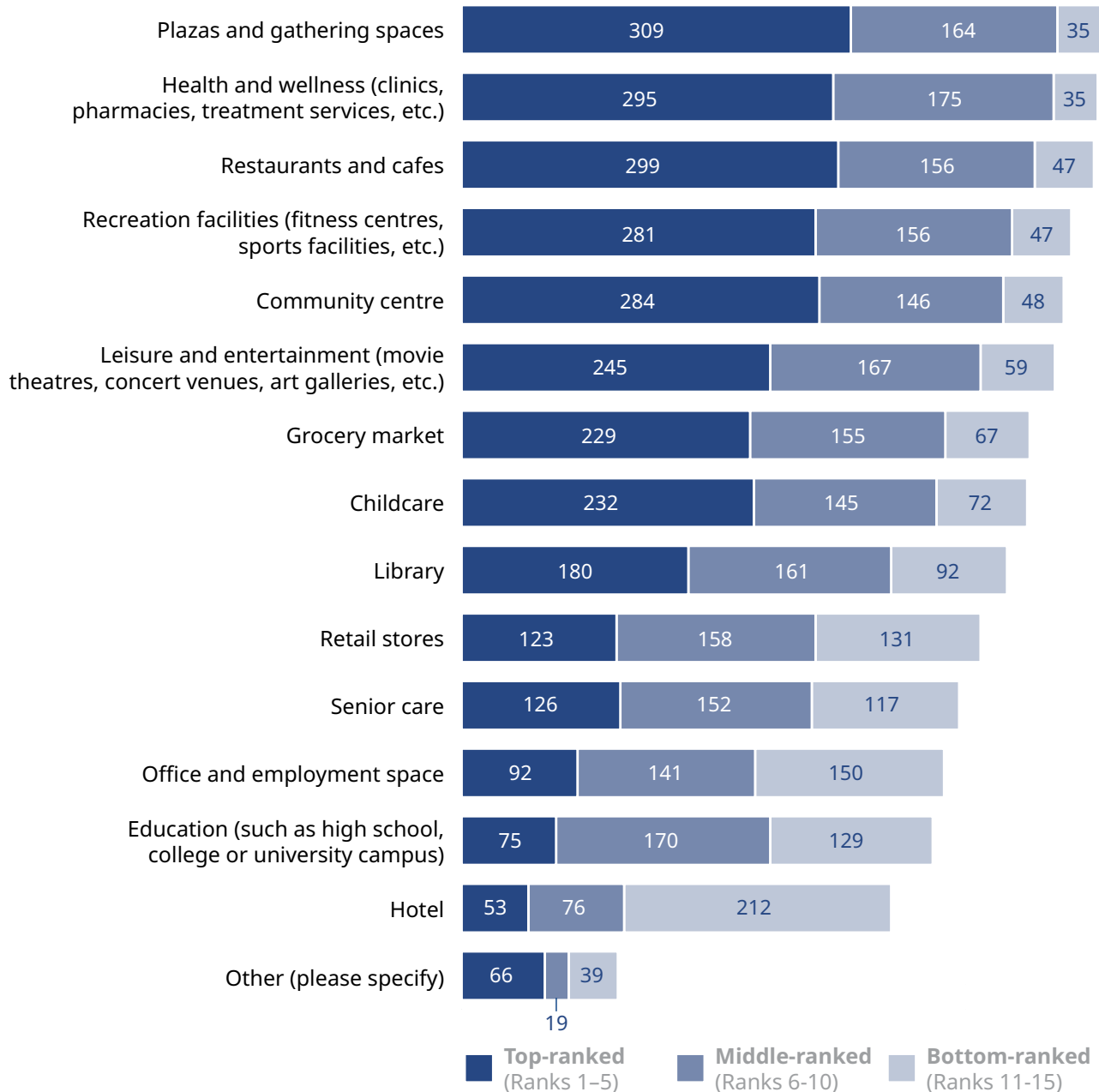
Feedback from open house interactive board

At the open house, participants were invited to place up to three dots next to the types of housing they would most like to see at Uptown TOD.

Housing type	Open house (50+ attendees)
Family friendly (3+ bedroom) homes	9
Stacked townhomes	8
Accessible homes	7
Apartments	5
One-bedroom homes	1
Two-bedroom homes	0

² The options in this graph have been ordered according to preference of respondents, as determined by a weighted ranking system that emphasizes higher rankings.

5. Please rank the categories of services and amenities that you would like to see as part of the Uptown TOD.³



³ The options in this graph have been ordered according to preference of respondents, as determined by a weighted ranking system that emphasizes higher rankings.

Of those who responded 'Other,' the following were the most frequently mentioned ideas:

- Public spaces and green areas, such as greenspace, dog park, or community garden (25 mentions)
- Bicycle amenities, such as bicycle shop and bicycle storage (20)
- Transportation and mobility, such as light rail transit and transit connections (10)
- Local businesses, such as small independent grocers, banks, thrift stores, and convenience stores (9)
- Civic engagement and support, such as a bank, cultural centre, or emergency services (8)
- Facilities and infrastructure, such as parking and public washrooms (7)



Feedback from open house interactive board

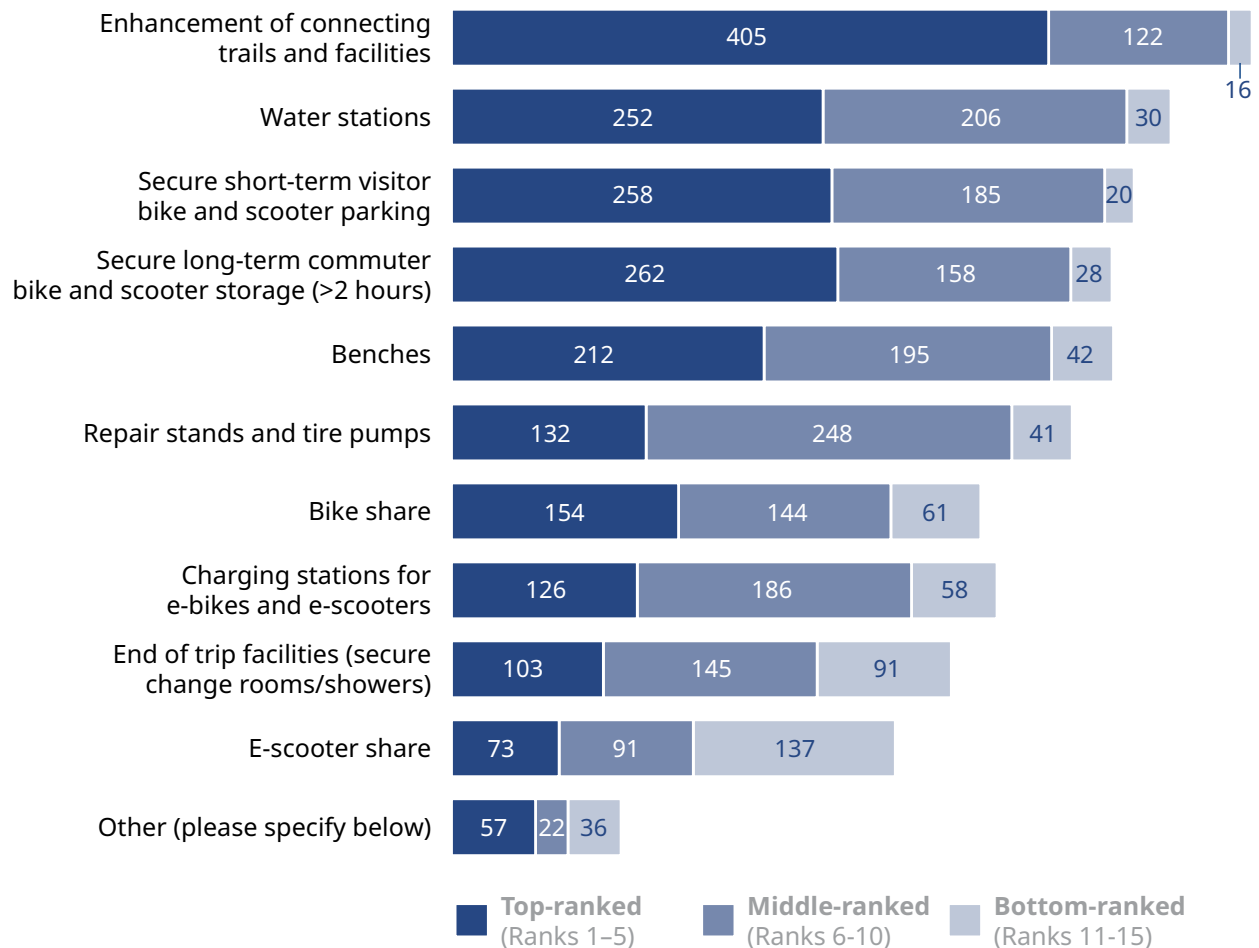
At the open house, participants were invited to place up to five dots next to the categories of services and amenities they would most like to see as part of Uptown TOD. Participants could provide other feedback on sticky notes.

