

## Quadra McKenzie Study - Frequently Asked Questions (FAQ)

### 1. What is the Quadra McKenzie Study?

The Quadra McKenzie Study (QMS) will result in a Plan to promote sustainable land use and accommodate new housing and employment growth within well designed Centres, Corridors and Villages (CCV). The plan area includes the Quadra Corridor, McKenzie Corridor, Quadra McKenzie Centre, and Four Corners Village. These areas are envisioned to be vibrant, walkable Centres and Villages linked by Corridors with frequent transit service, and all ages and ability cycling and walking facilities. The plan will provide guidance on growth and change over the next 20 years.

[map]

### 2. Why is it important?

The QMS area includes many important regional and local destinations and is framed by the McKenzie and Quadra Corridors that connect communities and are important regional travel routes. The QMS will result in a Plan for the area that will shape the homes we build, the streets we travel on, the parks we play in and the neighbourhoods we live in.

### 3. What are the focus areas of the QMS?

The goals and objectives of the study are namely land use and transportation as well as housing diversity, affordability and supply and public realm.

### 4. Why plan for the QMS now?

Transit investments, housing need and major planned redevelopments (such as the Saanich Operations Centre) make this an opportune time to create a comprehensive land use and transportation Plan to build complete communities and address community issues.

### 5. How long will it take for the study to be complete, and the plan developed?

The Plan will be developed over 4 phases, with opportunities for public engagement at each phase. The draft Plan will be presented to Council in winter 2024.

Phase 1: Project Initiation – To build the information base, begin to raise awareness of the project, to share information with the public, and to inform stakeholders, community, and property owners.

Phase 2a: Concept Development – To receive input on challenges and opportunities within the Centres, Corridors and Villages and confirm the goal statements.

Phase 2b: Plan Development - To bring people together and receive input on initial concepts and draft policy directions at the community workshops.

Phase 3: Draft Plan Review - To present revisions to initial concepts and draft policy directions as part of the draft Plan and receive additional feedback from stakeholders and the public to inform refinements to the draft Plan.

Phase 4: Plan Finalization - To inform Council, stakeholders, and the public on the proposed Plan and to notify the public on how to provide additional input to Council as part of the decision-making process.

## **6. How does the QMS relate to the Official Community Plan and help us reach community goals?**

The Official Community Plan's land use framework provides an overarching approach for managing uses of land in Saanich. Land use designations identify desired policy outcomes for specific areas of the District as it evolves over time through redevelopment.

Within urban areas, Primary Growth Areas are identified for more housing and employment density and greater investment in transit service, community amenities, and infrastructure including elements such as sidewalks, bike lanes, parks and plazas. These Primary Growth Areas take the form of Centres, Villages and Corridors.

The QMS will develop a detailed plan for the Centers, Corridors and Villages in these areas within the framework of the OCP and articulate how the broader OCP vision is implemented at the local level to guide the long-term transformation of the area over the next 20 to 30 years.

## **7. Who will use the Quadra McKenzie Plan?**

Residents, developers, businesses and community groups will use the plan to learn about where and how future growth may occur. The plan, along with the OCP will guide Council when making decisions about zoning and development.

## **8. How do other District plans relate to the QMS?**

Goals have been developed for the Quadra McKenzie Study to provide clarity on the intentions from the start of this project. The goals provide an initial framework for land use, transportation and mobility, housing diversity, affordability and supply, and public realm and open space. The goals provide a framework that aligns with other foundational plans including the Official Community Plan, Climate Plan, Housing Strategy, and Active Transportation Plan. The goals and objectives can be found within the [QMS Terms of Reference](#).

## **9. What is a Corridor?**

Corridors connect Saanich's Centres and Villages to each other and to major regional destinations and key transportation routes. They will provide diverse higher density housing options integrated with frequent transit service and linked with active transportation infrastructure, notably all ages and abilities cycling network. High quality-built form, public realm design, green infrastructure and landscaping supports a pedestrian oriented streetscape.

The QMS includes the Quadra Corridor that links the Quadra McKenzie Centre and the Four Corners Village.

The QMS includes the McKenzie Corridor that links the Quadra McKenzie Centre and the University Centre.

## **10. What is a Centre?**

Centres are intended to meet a broad range of community and regional commercial and service needs and contain significant employment and housing opportunities. They are vibrant pedestrian oriented spaces and include public gathering places, green spaces and green infrastructure, and high-quality urban design. These typically include major transportation

corridors and are served by multiple transit routes integrated with active transportation (walking/biking/rolling) networks. Centres provide a range of multi-unit housing forms, including non-market and rental options, and accommodate institutional uses such as community centres or libraries.

The QMS include the Quadra McKenzie Centre and University Centre.

### **11. What is a village?**

Urban villages are neighbourhood serving activity areas that meet a broad-range of local residents basic commercial and service needs. They provide housing options in multi-unit residential buildings as well as employment opportunities. Villages are pedestrian oriented, and they provide walkable access to services and amenities for adjacent primarily residential areas. Villages are typically serviced by at least one frequent transit route and provide links to the broader active transportation network. Villages also include at least one central public gathering place in the form of a park and/or plaza as well as green infrastructure.

The QMS includes the Four Corners Village.