Services and Amenities	Open house (50+ attendees)
Plazas and gathering spaces	12
Restaurants and cafes	9
Leisure and entertainment	7
Health and wellness	5
Community centre	5
Recreational facilities	5
Childcare	4
Grocery market	4
Library	3
Senior care	2
Retail stores	2
Education space	1
Hotel	1
Office employment space	0

Of those who provided written feedback, the following were the most frequently mentioned ideas:

- Outdoor areas and greenspace (5 mentions)
- Interest in the services and amenities offered in the community (3)
- Integration of childcare facilities (2)
- Spaces for urban outdoor recreation (2)
- Independent coffee shop (2)
- Spaces for non-profit organizations (2)

6. Please rank the active transportation facilities you would most like to see included in the Uptown TOD.⁴



Of those who responded Other, the following were the most frequently mentioned ideas:

- Safety and security measures, such as community safety and well-being, and pedestrian and cyclist safety features (15 mentions)
- Washrooms (14)
- Transportation, such as light rail transit, transit connections, and rail connections to major area (13)
- More bicycle services, such as bike racks and a bicycle valet (9)
- Bicycle repair/shop (8)
- Parking (7)

⁴ The options in this graph have been ordered according to preference of respondents, as determined by a weighted ranking system that emphasizes higher rankings.

Feedback from pop-up event and open house interactive boards

At the pop-up event and open house, participants were invited to place up to three dots next to active transportation facilities they would most like to see included at Uptown TOD. Participants could provide other feedback on sticky notes.

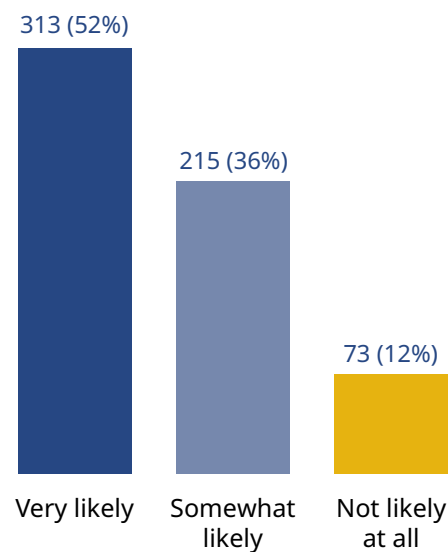
Active transportation facilities	Pop-up (400+ attendees)	Open house (50+ attendees)
Secure short-term visitor bike and scooter parking (<2 hours)	21	7
Enhancement of connecting trails and facilities	19	8
Water stations	14	4
Repair stands and tire pumps	12	3
Charging stations for E-bikes and E-scooters	7	1
Secure long-term commuter bike and scooter parking (>2 hour)	7	4
Benches	5	2
Bike share	4	5
E-scooter share	3	4
End of trip facilities (e.g. change rooms and lockers)	3	0

Of those who provided written feedback, the following were the most frequently mentioned ideas:

- Bike facilities including secure bike storage and bike valet (7 mentions)
- Station amenities, including washrooms and security (2)



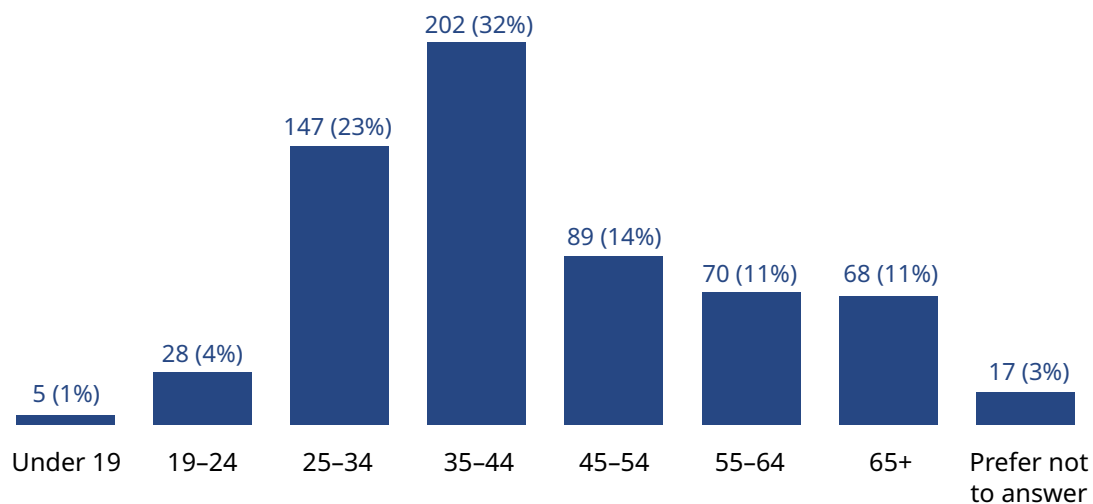
7. If the active transportation facilities you noted above are included in the Uptown TOD, how likely do you think you will travel by more active modes of transportation?



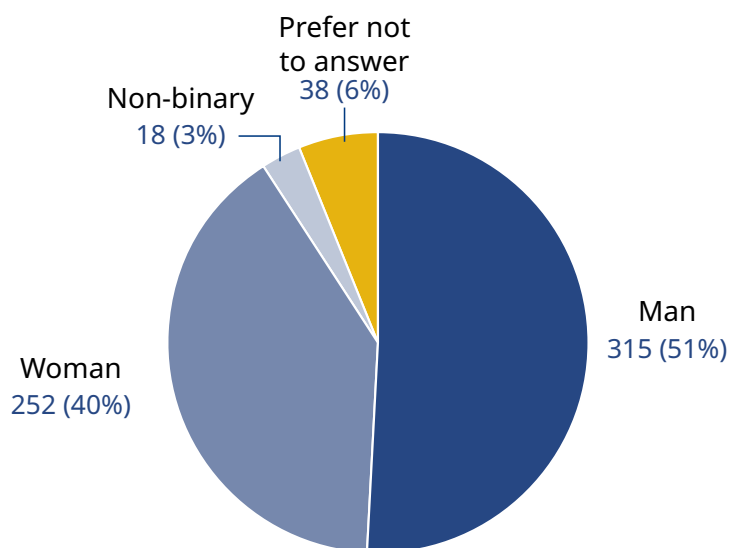
8. Do you have any other considerations or comments you would like the team to be aware of as we plan the Uptown TOD?

Themes	Frequency
Transit considerations	98
Design for active transportation	82
Create a community-friendly environment	53
Include housing	46
Infrastructure	43
Ensure community safety and security	39
Concerns about Ravine Way closing, access, etc.	31
Design for accessibility	22
Amenities	20
Consider holistic community health	20
Include more facilities	20
Minimize development/post development disturbances and impact	19
Preserve Recyclistas Bike Shop	19
General concern around added congestion	18
Ensure area is accessible by vehicle	17
Design for local business development	13
Create an environmentally friendly area	9
Consult and collaborate	6
Densification vs. low density	6

9. What is your age?



10. What is your gender?



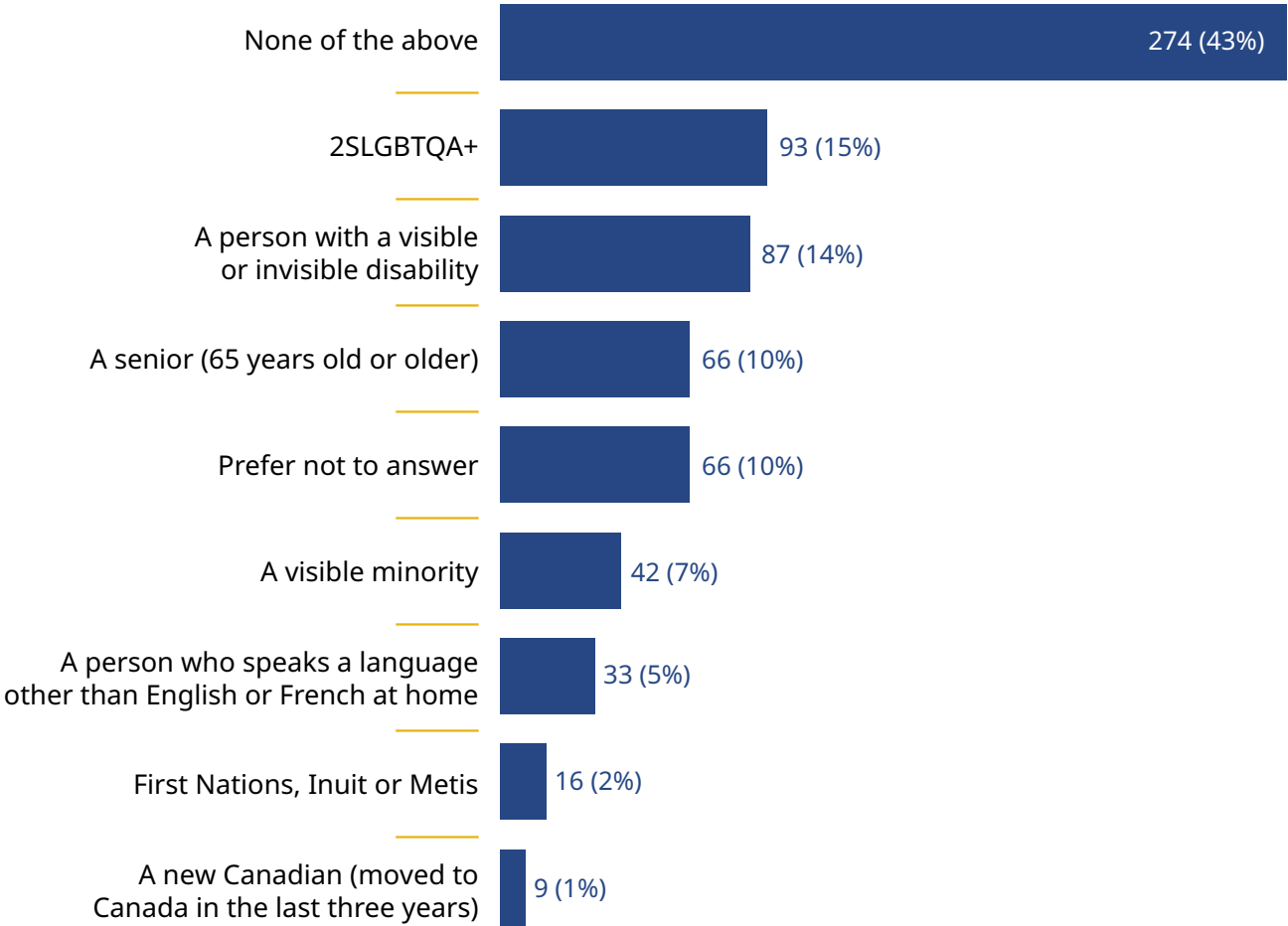
11. What are the first three digits of your postal code?

Respondents were asked to provide the first three digits of their postal code to identify where they live.

Greater Victoria: **584 respondents**

Area	Respondents
Victoria/Middle Saanich	162
Victoria/South Saanich	93
Victoria/Esquimalt	75
Victoria	73
Victoria/Saanich	41
North Saanich	31
Victoria/Oak Bay	31
Victoria/Langford/View Royal	28
Victoria/NE Saanich	14
Sidney	13
Colwood/Langford/Metchosin	10
Central Saanich	6
Highlands/NW Saanich	5
Sooke	2
Greater Victoria:	584
Central and South Vancouver Island:	2
Other	55

12. Are you...



3.2 Key Themes from Stakeholder Meetings

The following are key themes from the stakeholder meetings with 19 organizations:

Design, Uses and Amenities

- Interest in public washrooms being located within the development
- Strong interest in a coffee shop located within the new development
- Desire to see public spaces, including parks, within the new development
- Call for improvements to Regina Park as part of the project
- Request for a childcare centre as part of the development given significant demand in the surrounding area
- Questions and concerns regarding the number and height of buildings on the site
- Requests for affordable housing or non-market housing within the development
- Interest in how much public parking would be provided

Active Transportation

- Requests for end of trip facilities such as bike lockers, E-bike or E-scooter charging, bike valet, and bike security
- Importance of maintaining connectivity and efficiency for Galloping Goose and Lochside Trail users through the future site
- Questions and concerns about trail closures of the Galloping Goose and Lochside Trails during construction

Accessibility

- Importance of including universal design professionals on the team to ensure the final design is accessible for everyone
- Requests for trails that are designed for adaptable bikes (e.g., E-Trikes) along with the appropriate grade of trail (3% maximum)

Transit

- Concerns about the current transit system's lack of connectivity within the Greater Victoria region
- Interest in BC Transit's long-term plans for the Victoria Regional Transit system and how Uptown TOD would fit
- Support for ensuring that the Uptown TOD be future-proofed to ensure capacity for a potential light rail transit system
- Desire to see private bus companies have access to the new terminal for regional travel

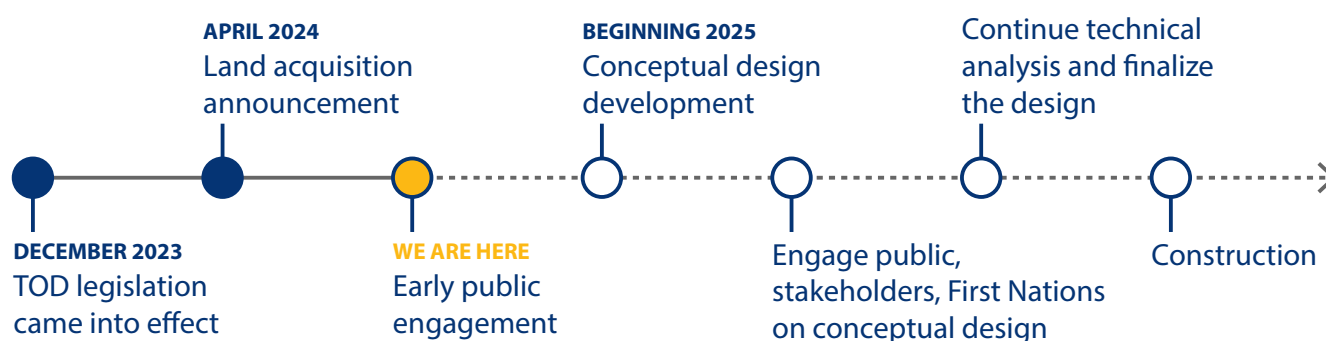
Timeline

- Interest in construction timelines and completion dates

4. Next Steps and Future Engagement

Feedback obtained through this first round of public engagement will be taken into consideration as the Ministry begins development of a conceptual design for the Uptown TOD.



The Ministry will provide future opportunities for input from the public, First Nations and stakeholders as the design process progresses. Project updates and future engagement opportunities will be posted on the **Uptown TOD website**.




Appendix A.

Notification materials



A.1. News release

 There's never been a better time to Buy BC and support local growers, producers and the food we love right here in BC. [Explore Buy BC products](#) 

 **BRITISH COLUMBIA** | **BC Gov News** News ▾ Subscribe  

Transportation and Transit  PRINT

Uptown transit-oriented development moving forward with public engagement

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News Release
Saanich
Monday, August 19, 2024 8:00 AM

Media Contacts
Ministry of Transportation and Infrastructure
Media Relations
250 356-8241

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- DriveBC
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- Vehicle safety and enforcement

The first round of public engagement for a transit-oriented development near Uptown Shopping Centre will run from Monday, Aug. 19 until Sept. 18, 2024.

This consultation will give local residents an opportunity to provide input about the type of development they would like to see at this location.

"In addition to providing hundreds of new housing units and creating a compact community with public spaces, employment in commercial spaces and important services like child care and health clinics, this development is planned to ultimately become a central transit hub for the entire capital region," said Rob Fleming, Minister of Transportation and Infrastructure. "It's important we get it right. That means gathering public feedback so we can create a project that reflects the wants and needs of area residents."

The ministry has created a website with a survey where people can provide feedback. An in-person interactive open house with the District of Saanich, BC Transit and Capital Regional District is scheduled for Sept. 12, 2024, at the New Life Church at 3900 Carey Rd. As well, there will be a pop-up event on Sept. 5 from 4-6 p.m. next to the Galloping Goose overpass near the Uptown Shopping Centre.

It's anticipated the site will feature multiple buildings with hundreds of housing units, new public gathering spaces, active transportation connections, and retail and commercial space, as well as the potential for amenities such as child care, community health facilities and educational services.

"Transportation is the second-biggest household expense after housing," said Ravi Kahlon, Minister of Housing. "By building housing with lots of transportation options close by, people can improve their quality of life and live a more affordable, convenient and active lifestyle. That's why we are building more homes for people near transit, such as Uptown, so people can continue to live and work in the community they love."

The public engagement will seek feedback on a potential transit exchange beneath the residential buildings that could be integrated with the Lochside and Galloping Goose regional trails. A transit exchange could make it a nexus for active transportation and public transit, with connections to downtown Victoria, the University of Victoria, the Westshore and the Saanich Peninsula.

"BC Transit supports developments built close to transit hubs and corridors as more people will see public transit as a viable and accessible option and can live and work without complete reliance on vehicles," said Erinn Pinkerton, CEO, BC Transit. "A transit exchange in this location would support improved regional connectivity, future increases in transit service levels, more direct bus routing and reliable, faster transit service."

A.2. Postcard



Uptown Transit-Oriented Development

The Ministry of Transportation and Infrastructure is exploring the opportunity to create a mixed-use community near Uptown.

This new community could include a future-ready transit exchange, multi-modal mobility connections, public gathering spaces and multiple buildings to increase housing supply. The development may also include amenities such as childcare, community health facilities and educational services.



StrongerBC
for everyone

Want to hear from you!

Uptown TOD team is seeking your input to inform the planning and design of this future community.

Several ways to provide feedback:

Fill out the feedback form and complete our online survey by September 18 at engage.gov.bc.ca/uptowntransitorienteddevelopment



Attend our pop-up Gearing Up for the Future of Uptown: Thursday, September 5, 4:00 – 6:00 p.m. Switch Bridge at the end of Crease Ave.

- ✓ Come to our public open house: Thursday, September 12, 5:00 p.m. – 8:00 p.m. New Life Community Fellowship Church, 3900 Carey Rd., Victoria V8Z 4E2

We will consider your input as we continue to work with partners including BC Transit, Capital Regional District, and District of Saanich to plan and design the development.




StrongerBC
for everyone

A.3. Social media

Facebook


BC Ministry of Transportation and Transit's Post



**BC Ministry of Transportation and Transit**
August 19, 2024 · 🌐

Share your input for the Uptown Transit-Oriented Development planned in Saanich.


The area will feature multiple buildings with hundreds of housing units, new public gathering spaces, active transportation connections, and retail and commercial space, as well as the potential for amenities such as child care, community health facilities and educational services.

Take the online survey or join one of two in-person events in September. Engagement open until Sept. 18, 2024. Details: <https://bit.ly/3Au9AGh>





BC Ministry of Transportation and Transit's Post

**BC Ministry of Transportation and Transit**
September 1, 2024 · 🌐



Public engagement is underway for the Uptown Transit-Oriented Development (TOD) being planned for Saanich. 🚗 🚲 🏠 🏫 🏥 🏡

👉 Take part in one of two in-person events on Thursdays this month: Sept. 5 Gearing Up for the Future of Uptown pop-up with [Capital Bike](#), or the Sept. 12 open house.


👉 Or complete the online survey before 4 pm on Wednesday, Sept. 18: <https://engage.gov.bc.ca/uptowntransitorienteddevelopment>

The Uptown TOD will have buildings with hundreds of housing units, active transportation connections, retail/commercial space and new public gathering spaces. There are also possibilities for amenities like child care, health facilities and educational services. Project info: <https://bit.ly/43VokJa>

★ Transportation is the second-biggest household expense after housing, so having housing with nearby transportation options, offers a more affordable, convenient and active lifestyle. ★



BC Ministry of Transportation and Transit's Post

**BC Ministry of Transportation and Transit**
September 10, 2024 · 🌐


The Uptown Transit-Oriented Development being planned for Saanich will have hundreds of housing units, active transportation connections, retail/commercial space and new public gathering spaces. There's also potential for amenities like child care, health facilities and educational services. 🚗 🚲 🏠 🏫 🏥 🏡

Transportation is the second-biggest household expense after housing, so having housing with nearby transportation options, offers a more affordable, convenient and active lifestyle.


👉 Share your thoughts at the Thursday, Sept. 12 open house, 5-8 pm.

👉 Or complete the online survey by Wednesday, Sept. 18, at 4 pm: <https://engage.gov.bc.ca/uptowntransitorienteddevelopment>

Project info: <https://bit.ly/43VokJa>



BC Ministry of Transportation and Transit's Post


**BC Ministry of Transportation and Transit**
September 11, 2024 · 🌐

Over 400 people attended the "Gearing Up for the Future of Uptown" Pop-Up Event on Thursday, Sept 5 from 4-6pm near Uptown.


The event was organized by [Capital Bike](#) and MOTI to seek the public's input on the planning and design of the Uptown Transit-Oriented Development (TOD).





Did you miss it? There is still time to have your say about the future of Uptown! Join us at the open house tomorrow, Sept 12 from 5-8pm to learn more about the Uptown TOD and to provide your input, or take the online survey (open until Sept 18) at the link below.


Learn more about the Uptown TOD public engagement: <https://engage.gov.bc.ca/uptowntransitorienteddevelopment>





Twitter

  **Post**




 **BC Ministry of Transp...**    










Tune up your bike and learn more about the Uptown Transit-Oriented Development (TOD) on Thursday, Sept 5, at our pop-up with [@CapitalBikeCa](#): Gearing Up for the Future of Uptown. 🚲 🚌 🏠 🛒 Project info: bit.ly/43VokJa Engagement page: engage.gov.bc.ca/uptowntransito... #Saanich


 

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  **Post**






 **BC Ministry of Transp...**    










The Uptown Transit-Oriented Development will build housing near active transportation options, retail, public spaces. 🚲 🚌 🏠 🛒 Share your thoughts at the Sept 12 open house. Or take online survey by Sept 18: engage.gov.bc.ca/uptowntransito... Project info: bit.ly/43VokJa #Saanich


  

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  **Post**






 **BC Ministry of Transp...**    










The Uptown Transit-Oriented Development will build housing near active transportation options, retail, public spaces. 🚲 🚌 🏠 🛒 Share your thoughts at the Sept 12 open house. Or take online survey by Sept 18: engage.gov.bc.ca/uptowntransito... Project info: bit.ly/43VokJa #Saanich


  

2:14 PM · Sep 11, 2024 · 1,950 Views

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  **Post**

 **BC Ministry of Transp...**    








Share your thoughts about the Uptown Transit-Oriented Development -- take our online survey, by Sept 18, 4 pm: engage.gov.bc.ca/uptowntransito...

Area will feature housing near active transportation options, retail, public spaces. 🚲 🚌 🏠 🛒 Project info: bit.ly/43VokJa #Saanich

1:02 PM · Sep 15, 2024 · 6,815 Views

 1  3  4  

Twitter

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BC Ministry of Transp...

@TranBC

Follow

Thanks to all who attended the Uptown Open House last week! Your input helps inform planning and design of the Uptown Transit-Oriented Development


If you couldn't be there, learn more and share your feedback on our online survey until 4pm on Sept 18: engage.gov.bc.ca/uptowntransito...



4:18 PM · Sep 16, 2024 · 1,292 Views

←

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BC Ministry of Transp...


@TranBC

Follow

Share your thoughts about the Uptown Transit-Oriented Development -- take our online survey, by Sept 18, 4 pm: engage.gov.bc.ca/uptowntransito...

Area will feature housing near active transportation options, retail, public spaces. 🚶🚲🛵

🚌🏠🏢 Project info: bit.ly/43VokJa #Saanich



4:45 PM · Sep 17, 2024 · 1,816 Views

Appendix B.

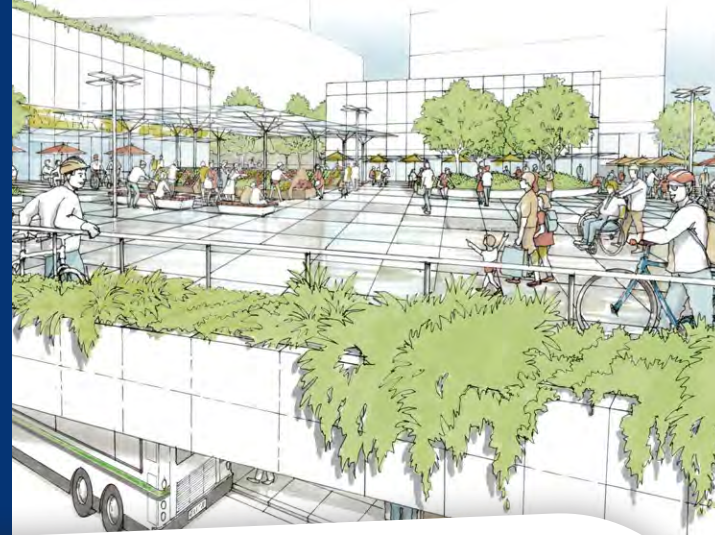
Engagement materials

B.1. Display boards



StrongerBC
for everyone

Welcome to the Uptown TOD Open House



The Ministry of Transportation and Infrastructure is seeking early input to inform the design and planning of the Uptown Transit-Oriented Development (TOD).

We want to hear from you!

We invite you to complete our online survey as you move through the boards:



You can also:



Provide input directly on the display boards



Complete a hard-copy comment form and leave it with a member of the team



Email your input to tod@gov.bc.ca

How input will be used

The input you provide will be considered as we determine key development features, including:

- Types of housing to be included within the development
- Community services and amenities to be located within the development
- Active transportation amenities (e.g., for cycling, scootering, walking)

The Uptown TOD is located within the Traditional Territories of the Lekwungen Nations of Esquimalt and Songhees, as well as the WSANEC Nations of Tsawout First Nation, Tsartlip First Nation, Tseycum First Nation, and Pauquachin First Nation.

Please provide your input by September 18, 2024.

gov.bc.ca/uptowntod

What is Transit-Oriented Development?

Transit-Oriented Development (TOD) is an approach to land use planning that locates high-density, mixed-use development within walking distance from frequent transit services.

It promotes the creation of complete, liveable, and sustainable communities by building more homes near transit and services.

TOD typically incorporates a variety of land uses, such as:



Transit and active transportation options



Residential



Restaurants and cafes



Retail stores



Education



Childcare



Health and wellness



Libraries



Community spaces

Example of a Transit-Oriented Development with a mix of land uses and transit exchange.
Image by Robert Stefanowicz for DIALOG.



About the Uptown TOD

The Uptown TOD will be located at a key junction for Greater Victoria.

December 2023—new provincial legislation was introduced, requiring some municipalities to designate Transit-Oriented Development Areas near transit hubs. This includes the area within a 400-metre radius of the Uptown Exchange.

April 2024—the Province announced the acquisition of two parcels of land to support a future TOD at Uptown with hundreds of new homes, community amenities and a transit exchange.

Planning for this development is in the early conceptual stages. We are working with partners, including BC Transit, the Capital Regional District, and the District of Saanich, to design the development.



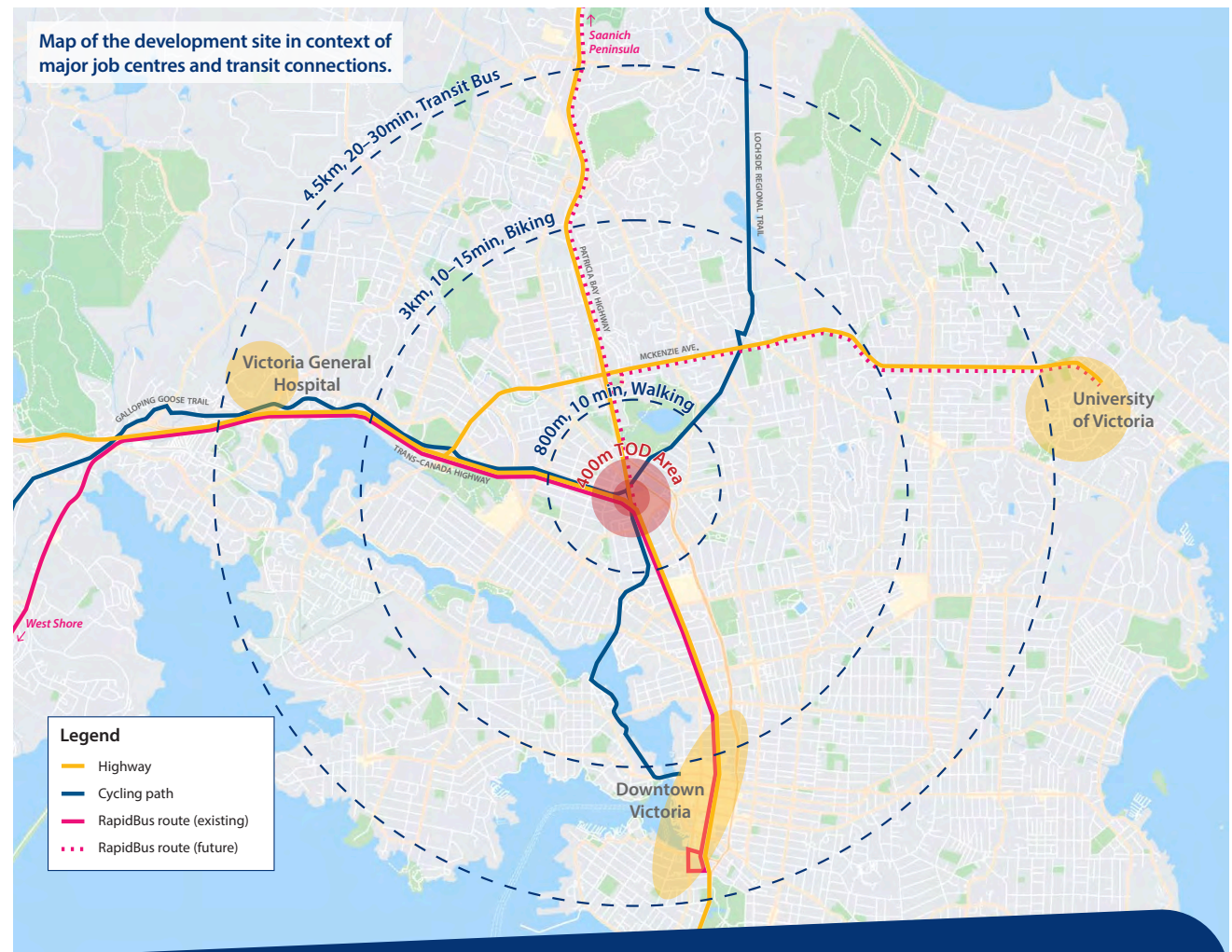
Why are we developing the Uptown TOD?

The population in Greater Victoria is growing quickly. From 2016-2023, it increased by more than 50,000 people (more than 13%)*.

This development will help address the region's housing shortage and create an efficient, integrated and complete community where people can easily access the daily necessities of life and rely on public transit to connect them to their work and social lives.

When developed, the Uptown TOD will provide hundreds of new homes and a transit exchange with connections for active transportation—walking, cycling and rolling.

A transit exchange at Uptown will be a cornerstone in the Greater Victoria Transit network, with connections to major job centres in the region.



*Source: Statistics Canada, Table 17-10-0152-01 Population estimates, July 1, by census division, 2021 boundaries

Uptown–Douglas Plan

The Uptown TOD plans to align with the vision, values and objectives of the Uptown–Douglas Plan, the District of Saanich's long-term plan for the Uptown–Douglas neighbourhood.

The District of Saanich aims to support the creation of a landmark transit exchange that:

- Enhances the role and identity of the Uptown–Douglas area as a regional hub and focal point
- Is a prominent visual landmark including attractive features and gathering spaces
- Creates a seamless and inviting experience for people using all transportation modes
- Maintains the "all ages and abilities" quality of the regional trail network
- Accommodates potential future conversion to light rail
- Incorporates a range of uses and community facilities



Learn more about the Uptown–Douglas Plan on the District of Saanich website



Proposed Pedestrian Network, Uptown–Douglas Plan

- FUTURE SIDEWALK UPGRADES
- COMPLETE STREET PEDESTRIAN ENHANCEMENT
- ... NEW PEDESTRIAN / BIKE CONNECTOR
- NEW STREET / LANE
- Ⓢ NEW TRAFFIC SIGNAL / CROSSING
- Ⓢ TRAFFIC SIGNAL
- CONTROLLED CROSS WALK

Values

The Uptown TOD will be designed with these key values in mind:

Sustainability

Align with provincial environmental priorities: promote active and public transportation use, design energy efficient buildings, and create a complete community that meets all resident needs (live, work, and play).



Operational Resilience

Phase the site over time and future-proof the transit exchange to accommodate for increased service over time as demand grows.

Attractive & Intuitive

Create a new regional hub in Saanich: a destination with attractive urban design that will serve as a landmark and meeting place connecting the region.



Transit First
Approach

&



High Density
Complete
Community



Community & Inclusion

Something for everyone: ensure a range of uses, amenities, and public spaces for all ages and abilities. Broad consultation to ensure the development reflects the diversity of Saanich.

Economic Vibrancy

Create diverse employment spaces and bring more businesses to Saanich to serve local residents.



Health & Wellbeing

Improve the user experience for all trail users: prioritizing safety and convenience and offering desired amenities.

We want to hear from you: Potential housing types

We want to know your priorities for the potential housing types that could be included in the development.

Place up to three dots close to the types of housing you would be most interested in seeing at the Uptown TOD:



One-bedroom homes



Family friendly
(3+ bedroom) homes



Stacked townhomes



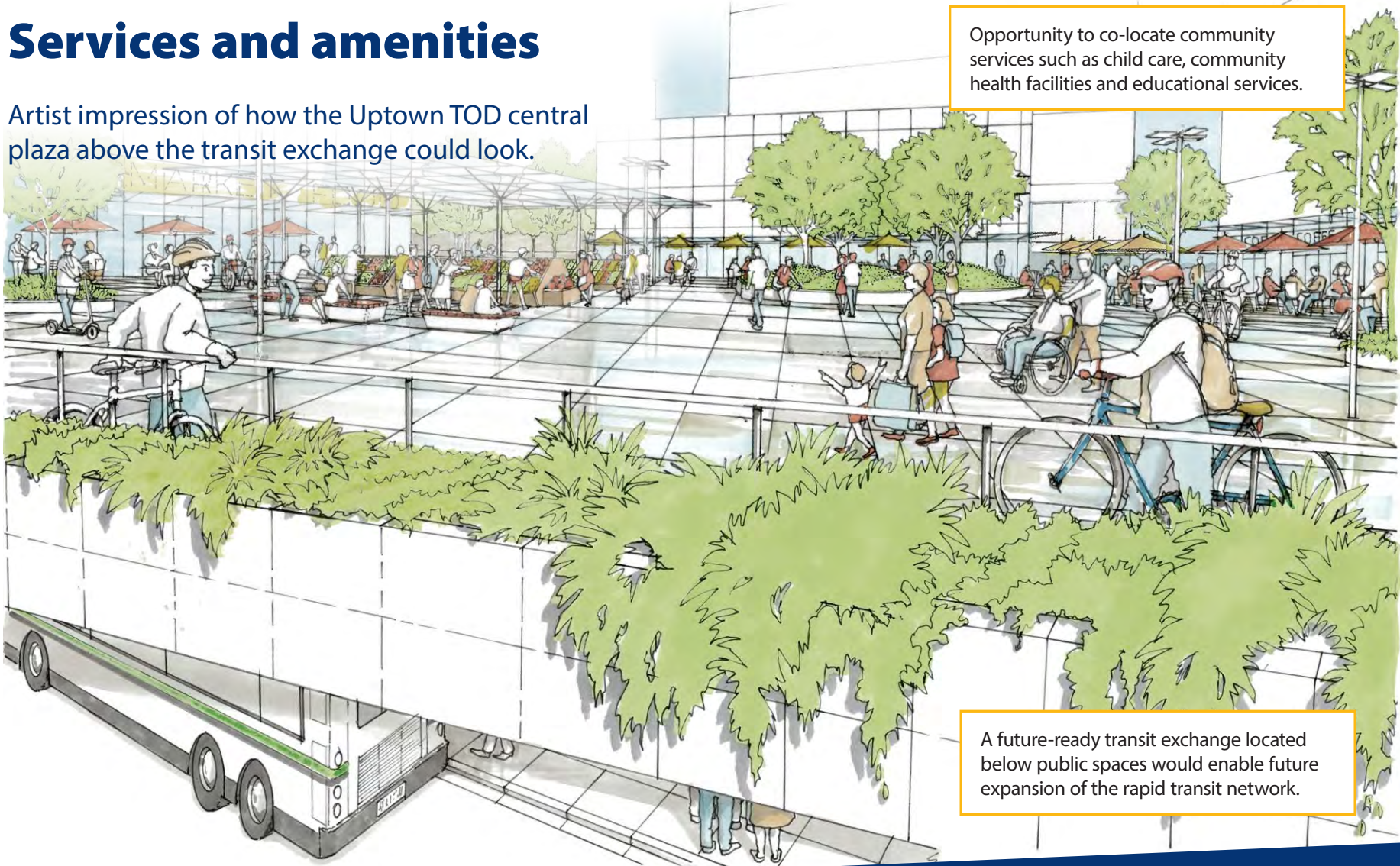
Apartments



Accessible homes

Services and amenities

Artist impression of how the Uptown TOD central plaza above the transit exchange could look.



Opportunity to co-locate community services such as child care, community health facilities and educational services.

A future-ready transit exchange located below public spaces would enable future expansion of the rapid transit network.

We want to hear from you: Services and amenities

As we design the development, we’re interested in what types of community services and amenities you would prioritize at this location.

Please place up to five dots next to the categories of services and amenities you would like to see as part of the Uptown TOD:		Senior care	Education space
Childcare	Plazas and gathering spaces	Restaurants and cafes	Health and wellness
Library	Community centre	Hotel	Leisure and entertainment
Office/employment space	Retail stores	Recreational facilities	Grocery market

We want to hear from you: Services and amenities

What other types of services or amenities would you like to see as part of the Uptown TOD?

Transit connections

Artist impression of how a Bus Rapid Transit stop and Uptown Transit Exchange could look from Highway 1.

BC Transit launched the Blink 95 RapidBus in April 2023, which currently has designated stops on Highway 1 near the Uptown Exchange

The transit exchange will have capacity to meet BC Transit's expected long term (20+ year) service planning assumptions for local and regional bus service connections in the Uptown area

Convenient proximity to the Trans Canada Highway #1 and Highway #17, would make this a key connection point between the Westshore, Victoria, and Saanich Peninsula

Illustrations are concept drawings and subject to change following design development.

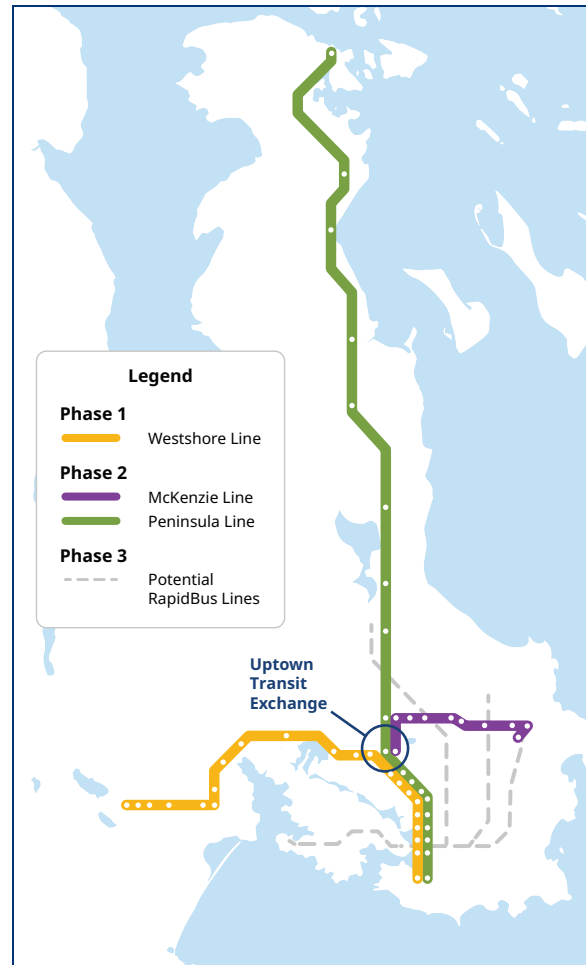
Uptown Transit Exchange

Uptown will serve as a key transit exchange and transfer point between the broader transit network and three planned RapidBus Lines.

These RapidBus Lines include:

- West Shore RapidBus Line (95 BLINK Langford/Downtown)
- McKenzie RapidBus Line (96 BLINK Uptown/UVIC)
- Peninsula RapidBus Line

The development of the future Uptown Transit Exchange will improve transit connections in the Uptown area and support further transit service investments within the Victoria Region, phased over time.



Phase 1 - Complete

The West Shore RapidBus Line (95 BLINK Langford/Downtown) was officially launched in April 2023. Transit priority investments continue on Highway 1, Douglas Street, and the Island Highway to support additional travel time and service reliability improvements.

Phase 2 - Ongoing

Planning for the launch of the McKenzie RapidBus Line (96 BLINK Uptown/UVIC) is currently underway as part of the Tillicum-McKenzie Corridor Transit Plan.

Infrastructure investments continue to be planned for all three RapidBus alignments, including the West Shore, McKenzie, and Peninsula RapidBus Lines.



Learn more about the
Tillicum-McKenzie
Corridor Transit Plan

Highway 17/Ravine Way Transit and Active Transportation Infrastructure Improvements

The Province is improving the experience of existing trail and transit users near the Uptown area where possible, in advance of full site development.



Learn more
on the Project
webpage



Active transportation connections

Artist impression of how the Galloping Goose and Lochside Regional Trails could connect at the Uptown TOD.

Active transportation means using your own power to get from one place to another and includes:

- Walking/running
- Skateboarding/scootering
- Cycling
- Assisted mobility devices, such as wheelchairs

Temporary trails will be provided to keep people moving throughout construction

Trail connections will be designed to separate active transportation modes to ensure the safety of everyone while maintaining efficiency for active transportation users through the site

We want to hear from you: Active transportation facilities

We're interested in what types of active transportation facilities you would prioritize at this location.

Place up to three dots next to the active transportation facilities you would most like to see included in the Uptown TOD:

		Repair stands and tire pumps	Charging stations for e-bikes and e-scooters
Benches	Secure short-term visitor bike and scooter parking (<2 hours)	Secure long-term commuter bike and scooter storage (>2 hours)	Water stations
Bike share	E-scooter share	End of trip facilities (e.g. change rooms and lockers)	Enhancement of connecting trails and facilities

We want to hear from you: Active transportation facilities

What other types of active transportation facilities would you like to see as part of the Uptown TOD?

Regional Trestles Renewal, Trails Widening and Lighting Project

Through this project, the Capital Regional District (CRD) plans to widen and light sections of the Galloping Goose and Lochside regional trails with a 6.5m separated use pathway design and renew three trestles within the project area.

Project objectives:

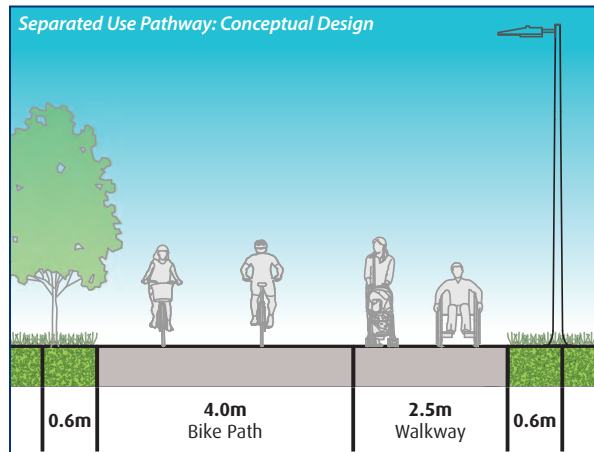
Create safer, more comfortable conditions for all trail users

Accommodate an increase in use over the next 20 years

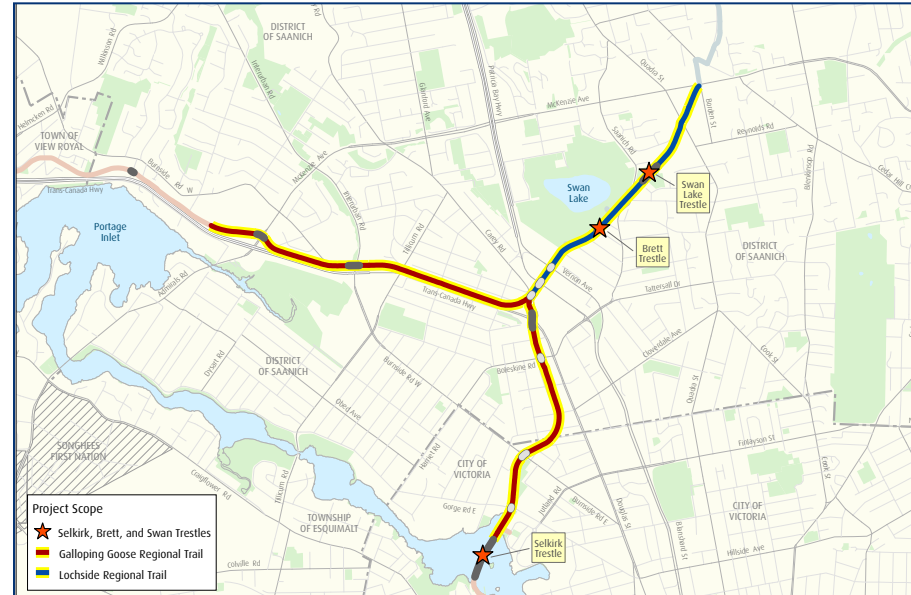
Help the region meet its targets for reducing greenhouse gas emissions and promoting active transportation

Improve safety and visibility by lighting key locations such as underpasses

Renew three trestles nearing end of serviceable life



Learn more on the CRD website:



Trestle and trail upgrades will be made over time with consideration being given to other planned public works, such as MoTI's Uptown TOD, and with the busiest sections of trail being given priority.

A sustainable and resilient development

When designing the Uptown TOD, we will consider potential opportunities to enhance the natural environment on the site, such as:

- High quality building performance to reduce carbon emissions
- Passive shading design to minimize heat island effects
- Creation of onsite natural areas such as daylighting creeks to store rainwater and help reduce heat island effects



Engagement

The team will continue to work with partners, including BC Transit, Capital Regional District, and District of Saanich to inform scope and design criteria.

Stakeholder engagement

We met with local groups including active transportation organizations, residents' associations, business owners, and under-represented populations to ensure their experiences and input are considered as we design the development.

Indigenous engagement

The Province is committed to meeting its consultation obligations with First Nations communities affected by this development. We intend to continue working with First Nations communities as the development progresses.



We want to hear from you

Thank you for attending this public open house!
Please provide your input by September 18, 2024.

Your input will help inform planning and design.



Complete the
online questionnaire



Send us an email at
tod@gov.bc.ca

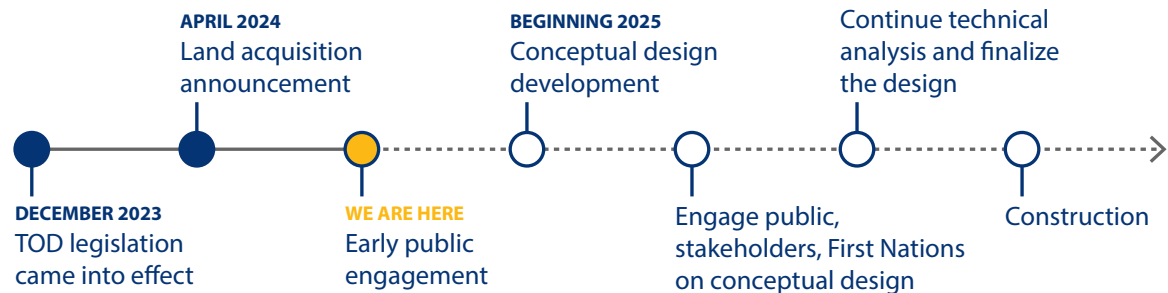


Visit us online at
gov.bc.ca/uptowntod



Next steps

Following this early public engagement, the team will review input and prepare an engagement summary report on the input received.



B.2. Engagement survey



Ministry of
Transportation
and Infrastructure

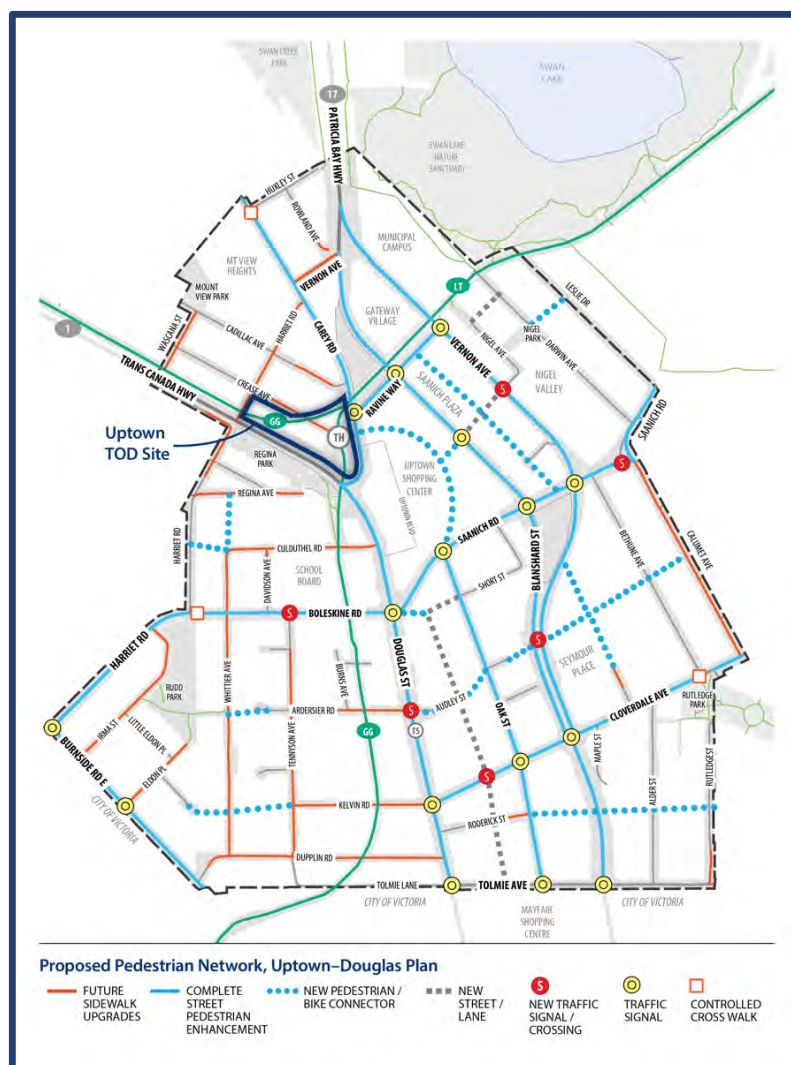
Uptown Transit Oriented Development

The Ministry of Transportation and Infrastructure is seeking early feedback to inform the design and planning of the Uptown Transit-Oriented Development (TOD).

The input you provide will be considered as we determine key development features, including potential:

- Types of housing to be included within the development
- Community services and amenities to be located within the development
- Active transportation amenities (e.g., for cycling, scooting, walking)

Please review the public engagement boards prior to completing this survey.



Map of the Uptown TOD area.

Collection Notice: Your personal information will be collected for the purposes of informing the Uptown Transit-Oriented Development. If you have any questions about the collection of this personal information, please contact: Director, Citizen Engagement, citizenengagement@gov.bc.ca. This information is being collected by the Ministry of Citizens' Services on behalf of the Ministry of Transportation and Infrastructure under the authority of section 26(c) and 26(e) of the Freedom of Information and Protection of Privacy Act ("FOIPPA").



About You

How often you are in the Uptown-Douglas area?

Please check only one of the following:

- ☐ Daily
- ☐ A few times a week
- ☐ Once a week
- ☐ A few times a month
- ☐ Once a month
- ☐ A few times a year
- ☐ Yearly or never

Currently, what is/are your primary mode(s) of transportation?

Please check all that apply:

- ☐ Cycling
- ☐ Transit
- ☐ Walking
- ☐ Taxi
- ☐ Private vehicle
- ☐ Car share
- ☐ Ride-hail



Project Values

The Uptown TOD will be designed with these key values (outlined on Board 6) in mind:

- **Sustainability** - align with provincial environmental priorities: promote active and public transportation use, design energy efficient buildings, and create a complete community that meets all resident needs (live, work, and play).
- **Attractive and Intuitive** - create a new regional hub in Saanich: a destination with attractive urban design that will serve as a landmark and meeting place connecting the region.
- **Economic Vibrancy** - create diverse employment spaces and bring more businesses to Saanich to serve local residents.
- **Operational Resilience** - phase the site over time and future-proof the transit exchange to accommodate for increased service over time as demand grows.
- **Community and Inclusion** - something for everyone: ensure a range of uses, amenities, and public spaces for all ages and abilities. Broad consultation to ensure the development reflects the diversity of Saanich.
- **Health and Well-being** - improve the user experience for all trail users: prioritizing safety and convenience and offering desired amenities.

Please rate your level of agreement with the values for the Uptown TOD above.

Please choose only one of the following:

- | | |
|---|---|
| <input type="checkbox"/> Strongly disagree | <input type="checkbox"/> Somewhat agree |
| <input type="checkbox"/> Somewhat disagree | <input type="checkbox"/> Strongly agree |
| <input type="checkbox"/> Neither agree nor disagree | |



Potential Housing Types

We want to know your priorities for the potential housing types that could be included in the development.

Please rank the types of housing you would be most interested in seeing at the Uptown TOD.

Please add a number from 1-6 to rank your preferred offerings, from most preferred (1) to least preferred (6).

You are not required to include all items in your ranking.

Ranking	Offering
	One-bedroom homes
	Two-bedroom homes
	Family friendly (3+ bedroom) homes
	Stacked townhomes
	Apartments
	Accessible homes (homes designed to accommodate people with disabilities or limitations)



Potential Community Services and Amenities

As we design the development, we're interested in what types of community services and amenities you would prioritize at this location.

Please rank the categories of services and amenities that you would like to see as part of the Uptown TOD.

Please add a number from 1–15 to rank your preferred offerings, from most preferred (1) to least preferred (15).

You are not required to include all items in your ranking.

Ranking	Offering
	Childcare
	Plazas and gathering spaces
	Education (such as high school, college or university campus)
	Library
	Community centre
	Restaurants and cafes
	Health and wellness (clinics, pharmacies, treatment services, etc.)
	Hotel
	Leisure and entertainment (movie theatres, concert venues, art galleries, etc.)
	Office and employment space
	Recreation facilities (fitness centres, sports facilities, etc.)
	Retail stores
	Grocery market
	Senior care
	Other. please specify: _____ _____

Please do not include any personally identifiable information about yourself or others in your response.



Potential Active Transportation Facilities

Active transportation means using your own power to get from one place to another. It includes walking/running, cycling, skateboarding/scooter and assisted mobility devices, such as wheelchairs.

We're interested in what types of facilities you would prioritize at this location to support those who use active transportation.

Please rank the active transportation facilities you would most like to see included in the Uptown TOD.

Please add a number from 1–11 to rank your preferred offerings, from most preferred (1) to least preferred (11).

You are not required to include all items in your ranking.

Ranking	Offering
	Repair stands and tire pumps
	Charging stations for e-bikes and e-scooters
	Benches
	Secure short-term visitor bike and scooter parking (<2 hours)
	Secure long-term commuter bike and scooter storage (>2 hours)
	Water stations
	Bike share
	E-scooter share
	End of trip facilities (secure change rooms/showers)
	Enhancement of connecting trails and facilities
	Other. please specify: _____ _____

Please do not include any personally identifiable information about yourself or others in your response.



If the active transportation* facilities you noted above are included in the Uptown TOD, how likely do you think you will travel by more active modes of transportation?

Please choose only one of the following:

- ☐ Not likely at all
- ☐ Somewhat likely
- ☐ Very likely

***Active transportation:** using your own power to get from one place to another.

Additional Comments

Do you have any other considerations or comments you would like the team to be aware of as we plan the Uptown TOD?

Please write your answer here:

Please do not include any personally identifiable information about yourself or others in your response.



More About You

To better understand who is responding to this survey, tell us a bit about yourself.

What is your age?

Please choose only one of the following:

- | | |
|-----------------------------------|---|
| <input type="checkbox"/> Under 19 | <input type="checkbox"/> 45-54 |
| <input type="checkbox"/> 19-24 | <input type="checkbox"/> 55-64 |
| <input type="checkbox"/> 25-34 | <input type="checkbox"/> 65+ |
| <input type="checkbox"/> 35-44 | <input type="checkbox"/> Prefer not to answer |

What is your gender?

Please choose only one of the following:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> Man | <input type="checkbox"/> Woman |
| <input type="checkbox"/> Non-binary | <input type="checkbox"/> Prefer not to answer |

What are the first three digits of your postal code?

Please write your answer here: _____

Are you...

Check all that apply:

- | | |
|--|---|
| <input type="checkbox"/> First Nations, Inuit or Métis | <input type="checkbox"/> A visible minority |
| <input type="checkbox"/> A new Canadian (moved to Canada in the last three years) | <input type="checkbox"/> A senior (65 years old or older) |
| <input type="checkbox"/> A person with a visible or invisible disability | <input type="checkbox"/> 2SLGBTQA+ |
| <input type="checkbox"/> A person who speaks a language other than English or French at home | <input type="checkbox"/> Prefer not to answer |
| | <input type="checkbox"/> None of the above |



Thank you for providing your input!

Your input will be considered, along with technical and financial information, and input from our project partners, as we develop a concept plan for the development.

There will be future opportunities for you to provide input as the development progresses.

B.3. Engagement website

What was this engagement about?

This was a unique opportunity for the public to provide meaningful input at the very early stages of the Uptown Transit-Oriented Development which will help inform planning and design moving forward.

Timeline: August 19 to September 18, 2024

Open House: Thursday, September 12, 2024 from 5 pm to 8 pm

[Read the display boards](#)

Early Public Engagement

Thank you to everyone who filled out the online survey and attended the September 5 "Gearing Up for the Future of Uptown" event and the September 12 "Open House" event.

The Ministry of Transportation and Infrastructure was seeking early feedback to inform the planning and design of the Uptown Transit-Oriented Development.

Status: **Closed**

Online survey

A public online survey was open for feedback until 4 pm on September 18, 2024

Gearing Up for the Future of Uptown

Tune up your bike and learn more about the project at our pop-up with Capital Bike at the Switch Bridge: *Gearing Up for the Future of Uptown*

Date: Thursday, September 5, 2024

Time: 4 pm to 6 pm

Location: Galloping Goose Trail Switch Bridge, near the end of Crease Avenue in Saanich

Attend the Uptown Transit-Oriented Development open house

Date: Thursday, September 12, 2024

Time: 5 pm to 8 pm

Location: New Life Community Fellowship Church, 3900 Carey Road, Saanich

Drop-in format, no RSVP required.

Stay informed

Use the subscribe feature to be informed of updates to this page.

[Subscribe for updates](#)

Visit the development website

For more information about the Uptown Transit Hub and the Uptown Transit-Oriented Development, follow the link below.

Please email comments or questions to tod@gov.bc.ca.

[Click here](#)

Engagement timeline

- Launch of engagement**
August 19, 2024
- Gearing Up for the Future of Uptown**
Thursday, September 5, 2024 from 4 pm to 6 pm
Intersection of Galloping Goose and Lochside Regional Trails
- Open House**
Thursday, September 12, 2024 from 5 pm to 8 pm
New Life Community Fellowship Church
3900 Carey Road, Victoria B.C.
- Engagement closes**
September 18, 2024
The engagement closes at 4 pm PT
- What we heard report posted**
2025

Commitment to Anti-Racism

The Province of B.C. is committed to taking action against racism and to working to ensure this engagement process is anti-racist and safeguards human rights. Disrespectful and racist comments will not be accepted or considered and will be removed from the engagement record. Please ensure comments are constructive and focused for this engagement.

B.4. Project website

MORE TOPICS

Transit-Oriented Development

Uptown TOD

152 Street Station TOD

Uptown TOD

Last updated on March 7, 2025



The Uptown Transit Hub and TOD will create a mixed-use community that includes a future-ready transit exchange, multi-modal mobility connections, housing and public spaces.

In addition, the plan includes retail and commercial space, and potential for amenities, such as child care, community-health facilities and educational services.

On This Page:

[Uptown's Future](#)

[Key Objectives](#)

[News](#)

Uptown's Future

The Uptown Transit-Oriented Development (TOD) will be located at a key junction for Greater Victoria. Transit-Oriented Development is an approach to land use planning that locates high-density, mixed-use development within walking distance from frequent transit services. It promotes the creation of complete, liveable, and sustainable communities by building more homes near transit and services.

The plan includes multiple buildings with hundreds of housing units, new public gathering spaces, active-transportation connections, retail and commercial space, and potential for amenities, such as child care, community-health facilities and educational services.

The new development will integrate with and enhance the existing Lochside and Galloping Goose regional trails to make it a key connection for active transportation and transit, with connections to downtown Victoria, the University of Victoria, the West Shore and the Saanich Peninsula.

In April 2022, the provincial government introduced changes to the Transportation Act that would allow the Province, through the BC Transportation Financing Authority (BCTFA), to acquire land for the purpose of building housing and community amenities to serve people near transit stations and bus exchanges.



Key Objectives

- Create a mixed-use community with a focus on transit and mobility hub connections, housing and public spaces.
- Provide a future-ready transit exchange.
- Increase market rental and housing unit supply.
- Community services such as government offices, childcare, education, civic amenities, health clinics and retail and restaurant space.



Ministry of
Transportation
and Transit